

41 CHALCOT ROAD ▪ LONDON ▪ NW1 8LS

LOWER GROUND AND PART GROUND FLOOR CHANGE OF USE FROM A3 RESTAURANT  
TO C3 RESIDENTIAL DWELLING

## DESIGN AND ACCESS STATEMENT

### 1 LOCATION

41 Chalcot Road is a property situated in the Primrose Hill Conservation Area.

41 is part of a terrace of mid Victorian properties with shop fronts at ground floor level and the upper parts set out on the first and second floors as maisonettes. The lower ground floors are often residential or otherwise storage for the shops above.

The terrace of which 41 is a part is a section of 10 properties (numbers 40-50) on the South West side of Chalcot Road facing North East, and 41 is close to the corner junction of Chalcot Road with Fitzroy Road.

Many of the shop fronts are as original or have been restored in the form of their original frontages.



Elevation onto Chalcot Road of numbers 40, 41 and 42 (left to right)

It is not the intention of this application to amend the front elevation of the property. By far the majority of the proposed work is internal and it is only proposed to alter the rear elevation by the insertion of a larger window at ground floor onto a small balcony. The upper parts and roof are subject to a Planning Permission 2008/0167/P renewed 2011/0110/P.

The property is split as originally built with a maisonette over the 1<sup>st</sup> and 2<sup>nd</sup> floors and with a shop at ground level with user classes A1 and A3 selling food and drinks both hot and cold for both 'eat in' and 'take away' purposes.

The shop is currently occupied by "The Spirit of L'Absinthe" operating in conjunction with the restaurant operating at 40 Chalcot Road. The lower ground floor at 41 is used by the restaurant at 40 and there is an interconnecting door between the two properties at lower ground floor level. The front room at 41 is currently used as storage and the rear room with small conservatory is set out and decorated as an extension of restaurant seating area from number 40. The room in the rear extension at lower ground floor is an office for the restaurant and shop.

## 2 HISTORICAL

As with many properties in this section of Chalcot Road (numbers 40 – 50 incl.) 41 Chalcot Road has until recently been in its original format with maisonette at first and second floors with separate side entrance, shop at ground floor and flatted residential accommodation at lower ground with yard/patio area to the rear opening onto the flank wall of 19 Fitzroy Road. (occupied during WW2 and immediate post war period)  
Over time the lower ground floor had become dilapidated and used as storage.

In 1984 (8400171) Change of Use from retail to private catering with ancillary retail take away was granted.

In 1988 (8802214) permission was granted for mansard roof accommodation.

In 2006 (2006/5050/P) Formation of front light well and access staircase, and two storey extension to rear extension, in association with use class A5, with office and storage space at lower ground floor.

In 2010 (2010/3958/P) Change of use of basement from A5 (hot food takeaway) to A3 (restaurants and cafes) – granted

The use of the lower ground floor as an extension of the restaurant and the ground floor as hot food take away or eat-in shop/café is no longer proving economically viable.

## 3 PROPOSAL

The planning application is for change of use of the lower ground floor and rear part of the ground floor from use class A3/A5 Restaurant and café with hot food take-away to C3 residential - to provide a 2 bed flat with study dining and living rooms.

It is proposed to maintain the shop unit, but with a use class of A1, at the front of the property at ground floor but reduce it's area to create a more economically viable smaller unit.

The shop will result in net internal area of 18m<sup>2</sup> with separate toilet and tea point, and the flat will have a net internal area of 67m<sup>2</sup> and external patio and balcony areas of 10.7m<sup>2</sup>.

The only external alteration will be to the ground floor rear elevation where it is proposed to replace the existing window with a sliding picture window with soldier arch over, in matching brickwork, and the window giving access onto a balcony protected by 1.1m high metal railings with vertical balusters at 110mm centres. The balustrade shall match the railings to number 42 Chalcot Road rear extension patio.



Rear elevation – Ground, 1<sup>st</sup> and 2<sup>nd</sup> floors



Lower ground floor conservatory doors

#### 4 ACCESS

The access to the lower ground floor is via an existing steel staircase in the open lightwell rising to pavement level and protected by steel railings with ornamental spearheads (2006/5050/P)

The front entrance to the lower ground floor opens into the lightwell directly at the foot of the staircase. If required the staircase is capable of being fitted with a stair-lift for disabled access.