

Design and Access Statement

28C Chalcot Road, Primrose Hill, London NW1 8LN

No. 28 Chalcot Road is a mid-terrace 1980s conversion consisting of five floors. It consists of 3no. Flats, which comprises Flat A on Basement level, Flat B on Ground and First Floor levels and Flat C on second and third floors. The property is set on a quiet residential street in the Primrose Hill Conservation area. The Property is not Listed.

This application relates to 28C. Chalcot Road. Full Planning permission is sought to amalgamate Flats C and B to form a larger family unit, to accommodate a growing family already resident here, and we note, from Camden SPG No.2 (Housing) the following:

“6.4 The Council does not generally seek to resist schemes combining dwellings where they involve loss of a single home. This provision creates some scope for growing families to expand into an adjoining property.”

Existing Layout:

Flat B: This Unit comprises 2no. Bedrooms, Study, 2no. Bathrooms on Ground Floor and a Living room and Kitchen on First Floor.

Flat C: This Unit comprises 2no. Bedrooms, Study, 2no. Bathrooms on Second Floor and a Living, Dining and Kitchen on Third Floor.

Proposed Layout:

The Proposed layout is to amalgamate Flats C and B to create a larger family unit suitable for the needs of a growing family. The accommodation is proposed as following:

Ground Floor: Entrance Hall with coats cupboard, Formal Reception room with library and Study. Bedroom and shower room.

First Floor: Family Room, Dining and Kitchen opening out to existing terrace.
Second Floor: 2no. Bedrooms and 1no. Bathroom.

Third Floor: Master Bedroom and Master Bathroom

Policy H3 resists development that would involve the net loss of two or more homes. The proposals would only involve the loss of one unit therefore would not be contrary to H3. As the proposal would reduce the number of residential units, there would be no adverse impact on the parking in the local area.

Scale:

The scale of the building does not change.

Appearance

There will be no external alterations to the external envelope of the building, so there are no

Considerations to the amenity of others in terms of overlooking, daylight, or any alterations visible to neighbours or from the public realm.

Access

The entrance to the building is from street level via steps down to the basement flat A and via steps up to the raised ground floor for flat B and C. The entrance to flat C is located on the first floor via a common hallway at raised ground floor level. Street Access will not change. There is no change to vehicular access or any change to transport links.