

## **First Floor 28 Church Row, London, NW3 6UP**

### **Change of Use from Office to Residential (E to C3) and internal alterations**

### **Design Statement to Accompany a Planning Application to London Borough of Camden**

*Farrow Silverton Architects, August 2022*

#### **1) Introduction**

The proposal for a change of use application from office to residential (E to C3) will also involve minor internal only alterations to the building to create a self-contained dwelling with a high standard of living accommodation.

#### **2) Site**

The property is located, close to the centre of Hampstead, on the corner of Church Row and Heath Street. Church Row is primarily residential road.

The site area is approximately 124m<sup>2</sup>.

The building, which, like its immediate neighbours on this side of Church Row, is a listed building, Grade II\*, has five floors, including a basement.

The listing for no. 28 refers only to its exterior. It is not the intention of the proposed change of use to make any external alterations.

The basement floor houses a restaurant, the ground floor an estate agent and the top two floors are residential, each floor has one self-contained flat.

The site has very good public transport links and the PTAL rating of the site is four, with close access to Hampstead Underground station and local buses.

### 3) Existing/Previous use of the site

The first floor of the property had been residential since pre 1964. In 1986 an application was submitted to change the use of the first floor from residential to office use. The Local Authority was not in favour of the change and refused the application but approval obtained through the appeal process enabled the first floor to be used as offices.

Currently the offices are in temporary use by the owners as the previous tenants no longer required the offices after Covid hit – they had tried to rent them out – the following is an extract from their online marketing:-

## Office Space for Rent in Hampstead

[Hampstead High Street, London, NW3](#)

- Private Workspace
- Services included
- Flexible term
- Fixed cost
- Fast move in

Serviced offices / Private offices / Centrally located on Hampstead High Street -  
Modern serviced office space

Hampstead – 0.1 Miles

Euston Station – 2.6 Miles

Offices - Serviced

£500 / mth

1-100 ppl

As there was no success the former tenants gave up and the owners moved in.

#### **4) The Proposal**

The proposal is to return the first floor back to its original residential use, in keeping with the use of the two upper floors. The current owner/occupiers will retain their staff but all wish to work remotely from their homes.

#### **5) Transportation and Highways**

The building currently does not have any parking allowance and due to the location residents would not need to be reliant upon car ownership.

#### **6) Access**

The main entrance to the building is on the ground floor accessed from Church Row. This is shared by the first floor and the two flats above. The basement restaurant and ground floor estate agent have their own independent entrances.

#### **7) Flood Risk, Contamination & Noise Impacts**

None of these aspects pose a risk.

#### **8) Summary/Conclusion**

This proposal seeks to bring back the residential use as the most appropriate for the first floor.