

## 28 Church Row NW3 6UP

### Proposed change of use of first floor from office to residential use

#### Heritage Statement

28 Church Row is listed Grade II\* under the heading 'Numbers 24-28 and attached railings to front and walls to rear'.

The List Entry No. is 1271917 and it was first listed 11<sup>th</sup> August 1950.

The relevant extract for 28 follows:-

*No.28: yellow stock brick. Slated roof with dormers. 3 storeys, attic and basement. 3 windows wide, with left-hand entrance similar to No.27. Gauged brick cambered arches to slightly recessed sashes with exposed boxing. Entablature fascia at 1st floor level where oversails adjoining No.13A Heath Street, with two windows (taller and wider) and two window return to Heath Street. Stone cornice. On left-hand angle, a late C19 elaborate lamp bracket of foliated scroll design with central floral feature, with Nico lantern. INTERIOR: late C20 door leads to panelled hallway with Corinthian pilasters and turned baluster stair with barleysugar twists. Ground floor panelled with box cornices and bolection-moulded fireplaces. SUBSIDIARY FEATURES: attached cast-iron railings with torch flambe finials to areas.*

As stated with the planning application there are no changes proposed to the exterior of the property. There are also no changes proposed to the common parts of the building.

As can be noted from the extract there is no mention of the interiors of no. 28 apart from the common parts.

The following photographs of the interior of the first floor show the four 'office' areas. Only rooms 2 and 3 are currently in use on a temporary basis by the property freeholders.

Although the interior of the first floor has no features noted in the listing and earlier alterations have subdivided the original space, it is only intended to make alterations to the current modern kitchen area to create a bathroom and to install a kitchen in room 1. Additions, generally, and any which may be required by building control for a change of use, will be carried out so as to be reversible and to avoid any damage to the original fabric of the building where it still exists.



Rear bay room 4



Longer view of room 4 from room 1



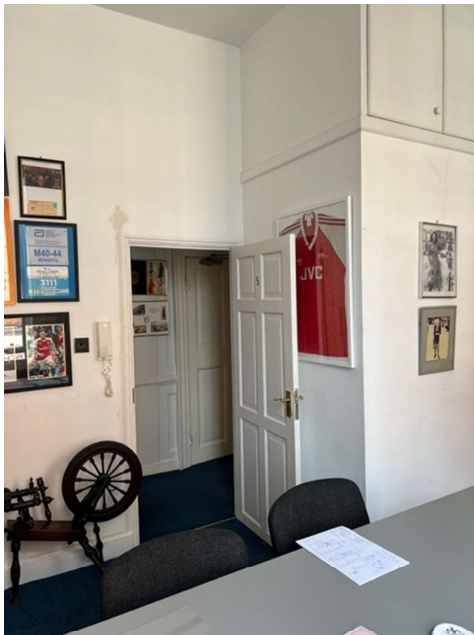
Room 4 disused doorway to stair lobby



From room 4 towards front windows



Internal flank wall room 1



Central office 2



Corner office 3



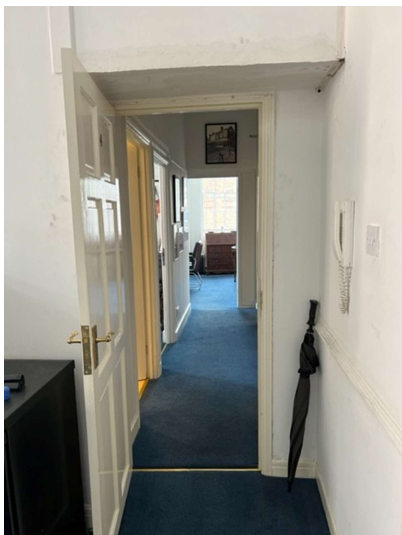
Central office 2



Entrance from stair lobby



Kitchen



Corridor

It is clear from the photographs that the property is far more suitable for residential use as it was originally intended, than for office use. Additionally, the upper floors,

both accessed from the same common parts, are both in residential use with the commercial uses of the lower floors having their own independent access.

The change of use back to residential will have no adverse impact on the listed building and no impact whatsoever on the wider area or street scene.

Farrow Silverton

25<sup>th</sup> November 2022