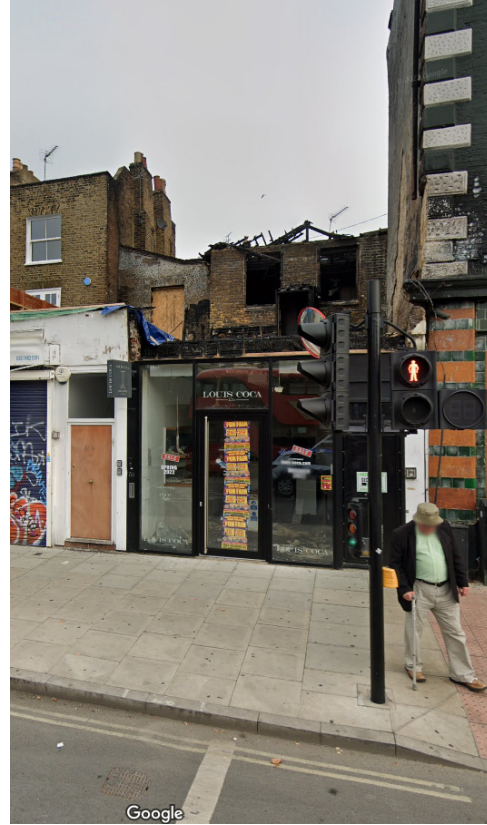


**Planning Design and Access Statement for
Reconstruction of Retail Unit and Flat and to Include Additional
Floor to Create an Additional Flat at
50 Chalk Farm Road. Camden. London. NW1 8AN.**



Pre-fire aerial view of 50 Chalk Farm Road and surrounding properties.

Site Assessment.

Physical.

The property of this application has been severely affected by a fire 3 years ago that started on the front balcony but took away the roof over the rear ground floor shower room and the roof over the retail unit and the roof over the second floor. The property was under-insured so the

owner couldn't reconstruct the retail unit and flat on the first and second floor. The retail unit is on a split-level ground floor that extends 18.2m from the back of pavement to the rear wall which is in excess of emergency escape distance within Part B of the Building Regulations. The flat at first and second floor has a non-compliant escape route from the foot of the staircase through the kitchen/dining/living room to the final exit staircase. It was very fortunate that the tenants of the flat were not sleeping on the second floor when the fire started as they may not have escaped. The access from the living area up to the balcony above the retail unit was through the original central window opening and up a remaining flight of stairs within a burnt away insubstantial enclosure attached to the front wall.

To the west of the property is a narrow in-fill building at 51 Chalk Farm Road that pre-fire had a roof that lapped onto the roof of No. 50 and a first-floor frontage set back from the first and second floor frontage of No. 50. Further to the west at 52 to 56 Chalk Farm Road is a terrace of houses with first and second floor frontages that align with the first and second floor front wall of No.50 but are taller because the front walls extend up as a parapet wall to conceal the roofs.

To the east of the property at 49 Chalk Farm Road is a substantial 3 storey ex Public House built right on the back of pavement and with a flank gable wall with large chimney stack right on the boundary that dominates over 50 Chalk Farm Road.



Current street view of 56-51 Chalk Farm Road.



Current street view of 52 to 49 Chalk Farm Road.

Chalk Farm Road is a busy road used by buses and large commercial vehicles. Castlehaven Community Park is the nearest open space but is not close to No. 50.

Social.

The property is within an established residential area dating from the mid to late 19th century and is close to shops, schools, bus routes and train station.

Economic.

The economy of the area is linked broadly to local business and commuting into the City.

Involvement.

The applicant has discussed the proposed additional floor to the second floor with the agent and the owner of 51 Chalk Farm Road.

Evaluation.

The existing building has a poor layout and due to the fire damage needs a considerable amount of reconstruction.

- The escape distance of the retail unit from the rear to the only exit in the street elevation considerably exceed the safe emergency escape distance.
- The flat has a poor layout that contravenes the principals of safe escape because the escape route from the base of the staircase from the second floor passes through the

kitchen, dining area and living area before reaching the protected escape landing, stairs and entrance lobby to the final exit in the street elevation.

- The flight of steps up from the living room to the balcony over the retail unit is very awkward and before the fire was enclosed by a sub-standard construction.
- There is no area to store refuse and recycle bins nor cycle storage area.

Design.

The retail unit is reduced in depth to comply with safe escape distance. The rear part of the ground floor creates a good-sized double bedroom with access out onto a rear courtyard and a bathroom all accessed by a new staircase from the first floor to provide enough area for a 2 person 1 bedroom flat. The original roof has been lost in the fire so needs to be replaced, giving the opportunity to add an extra floor that will have a slate roof to the street elevation with a rooflight for the front room. The second floor and new third floor have sufficient area for a 3 person 2 bedroom flat. A common staircase has been added within a front extension that abuts the flank wall of 49 Chalk Farm Road that will provide access from the common entrance up to the flat entrance doors at first and second floor level and separate access to private amenity areas for both the lower and upper flats. The slate roof over the staircase will merge with the roof to the front of the third floor and have rendered walls. Space under the common stairs is to be used for storing bicycles and a cupboard off the common entrance has been provided for refuse and recycle bins.

Use.

The retail unit will be brought back into use. The rear part of the ground floor and first floor will provide a 1 bedroom 2 person flat and the second and third floor will provide a 2 bedroom 3 person flat.

Amount.

The size of the retail unit has been reduced to make the single direction escape distance comply with Building Regulations. The lower 1 bedroom 2 person flat at ground and first floor has an area of 60.82m² and the upper 1 bedroom 2 person flat at first and second floor has an area of 71.05m². The lower flat has a combined amenity area of 14.14m² and the upper flat has an amenity area of 19.17m².

Layout.

The layout is similar to the original layout with a retail unit entered from the pavement and residential use set back in the multi storey part and still accessed off the pavement. The difference is that the rear part of the ground floor will be for residential use and an extra floor will be added to the multi storey part for residential use. The residential use will be split into two flats served by a common entrance and common staircase.

Scale.

The additional floor with sloping slate roof fronting the street creates a mass that will still be dwarfed by the mass of the gable end with chimney stacks of 49 Chalk Farm Road and still lower than the parapet wall to the frontage of 52 to 56 Chalk Farm Road.

Landscaping.

There is to be a planted trough between the first floor front window and private amenity space for the lower flat. The flat roof over the third floor will be a sedum 'green roof'.

Biodiversity Net Gain.

The new flat roof above the third floor will be a sedum 'green roof' and there will be a planted trough to the private amenity space of the lower flat. As there is no planting at all on the site now or before the fire there is a greater than 10% increase in biodiversity so a Biodiversity Net Gain Assessment is not necessary.

Appearance.

The appearance at ground floor level of the existing retail unit will not change nor the common entrance to the flats. The proposed frontage of the multi storey part is set back the same distance as the original building except the projecting part adjacent to 49 Chalk Farm Road containing the common staircase that provides access to the flats and the private amenity spaces. The roof over the common staircase is an extension of the pitched slate roof to the front of the third floor. The original central boxing that housed the staircase from the first floor up to the original balcony over the retail unit will not be needed because of the configuration of the common staircase

Daylight/Sunlight Assessment.

A sunlight/daylight assessment has been commissioned to ensure that the addition of an extra floor to the existing first floor will not adversely affect the windows and amenity spaces of neighbouring properties. The assessment has proved that the additional floor doesn't adversely affect neighbouring properties. The sunlight/daylight assessment is submitted as part of this application.

Access.

Pedestrian access will be directly from the pavement, in the same position as existing, into the retail unit and into the common entrance lobby of the two flats.

The lower flat has access at the rear of the ground floor from the master bedroom to a private courtyard. The lower and upper flats have separate access doors from the common staircase to separate private amenity spaces of decking over the flat roof over the single storey retail unit. There is no vehicular access to the property.



View of retail unit looking towards rear.



View of second floor rear room