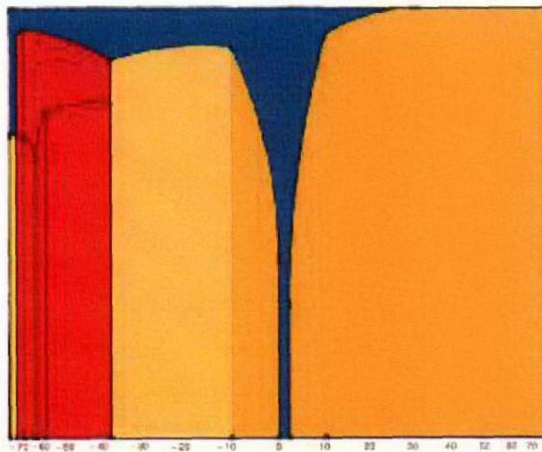




DIXON PAYNE

**APPENDIX A**  
**WALDROM DIAGRAMS**  
**SHOWING EXISTING AND PROPOSED CONDITIONS**  
*FOR*  
**WINDOWS A & B**



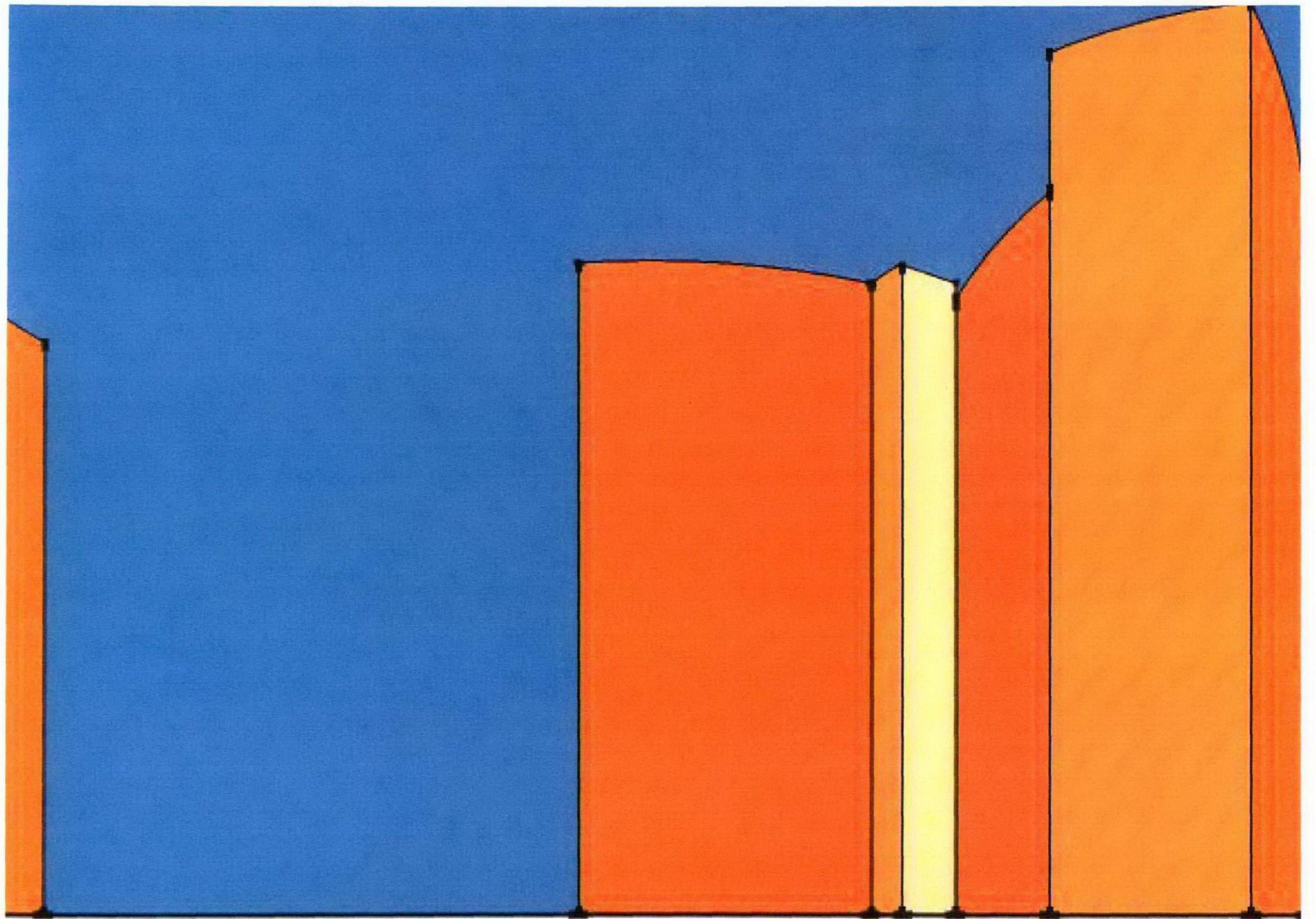
Unobscured skylight coloured blue.

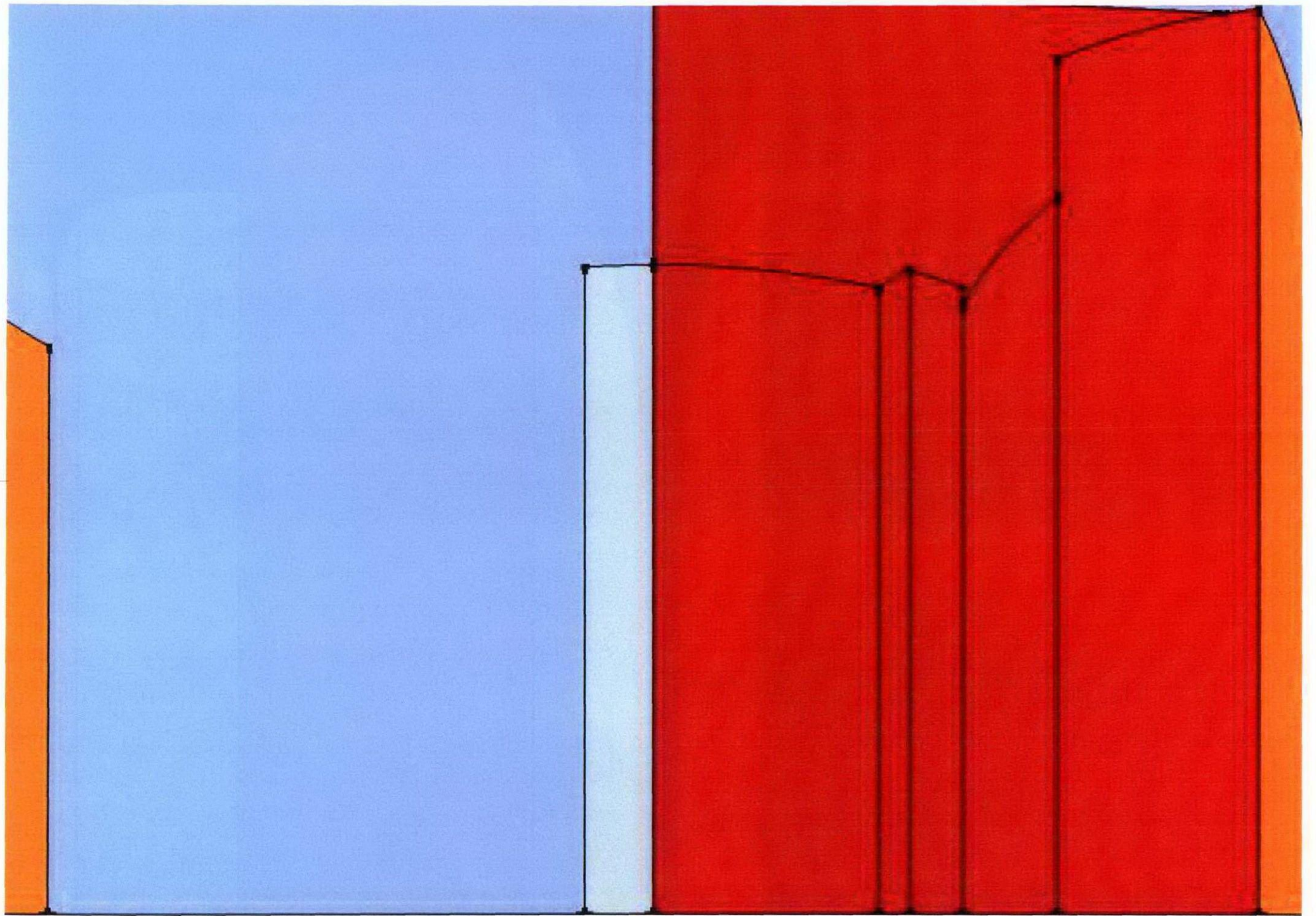
Existing obstructions yellow.

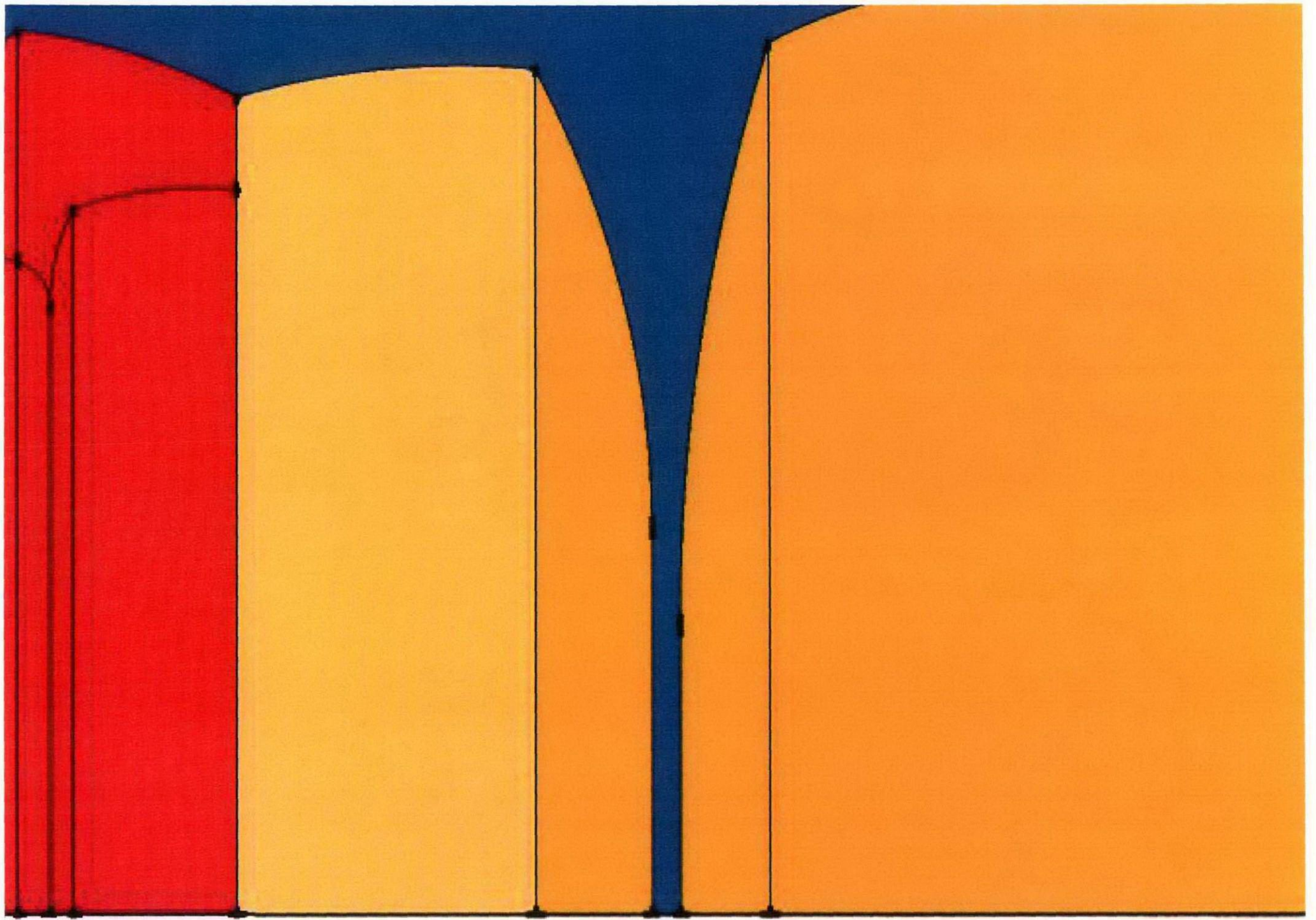
Proposed obstructiond red.

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JNB DESIGN

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November 11, 2010  
Job Number - 109

DESIGN & ACCESS STATEMENT 56 CHALK FARM ROAD

1.0	INTRODUCTION
3.0	CONTEXT
6.0	DESIGN
10.0	EXTERNAL APPEARANCE
13.0	ACCESS
14.0	PARKING / BICYCLE STORE
15.0	BIN STORE
16.0	106 CONTRIBUTIONS
17.0	SUMMARY

SCHEDULE OF DRAWINGS

SK100	ORDNANCE SURVEY SITE LOCATION PLAN	1:1250
SK102	GROUND FLOOR EXISTING PLAN	1:100
SK103	FIRST FLOOR EXISTING PLAN	1:100
SK104	SECOND FLOOR EXISTING PLAN	1:100
SK105	THIRD FLOOR EXISTING PLAN	1:100
SK106	ROOF PLAN EXISTING	1:100
SK107	FRONT & REAR ELEVATION EXISTING	1:100
SK108	EXISTING SECTION AA	1:100
SK002	PROPOSED BLOCK PLAN	1:200
SK112	PROPOSED GROUND FLOOR PLAN	1:100
SK113	PROPOSED FIRST FLOOR PLAN	1:100
SK114	PROPOSED SECOND FLOOR PLAN	1:100
SK115	PROPOSED THIRD FLOOR PLAN	1:100
SK116	PROPOSED FOURTH FLOOR PLAN	1:100
SK117	PROPOSED ROOF PLAN	1:100
SK118	PROPOSED ELEVATIONS FRONT & REAR	1:100
SK119	PROPOSED SECTION AA	1:100
SK120	PROPOSED & EXISTING SIDE ELEVATIONS	1:200

APPENDICIES

PRE-APPLICATION ADVICE GIVEN BY ANETTE DE KLERK, CAMDEN DEVELOPMENT CONTROL

ADDITIONAL DOCUMENTS;

DAYLIGHT & SUNLIGHT REPORT, CONDUCTED IN ACCORDANCE WITH BRE GUIDELINES, PREPARED BY DIXON PAYNE



The architects within this Practice are regulated by the Architects Registration Board

RECEIVED 19 NOV 2010



## Introduction

1.0 This supporting statement accompanies the attached plans as set out in the above schedule. The proposed development comprises of a first to fourth floor rear extension and loft conversion to provide additional residential living accommodation. The existing mixed use terrace will with commercial at ground floor and residential above will be retained, refurbished and extended to bring it in line with 20th centenary living.

2.0 It is worth noting that there was a previous application on this site, application number 2009/4727 which was withdrawn. This scheme was due to be refused with the main concerns being the over development of the site and day-light and sunlight. It is worth noting that the new proposal has been scaled back drastically and addresses all previous concerns raised in relation to the withdrawn scheme.

## Context

3.0 Camden high street continues into Chalk Farm Road. It is a busy through road lined with shops, pubs, small indoor and outdoor markets and numerous restaurants. It is the market hub of Camden Town where the famous Stables market is located attracting millions of tourists every year.

4.0 Number 56 Chalk Farm Road in Camden is located opposite Morisson's supermarket and 2 minute walk to Stables market. The area is a vibrant mix of one off retailers, market stalls, restaurants with a small element of chain high street retailers which have become more prominent in recent years. The centre is diverse with a mix of some 1000 independent small businesses.

5.0 The site is supported by a transport network comprising of Chalk Farm tube station situated within 5 minutes walk to the west and Camden tube station 5 minutes walk to the east. Both are on the northern line with 15 minutes journey time to the West End, central London. The wider catchment area is fed by the extensive network of London buses which pass through Camden. Additionally Kentish Town West and Camden Road mainlines can also be reached within a short walk.

## Design

6.0 The four storey rear extension and loft conversion will increase the size of the typical floor plate. Each floor will then be adequate in size to house a 43sqm 1 bedroom 1 person self contained flat targeted at the young professional rental market.

7.0 The rear of the property is overlooked by the neighbouring residential development which was built unlawfully but it now believed to be in use for over four years. The position of the windows in the neighbouring property restricts the amount of rear development achievable at number 56. However extensive light studies have been conducted by Dixon Payne in accordance with the BRE guidance and it has been proved that the final proposed extension will have no detrimental impact. The proposed extension therefore comprises of 2.2m to the rear inset by 3m from the neighbours west boundary which has windows located in the side elevation.

8.0 The proposal also includes a loft conversion which will add an additional 1.5m height externally to the property in order to achieve the required internal floor to ceiling height of 2.3m. This additional floor will also be converted into a 1bed 1person flat.

9.0 The development therefore comprises of a total of four flats one per floor from first to fourth. Internally flats are modern and well designed with open plan kitchen and lounge areas to the front and bedroom and bathroom to rear with built in storage space. All room sizes comply with the latest London Plan guidance and each flat has its own private designated outside terrace space.



#### External Appearance

10.0 All windows to the front and rear elevations have been aligned with each other and where possible with the neighbouring buildings to ensure continuity of design. The external appearance of the front and rear facades will be to match the existing using white painted render to the front and London stock bricks to the rear.

11.0 The height of the parapet will be raised to create an balustrade to external balcony at the front of the property. The new flat roof will be inset behind the parapet so it is not seen from street level. Slate tiles will be used to match the existing.

12.0 The conversion will be done in such a way as to complement surrounding buildings, match the existing building and be pleasing to the eye. Consideration has been given when placing the new windows to ensure they work well with the internal spaces and also marry up with the existing external windows.

#### Means of access

13.0 Access to the new flats will be from the existing stairwell as originally detailed. At ground floor the commercial premises will remain as per the existing layout.

#### Parking / Bicycle store

14.0 There is no vehicular access to the site and none is proposed. The site has a very good PTAL level of 5. Parking spaces will not be allocated to the new flats due to site constraints. However the Residential Car Parking Standards SPD states that car free development may be considered acceptable where the site is within close proximity of local shops and services, and within 400m of a high frequency bus corridor and 800m of a main line station. The proposed development at 56 Chalk Farm Road meets these criteria and the new development should therefore be considered as car free.

As set out in UDP policy T3 high quality bicycle storage will be provided internally on the ground floor with parking of 1 space per flat. Stainless steel Sheffield stands have been set out as per guidance to provide secure cycle parking within the existing building.

#### Bin store

15.0 There is also space within the cycle store to house an 800x1200 bin which is adequate in capacity to serve four flats. The refuse strategy will be that tenants must move their waste from the store weekly in order for collection by the council.

#### 106 Contributions

16.0 The freeholder is happy to enter into a section 106 agreement as required for the appropriate sum to contribute towards any necessary works to public transport, cycling or pedestrian facilities.

#### Summary

17.0 The existing mixed use terrace will with commercial at ground floor and residential above will be retained, refurbished and extended to bring it in line with 20th centenary living to provide 4 self contained units.

18.0 The additional flats have been designed to a high quality and will provide architectural interest in the area. The new mansard roof level is set back to ensure it is not seen from the street and the façade treatment relates sympathetically to the surrounding context.

19.0 The internal layouts meet the minimum space requirements and provide flexible use of space suitable for young professionals. The development goes some way to help to address the governments growing concerns over the lack of housing being built during the current economic crisis to meet development targets.

Prepared by: J. Bowring, RIBA Chartered Architect



PRE-APPLICATION ADVICE ANETTE DE KLERK

Dear Ms Bowring

Further to our discussion earlier today I can confirm the following:

Floor areas: The overall floor area of a typical flat is given as 43sqm on drawing no. 109/SK009. The bedroom appears to be 8.68sqm. This appears to be in accordance with the Residential Development Standards contained in Camden Planning Guidance 2006 (see page 194) which requires the minimum floorspace for a one person dwelling to be 32sqm with a single bedroom measuring 6.5sqm. (Please note that the minimum floorspace for a two persons dwelling is 48sqm with a bedroom 11sqm).

Daylight/Sunlight: It appears that the proposed extension will allow sufficient light to the windows located at the adjoining property at no. 57A Chalk Farm Road (as indicated on drawing no 109/SK009). The comments from your surveyor in relation to the daylight/sunlight are noted. However, a full assessment of the proposals and the potential impact upon the daylight/sunlight of surrounding properties would be assessed upon submission of a planning application with a comprehensive daylight/sunlight report and completion of a site visit.

As discussed, our enforcement section has confirmed that the investigation into the unlawful use of the building at no 57A as residential has been closed as the residential use has been taking place for more than four years. Please contact me if you need further information.

Regards

Anette de Klerk  
Planning Officer





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