

Supporting letter in support of planning application for the demolition of rear elevation of existing retail store, Reconstruction of reduced footprint including new loading area.

Boots the Chemist

60-62 Kilburn High Road

Kilburn

London NW9 4HJ

Following an engineering condition survey structural damage was found within the rear elevation of the existing stock area, lift shaft and emergency escape stair, The rear 3 Metres of the building was found to be rotating away from the existing steel framed building with the resulting cracks within the structure being monitored and evaluated, the results of this evaluation determined the need to remove the rear of the stock area, lift shaft and concrete stair down to the level of the rear lane.

The site is on a gradient with the rear loading area at a lower level to the front elevation on Kilburn high road, ground movement and a failure of the foundations may be the cause of the structural failure.

The new structure will comprise of a lightweight Mestec SFS steel frame designed so that it 'oversails' the edge of the primary structure. This method is being used to allow a cladding which cannot accommodate horizontal deflection joints at each floor level. Continuous walling is to be constructed from the outside of the building. The external face will be cladded using brick slips fastened into an Aquarian brick slips backing panel mechanically fixed to the sub structure, the bricks will then be pointed using a liquid mortar. The brick type and mortar will be selected to match the buff London brickwork FB 71-25 all to match the surrounding brickwork.



The new rear of the building will accommodate a new platform goods lift, escape stair and loading bay area to the lower ground floor. The escape stair includes a second floor access to allow fire escape access across the roof from the front of the building.

The footprint of the new rear elevation will be smaller than the existing with an area of roadway to be formed to the rear as an extension to the existing asphalt surface taken up to the side of the new brickwork.