

# FABRICA ARCHITECTURE

## CHALK FARM ROAD

Project Name:	43 CHALK FARM ROAD
Project Number:	1028
Document:	90_003
Date of Issue:	6th December 2017
Revision:	-



INTRODUCTION

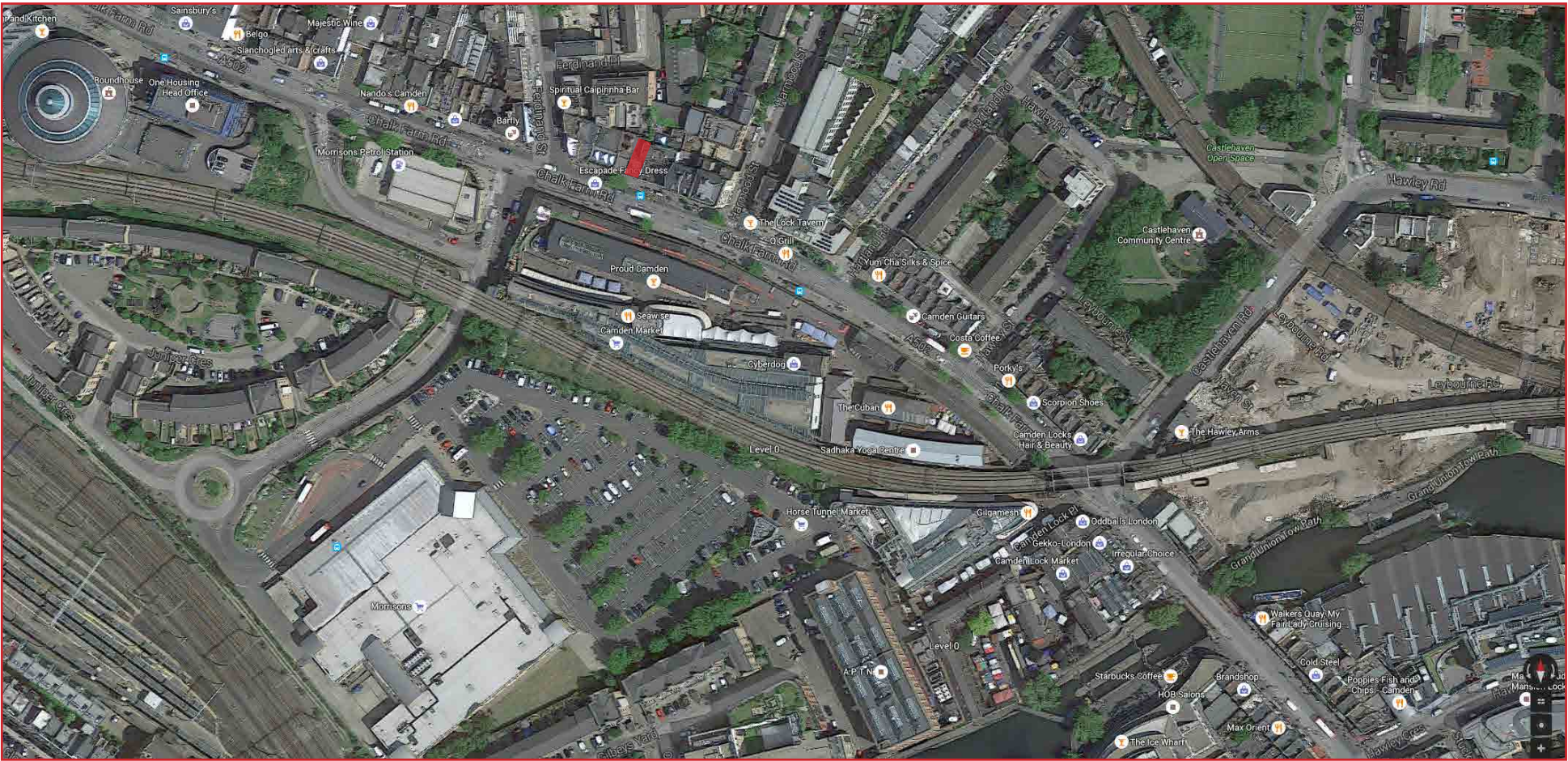
Site and Surrounding Area

The site is located on Chalk Farm Road. It is not listed nor located in a Conservation Area but the boundary to Harmond Street Conservation Area is nearby and the Grade 1 Listed Horse Hospital is sited opposite in the Regents Canal Conservation Area.

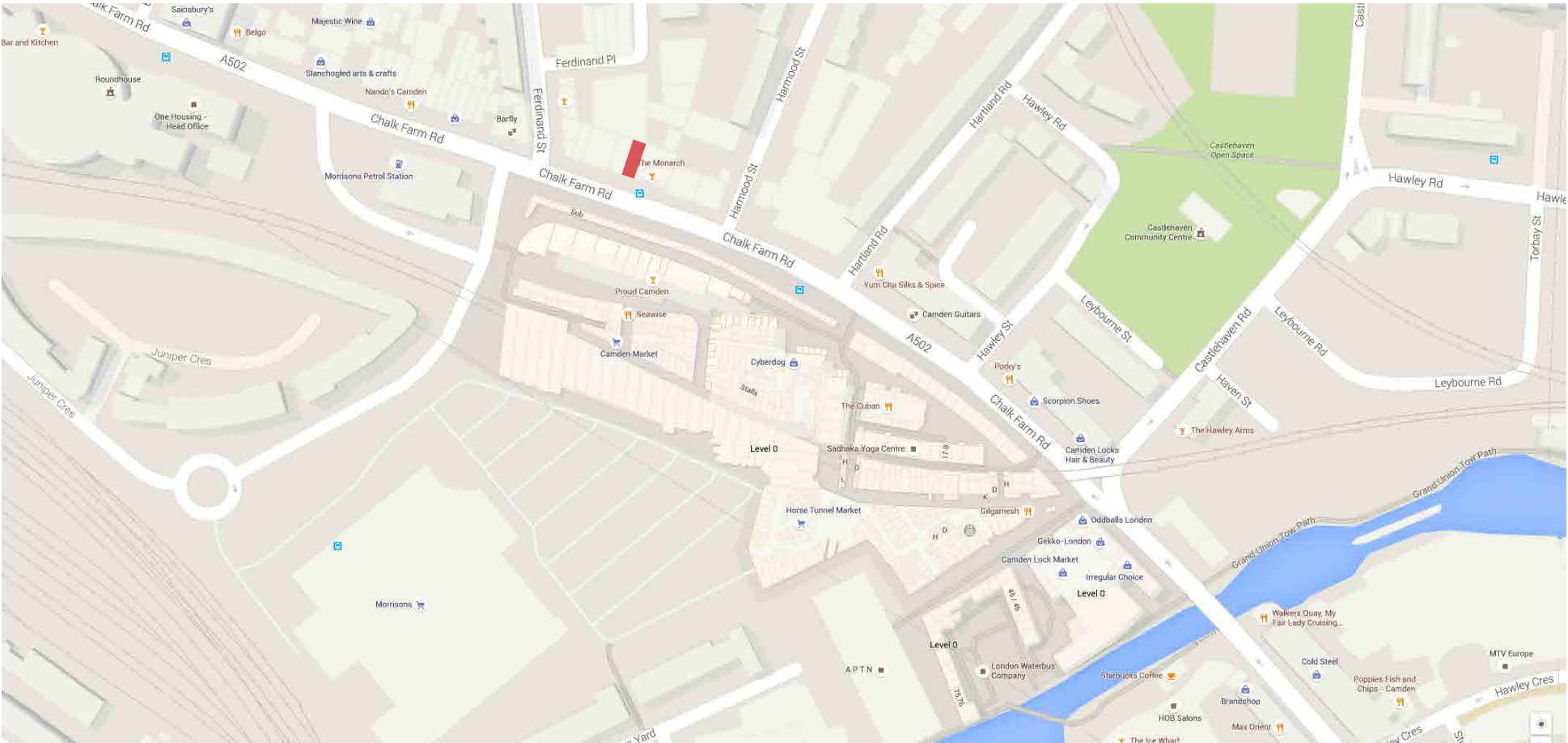
The existing building is a 2-storey terrace with partial basement that comprises a restaurant below and residential unit above. The ground floor unit extends to the pavement with the upper residential unit set back from the frontage.

The Proposal

The proposal is to refurbish the current A1/A3 ground and lower ground unit and extend the rear of the property to provide a work-cafe style area for casual work and dining with potential to hire desks for longer periods of work.



Aerial map



Location map



## RELEVANT PLANNING POLICY CONSIDERATIONS

### Relevant Planning History

2013/7433/P - Alterations to shopfront, including installation of shutters and canopy.  
Approved 15th January 2014.

2013/0756/P - Change of use from retail (Class A1) to mixed use retail/restaurant (Class A1/A3) including removal of existing public roof terrace on rear extension. Approved 14th February 2014.

2016/4956/P - Installation of kitchen extract duct on rear elevation of property. Approved 25th November 2016.

2017/5039/TC - 3 Tables and 6 Chairs Monday to Sunday 12:00 - 21:00 Renewal application. Approved 10th November 2017.

### Camden Core Strategy (2010)

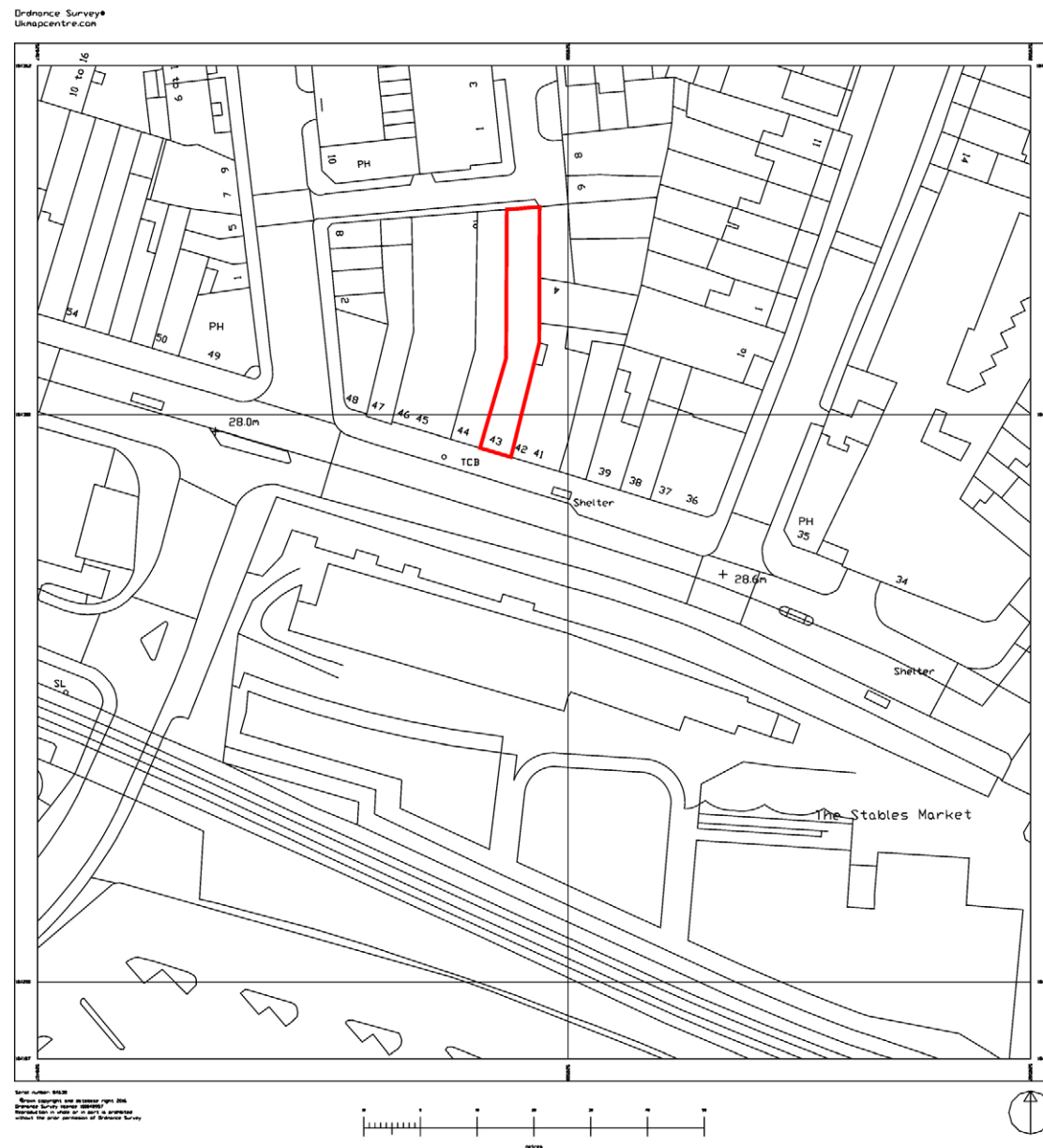
Policy CS7 promotes Camden's centres and shops. In respect of amenity, states that the Council will promote successful and vibrant centres throughout the borough to serve the needs of residents, workers and visitors by ensuring that food, drink and entertainment uses do not have a harmful impact on residents and the local area.

The Camden Town area is nominated as a growth area in both the London Plan and the adopted Core Strategy. Areas covered by policy CS3, identify appropriate edge of centre sites that may also be suitable locations for provision of homes, shops, office etc.

### Camden Development Policies (2010)

Policy DP12 ensures that the uses does not cause harm to the character, function, vitality and viability of a centre, the local area or the amenity of neighbours.

Policy DP1 encourages mixed use developments to have a residential element to the scheme, particularly in locations such as the application site.



Location OS map



SITE PICTURES



Existing photo looking south



SITE DESCRIPTION

43 Chalk Farm Road forms part of a terrace block which has a fairly uniform street frontage line with differing heights and a mix of uses either side of the site. The blocks along Chalk Farm Road have a range of roofscapes and frontages such that no individual building is the same but they form part of a collective whole.

The existing building is a 2-storey terrace with partial basement that comprises a restaurant below and residential unit above. The ground floor unit extends to the pavement with the upper residential unit set back from the frontage.

To the rear there is an assortment of roof heights and pitches and the organisation of the buildings is less formal then the front.

The adjacent property to the east has a mansard extension that provides an additional floor above the applicant property, and within the same terrace block the floors above the retail frontage extend to the street.



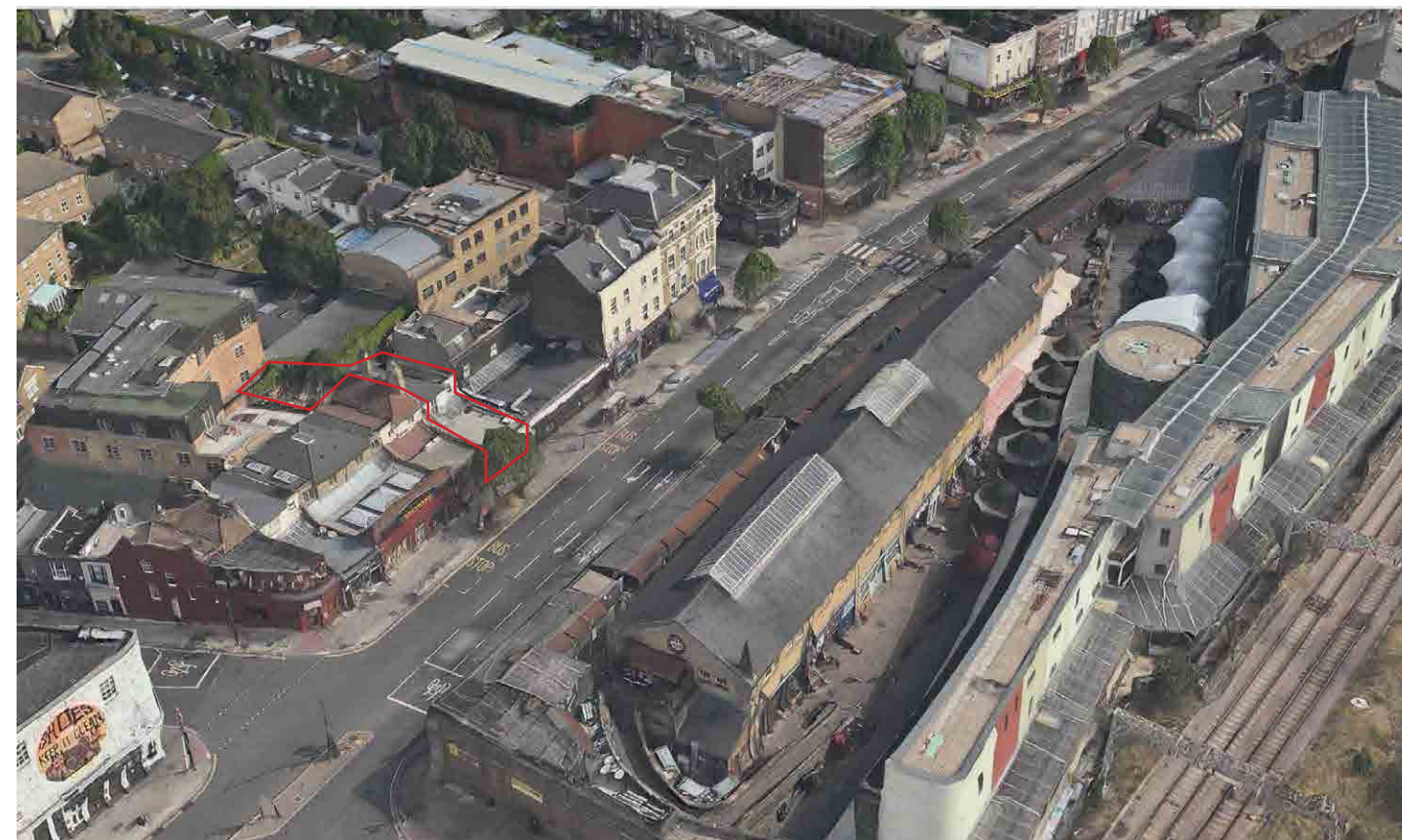
Existing photo looking







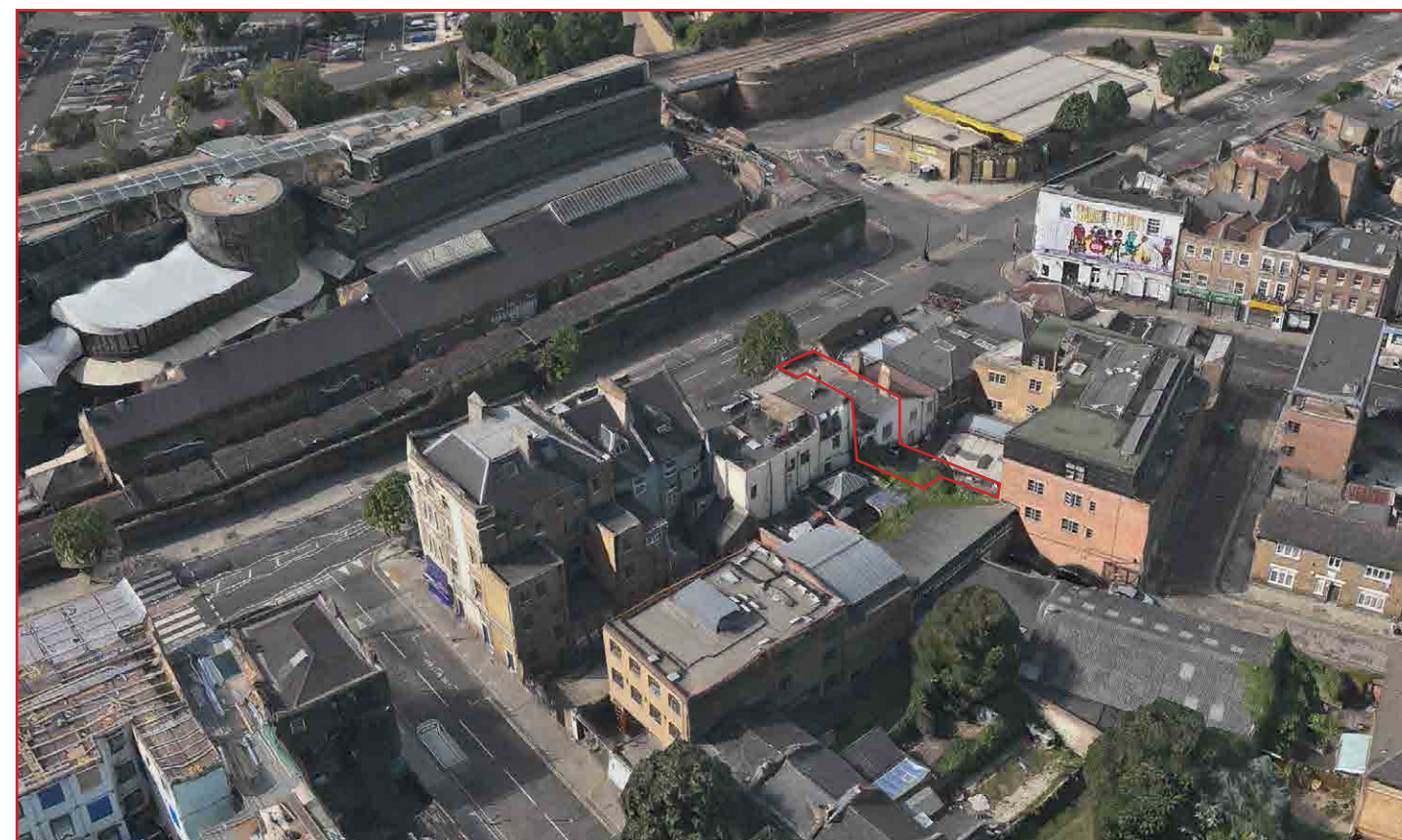
Aerial view from the south



Aerial view from the west



Aerial view from the north



Aerial view from the east



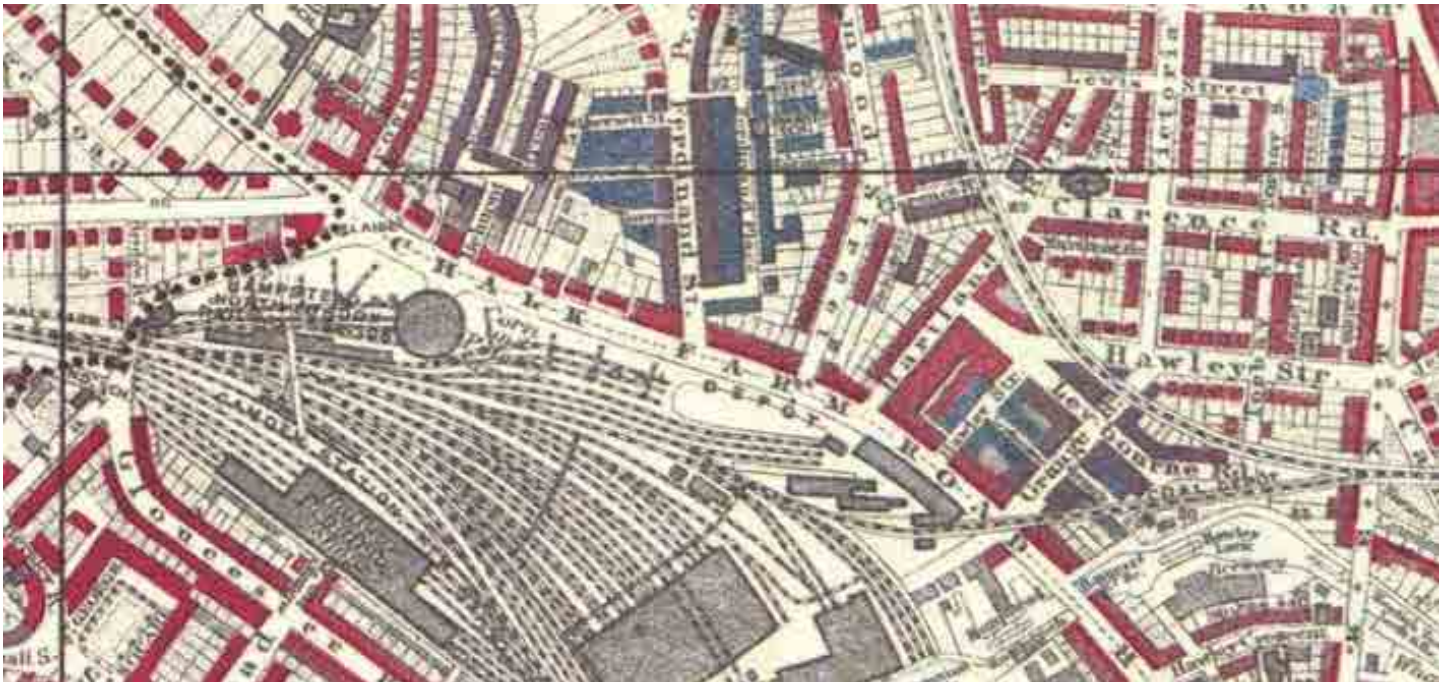
Historical MAPPING



1840 Map - The area is composed of detached dwellings



1968 Map - Haverstock Hill Development



1889 Map - highlighting developments of the corner sites and infill with a more continuous frontage



1895 Map - Progressive infill



## AREA CHARACTER

A view of the historical maps and photos of the areas suggest the terrace grew organically from initial mansion blocks lining Chalk Farm Road to a terrace of properties which over time extended to the street frontage for commercial activities.

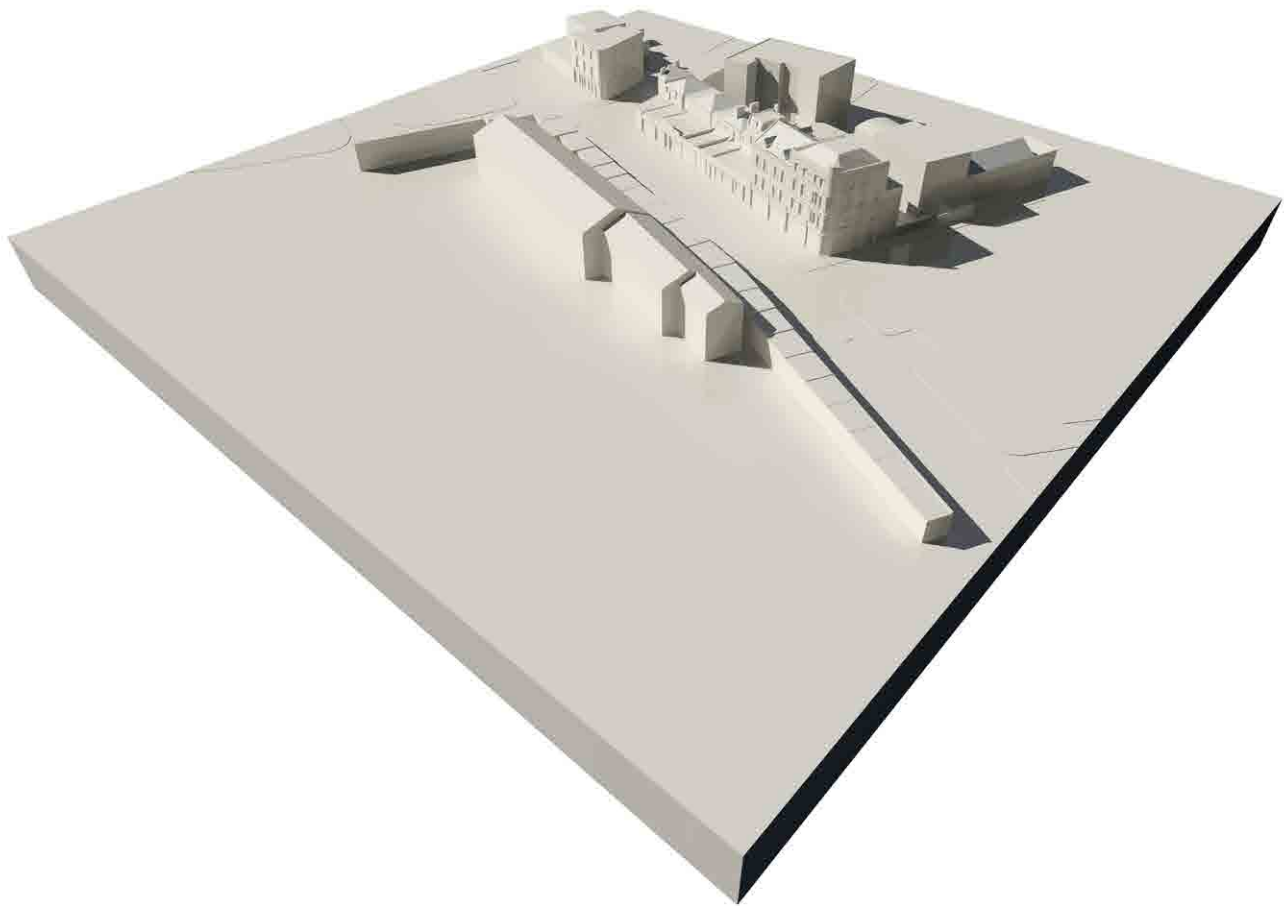
The map of 1895 suggests that the overall footprint of the terrace block has not changed significantly over the past century. However, it is clear from the buildings themselves that there have been significant modifications to the massing in the form of rear extensions, mansard extensions and even full redevelopment.



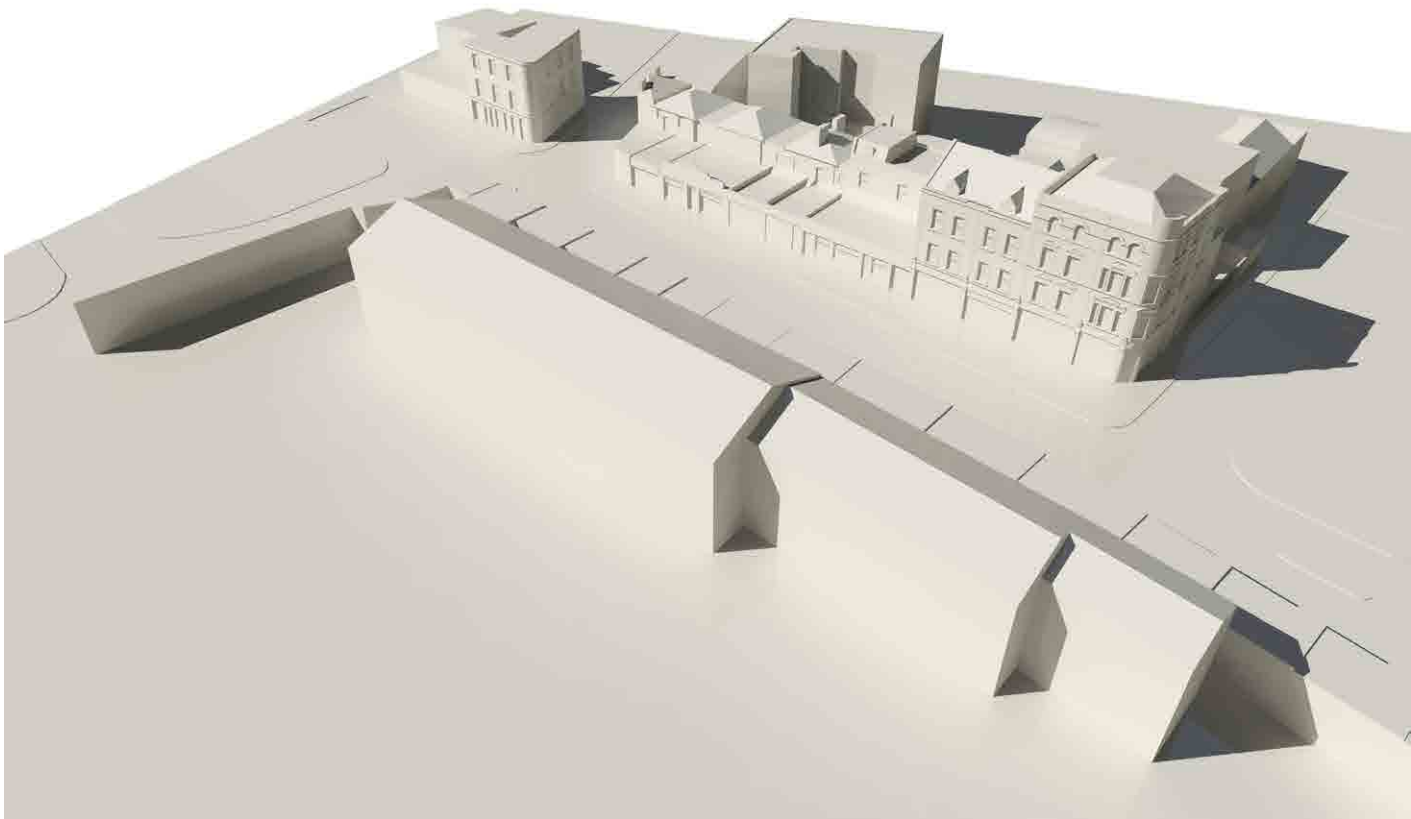
1920 Historical pictures



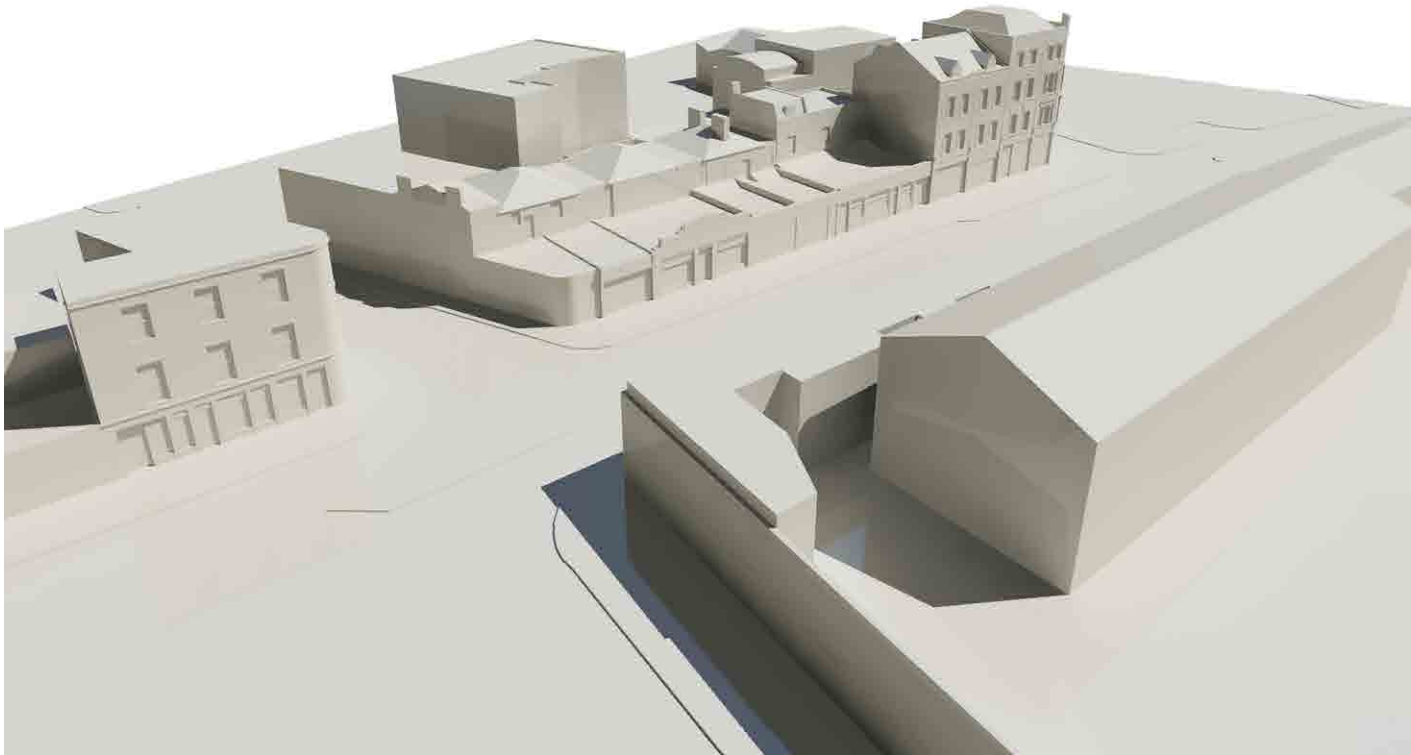
SITE 3D MODEL AND CONTEXT



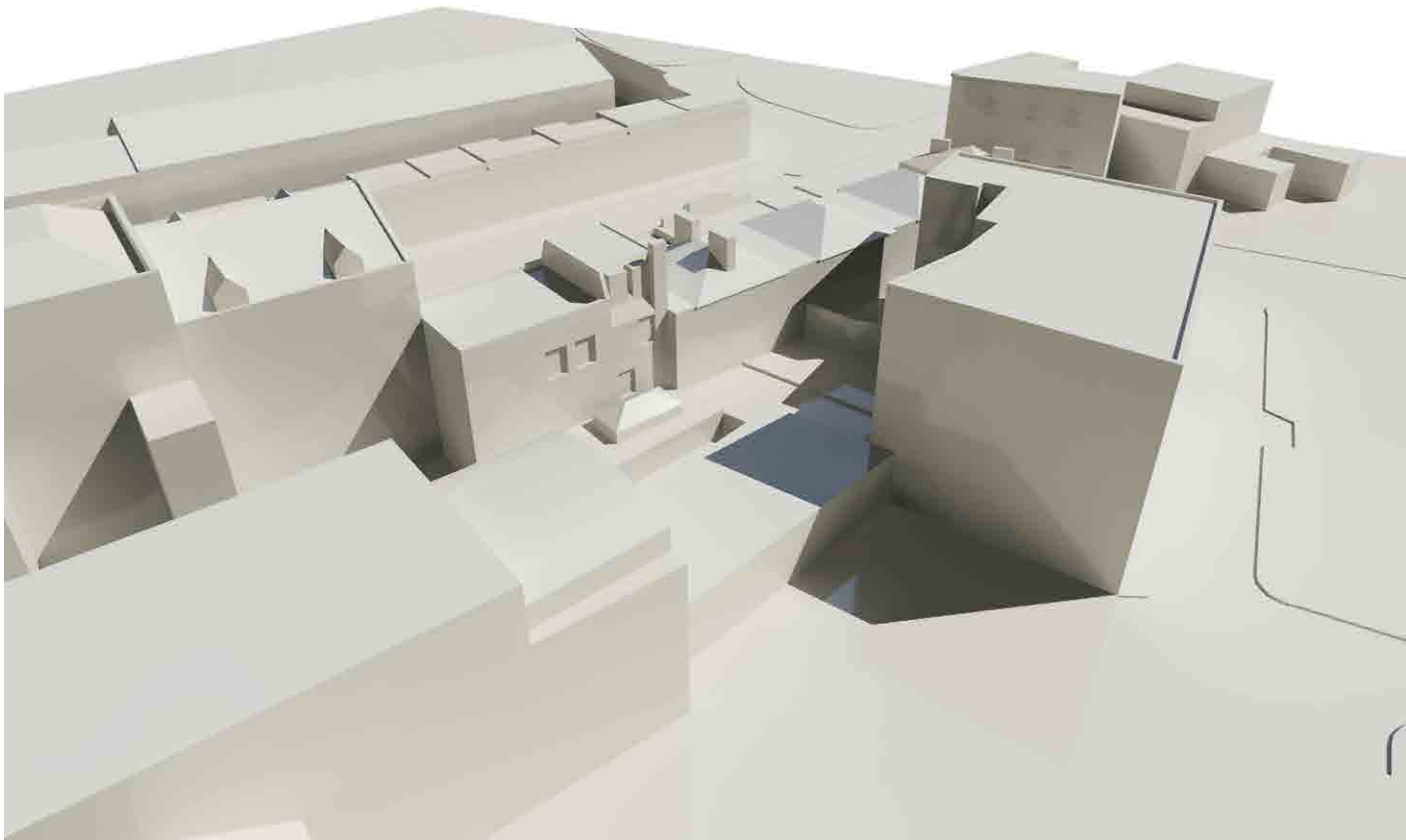
Massing study of existing site - view from south east



Massing study of existing site - view from south



Massing study of existing site - view from south west



Massing study of existing site - view from north





## SITE AND AREA CHARACTER

The general scale of the buildings in the vicinity range from two to three storey residential terraces on Ferdinand Street and Harmood Street to four storey commercial/residential corner blocks on Chalk Farm Road. The main artery of Chalk Farm Road consists of three storey Victorian-era terraces with ground floor commercial/shop units fronting the high street. Opposite the site is Stables Market consisting of a collection of tall four storey market blocks.

Overall, the surrounding area is mixed in character, appearance, materials and activity ranging from the residential streets of Harmood St. and Ferdinand Street to the commercial and lively Chalk Farm Road. There is not really a prevailing architectural style with each street offering its own distinct townscape.



ADJACENT CONSERVATION AREAS AND LISTED BUILDINGS

Harmood Street Conservation Area boundary is near the site. The Grade 1 Listed Horse Hospital Building located in the Regents Canal Conservation Area is opposite.

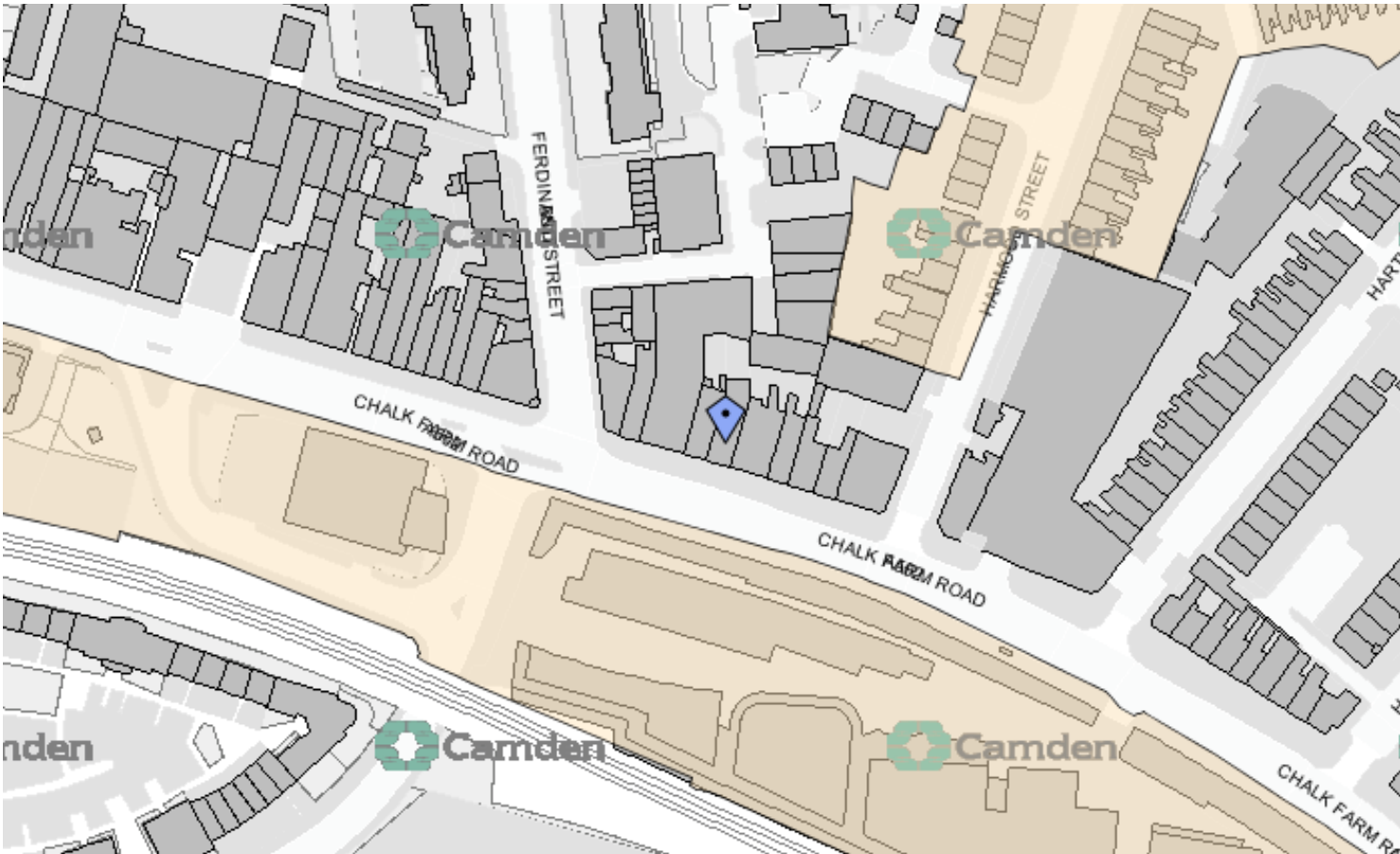
The original Horse Hospital buildings are predominantly yellow stock brick with cast iron details.



Map of Camden Council Listed Buildings



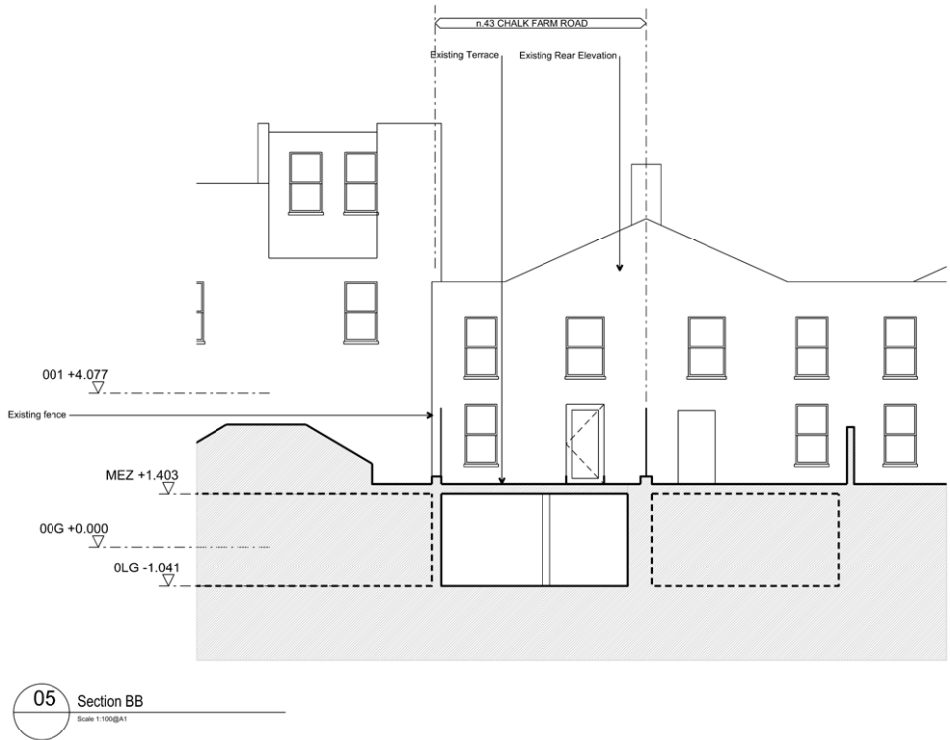
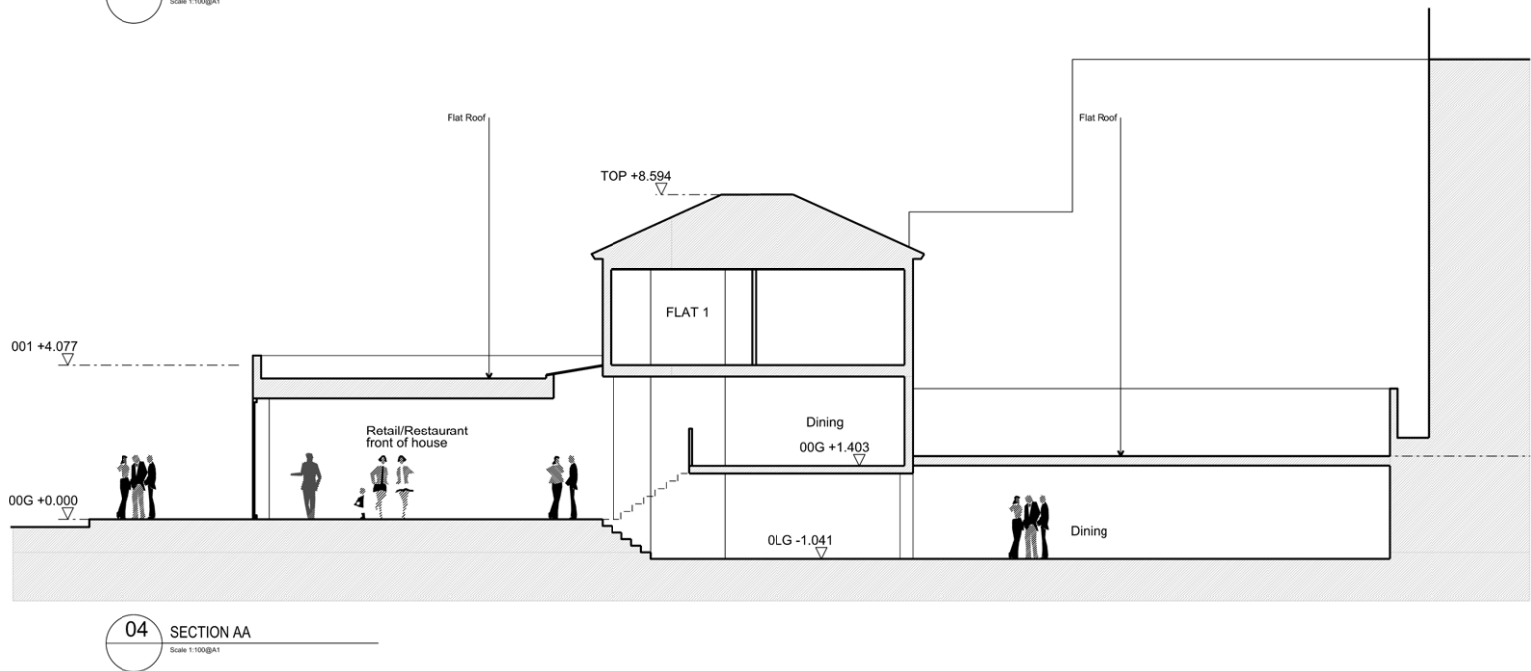
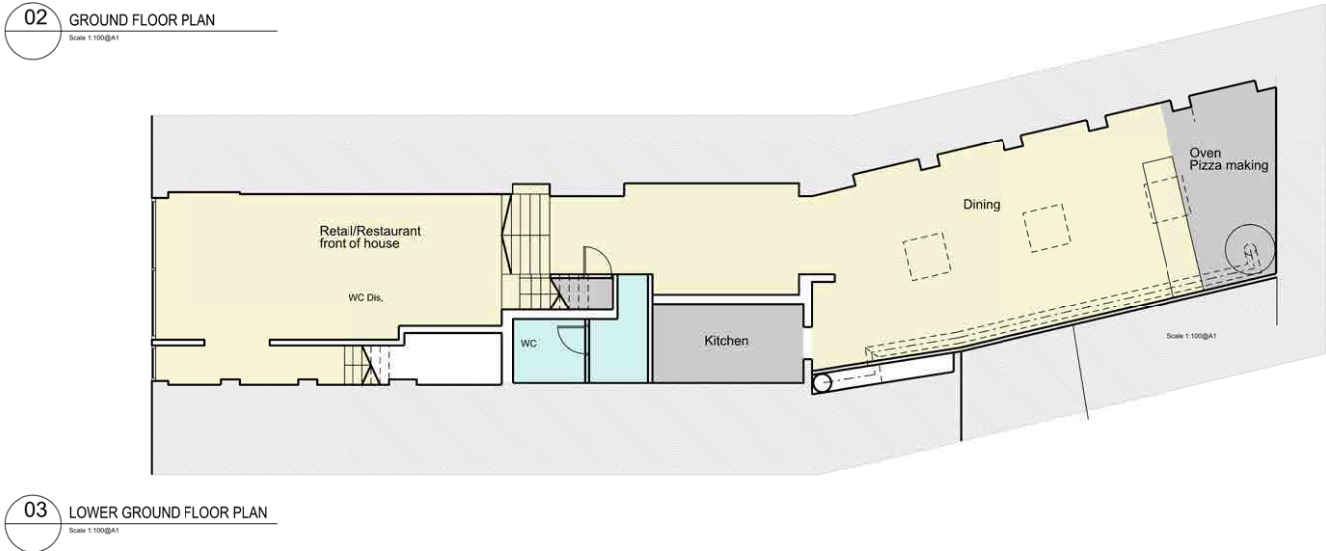
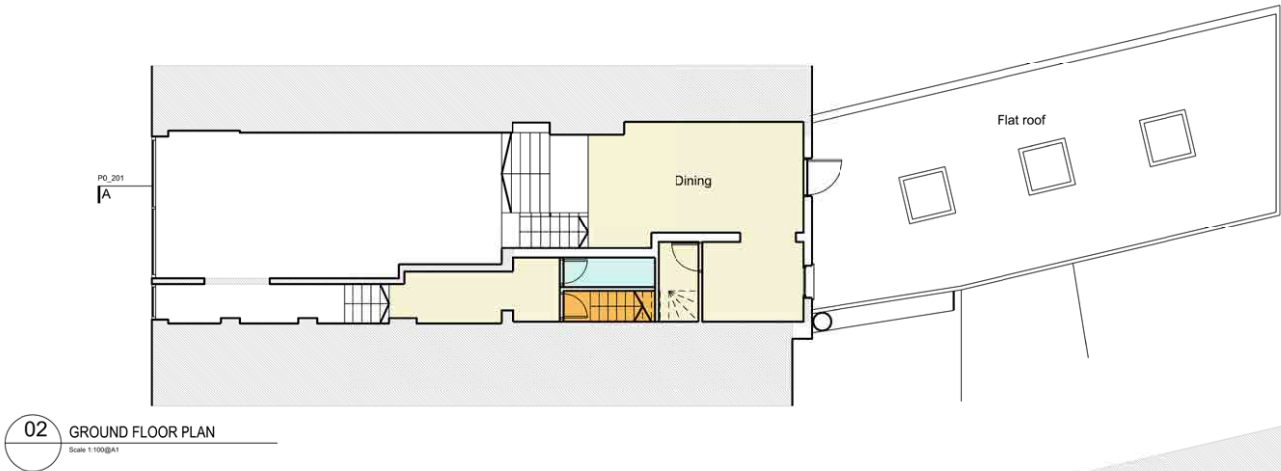
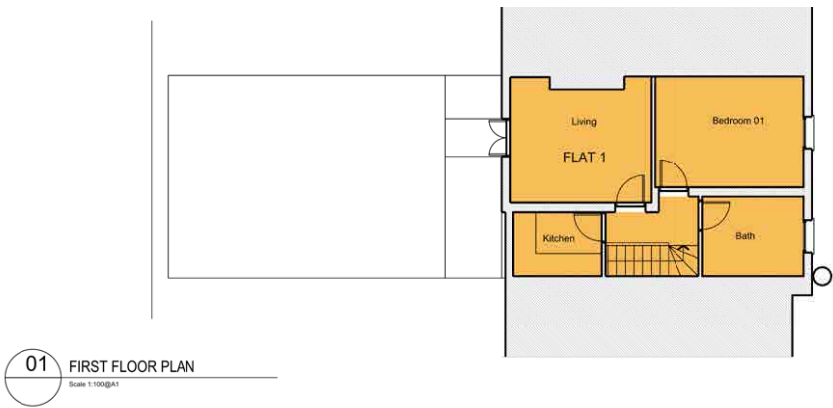
Horse hospital wall opposite site



Map of Camden Council Conservation Areas

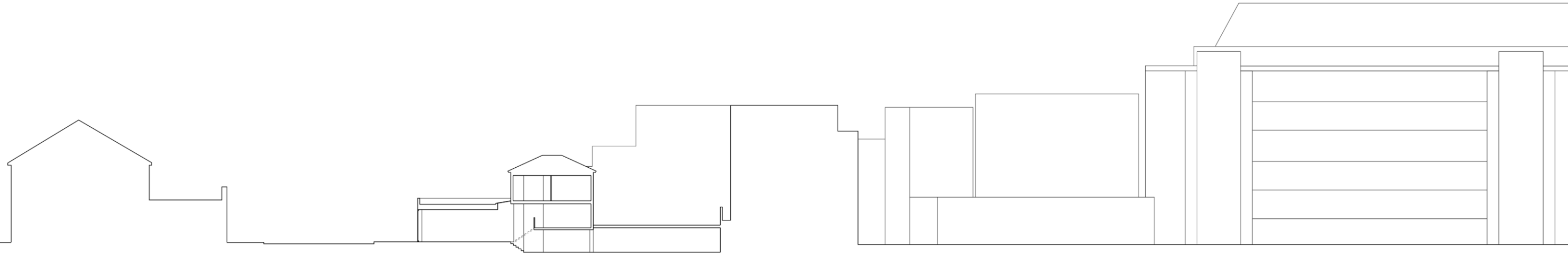


EXISTING PLANS



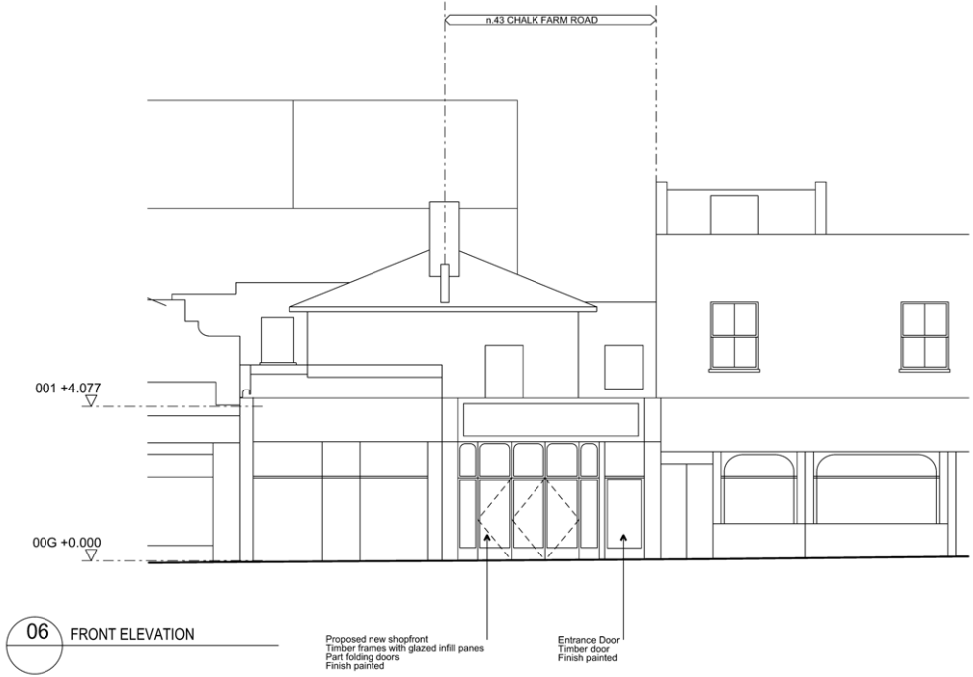
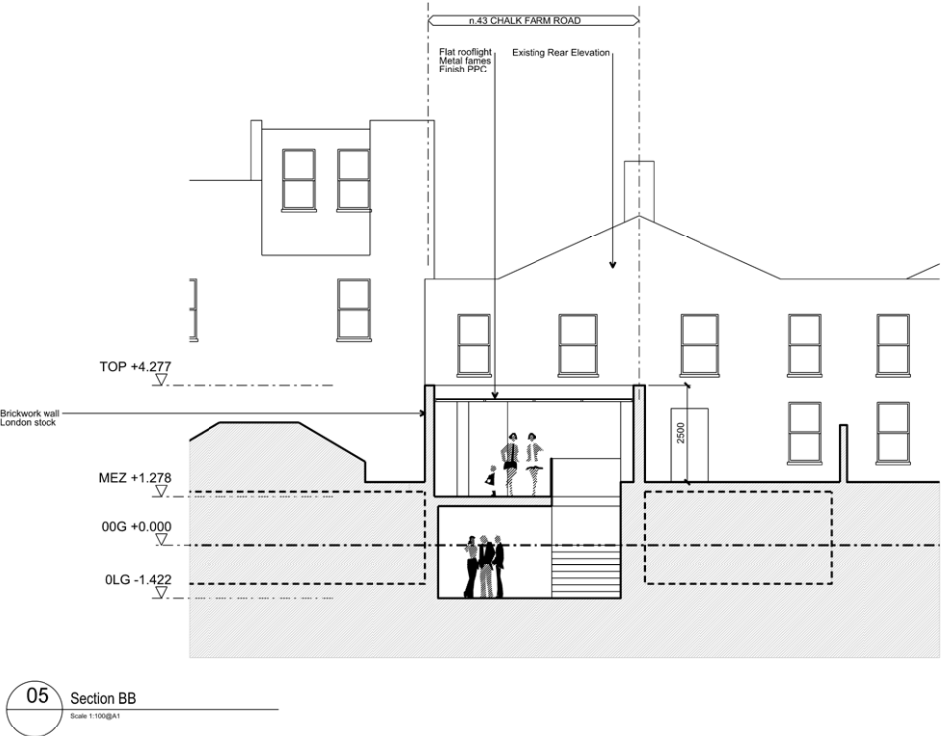
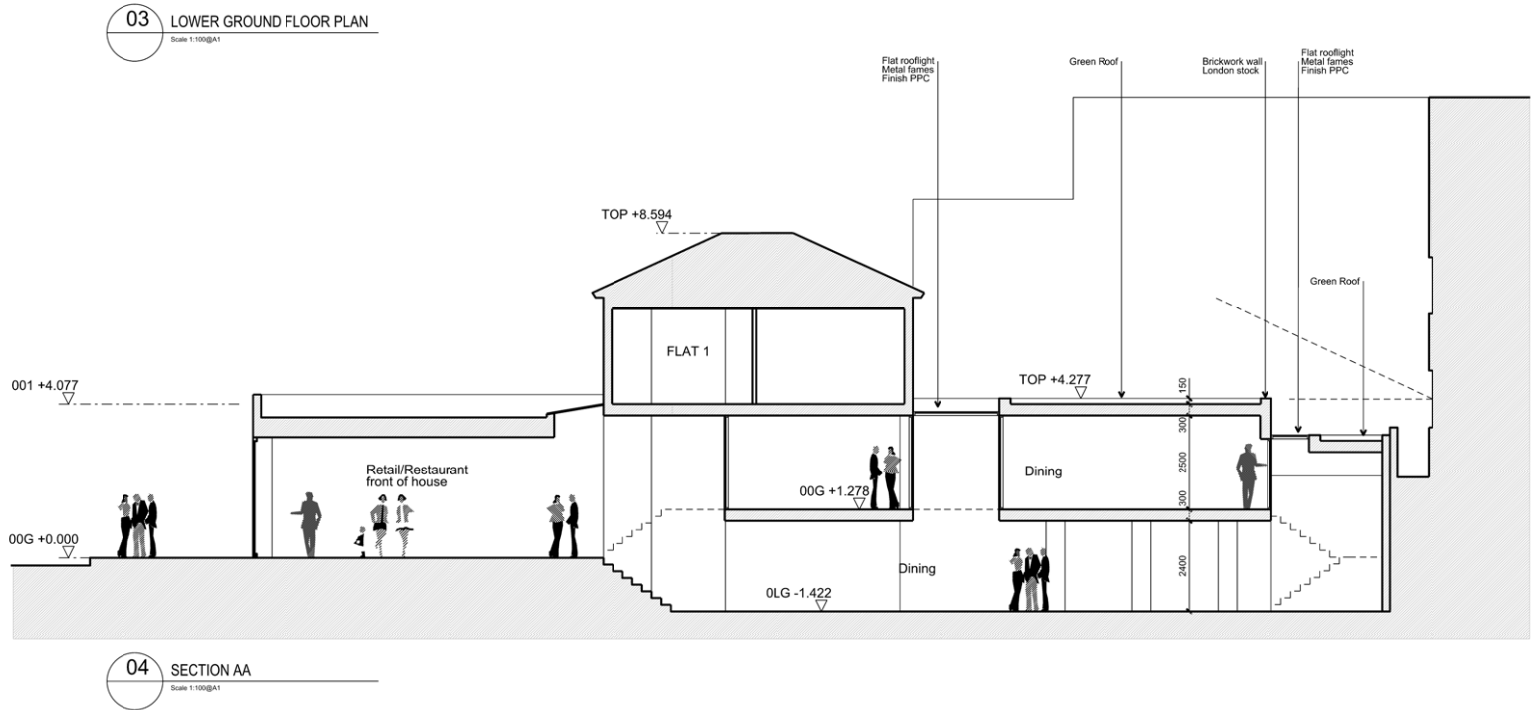
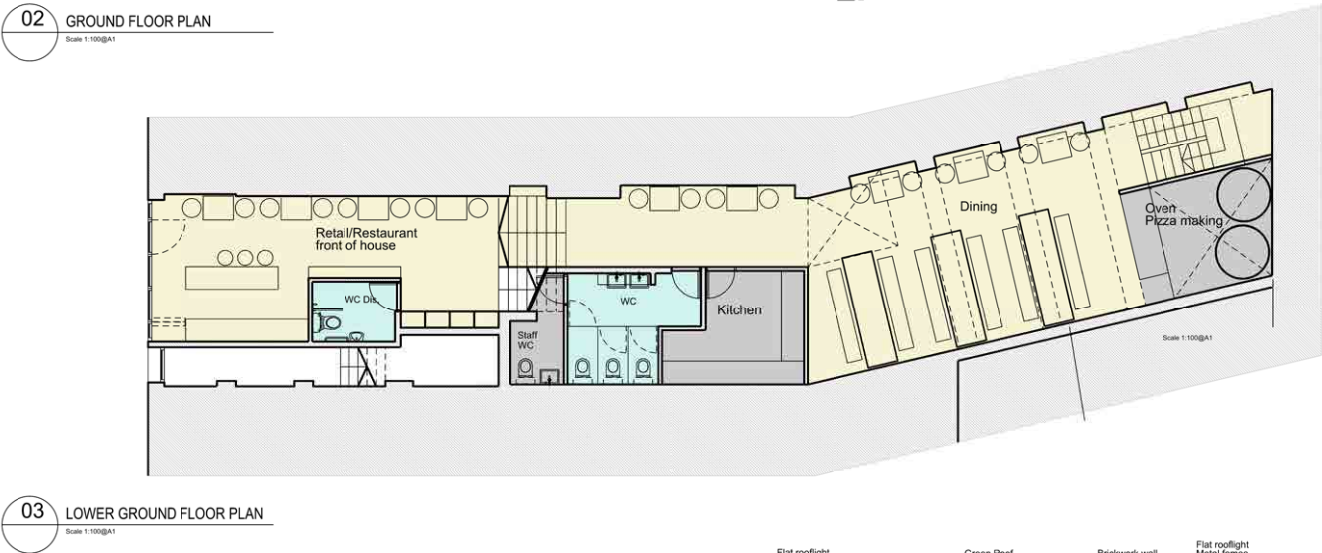
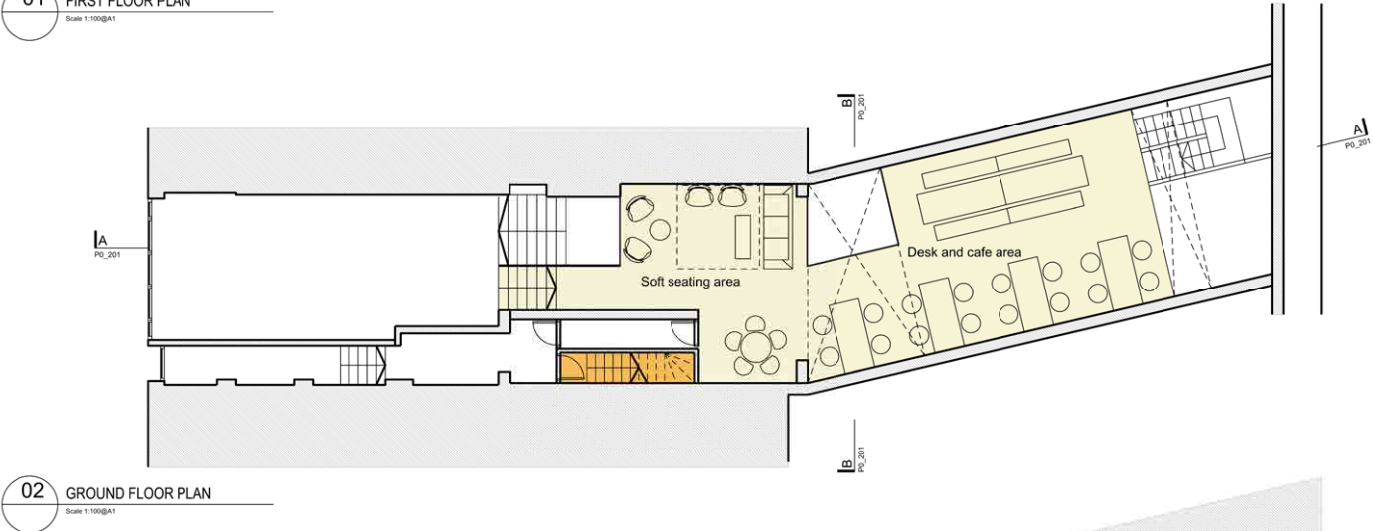
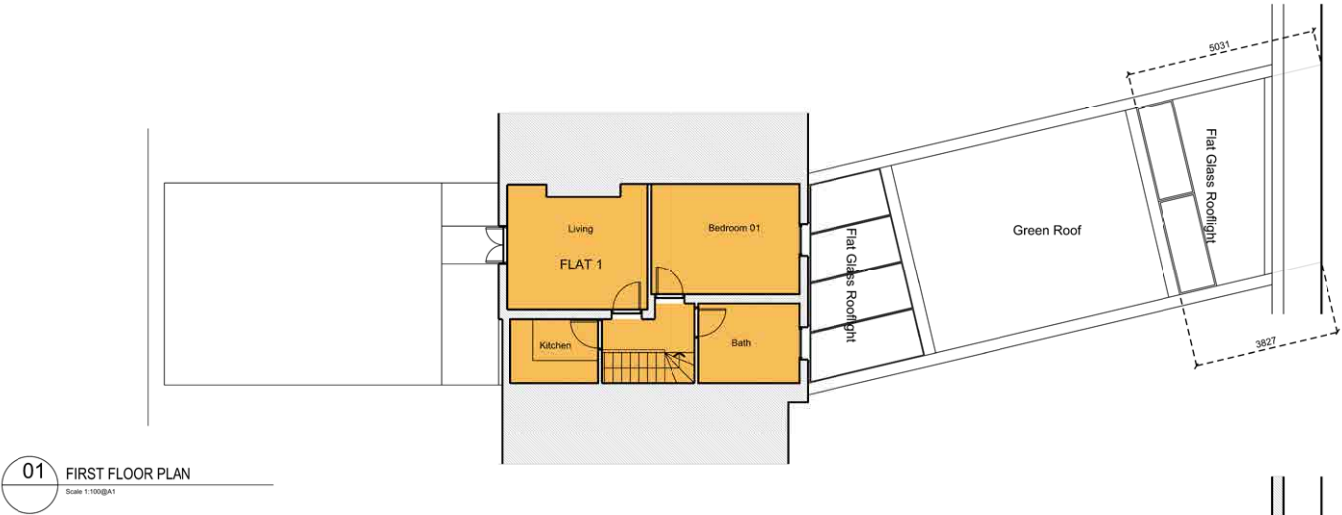


EXISTING CONTEXT ELEVATIONS





PROPOSED PLANS





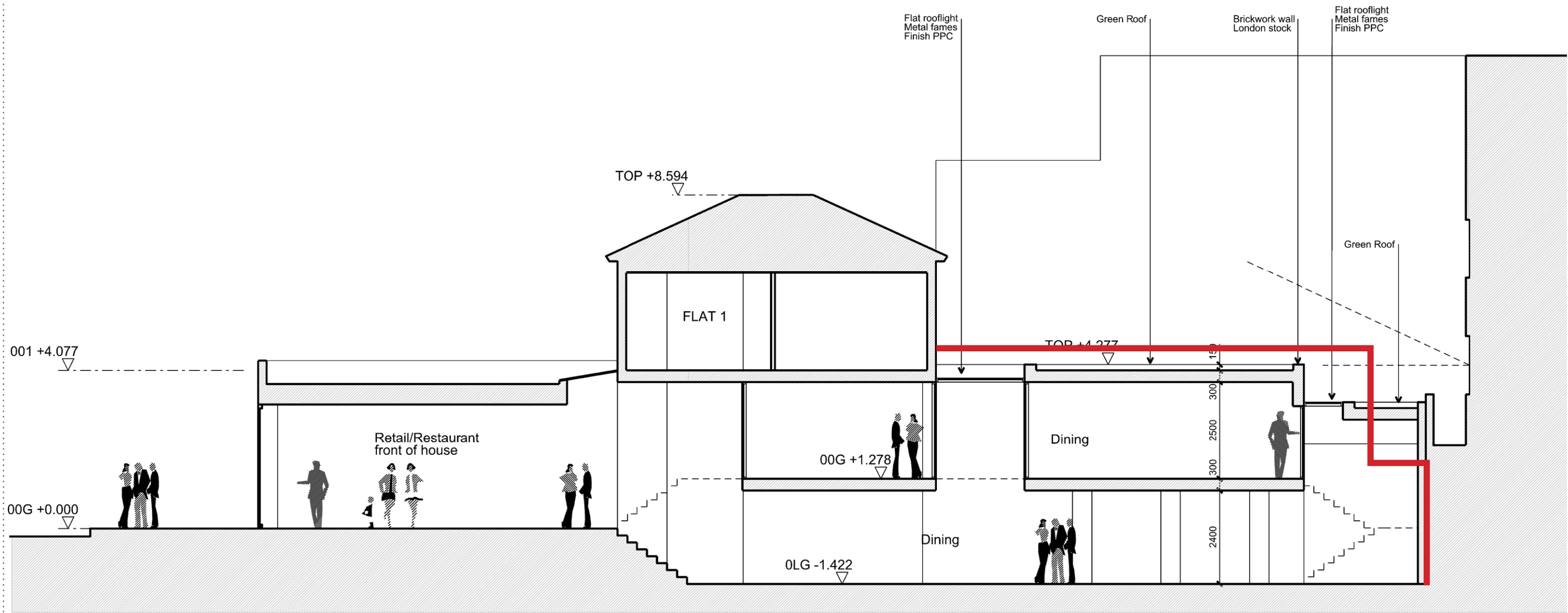
# PROPOSED SECTION

The proposed design responds to the planners feedback provided during pre-planning consultation.

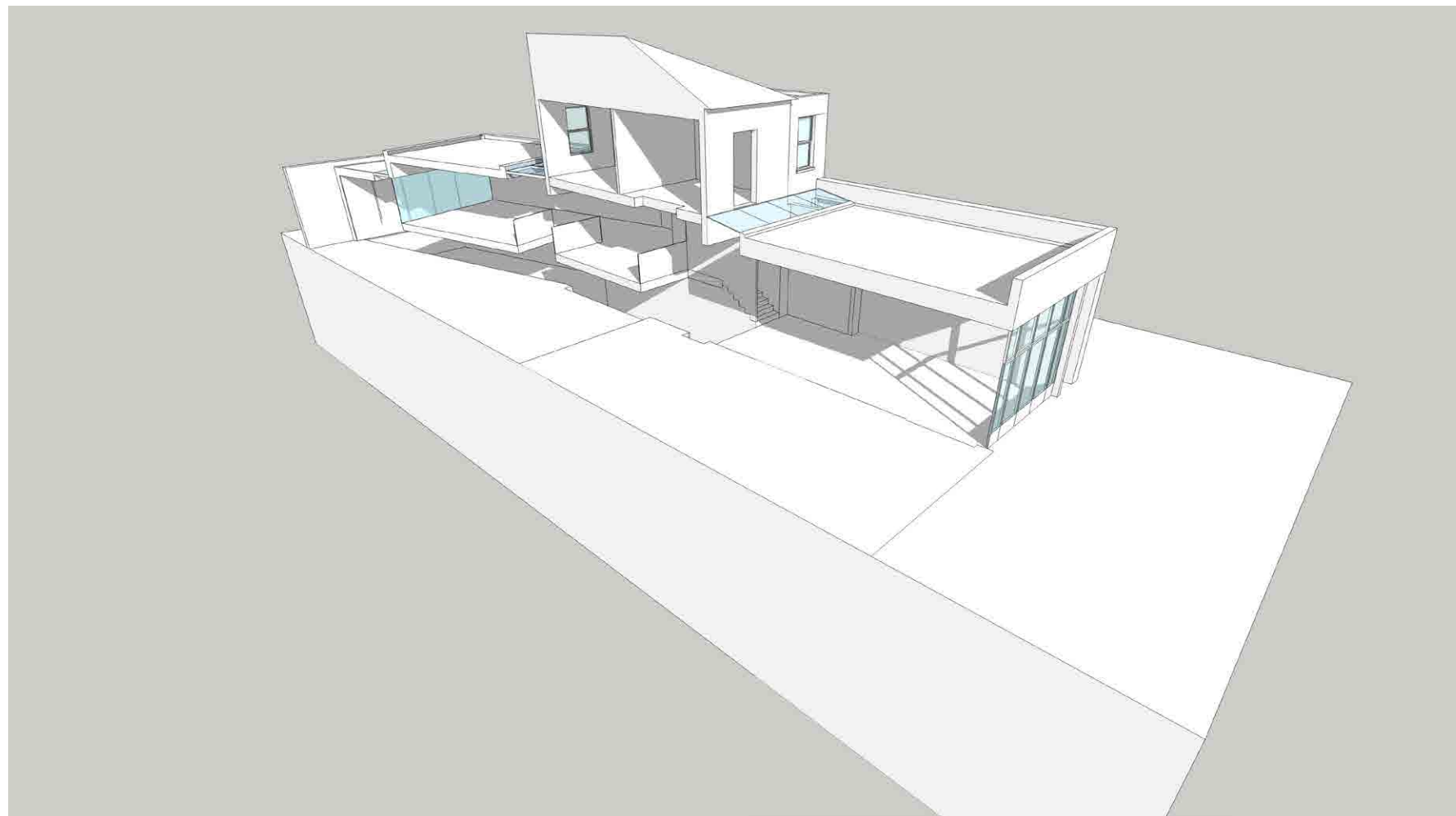
The extension massing has been amended to be lower than that proposed for the pre-application (shown in red line) and pulled further back from the rear boundary.

The proposed rear extension has been considered to avoid any adverse impact in terms of both outlook and daylight, to the residents of No.2 Ferdinand Place and adjoining neighbours.

Skylights will provide natural light deep into the internal spaces, while the green roof that covers the majority of the flat roof space will provide a positive outlook and improve biodiversity.





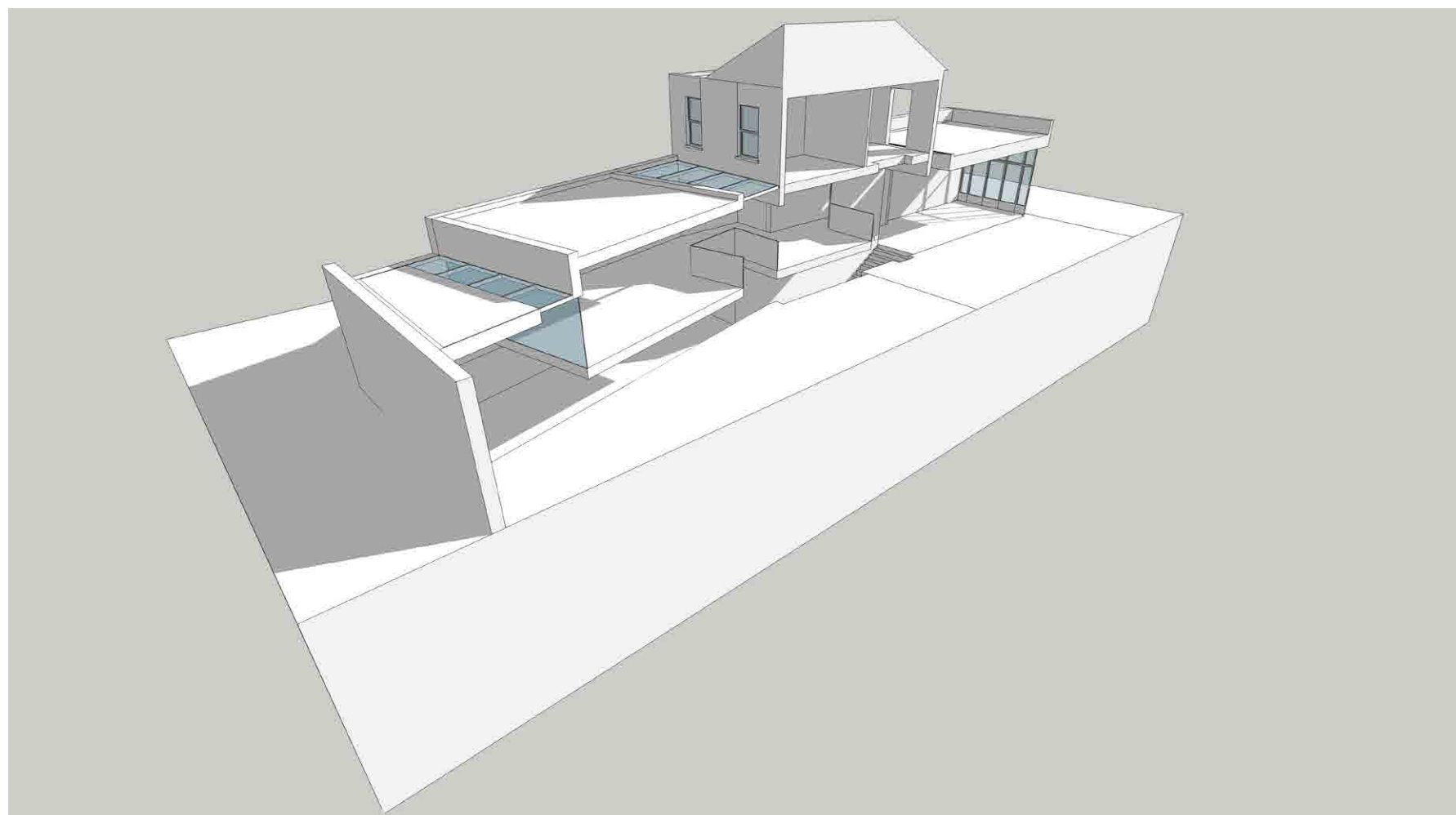


## PROPOSED DEVELOPMENT

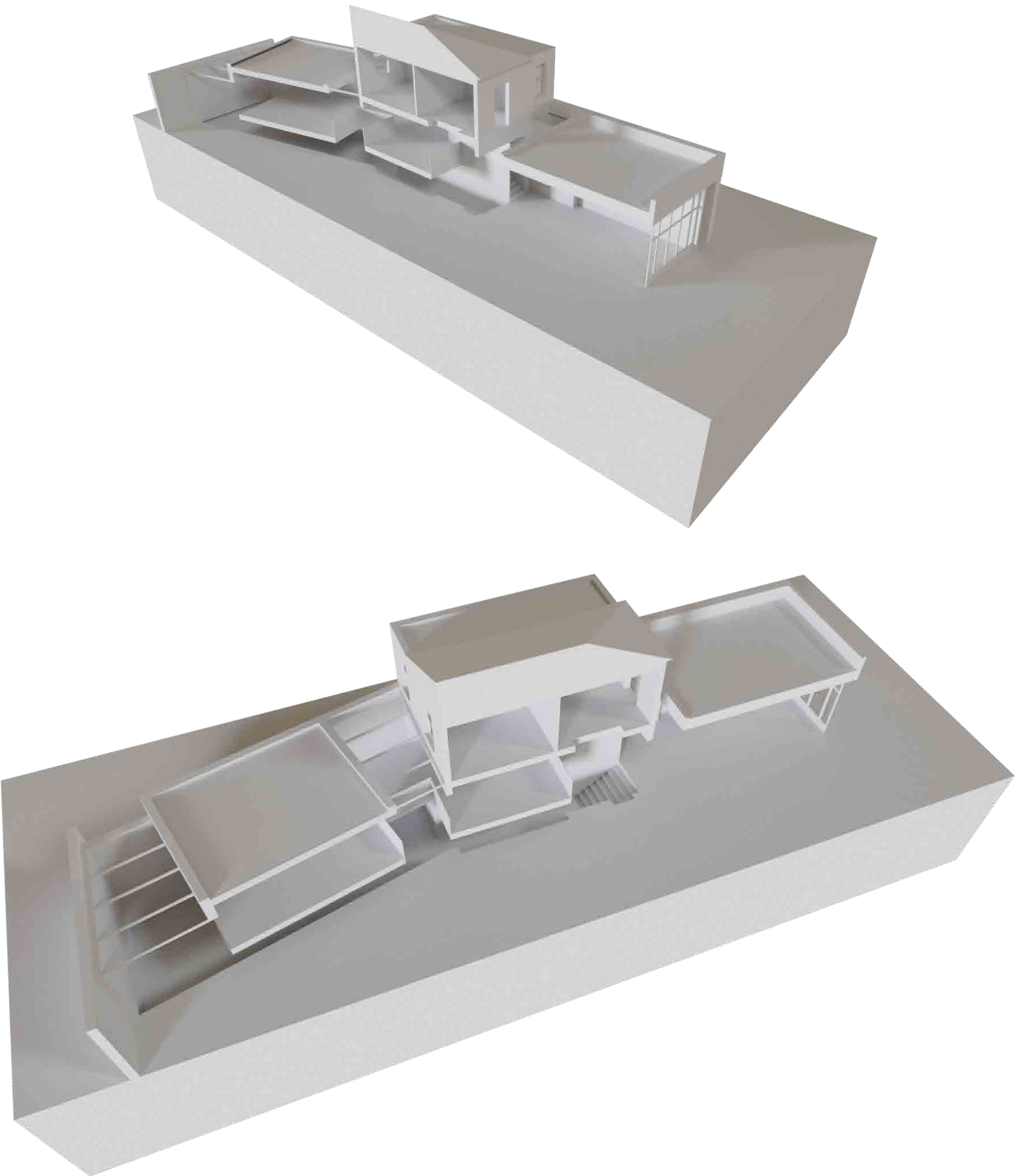
These sectional studies indicate the use of skylights to ensure natural light in to the proposed restaurant and work areas.

It also shows how relative the current boundaries to the rear, the proposal limits the impact on neighbouring properties.

The intention is that the upper areas of the commercial space are set out in a work-cafe style with facilities for casual workers to sit with laptops and use the tables for small meetings and quiet workspace. This area can then transform in the evening enhance dining facilities.









## SHOP FRONTS AND MATERIALS



Timber frames with windows arranged in different proportions. Strong pilaster and Corbels



Symmetrical arrangement of entrances with recesses

As recognised in the Design Policy documents, shopfronts represent a key design feature that need to be integrated into the design at the early stages, providing visual interest, relief and integrity to the proposed elevations. These images indicate some of the inspirations from the local surrounding areas indicating key features that are considered in the design proposals.

The proposal looks to redevelop the shop front in a timber frame with improved glazing and a facade appropriate to the heritage of the original building.

The intention is to use high-quality materials to reflect the heritage and character of the area. Materials are proposed to be used in a modern and clear strategy that provides robust detailing and complements the sustainable approach to the proposed design.

The extension is to be predominantly built in stock brick to match the existing. Other boundary treatments, whether enclosure of the property boundary or where the building extends to the boundary are proposed to match the existing boundary treatments of the adjacent properties.

Skylights are proposed to low-level, with metal framed glazing.

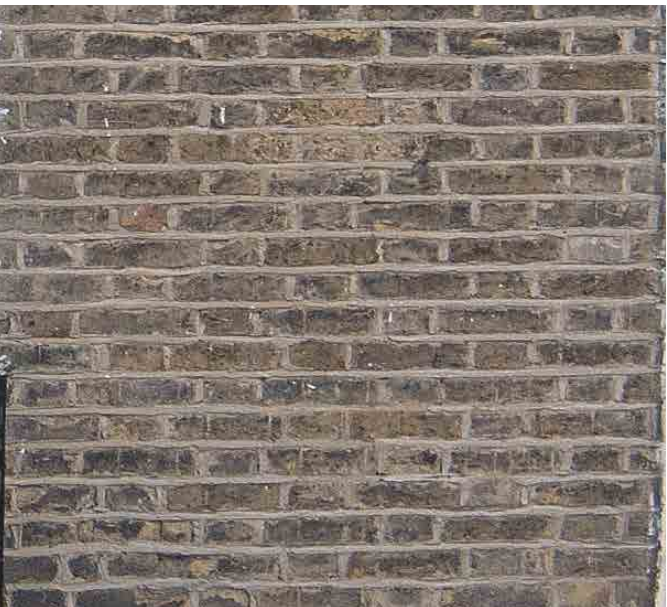
The roof is proposed to be planted, to improve ecology, air quality, and visual amenity for adjacent properties.



Shopfront - timber framed glazing



Rooflight low-level metal framed



Brickwork to match existing



Proposed flat roof planting