

Proposed one bedroom first floor flat above existing retail units
66 Chalk Farm Road,
Camden, NW1 8AN,



1.	Introduction
2.	Project Details
2.1	Building Type
2.2	Site Location
2.3	Existing Consented Layout
2.4	Proposed Layout
3.	Design
3.1	Front View
3.2	Right Angle Front View
4.	Access
4.1	Vehicular and Transport Links
4.2	Inclusive Access
4.3	Bike Store



Fig.1 View of 65 & 66 Chalk Farm Rd. from Chalk Farm Road

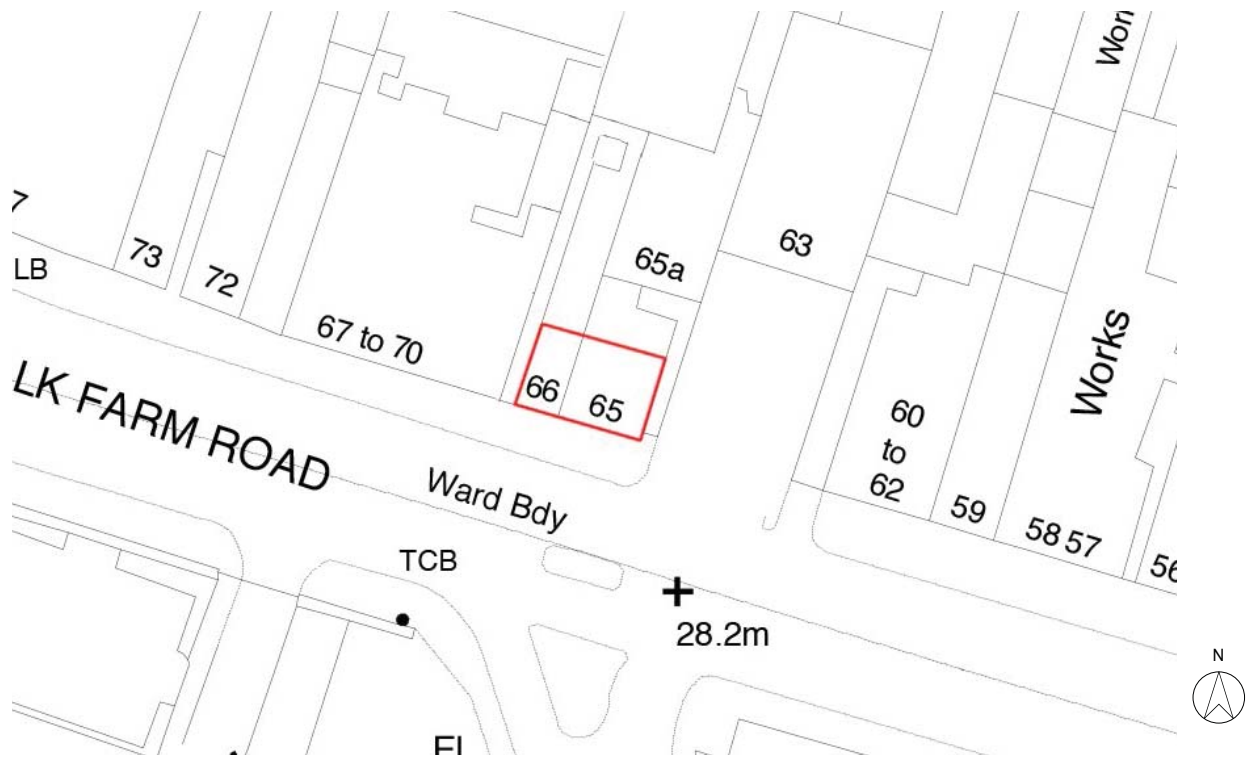


Fig.2 Site Plan



Fig. 3 View to the roof of 65 & 66 Chalk Farm Road



Fig. 4 Street Elevation to Chalk Farm

This document outlines the proposal to create a contemporary residential extension, on an existing flat roof area above existing retail units, containing a one bedroom flat with external balcony terrace.

2. Site Location

2.1 Building Type

Commercial retail units and residential to rear

2.2 Site Location

The site is located on the Chalk Farm Road in the London Borough of Camden. It is situated on one of the main commercial streets in the Camden area linking the Camden High street to Chalk Farm, Belsize Park and Hampstead areas. There is wide mix of commercial, recreational and residential uses on the Chalk farm Road.

The character of the area is varied with shops, offices, workshops, warehouses and residential uses all in the immediate locale of the site. The ground floor shop units are distinguishable only by their single storey nature and lack of architectural features. A multitude of retail uses operate within these single storey units to form a parade of shops serving the immediate area.

A common feature is the residential use situated in a multi-storey building set back from the shop front. The anomaly is the ground plus three storey building immediately adjacent to the application site.



Fig. 5 Aerial photographs showing the site location and context

Ground Floor

Two existing retail units are located on the ground floor with access from the main pedestrian footpath.

There is an existing residential entrance to access the existing flats to the rear via an internal access corridor.

There is existing door and stair access to the roof level above the shop units.

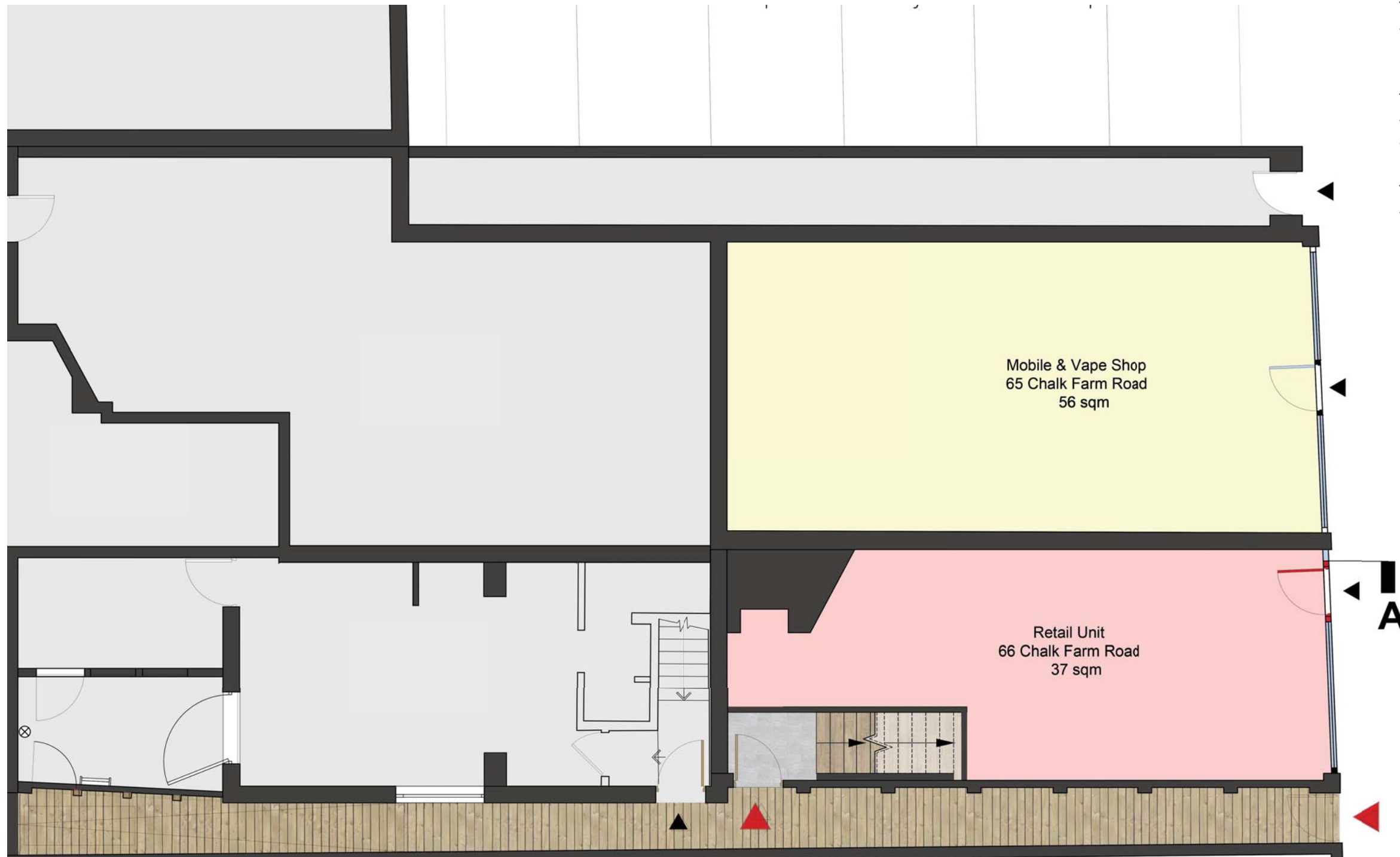


Fig. 6 Existing Ground floor plan

Roof Plan

There is a large flat roof area over the ground floor retail units. There is a hatch for access to the roof area.

The existing residential building is set back from the shop fronts by a minimum of 11.9m to 12.4m

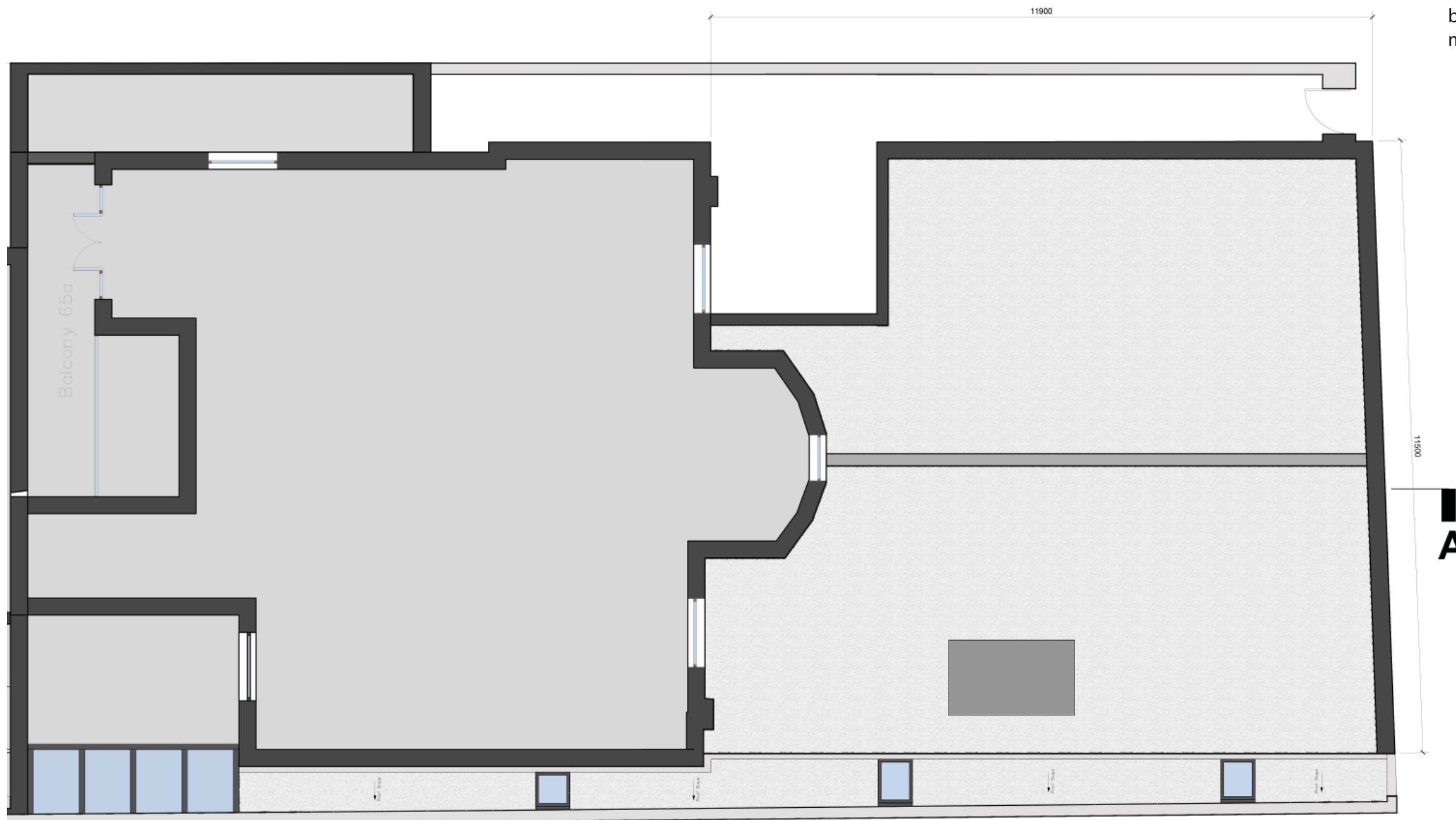


Fig. 8 Existing Roof Plan area 95 sqm

2.3 Existing Layout

Section A-A

There is an existing three storey residential building, The Pink house, set back 11.9m to 12.4m from the existing shop frontage.

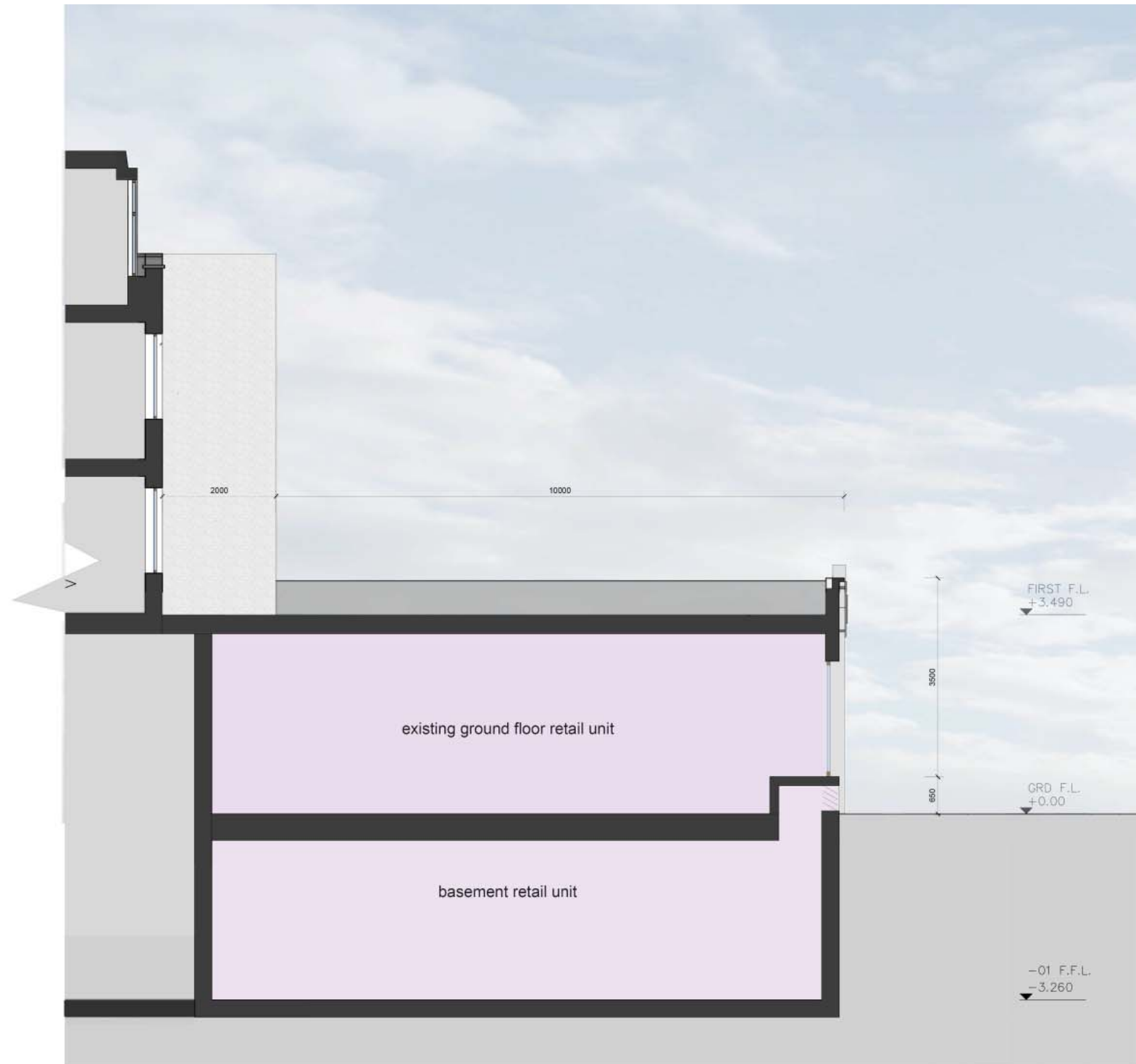


Fig. 9 Existing Section A-A



Fig. 9a View across existing roof area

2.3 Existing Consented Layout

Front Elevation

The existing street elevation shows the existing residential entrances on either side of the shop fronts.



Fig. 10 Existing front elevation

2.4 Proposed Layout

Ground Floor

Access to the proposed first floor flat is via the existing Chalk Farm Road communal entrance corridor. Entry into the new flat is via a side access door and proposed stair up to first floor. There is an existing refuse store for communal use at the end of the corridor.

Cycle parking is proposed in the entrance lobby of the first floor flat.

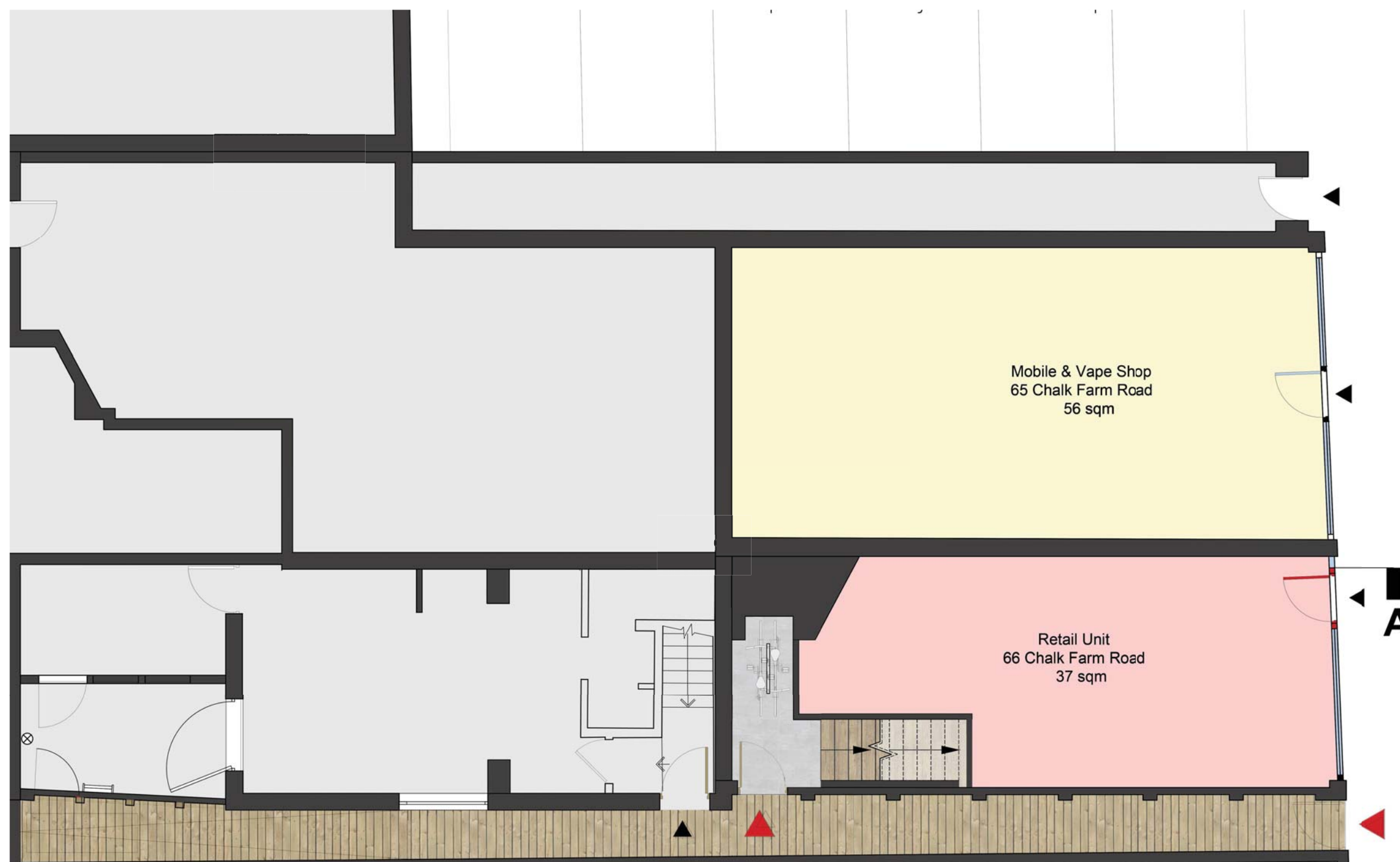


Fig. 11 Ground Floor showing access to proposed flat via side entry and new stair

2.4 Proposed Layout

First Floor

The proposed layout makes use of the flat roof over the two retail units, creating a 57 sqm one bedroom flat with single aspect views onto Chalk Farm Road.

An external terrace / balcony is formed with access from the bedroom to provide 5 sqm of amenity area.

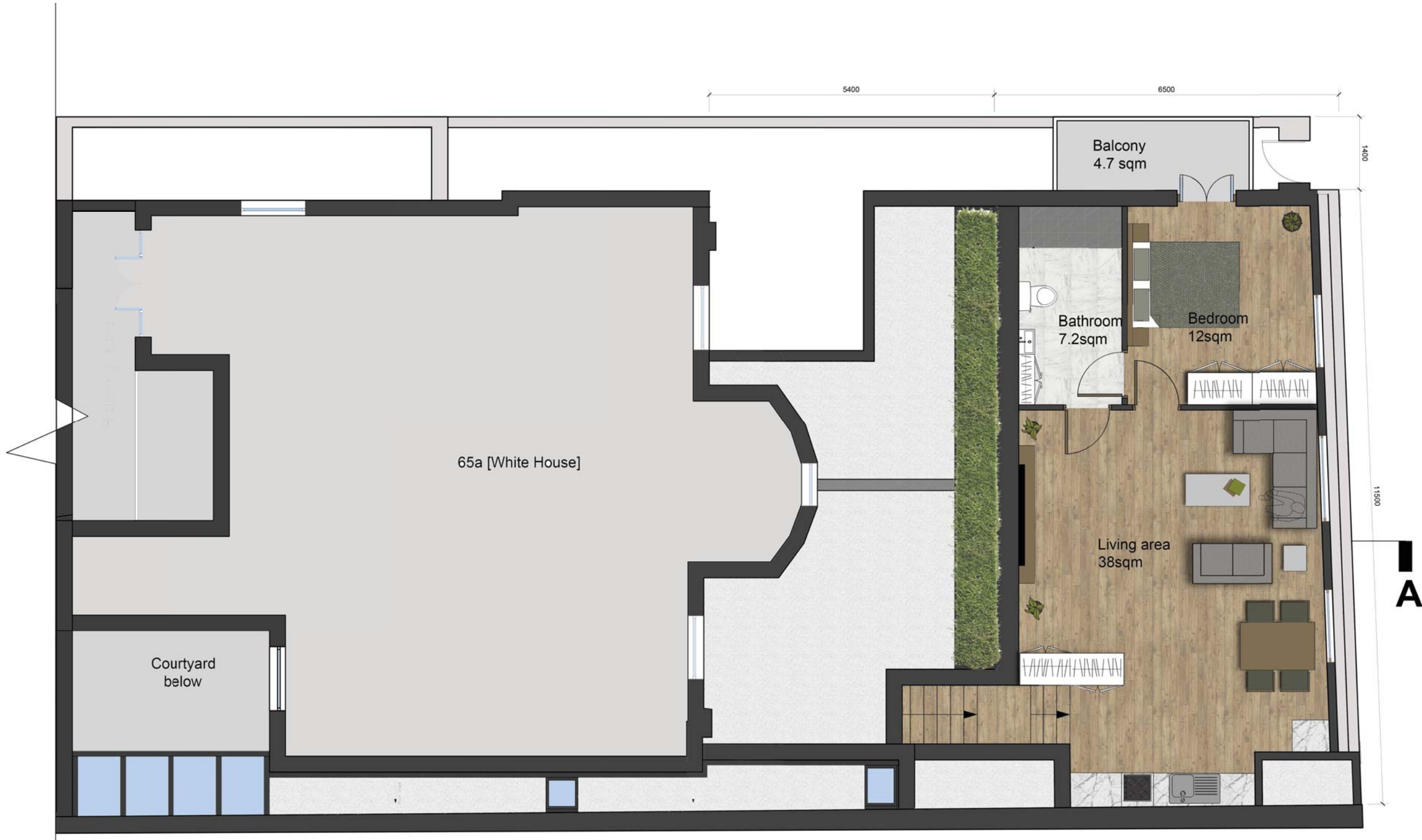


Fig .12 First Floor showing: Flat total area - 57 sq.m

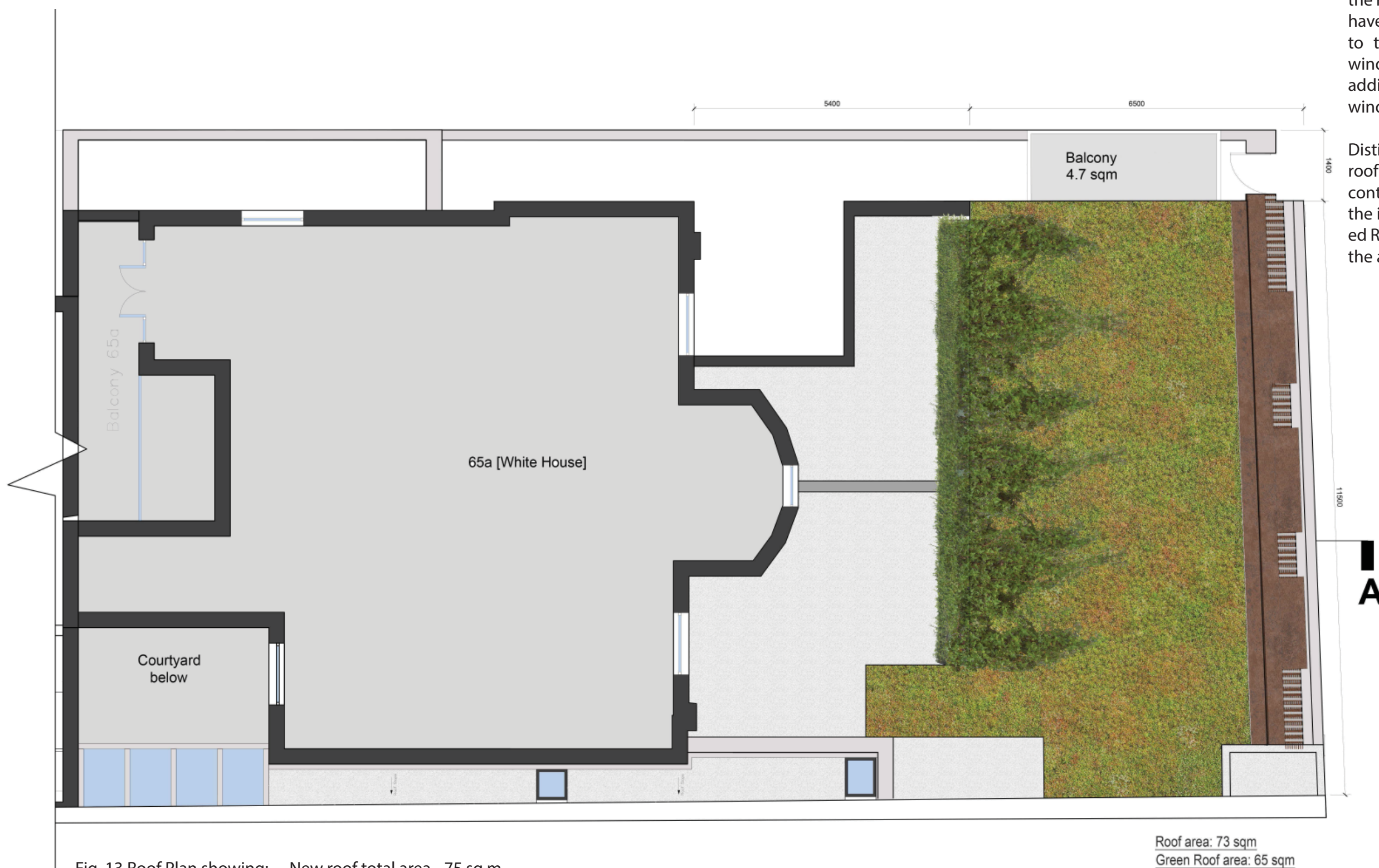
Living / Kitchen	38.8 sq.m
Bathroom	7.3 sq.m
Bedroom	12 sq.m
Balcony	5 sq.m

2.4 Proposed Layout

Roof Plan

An extensive green roof is proposed over the roof of the new flat. Planters which will have ivy climbing plants are introduced to the roof area opposite the existing windows of the rear flat. This will provide additional visual amenity to the existing windows over looking this area.

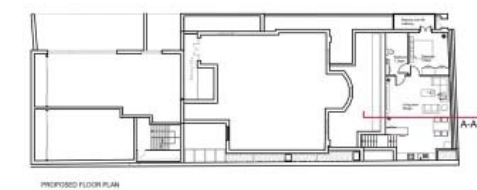
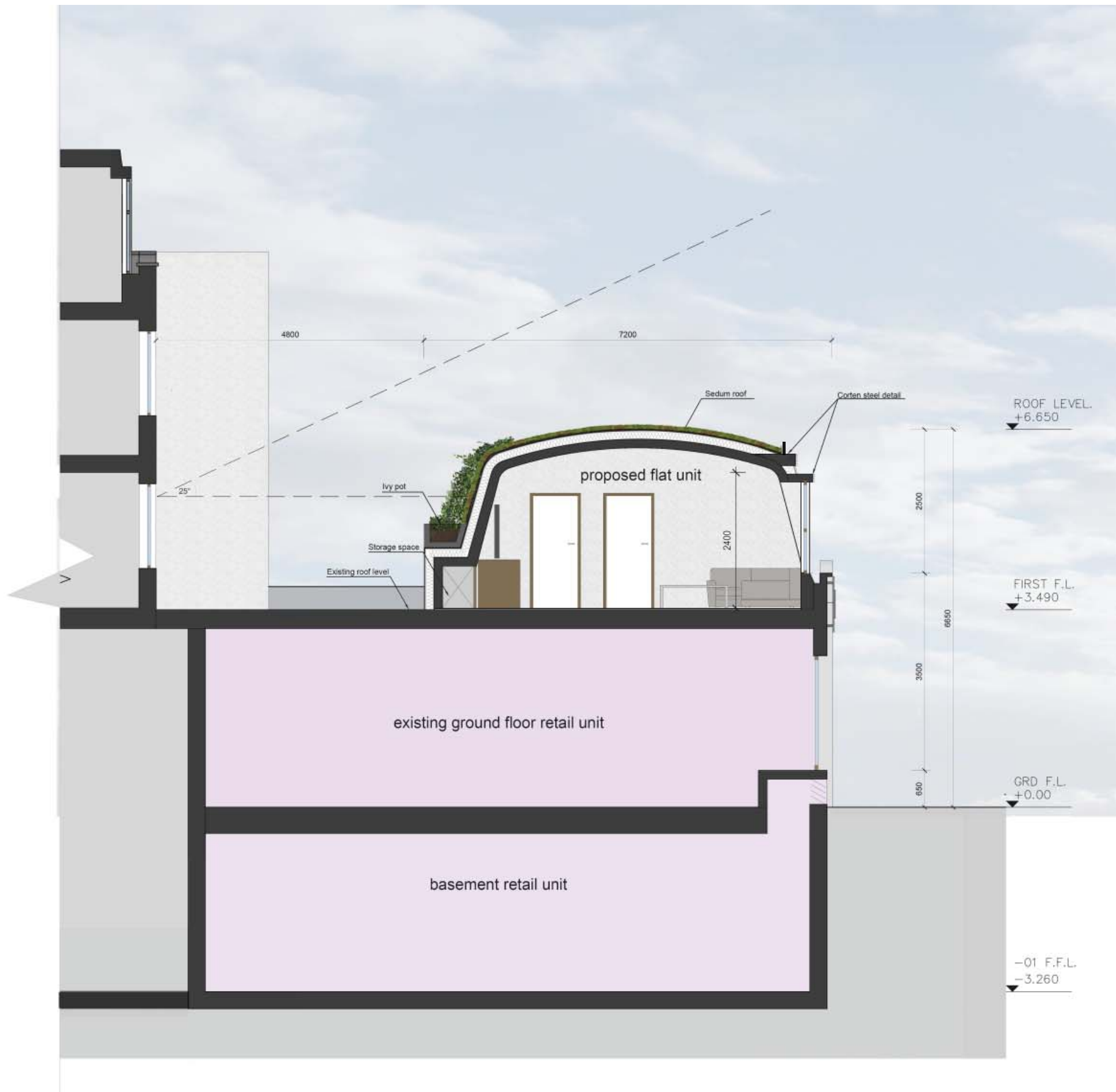
Distinctive corten window surrounds and roof trim details to the front creates a more contemporary appearance, referencing the industrial character of the grade 2 listed Round House and industrial heritage of the area.



2.5 Proposed Section
A-A Section

The new unit will be formed According to British Standards and Regulation what means that the newly formed roof-flat won't have any negative impact on their neighbours' and users

The proposed section shows uninterrupted 25 degree's view and the proper dimension from the closest window according to BRE



KEY PLAN

Fig. 14 Proposed Section A-A

2.6 Proposed Front Elevation

The appearance of the proposed first floor flat will take the form of a mansard roof with three dormer windows.

The main material of the proposed mansard will consist of corten steel sheet panels containing a distinct laser cut pattern.

The mansard is framed by a linear corten detail which is similarly used to frame the corten clad dormer windows. Windows will consist of dark stained timber framed sash windows.

The balcony to the south side of the elevation, is formed from patterned cor-ten panels similar to the main roof.

The proposed sedum roof will be partially visible from further down the street scene rather than immediately in front of the building.

The use of cor-ten will create a distinct contemporary industrial appearance, contrasting with the existing brick elevation of the adjacent residential block and the rendered facade of "The Pink House" behind.

In terms of massing, the proposed first floor addition is smaller than the existing three storey residential blocks immediately adjacent and behind.



Fig. 15 Proposed Front Elevation

2.7 Proposed Side Elevation

From the side view, the appearance of the proposed first floor flat will take the form of a mansard roof outline.

The main material of the proposed mansard will consist of corten steel sheet panels.

The balcony terrace is the main feature on this elevation and is enclosed with laser-cut patterned cor-ten panels similar to the main roof cladding.

Access to the balcony is via a timber framed glazed door which is framed with a corten reveal similar to the front elevation dormer windows.

Between the Pink House and the proposed extension, the corten clad planter for the climbing plants will be visible and incorporated as part of the overall elevation massing.

The use of cor-ten will create a distinct contemporary industrial appearance. The “earthy” tone of the corten would complement the brown/red brick evident in the side elevation of the adjacent four storey terrace, while also contrasting with the rendered facade of “The Pink House” behind.

In terms of massing, the proposed first floor addition is smaller than the existing three storey residential blocks immediately adjacent and behind.



Fig. 15 Proposed Side Elevation

2.8 Proposed Rear Elevation

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Fig. 15 Proposed Rear Elevation

3.1 Appearance

The proposed first floor addition to the frontage of 66 Chalk Farm Road will have a positive impact on the street scene by introducing a distinctive piece of architecture that would create a new point of interest to an otherwise non-descript parade of retail units with an eclectic mix of shop fronts of varying designs.

The existing building roof area is in a dilapidated state. The refurbishment of this building and the existing roof will have a positive impact on improving the outlook of the existing flats in "The Pink house" and front part of the building.

The eventual two storey massing of the proposal provides a more balanced composition when placed next to the three storey plus mansard of the adjacent parade.

The main roof will be covered by climbing plants and green roof planting which will improve the biodiversity of the site.

The "earthy" colour tone of the corten cladding material both complements the brickwork in the adjoining end elevation terrace and contrasts with the existing Pink House to the rear.



Fig. 17 Proposed Front View

3.2 Appearance

The “earthy” colour tone of the corten cladding material both complements the brickwork in the adjoining end elevation terrace and contrasts with the existing Pink House to the rear.



Fig. 18 Proposed Front-Rear Elevation

4.1 Vehicular and Transport Links

The proposed development has excellent bus, train and tube links. Bus stops are positioned along the full length of Chalk Farm Road and Chalk Farm Tube (Northern Line), Camden Town (Northern Line) are within five minutes walking distance. Kentish Town West and Camden Road Overland Stations are also within short walking distance.

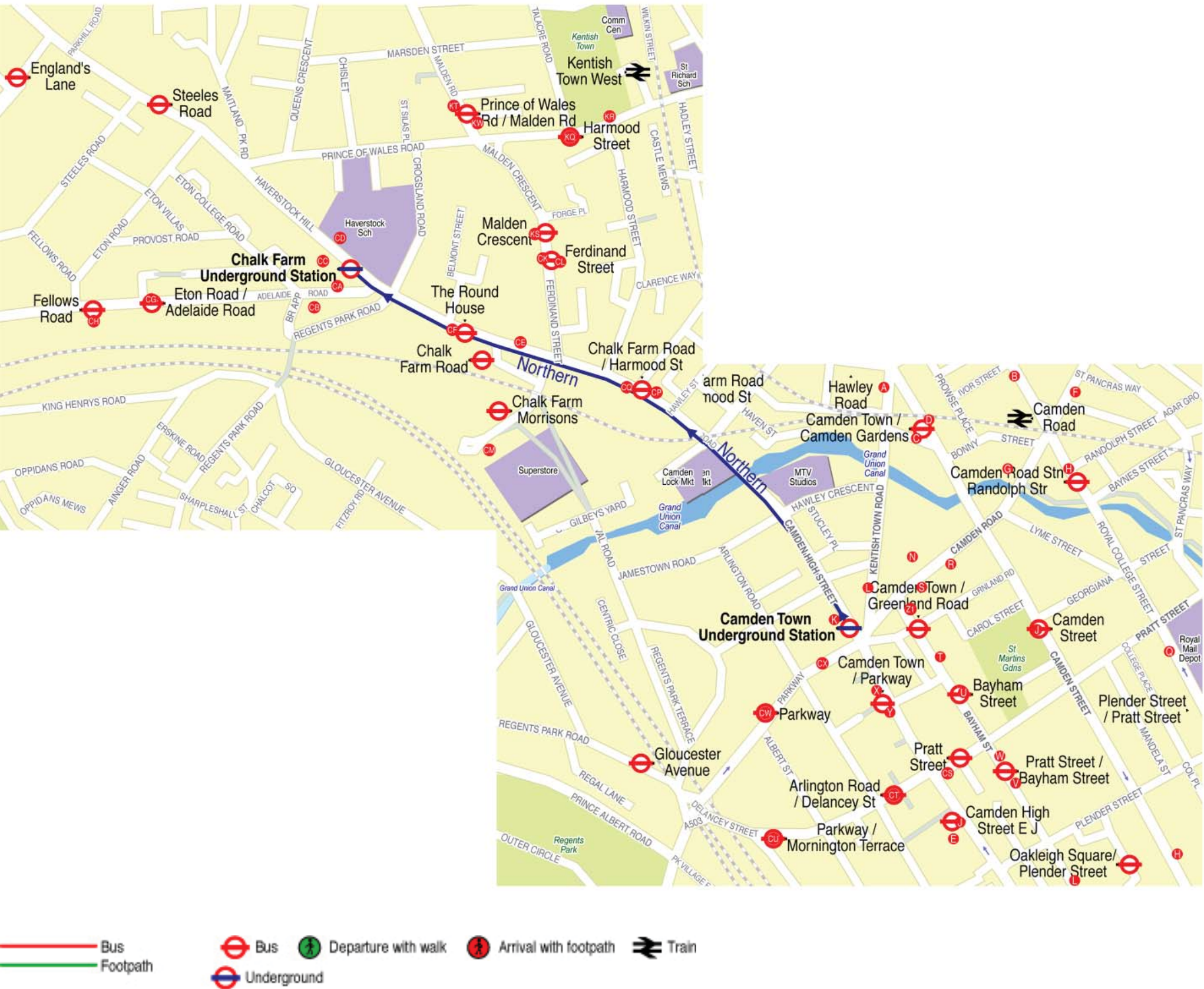
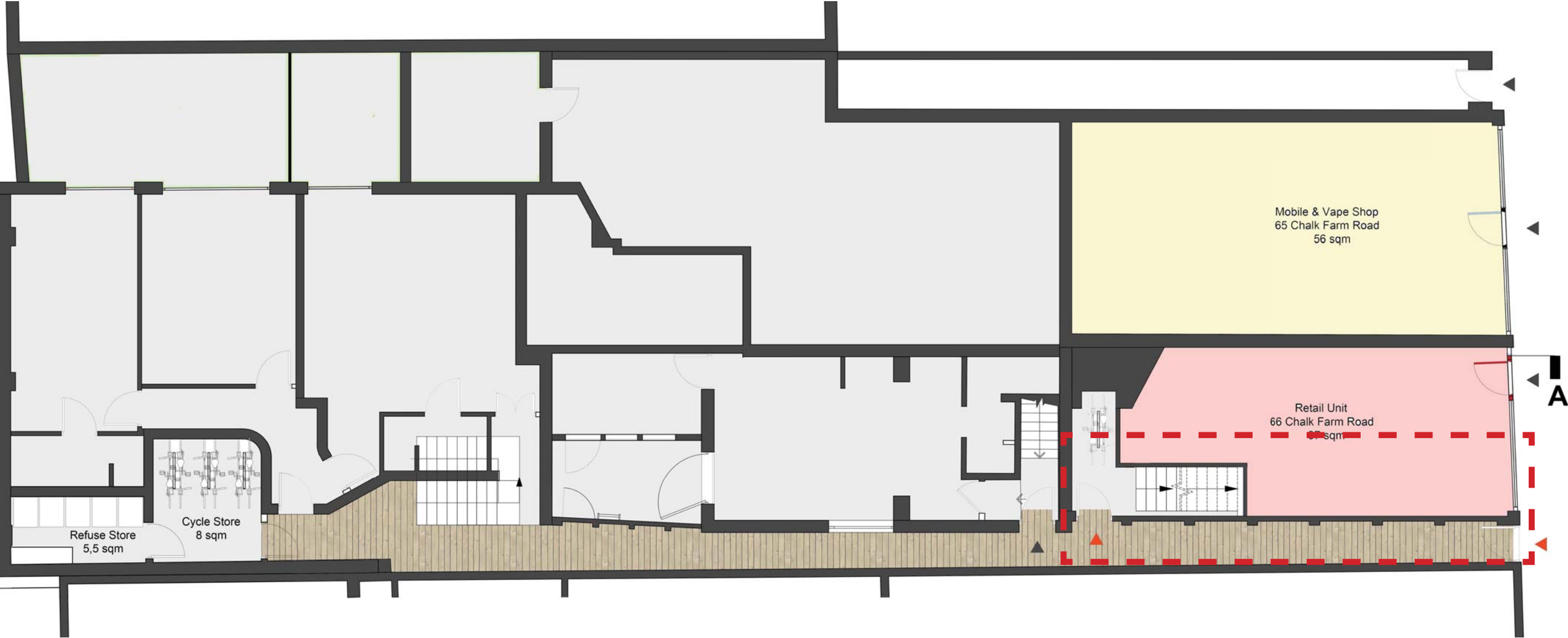


Fig. 19 Map showing transport links (adapted from www.tfl.gov.uk)

4.2 Inclusive Access

Pedestrian access is via the existing entrance adjacent to the ground floor retail unit at 66 Chalk Farm Road. Level access is provided from street side.

The proposed flat entrance is off the communal corridor. Internally, there is a proposed staircase which has potential to be adapted to accommodate a chair lift if required.



4.3. Cycle Store and Refuse Store

There is an existing cycle parking area for the existing rear flats, which is located at the end of ground floor communal corridor. Additional cycle storage for the proposed first floor flat will be implemented in the entrance lobby to the new unit at the foot of the proposed stair up to first floor level.

An existing communal refuse store is located next to the communal cycle store. There is sufficient capacity for the extra one bed flat. The building management organise pick up of refuse on a weekly basis.

