

8, Ferdinand Street, London, NW1 8EY

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KEY DETAILS

Site Address: 8, Ferdinand Street, London, NW1 8EY

Current Business: Mota's Bakery (bakery & sandwich shop)

Current Licence: A3

Owner: Anthony Zandos

Proposed Business: Burger Restaurant

Type of work: Refurbishment

1.0 SITE ASSESSMENT

8, Ferdinand Street is currently "Mota's Bakery", a bakery and hot foot restaurant (fifteen years old) located on the corner of Ferdinand Place with Ferdinand street To the north is a residential building of four storeys; to the east is a residential building of four storeys with a bagel café/restaurant at ground floor level; to the south are commercial properties, restaurants and shops. To the east are commercial properties, bars, shops and a 24 hour car service.

The property is not a listed building. The property is composed of a ground floor (35m²) and first floor (25m²). Currently on the ground floor level is the existing lounge and shop. On the first floor level there is the existing kitchen which has been in use for the last fifteen years.

The façade is constructed of brick, which through the years has deteriorated (aesthetically and not structurally), showing marks of pollution and dirt.

In context, the Ferdinand Street elevation has dealt well with the wear and tear of time, providing a colourful façade in the neighbourhood in a sensitive colour palette.

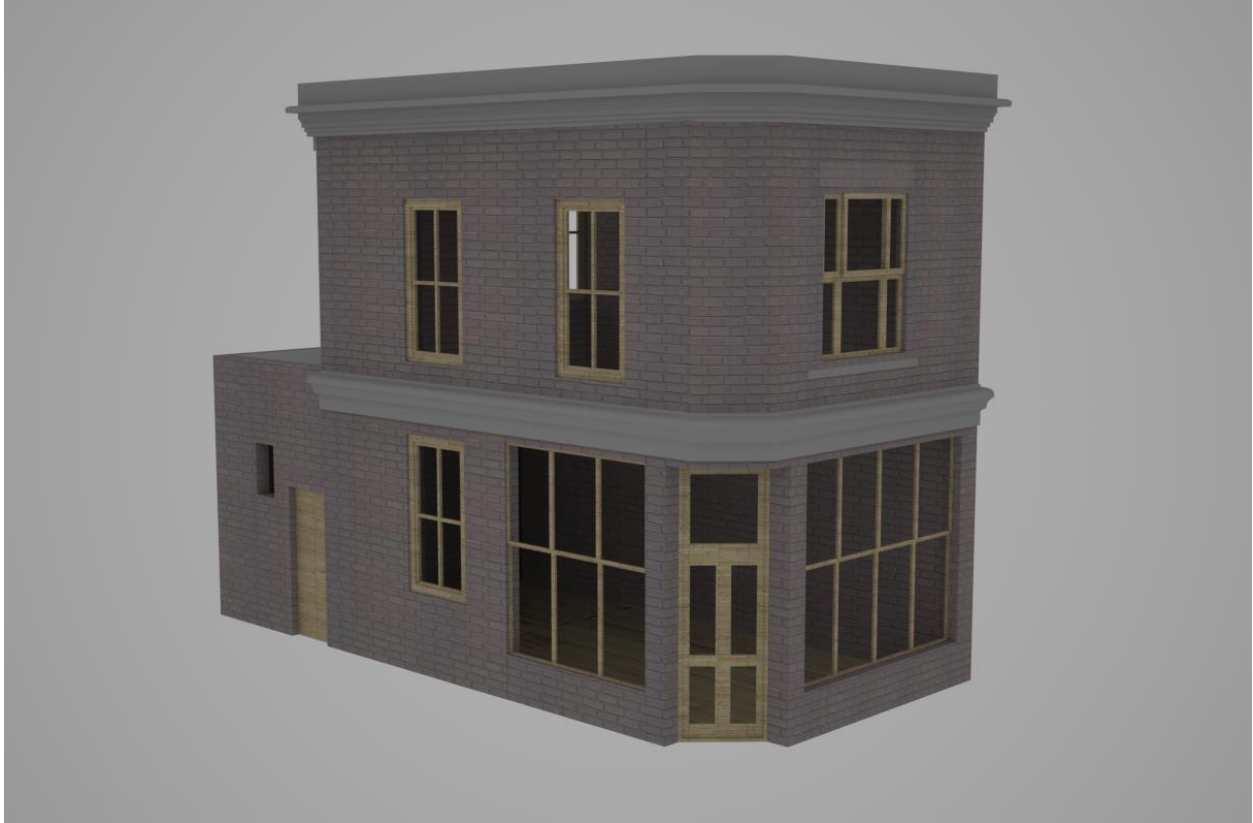


Ferdinand Street colour facades

2.0 Design Proposal

Proposed burger restaurant, opening times 12:00 to 23:00

Externally the proposal is to use a grey colour on both façades (Ferdinand Street and Ferdinand Place), sensitive to the contextual colour palette. Please refer to the render for colour indication.



Proposed colour for the building.

Due to the poor condition of the windows, the proposal is to install windows in the same style as existing windows at both levels. Sash windows on the first floor (kitchen) will incorporate insect-proof screens to comply with current requirements. On the ground floor, there will be a proposed sash window.

The proposed alterations and finishes will be sensitive to the character of Ferdinand Street. The existing internal arrangement of the property will be retained, namely a shop at ground floor level and a kitchen at first floor level. There is a proposal for a 1775mm x 1540mm structural opening between the lounge and storage area at ground level. This proposed alteration involves part removal of a load-bearing wall and installation of a steel beam. Structural calculations done by "CHESS STRUCTURAL CONSULTANTS", document enclosed (file: 3657-8 Ferdinand Place)

At the first floor level (kitchen) there is a proposal for kitchen air extraction with carbon filters (grade 207c) to comply with planning requirements. A complete system will be installed within the building to keep levels of noise and vibration to a minimum. Please refer to our consultant's KSL documentation enclose (file: KSL1503) for specifications of proposed equipment and proposed noise and vibration levels.

3.0 Planning Context

8, Ferdinand Street is not a listed building and therefore a summary of proposed alterations for consent can be considered as:

Proposed colour of the façade

Sash windows at ground floor and first floor levels

Proposed structural opening

Kitchen air extraction system.

3.0 Access

The main entrance to 8, Ferdinand Street is located at ground floor level, with access via Ferdinand Street (clients) and a second back door located at ground floor level at Ferdinand Place (staff, deliveries and waste).

The proposed alterations do not impact on existing access arrangements.



Ground Floor

First Floor



Exterior

