



GLA Architecture and Design

Southgate Office Village, Block E First Floor, 286A Chase Road, London N14 6HF

T 020 8886 5100 F 020 8886 0669 E g@glaad.co.uk

DESIGN STATEMENT

Our ref. 1415A-2

21.03.16.

CHANGE OF USE FROM A SHOP TO A TWO-BESROOM FLAT AT NO. 71 FALKLAND ROAD, LONDON NW5 2XB



Front and side view from Falkland Road and Montpelier Grove

Building's Description & Location

71 Falkland Road is an end of terrace three-storey building located at the corner of Falkland Road and Montpelier Grove. Falkland Road is principally a residential street where the site has a gradual slope from the front to the rear along Montpelier Grove. It is in close proximity to Kentish Town Underground & Overground train stations. The ground floor is currently

GLA Architecture and Design Ltd.

Registered in England & Wales no. 4672884

Registered office:- Southgate Office Village, Block E First Floor, 286A Chase Road, London N14 6HF

vacant and has retail use (Class A1), whilst the floors above the shop have residential use (Class C3). The entrance to the residential units on the upper floors is via Montpellier Grove. The site has a footprint of approximately 185 square metres.

Design Proposal

The ground floor has a Class A1 use and is currently vacant. Falkland Road is mainly a residential street and there is no demand of this unit, hence the reason for the change of use to residential unit. We have included Ariston Property Group's letter 01.03.16., as part of this application, which refers to the marketing of the shop and the demand for such premises in this location.

The proposal will consist of a two-bedroom flat where the entrance will be from Montpellier Grove. There will be a separate access to the refuse enclosure, a cycle store, gas and electricity meter enclosure. The new bay window and timber door to the south elevation will be designed to match the existing to number 69 Falkland Road. The removal of the roller shutters to the Montpellier Grove and the proposed brickwork, render and white paint will be to match existing. The new balustrade to the front of the property will give sense a private amenity space, to the front garden.

The new courtyard in between bedroom's 1 and 2 will create a light well to allow natural light and ventilation into the bedrooms and bathroom. The courtyard will also allow for a private patio area. The storage rooms to the rear of the property will be kept as existing with a separate access. The proposed two-bedroom flat complies with the London Plan Policy.

Proposed Residential Unit

This will be an approximately 70 square metre two-bedroom, four-person flat.

Proposed Materials

1. Yellow London Stock bricks to match existing.
2. White painted render to match existing.
3. Lead to bay window's roof and polymeric membrane in a grey colour for the flat roofs.
4. White painted timber double glazed sash windows and patio doors to courtyard.
5. White painted timber balustrade.
6. Black uPVC gutters and rain water pipes.

Transportation

The site is located within walking distance of Kentish Town Underground & Overground train stations. There is the number 393 bus route that runs along Leighton Road and the number 390 bus, that runs along Brecknock Road.

Sustainability

1. Yellow London Stock bricks to be reclaimed.
2. Grey uPVC gutters and pipes to be obtained from eco-friendly and sustainable source.
3. Glazing can be recycled.
4. Double glazing with low 'E' glass for an energy efficient window system.
5. The installation of high specification insulation and the use of low energy light fittings where possible, will also assist with the energy efficiency of the proposal.
6. Eco-render can be recycled.
7. Timber windows and doors to be manufactured using a non-toxic treatment and fast growing timber from a sustainable sources. These woods can be safely reused or recycled.

Planning History

Ref. CTP/F12/9/7/32885 for 71 Falkland Road – Conditional - Dated 25.01.82. Alterations to the existing shopfronts and the formation of a new doorway.

Ref. CA/1616/31/07/70 for 71 Falkland Road – Granted - Dated 29.09.70. At 71 Falkland Road, Camden Internally illuminated double sided box sign with multi-coloured letters to read S. Aspris Falkland General Stores Wines Spirits & Beers Retail and Wholesale Telephone 485-8106 on a white background. Projection 3'4" (1 m) depth 2'1" (.62 m), overall height 12'1" 3.62 m).

Ref. F12/9/7/6298 for 71 Falkland Road – Conditional - Dated 13.03.69. Erection of a single storey extension at rear of 71 Falkland Road, Camden, to be used for storage purpose.

Ref. TP83582/13254 for 71 Falkland Road – Refused - Dated 16.11.62. The conversion of the existing garage at the rear of no. 71 Falkland Road, St. Pancras, fronting Montpelier Grove for use as a hairdresser's shop.

Ref. TP83582/17737 for 71 Falkland Road – Conditional - Dated 02.02.61. The erection of a bathroom addition at the rear of the second floor of no. 71 Falkland Road, St. Pancras.

Ref. TP83582/1796 for 71 Falkland Road – Granted - Dated 13.07.60. The retention of an additional residential storey at first floor level at the rear of no. 71 Falkland Road, St. Pancras

Ref. TP83582/7469 for 71 Falkland Road – Granted - Dated 14.08.59. The use of the ground floor rear addition at no. 71 Falkland Road, St. Pancras, for the purposes of a shop (Class I of the Town and Country Planning (Use Classes) Order 1950) and alterations in connection therewith, and the erection of an additional residential storey to the rear addition.

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