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**DESIGN AND ACCESS STATEMENT FOR THE CHANGE OF USE AT:  
111 KENTISH TOWN ROAD, LONDON, NW1 8PB**

The existing unit is located on the western side of Kentish Town Road close to the fork with Royal College Street. It is located along a parade of shops with a mix of retailers, businesses and fast food restaurants with residential units located above.

The existing Ground Floor unit is currently A1 use although the shop unit was previously used as a laundrette it is currently not let. The intention is to use half of the unit as residential accommodation with the additional area for the two bed flat made up by extending at the rear. There is a sizeable unused garden space at the rear which can be put to use by extending as residential accommodation. The remainder of the unit will remain as a shop unit.

The proposal is to convert part of the shop into a Ground Floor residence from A1 to C3 with a two bedroom layout centred around a courtyard. This will be for the use of the elderly owners who currently live in the maisonette above, one of which has undergone hip and knee and shoulder replacement surgery and requires a ground floor residence to avoid stairs which are now very difficult to negotiate. Medical records can be provided if required.

The living/dining/kitchen area will be to one side while the bedroom areas are to the opposite side of the property. There is ample area as the property is located on a bend of the road. The new unit will be accessed via the street by a newly formed corridor.

Materials to match existing will be utilised with facing brickwork to walls and felt to the new flat roofs with UPVC windows and doors.