



GLA Architecture and Design

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DESIGN STATEMENT

Our ref. 1415C-2

11.08.17

DEMOLITION OF A SINGLE STOREY STORAGE BUILDING AND CHANGE OF USE TO A TWO-BEDROOM RESIDENTIAL UNIT 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 within Kentish Town Conservation Area and is principally a residential street. 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 single-storey building at the rear of no. 71 Falkland Road is currently vacant and has storage use. Planning was granted for the change of use of the shop to a two-bedroom flat. The site has a footprint of approximately 193 square metres.

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Registered in England & Wales no. 4672884

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Design Proposal

Since planning was granted for the shop's conversion to a two-bedroom flat, our proposal is to develop the rear of this property to residential. The existing single-storey building at the rear of no. 71 Falkland Road is currently vacant and has storage use. Falkland Road is mainly a residential street and there is no demand for this storage unit, hence the proposed change of use to residential. This will involve the demolition of the single-storey storage building at the rear of no. 71 Falkland Road and to create a single-storey two-bedroom flat, which will front onto Montpelier Grove. The new building to be built with reclaimed Yellow London Stock bricks, to have painted white timber sash windows and painted doors, in order to be in keeping with Kentish Town Conservation Area's characteristics.

The entrance to the flat will be from Montpelier Grove and will have a separate access to the refuse enclosure and cycle stores with the gas and electricity meter enclosures.

The new flat will have a courtyard as an amenity area, which will allow natural light and ventilation into the bedrooms, living/dining/kitchen area and corridor. The privacy of number 69's garden has been taken into consideration with no windows overlooking into this property. The proposed residential unit complies with the London Plan Policy and will be a car free development.

Proposed Flat

Approximately 64 square metre two-bedroom, three-person unit, with a courtyard of approximately 6.5 square metres.

Transportation

The site is within a PTAL 4 rating and is 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. The proposal allows for a bicycle enclosure for each of the units.

Proposed Materials

1. Yellow London Stock bricks to match existing.
2. Timber framed double glazed sash windows painted white.
3. Timber framed double glazed sliding doors to courtyard painted white.
4. Polymeric membrane in a grey colour for the flat roof.
5. Black coloured aluminium framed rooflights to be double glazed and have obscure glass.
6. Timber entrance door painted grey.
7. Black uPVC gutters and rain water pipes.
8. Painted white timber framed, double glazed sliding doors.

9. Cycle and refuse doors painted white.
10. White painted rendered walls in the courtyard.
11. Black uPVC gutters and rain water pipes.

Sustainability

1. Yellow London Stock bricks can be reclaimed.
 2. Black 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. Timber windows and doors to be manufactured using a non-toxic treatment and fast growing timber from sustainable sources. These woods can be safely reused or recycled.
 7. The render and paint to be of ecological type as follows:-
 - a. Lime Render – Ecoender Duro, followed by Ecoender Natural Finish from Lime Green Products Ltd. These are made with Natural Hydraulic Lime, natural sands and recycled aggregates.
 - b. Breathable render paint to be applied from Beeck's Mineral Paints in Mid Grey.
- Extensive green warm roof from ICB UK Ltd. to the flats, is both lightweight & has a low maintenance requirement.

Planning History

- Ref. 2017/1331/P for 71 Falkland Road - Refused - Dated 26.05.2017. Demolition of single storey ancillary storage area (A1) and erection of 2 x two-storey dwelling houses (1x1-bed; 1x2-bed) (C3) fronting Montpelier Grove.
- Ref. 2016/1562/P for 71 Falkland Road - Granted - Dated 27.04.2016. Change of use from shop (A1 use) to a two-bedroom self-contained flat at ground floor level; new bay window plus entrance as replacement for shopfront; including alterations to fenestration.
- Ref. 2016/0452/P for 71 Falkland Road - Granted - Dated 28.01.2016. Replacement of front elevation first and second floor uPVC windows and side elevation first floor uPVC window with timber sash windows.
- Ref. 2005/0621/P for the land at the rear of 71 Falkland Road - Refused - Dated 15.03.2005. Demolition of the existing single storey storage building at the rear of no. 71 Falkland Road and the erection of a two-storey building comprising one two-bedroom and one one-bedroom self-contained residential units.

- 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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