

CLPD

INVESTMENT IN DESIGN

STREATHAM PROJECT UPDATE

CHEAM ROAD PROJECT UPDATE

**NEW WEBSITE
LAUNCHED**

**CLIENT WORK
MARKET COMMENT**

Cheam Road

The design and planning application is progressing well for a 17 Unit development made up of a mixture of one, two and three bedroom apartments all with either private gardens, balconies or roof terraces. The units themselves are of a good size with plenty of storage and will make great homes for first-time buyers, young families and older downsizers. Its close proximity to Ewell East train station means London Victoria is a mere 30 minutes away.

Design and Build Features

After much discussion with the council planning department we have developed a design for the building that uses traditional materials of red brickwork and natural zinc roof and façade elements but with an unashamedly contemporary aesthetic. We have broken up the elevations with stepped brickwork and zinc to improve the street scene and integrate more effectively with the neighbouring buildings that we believe has produced a well-proportioned and sited building.

The other driving force behind the design is simplicity of construction, even though we are at the planning stage of design, it is very important to think about construction techniques now so that the most efficient methods can be utilised.

At Cheam we are proposing to use a highly insulated, timber prefabricated structural system that will be constructed off-site. This is both highly economical and can vastly reduce site construction times. This type of system is widely used in the UK, Europe and Scandinavia and although considered modern construction, is well understood in the industry.

Consultation

The public consultation for the development at 37 Cheam Road took place on Saturday, the 02 April. As expected it was met with mixed feelings from concerned neighbours however the overall impression was that the consultation was a positive event that will hopefully enable neighbours to better understand the scheme.

The biggest concern raised was the impact the development will have on parking and traffic.

Final tweaks to the design are being made and the planning application will be submitted this month.

Pre-Valuation

The scheme has been priced by local agents, Barnard Marcus, who are very experienced with new build schemes in this area.

The flats will range from £375,000 for a one bed to £570,000 for a 3 bed penthouse with roof terrace.

We have had our Quantity Surveyor produce a cost estimate and together with the assumed resale values we have an exciting and rewarding project ahead.



Streatham Common

CLPD is very excited by this scheme in which a pair of attractive new homes is being built on a large plot. The project is well underway with practical completion for late 2016.

Work on Site Well Underway

According to our CLPD project director, Rod Werninck, the Streatham Common South project is characterised by one theme - mud. Or as he says, "Mud, mud, glorious mud". For a time earlier this year, eight lorries removed over 18 tonnes of earth a day. This has been replaced by poured concrete, filling a lower and an upper ring, both now near completion.

Torrential rains over the Easter weekend that ripped through southern England caused some earth slippage which has since been stabilised. The project budget was not affected but some time was lost which the company is looking to make up. A crumbling exterior brick wall shared with the site's neighbour has been removed. This helps the contractors run soil and rainwater pipes and when rebuilt will give the project a suitably finished look.

Selling Strategy

Streatham Common South project's larger house will be sold upon completion, with the smaller house to be sold off-plan. Onward sale of this smaller one is expected to be smooth as it is in the buoyant part of the market. The large house is likely to attract a lot of interest due to the modern architecture (which is in demand as this type outstrips supply) and price point.

Neighbouring areas of Balham, Wandsworth and Dulwich afford buyers half the property size for the same money. Also, emerging areas beyond central London with good schools are highly desirable, and Streatham is known to have some of the best rated ones in the city.



Pre-Valuation

The large house is likely to attract a lot of interest due to the modern architecture (where demand outstrips supply for this type of property) and the price point.

CLPD sent final plans and 3D images of the two houses to property agents to get indicative prices. The estimates ranged from a conservative £3.8m to an optimistic £4.5m. They were all hopeful of achieving sales prices nearer the optimistic view, but very confident of achieving at least the conservative estimates.

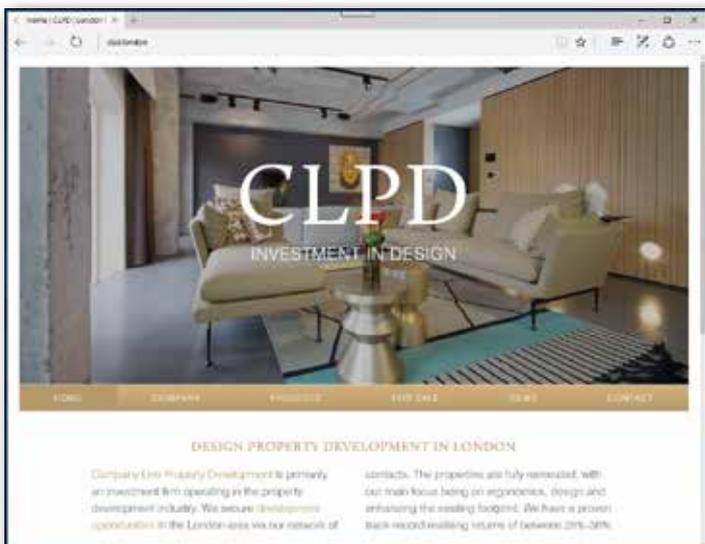


CLPD Website

You may have noticed, CLPD has a brand new website: www.clpd.london

With a fresh design, attractive layout and content updated regularly on all our projects, we hope you find it useful.

Let us know what you think! We look forward to your feedback.



Market Comment

As the media continue to tell us, the property market remains in a challenging situation.

Estate Agent Henry Wiltshire told us this month, “the domestic market is pretty flat, with a wait and see attitude prevailing, due to the SDLT and other tax changes which came into place in early April”.

“With the traditional Spring bounce to the market coming, and various tax implications about to come to a head, I would expect that going forward we will see an improved response.”

He concluded: “The Ransome’s Dock price point is not the issue, it is a matter of time, not money.”

Client Work

CLPD is currently working on four client projects. This involves the design of rear extensions, basement excavations and roof extensions. CLPD typically assists with the design and the planning application stages, however we are also undertaking project management on one or two of these projects.

We are grateful if you can recommend CLPD to any of your friends and colleagues as this is an area of the business we are looking to expand.

507 The Royle Building, London N1

CLPD is undertaking an interior design project for a one-bedroom loft-style apartment in Islington. Work includes creating a new kitchen and bathrooms, repositioning stairs to create a den/media area and improving the overall ergonomics of the space.

Kimberly Road, London SW9

CLPD is producing planning and construction drawings for a house in Stockwell which will be converted into a number of flats.

20 Lysias Road, London, SW12

CLPD just received planning consent to extend a beautiful family house in Clapham South, with a basement and loft extension plus redesigned rear extension.

Bryan Avenue, Willesden Green

We have just received planning approval for this client project for a rear extension. We are assisting the client with project management and will now coordinate the tender and

