



## **Design and Access Statement for Flat 15 Quex Mews, 112-114 Kilburn High Road, London NW6 4PW**

### **Camden Planning Department**

#### **The Process**

The application site is located at the top floor of 112-114 Kilburn High Road (known as Flat 15 Quex Mews), London, between Birchington Road and Quex Road. The site contains a commercial retail unit at ground floor level as well as self-contained residential dwellings at upper floor levels.

All the existing flats in the building are currently occupied. Access to these existing flats is from Quex Road at the rear of the property. The area generally has a mixed-use character including residential, commercial and community uses.

The current application follows two recent planning permissions that are relevant and should be considered as important material considerations, as follows:

- Ref. 2022/0629/P: Erection of mansard roof extensions and creation of a new residential dwelling to the adjoining properties at 108-110 Kilburn High Road. These approved mansard roof extensions in the adjoining property are in the process of been implemented.
- Ref. 2022/5139/P: Erection of a front mansard roof extension on existing 4th floor roof terrace to facilitate the conversion of the existing top floor flat into two self-contained residential units.

#### **Proposal**

The current application only relates to the extension of the existing Flat 15 on the top floor with a front mansard roof and dormer windows (to match the recently approved schemes mentioned above).

### **Amount**

The proposal is for the extension of the existing residential unit (No.15 Quex Mews) to become a 3-bedroom family unit.

### **Scale**

As can be seen on the proposed drawings, the proposal maintains the predominant style of the area, while achieving a more consistent and coherent roof line along this terrace of properties when combined with the approved roof extension at Nos.108-110. The proposed scheme was designed in a sensitive manner, with the aim of forming an integral and proportional appearance which complements the host buildings and matches adjoining properties for a coherent street scene, while at the same time not affecting the privacy of the surrounding properties. Heights and scale will be to match the existing properties along the road and the recently approved mansard roof extension under Ref. 2022/5139/P.

### **Appearance**

External appearance is to generally match the predominant style in the area in terms of materials, detailing and design. The proposed front mansard roof design is in accordance with Camden Planning Guidance for roof extensions and matches recent approval on site and in adjoining properties. The proposed front dormer windows will be in accordance with Camden's guidelines for dormers and will align with the existing windows below to further emphasize the harmonious design of the front façade.

### **Use**

The use of the site is maintained: Commercial on the Ground Floor (unchanged by the current proposal) and residential at upper floors (matching existing and previously approved use).

### **Access**

The site is centrally located with a PTAL Rating of 6a (Excellent), with an abundance of shops, workplaces, entertainment and other local amenities which will reduce the need for travel. The existing access to the building will remain unchanged and unaffected by the proposal. The new residential unit will use the existing stairs for access.

Access for Emergency Services will remain unchanged, as it is at present.