

108 KILBURN HIGH ROAD, LONDON NW6 4HY
DESIGN AND ACCESS STATEMENT

108KHR

January 2024

1. The site

108 Kilburn High Road, London NW6 4HY.

2. The Process

108 Kilburn High Road is a five-storey terraced building.

During the last year, the building has undergone significant transformations to convert the upper floor offices into residential (as part of Planning Permission Ref: 2021/0610/P), as well as the addition of a new mansard roof extension. As a result of these alterations, access to all upper floors has been redirected to the rear of the building, making redundant the existing original entrance to the original offices at the front elevation.

The subject site is not located within a conservation area, nor is it statutorily or locally listed. It is located within the Kilburn Town Centre and identified as being part of a Local Plan Frontage.

3. Proposal (Amount)

The proposal is to change the existing redundant front entrance door and hallway to create a small commercial unit (Class E). Alterations to front doors and signage, as well as alterations to the existing commercial unit to create a draught-proof lobby, are also part of the current application.

4. Use

As stated above, the front access to the original offices on upper floors is now redundant and the proposal will unify the use at the front of the building on the ground floor as commercial frontage (Class E). This will support the growth of local businesses, potentially creating job opportunities and attracting customers in a busy commercial street.

5. Design

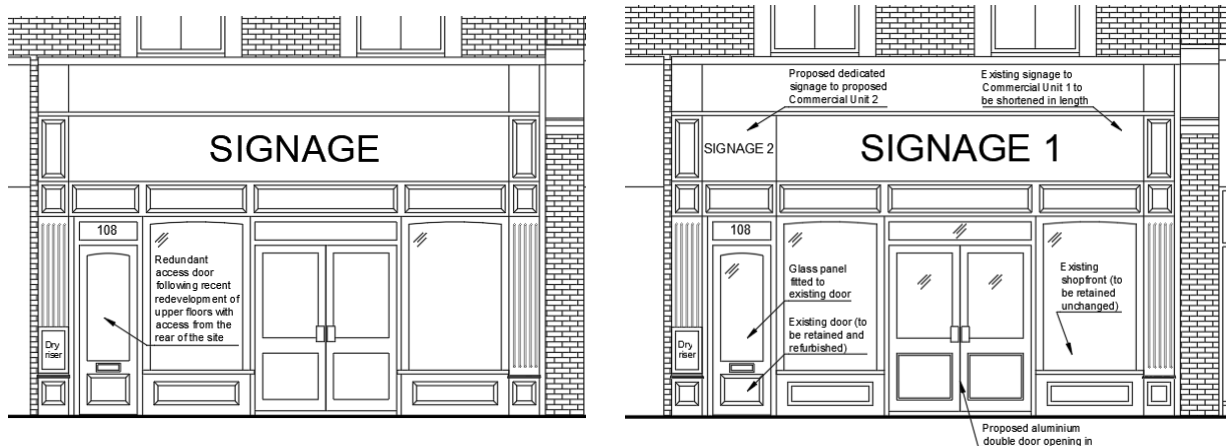
Local Plan policies D1 (design) and D3 (shopfronts) aim to achieve the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance, and character of the area. Policy D3 states that alterations to shopfronts should consider the existing character, architectural, and historic merit and design of the building and its shopfront.

The existing side door will be retained and refurbished to replace the top timber panel for a clear glass. A new signage is proposed above the new commercial unit. This small refurbishment remains practical and functional for the new commercial use, minimizing the need for major alterations and enhancing the architectural features of the existing building through adaptive reuse, while still meeting safety and accessibility standards.

The existing commercial unit double door will be replaced with a new aluminium double door opening inwards, fitted flush with the existing shop front, matching adjoining buildings, to create a draught-proof lobby. This will enhance the energy efficiency of the unit by acting as a buffer zone, mitigating the impact of external weather conditions and potentially lowering energy consumption. It will also serve as a barrier against external noise, creating a quieter and more conducive atmosphere within the commercial space.

6. Appearance

Minimal changes are proposed to the front façade to ensure that the new commercial unit harmonises with the surrounding commercial properties, maintaining the visual continuity of the area. The new commercial unit will not impact on the height, width and length of building in any way.



Existing Front Elevation (facing Kilburn High St.)

Proposed Front Elevation (facing Kilburn High St.)

7. Access

Access to the new commercial unit will be through the existing refurbished side door.

Access the existing commercial unit will be through the new, relocated door, now flush with the existing shopfront, leading to a new internal lobby.