

Design & Access Statement

Proposed Two Storey Rear Extension to Provide
2 No. x 1 Bedroom Flats

At

204 Kilburn High Road,
London.
NW6 4JH

With consideration of Lifetime Home Design Standards

&

Sustainable Design and Construction

Mistry Design
28 Wood End Gardens
Northolt
UB6 4QJ

07958 944 584

December 2013

Rev. A Incorporating consideration of Lifetime Home Design Standards & Sustainable
Design and Construction

204 Kilburn High Road, London. NW6 4JH – Design and Access Statement

Location

The property is located in the Kilburn area within a few minutes walk of Brondesbury and Kilburn High Road Tube stations providing direct access to the city. Kilburn High Road is a busy retail area with shops, restaurants and banks and well connected with Bus routes. The existing property is located on a corner site with Kilburn High Road and Kingsgate Place. Above all the retail units are residential properties which have been converted into flats over time to cater for the high demand for residential properties in the area.

Existing Building:

The end of terrace building is four storeys with a retail unit on the ground floor and 3 floors of flats above. The entrance to the flats is via a side entrance door leading to a staircase., all the flats are accessed from this staircase. The property is of yellow stock brick construction, with a tiled London roof to the main building. The lean-to at the rear on the first and ground floors have flat roofs.

The existing first floor lean-to at the rear has one large room and bathroom facilities near the staircase. The main part of the building comprises of 3 self contained flat with one at each floor level.

Neighbouring Properties:

The neighbouring property at No. 206 Kilburn High Road has a full depth first floor extension which is being used as storage by the shop keeper below. There are also other properties along this section of parade that have had rear first floor and second floor extensions.

Opposite the building at No. 198 Kilburn High Road, which can be seen from Kingsgate Place has a full depth first floor and part second floor extension.

The three storey block of flats at the rear of the property is some distance away and with no windows overlooking into this proposed extension.

Proposal:

The proposal is for a two storey extension above the existing ground floor. This will provide two self contained one bedroom flats, one on each floor.

Each flat will have a separate bedroom, a large kitchen and living area and a separate shower room. The entrance to each flat will be off the main staircase.

The extension has been designed in keeping with the original character of the building. The brickwork will be in yellow stock bricks to match the existing. The roof will be a flat roof to match with the other flat roofs in the area of similar extensions. Most of the windows are facing the road and not over looking into neighbouring properties. There are two new windows facing No. 206 on the side elevation, the bathroom window will be obscured and the kitchen will overlook the retail premises and not any residential amenity space.

Disabled Access:

As this is an existing building and the proposed extensions are at first and second floor no disabled access will be provided to these flats.

Parking:

No parking is being provided for the tenants as there is good public transport access to the city and neighbouring boroughs.

Refuse:

These are small flats, hence refuse will be brought out on the day of collection like the existing flats in the area.

The following Design Criteria have been considered for the Lifetimes Homes Design**1. Parking**

None provided.

2. Approach to dwelling from parking

No parking provided.

3. Approach to entrance

The existing property is 4 storeys and the proposed extension is at the first and second floors of the existing property. As such a ramped or level approach is not viable to these new flats. The access will have to be via the stairs access from street level.

4. Entrances:

- a) The entrance at street level is lit by street lighting and internal lighting will be provided in the stairs to the entrance of the each flat.
- b) It is not possible to provide a level threshold at street level. The existing entrance door at street level already has a step up from the pavement.
- c) The entrance door at street level and into the flats will have a minimum clear width of 850mm.
- d) The internal entrance to the new flats will be protected from the weather as it is an internal entrance into the building. It is not planned to provide an external canopy at street level entrance as this would protrude over the boundary of the property onto the pavement.

5. Communal Stairs:

The communal stairs to the flats will be shared with the existing flats in the building. The handrails and balustrades will be to the building regulation requirements.

6. Internal Doorways:

As this is an existing building and it is not possible to provided step free access, it would be unsuitable for people using mobility aids or wheelchairs. All internal doorways in the flats to have a 850mm clear opening.

7. Circulation Space:

The flats have open plan living space with a separate bedroom and bathroom, however due to the stair access it would not be suitable for wheelchair use.

8. Entrance level Living/ Bed space/ WC and shower:

All the living space is at the same level to each flat.

9. WC and bathroom walls:

The walls in the shower room will be capable of firm fixing for the provision of grab rails if necessary.

10. Stairs and potential through-floor lift in dwelling

As this is an existing building and the new flats are over the existing shop, there would be no possibility for a through-floor lift.

11. Potential for fitting of hoists

All the living space is on the same level and open plan and as the flats are on the first and second we do not envisage the requirement for the fitting of hoists.

12. Shower room

An accessible shower room with same level access is provided to each flat.

13. Glazing and window handle heights:

The handles to the windows will be easily accessible for those with restricted movement and reach.

14. Location of Service Controls

All sockets to be at 450mm from the floor level and switches to be at 1200mm from the floor level.

Sustainable Design and Construction

This is an existing building with a proposed extension at the rear over the existing ground floor shop. The materials proposed to building the extension are to be masonry walls to match the existing brickwork of the property. The floors and the roof will be in timber construction to minimise the load on the existing foundations.

Construction Details:

The extension walls will be built of the existing walls at ground floor level. The new walls and roof will be insulated to the latest building regulation standards. The floors will be insulated to provide the necessary sound and fire proofing.

Consideration of green or brown roofs:

We have looked into the possibility of providing a green or brown roof. However due to the increased weight problem on the existing building we feel this is not possible.

Consideration of green walls:

The extension is on the first floor level above the existing shop, the green wall would not be feasible in this location.

Conclusion

The proposed extension will provide 2 new 1 bed room flats of good size suitable for a single person or a couple. The new flats will provide much needed accommodation in the area with minimal impact on the surrounding area.

P. Mistry

December 2013 Rev A.