

Design and Access Statement

For

Project No: 10065

42-46 Kilburn High Road

Kilburn

NW6 4HJ

Proposal

Replacement of shop front.

Issue Date: 07-10-2013

## 1. INTRODUCTION

The Design and Access Statement accompanies the documentation for the submission of a full planning application for the replacement of shopfront to No. 42-46 Kilburn High Road .

This Design & Access Statement forms one of the supporting documents for the detailed planning application and should be read in conjunction with the plans document.

### **Site Location**

The subject site falls within the Kilburn Town Centre, situated on corner of Kilburn High Road and Belsize Road. The property occupied by a 4-storey plus basement, two frontages, with approved planning permission for rear extension to 42-44 Kilburn High Road.

The ground floor and basement of No. 42 was recently occupied by a opticians, No. 44 by dental clinic, both units currently vacant together with No 46 lastly was occupied by Holland & Barrett with access doors on splay angle. The upper floors are in residential use. The residential access from Belsize Road via separate staircase block which not part of this application.

### **Planning History**

44-46 Kilburn High Road London NW6 4HJ

Granted for erection of a ground floor rear extension to retail unit on 12-5-2011 (2011/1349/P)

42-46 Kilburn High Road London NW6 4HJ

Granted for installation of new shop front on 21-11-2005 (2005/2864/P)

### **Planning Policy**

Camden Planning Guidance

CS14 – Promoting High Quality places and Conserving Our Heritage

DP30 - Shopfront

### **Description of Existing**

The corner property No. 42 has two frontages, which has double entrance door located on splay angle, the shop front mostly covered with plasterboard with green colour. Some windows arch also covered and make rectangular windows.

The plaster board covering on Belsize Road to the residential entrance door has been exposed and original stone work appears.

No. 44 & 46 comparatively small units located on Kilburn High Road. No. 46 has framed shop front while No. 44 has entrance door only rest of the area is covered with brick wall. The door also incorporated to access first floor dental clinic.



No. 42 entrance doors



Belsize Road shop front



Belsize Road residential access



Kilburn High Road Shop front



## Proposal

No.42

The subject corner shop forms an extensive primary retail frontage. The shop is currently unoccupied and opportunity to refurbish as specially the frontage.

The original stone structure is still present behind the covering and out client wishes to restore.



The photo above shows impressive stone structure & details, splay angle entrance doors, and arch windows to No. 42. The original stone work will be cleaned, repair and reinstated.

No. 44-46

There is no evidence of an original structure, the new shop front will be in aluminium frame and accessed by single entrance door located on left hand side, remaining shop front will be equally divided into three parts. The first floor entrance door will be retained. The middle part will be divided equally into four parts. The timber panel will be incorporated on bottom and glazed panels fixed on top. The upper parts will be in timber panels.

No shutter and awning proposed.

No other existing building element or surrounding will be affected. Rest of the existing elevations (upper floors) will be remained unchanged. The new sign will be set within fascia area (subject to separate application).

### **Access**

The existing splay angles double doors will be utilized and existing level access will be retained for No.42.

The new shop front entrance For No. 44-46 will be clearly defined, well lit, unobstructed and level approached.

### **Summary**

The proposal will enhance and contribute both to the vitality and viability of the local area. The proposal enhances good design and positive contribution to the building, street scene and retail operation. In light of the above the Council are urged to grant planning permission.