

221A BELSIZE ROAD, KILBURN, LONDON NW6 4AA

DESIGN & ACCESS STATEMENT

Introduction :

This is a brief report accompanying and supporting the above planning application illustrating the form of development , design principles , concepts , access and landscaping that would be taken into consideration when preparing a proposal. Here, in this instance, the work to be carried out is related to an existing building which is to be part demolished at the front, with the sides and rear maintained and built on to form three floors to create an office / storage and two self-contained flats. There are to be no new extensions added on the ground floor.

The design and concept has been principally based on the pre-application written statement and the meetings that have taken place with various planning officers in the planning department in Camden Council in the last one year.

Existing building :

The existing property is an old high one and a half story second hand furniture shop which ceased trading more than three years ago. Originally when it was constructed it served as the entrance and ticket office to Kilburn Road railway station making access to the railway platforms behind it. Subsequently, many years back the railway entrance and ticket office was moved to Kilburn High Road.

The building is flanked on one side by an attractive three story residential dwelling containing several self-contained flats, and on the other side by an attached one story property which was originally used as a restaurant but has now been closed for a number of years.

The building which is not in a conservation area is constructed in solid brick work, with the upper level in stud work and wood plank wall cladding. The pitched roof is covered with tiles.

In terms of layout, the ground floor is just one large room , with the central rear part in the form of a maisonette / gallery overlooking the lower floor and the railway station behind.

Proposed building :

The application is based on the removal of the front wall which is on the boundary, and constructing a three story building with the upper two floors set back in line with the adjacent residential building. The height is to be similar, with the pitched roof and slate tiles matching that of the neighbour. The external wall finishes to the front and the one side visible from the street are to be in white stone panels reflecting a similar look as that

of the neighbour. The rear of the property is intended to be in brick, again in line with other properties along the back.

There is to be an office and storage area on the ground floor, to be used by the owner who has other properties in the area, and further two new flats on the first and second floor. An allowance has been made for some landscaping at the front on the ground level. This is to be concealed from the street by a brick wall extended along the boundary similar to the adjacent property. Also, an area has been provided where refuse bins can be stored and collected by the Council. Allowance for bicycles parking has been made inside the building.

Internally each unit has been designed in line with “ Lifetime Homes “ standards to provide the provisions and levels required to meet the need of a wheelchair or disabled person. Externally, the façade composition and window pattern, with the quoins along the edges, are to reflect some of the features found in the neighbouring property. The flats are to be of a high standard finish with the right facilities installed to meet the modern standards demanded today.

Land use & density :

The creation of two self-contained flats of high quality accommodation will help to provide further housing in the area making use of the existing building which at present is under used by only storing second hand furniture. The property at present is a retail unit and it is proposed to change this to part office / storage, and two residential units. The number of new units proposed is not such as to cause a big change in density of the area.

Appearance :

The character and appearance of the new proposal has taken into consideration all the discussions that have taken place with the planning officers in the past one year. The façade, external finishes, and shape of roof, and roof finish have been designed in line with what was highly recommended by them.

Streetscape & street character :

The design of the new proposal reflects the character and streetscape of the area.

Scale :

There will not be a significant change to the scale of the property in the street.

Landscaping :

The garden created at the front, although modest in size, has been designed in a way to be practical and form an attractive entrance to the property. It is similar in concept to the neighbouring property but to a much smaller scale.

Access :

Access to the property is the same as the street pavement level and there is no need to make any extra provisions for a disabled user.

Service utilities :

The services are all to be new and in line with the present regulation and standards.

Sustainability & sustainable construction :

The development will provide rain butts to ensure the possible reuse of rainwater for the garden and plants at the front.

Sustainable water usage will be applied to the development with the use of water efficient appliances such as sensor taps , shower tap heads, low energy lighting, condenser boilers etc.

Flood risk assessment :

This property is not in a flood risk area.

Conclusion :

Every effort has been taken into consideration to base the development in line with the Council's planning officers, their views, and recommendation to provide a high standard of accommodation for the area.

The flats are modest in size , but practical, with good natural lighting and located in an area with excellent transport facilities. The character and appearance of the building has been designed to reflect the adjacent property and those similar nearby in the area.

Car parking in terms of legal requirements from the Council will be put in place to restrict the number of application that can be made for residential parking spaces.

Based on the above information and the plans submitted we hope the proposal is acceptable for approval. However, if there are any outstanding issues we are willing to make any changes to the scheme as required by the Planning Officer.

