

5 ARIEL ROAD, KILBURN, LONDON NW6 2DX

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. However, in this instance, the work to be carried out is related to an existing building which is to be converted to three self-contained flats with no new extensions. Consequently in this case some of the above factors would not be of too much concern.

Existing building :

The property is a mid-terraced three storey building situated parallel to Kilburn High Street. It is about one hundred and fifty metres from Kilburn underground and the same distance from Brondesbury railway station. It is also very close to a number of buses on Kilburn High Road running to various destinations. The neighbouring buildings on both sides of the road are also all terrace properties, many of which over the years have been converted to three or four self-contained flats , or bedsits.

On the ground floor there are two receptions and a rear kitchen. A staircase leads to the half landing which contains the bathroom, and then to the first floor where there are two bedrooms facing the front and the rear of the building. There are two more bedrooms on the second floor and a further bedroom with a bathroom on the loft floor.

Proposed building :

The application is based on renovating the entire property from a family unit to three self-contained flats. There will be some modification internally, but externally there will be no change to the front, and rear elevations. On the side two small windows will be removed. The main character of the building will be maintained and substantially improved and upgraded in line with the present modern standards.

A family three bedroom flat is to be created on the ground and half landing floor. This flat will also have exclusive use of the garden space at the rear. On the first floor there will be a one bedroom flat, and on the second and loft floor a large two bedroom flat. All flats will be designed to a very high quality, in line with 'Lifetime Homes Design Standards.'

Land use & density :

The creation of three mixed unit self-contained flats of much higher quality accommodation will provide much needed housing for the area. The property is already

residential thus the land use will remain the same as that at present. Also the number of new units are such that the change in density to the area will be insignificant.

Appearance :

The character and appearance will remain very similar as at present except for the fact that there will be improvement with the renovation that will be taking place.

Streetscape & street character :

There will not be any new building works or extensions to the property. The elevations on all four sides will remain practically the same and consequently the existing character and streetscape will be maintained.

Scale :

There will not be any change to the scale of the property or the street.

Landscaping :

The rear garden although modest in size will be improved where possible.

Access :

No changes are to be made for the access to the property. It will remain as it is except allowance is to be made for a disabled person by providing a ramp if necessary.

Service utilities :

The existing services are to be completely renewed in line with the present regulation and standards.

Sustainability & sustainable construction :

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

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 to base the development in line with the Council policy for flat conversion. The proposal presented is based on the experience of many conversions that have been carried out in various boroughs in different parts of London, and outside London.

The flats are all of good size with good natural lighting and located in an area with excellent transport facilities. The character and appearance of the building has not only been maintained but updated and renovated.

There is a mix of flats as encouraged by the Council. Also provision will be made for refuse storage and bicycle at the front where these issues will be discussed with the case officer at a later date.

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.