

**Proposed New Residential Accommodation
No. R/O. 194, Kilburn High Road.**

Design and Access Statement.

Direct Planning Limited

Site Assessment and Appraisal.

This site assessment will define the area surrounding the site location and appraise the factors that will influence and inform the design process and the solutions selected to create the design solution proposed, under the following headings:

Definition of Area.

The area that it is considered will influence and inform the development design process may be defined as the area located to the rear of Application Site fronting Kings Court and Kingsgate Place to the South West from nos.178 to 200 at the return of Kings Court to Kilburn High Rd.

The Areas beyond that defined above are considered only in the context of defining the nature of the general site topography and adjoining visual environment.

Planning History

The application site has been the subject of an application for upper floor Change of the existing B 1. to Residential Use including a residential extension to the rear. The Application was refused under Notice of Refusal App ref. 2008/0802/P dated 06/08/08. Reasons for Refusal. 1. Retention of Business Use Policy E.2. & Amenity for occupiers Policy SD6

Planning Policies Applying

UDP. Retained Policies S1/S2, SD6, H1, H7, H8, B1, B3, T9 & T2, Supplementary Guidance residential development standards and central government Planning Policy Statement 3 apply, as amplified, amended and /or superseded by emerging Greater London and Central Government policies A1

The proposed development will adhere to Government recommended density levels and will be compatible in scale, density height and site coverage with other existing developments in the defining area. The Design Statement below and the Application Drawings will demonstrate the manner in which the objectives of the policies may be achieved with regard to the specific requirements of the design brief and the constraints of the application site and local policies.

Existing Social / Planning uses - Environment

The uses within the defined area are exclusively Retail at ground floor level with B1. and Residential use on the upper levels. The rear areas, fronting Kingsgate Place / Kings Court, are mainly in use as rear yards / storage areas supplementary to the existing retail use. The rear areas to the three adjacent properties Nos.196 – 200 Kilburn High Road and Nos. 178 -180 Kilburn High Rd. have already been developed or have permission to develop as Residential accommodation.

The area to the North East side of Kings Court / Kingsgate Place is developed with 3 & 4 storey flats set around a landscaped public open amenity area fronting the road providing an open aspect, to the north east, form the rear of the existing developments fronting Kilburn High Road.

Topography & Access.

The application site lies on the North West side of Kilburn High Road and is one of the terraced units in the parade of shops Nos. 178 – 200 Kilburn High Road with rear access form Kingsgate Place / Kings Court with three upper storeys of residential / B1. Use. The rear of the terrace fronts Kingsgate Place / Kings Court which rises approximately 1.2 metres to the north from Kingsgate Place to Kings Court. The 4 storey Flat residential development to the North West of the road is situated on ground falling away approximately 2 metres to the North West Kings Court

Adjacent Structures – Location, Scale and Appearance

The existing structures comprising the built environment within the 'Defined Area' comprise a number of terraced units in the parade of shops Nos. 178 – 200 Kilburn High Road, with three upper storeys of residential / B1. Use. The rear of the terrace fronts Kingsgate Place / Kings Court and presents a series of uniform four storey London Stock brick faced terrace elevations with original two storey rear extensions set behind approximately 2.5 metre high brick boundary walling. A significant feature of the rear elevations is the regular projection of a raked buttressed chimney stack to each individual terraced unit. The terraced units rear yard areas adjacent to the application site, Nos. 196 – 200, have rear residential developments or permission for residential development accessed from Kings Court

In addition to the general character of the 'Defining Area' it is recognized that the scale (Structure height & size) of the recent adjoining permitted and existing developments at Nos. 196 -200 together with the significant features of the existing rear elevations will most directly influence the design of any redevelopment proposal on the application site. The existing and permitted development to the rear of Nos. 196 - 200 comprises Three and Four Storey stock brickwork faced structures accommodating single and two person flats with frontages located on the back adage of pavement having set back top storeys.

Note: See Appendix A – Site photographs of Defining Area from locations indicated on App Drg. No. DP/1245/1. Contextual Plan, Section & Elevation.

Project Design

Design Brief

To replace the existing rear retail storage and yard with one and two person accommodation maximizing the residential use of this opportunity site located in an existing Urban Area, in conformity with Government Policy Statements to maximize the use of Urban Land and provide sustainable development. The development also to comply with Government recommendations that development shall be compatible in scale, height and site coverage with other existing developments as already provided or permitted at adjacent locations.

The response to pre-application consultations with the Planning Authority have established that, given that which has already been approved recently in proximity to the application site, a rear extension to the existing development would be acceptable 'in principle' subject to satisfactory verification that the proposed development would not have an adverse impact on the amenities or loss of light on neighbouring properties, provide Cycle Storage with level access, the accommodation should meet the space standards required in the Planning Authority's published Residential Development Standards and be subject to a S 106 agreement requiring the accommodation provided to be 'car free' It is also noted that attention is drawn to Camden Council's UDP. Policy H8 encouraging a mix of units in residential developments. It is considered that, given the location of the proposal, and the content of the recently approved adjacent development at the rear of No. 196, the provision of family accommodation, without access to dedicated private amenity space would be inappropriate and limit the number of units that may be provided to meet the shortage of the type of accommodation in demand in this Town Centre location

Site Layout

The location of the proposed development replicates the two storey frontage with set back first floor accommodation maintaining the consistency of the established street scene created by the adjacent permitted developments in this location and the rear amenities of the adjacent dwellings, / B1 uses. The upper level two storey Studio apartment is set back further than that of the adjacent rear extension developments to ensure adequate window to window spacing between the proposed studio apartment windows and those in the existing flats opposite, as indicated on Drg No. DP/1245/1. The sloping face to the elevation being selected to replicate the buttressed chimney stack to create an extension in sympathy with this dominant feature of the existing terrace development.

Note: See appendix B - Day light & Sunlight Study

Appearance

The location, height and external finishes of the various elements comprising the appearance of the design have been selected to provide a design consistent with the requirement to provide sustainable construction and to replicate the external finishes provided to the adjacent permitted rear extensions. The selection of raised seam zinc roofing to the upper studio apartment ensures that the extension at this level will not form an over dominant feature in the street scene.

Landscaping and paving

In common with the adjacent permitted developments there is no opportunity to provide landscaping or external paving on the application site save for that provided to the first floor balcony. However the proposal may take advantage of the open prospect provided by the landscaped area on the opposite side of Kingsgate Place

Access

Accessibility

The proposed development has adequate level pedestrian footpath access via Kings Court to the UDP. defined adjacent Town Centre shopping and social / recreational facilities and employment opportunities. The location has easy level pedestrian access to all public transport facilities

Vehicular Access.

The development proposed as 'car free' is provided with covered cycle storage facilities and the public footpath may easily be accessed by vehicle passengers via Kings Court / Kingsgate place roads

Crime Prevention

The application site is located in an established residential area served with street lighting appropriate to the area. It is considered that the proposed redevelopment in this location will not provide an environment that encourages criminal activity but tend towards the prevention of crime in the immediate vicinity.

Summary

Central Government Planning Policy Statement 3 requires the association and maximum use of available sustainable Urban Land, (Brownfield sites) to accommodate housing need on previously developed land. It is noted in L.B. of Camden UDP Retained policies that housing is noted as a priority use, emphasizing the need to secure net additions to the housing stock. The proposal is supported by both these policies.

It has already been noted under *Site Assessment and Appraisal, Adjacent Structures*, that the adjacent sites at Nos. 196,198 & 200 have permitted rear extensions of similar mass, appearance and content to the proposal. It is further noted that Nos.178 & 180 in the existing terrace /defining area have similar developed rear extensions.

The application represents an opportunity to provide a small residential development on an opportunity site, located within the confines of an established local urban environment of the densities, size, scale and appearance of other adjacent rear developments The location and design of the proposed new structure preserves the amenities of surrounding developments, in scale, height, site coverage, location, design and external facing materials and reflects the scale and finishes of existing rear extension developments in the immediate area. The designed appearance incorporating sustainable construction, low carbon technology and traditional material facings visually enhances the environment in which it is located to the benefit of the street scene in conformity with the requirements of emerging Greater London and retained Camden UDP Policies

**Proposed New Residential Accommodation
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Design and Access Statement – Appendix A - Site Photographs

For photograph location see drawing No. DP / 1245 /1.



Site Photo A



Site Photo B



Site Photo C.



Site Photo D



Site photo E.



Site Photo F.

**Proposed New Residential Accommodation
R/o No. 194 Kilburn high Road**

Design and Access Statement – Appendix B – Day Light & Sunlight Study

Right of Light Consulting
Building A
Weston Chambers
Weston Road
Southend-on-Sea
Essex
SS1 1AU

Tel: 0800 197 4836

DAYLIGHT AND SUNLIGHT STUDY
194 Kilburn High Road

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1 EXECUTIVE SUMMARY

1.1 Overview

- 1.1.1 Right of Light Consulting has been commissioned to undertake a daylight and sunlight study of the proposed development at 194 Kilburn High Road.
- 1.1.2 The aim of the study is to assess the impact of the development on the light receivable by the neighbouring properties at 192 & 196 Kilburn High Road. The study is based on the various numerical tests laid down in the Building Research Establishment (BRE) Digest 209 'Site Layout Planning for Daylight and Sunlight: a good practice guide' by P J Littlefair 1991.
- 1.1.3 The window key in Appendix 1 identifies the windows analysed in this study. Appendix 2 gives the numerical results of the various daylight and sunlight tests.
- 1.1.4 All neighbouring windows pass all of the BRE diffuse daylight and direct sunlight tests. The development also satisfies the BRE overshadowing to gardens and open spaces requirements.
- 1.1.5 In summary, the proposed development will have a low impact on the light receivable by its neighbouring properties. Right of Light Consulting confirms that the development design satisfies all of the requirements set out in BRE Digest 209 'Site Layout Planning for Daylight and Sunlight'.

2 INFORMATION SOURCE

2.1 Documents Considered

2.1.1 This report is based on drawings:

Direct Planning Limited

DP/1245/1	Contextual Plan, Section & Elevation Location Plan.	Rev –
DP/1245/2	Semi Basement Plan, Ground Floor Plan, First Floor Plan	Rev –
DP/1245/3	Second Floor Plans, Roof Plan & Second Floor Plan	Rev –
DP/1245/4	Section A-A & B-B Elevation to Kings Court	Rev –

3 METHODOLOGY OF THE STUDY

3.1 BRE Digest 209 : Site Layout Planning for Daylight and Sunlight

- 3.1.1 The study is based on the various numerical tests laid down in the Building Research Establishment (BRE) Digest 209 'Site Layout Planning for Daylight and Sunlight: a good practice guide' by P J Littlefair 1991. In general, the BRE tests are based on the requirements of the British Standard, BS 8206 Part 2.
- 3.1.2 The standards set out in the BRE guide are intended to be used flexibly. In instances where there is a special requirement for daylight or sunlight, higher levels may be deemed necessary. In other situations, such as with urban developments, lower daylight and sunlight levels may be unavoidable. The following statement is quoted directly from the BRE guide:
- 3.1.3 "The guide is intended for building designers and their clients, consultants and planning officials. The advice given is not mandatory and this document should not be considered as an instrument of planning policy. Its aim is to help rather than constrain the developer. Although it gives numerical guidelines, these should be interpreted flexibly because natural lighting is only one of the many factors in site layout design."

3.2 Daylight to Windows

- 3.2.1 Diffuse daylight is the light received from the sun which has been diffused through the sky. Even on a cloudy day when the sun is not visible, a room will continue to be lit with light from the sky. This is diffuse daylight.
- 3.2.2 Diffuse daylight calculations should be undertaken to all main windows at adjoining residential properties. The calculations should be applied to non-domestic buildings where there is a reasonable expectation of daylight. The BRE guide states that windows to bathrooms, toilets, storerooms, circulation areas and garages need not be analysed.

3.2.3 The BRE guide contains three tests which measure diffuse daylight. These are explained in the following sections.

3.2.4 Test 1 Vertical Sky Component

The percentage of the sky visible from the centre of a window is known as the Vertical Sky Component. Diffuse daylight will be adversely affected if after a development the Vertical Sky Component is both less than 27% and less than 0.8 times its former value.

3.2.5 Test 2 No-Sky Line

The no-sky line test involves calculating the percentage of a room's area which can receive direct sky light. Diffuse daylight is likely to be adversely affected if after the development the area of a room receiving direct skylight is less than 0.8 times its former value.

3.2.6 Test 3 Average Daylight Factor

The Average Daylight Factor takes into account a range of variables. For example, the size of the window, the type of glazing, whether the room has more than one window and factors such as the reflectivity of the internal decor.

The BRE test is based on the British Standard BS 8206 Part 2, which recommends an Average Daylight Factor of 5% or more if there is no supplementary electric lighting, or 2% or more if supplementary lighting is provided. There are additional minimum recommendations for dwellings of 2% for kitchens, 1.5% for living rooms and 1% for bedrooms.

3.3 Sunlight availability to windows

- 3.3.1 The BRE sunlight tests should be applied to all main living rooms and conservatories which have a window which faces within 90 degrees of due south. The guide states that kitchens and bedrooms are less important, although care should be taken not to block too much sunlight. In non-domestic buildings, any spaces which are deemed to have a specific requirement for sunlight should be checked.
- 3.3.2 The BRE guide recommends that main living room windows should receive at least 25% of the total annual probable sunlight hours, including at least 5% of the annual probable sunlight hours during the winter months between 21st September and 21st March. Sunlight availability will be adversely affected if both the total number of sunlight hours falls below these targets and is less than 0.8 times the amount before the development.

3.4 Overshadowing to Gardens and Open Spaces

- 3.4.1 The availability of sunlight should be checked for all open spaces where sunlight is required. This would normally include:
- Gardens, usually the main back garden of a house, and allotments
 - Parks and playing fields
 - Children's playgrounds
 - Outdoor swimming pools and paddling pools
 - Sitting out areas, such as those between non-domestic buildings and in public squares
- 3.4.2 The BRE guide recommends that for an open space to appear adequately lit throughout the year, no more than 40% and preferably no more than 25% of its area should be prevented from receiving any sunlight at all on 21st March. Sunlight availability will be adversely affected if these targets are not met and the amount of sunlight received on 21st March is less than 0.8 times the amount before the development.

4 RESULTS OF THE STUDY

4.1 Windows & Amenity Areas Considered

- 4.1.1 Appendix 1 provides a plan and photographs to indicate the positions of the windows analysed in this study.

4.2 Numerical Results

- 4.2.1 Appendix 2 lists the detailed numerical daylight and sunlight test results. The results are interpreted below.

4.3 Daylight to Windows

- 4.3.1 The nearby windows pass the Vertical Sky Component and No Sky Line diffuse daylight tests. The Average Daylight Factor test indicates that some of the neighbouring rooms receive a relatively small amount of daylight before the proposed development. The results confirm that the losses resulting from the development are negligible. The proposed development therefore satisfies the BRE daylight requirements.

4.4 Sunlight to Windows

- 4.4.1 All windows do not face within 90 degrees of due south and therefore do not need to be tested for direct sunlight. The proposed development therefore satisfies the BRE direct sunlight to windows requirements.

4.5 Overshadowing to Gardens and Open Spaces

- 4.5.1 The proposed development will not cause any garden or amenity area to remain in permanent shadow on the 21st March. The proposed development therefore passes the BRE overshadowing to gardens and open spaces test.

4.6 Conclusion

- 4.6.1 The proposed development will have a low impact on the light receivable by its neighbouring properties. Right of Light Consulting confirms that the development design satisfies all of the requirements set out in BRE Digest 209 'Site Layout Planning for Daylight and Sunlight'.

5 CLARIFICATIONS

5.1 General

- 5.1.1 The report provided is solely for the use of the client and no liability to anyone else is accepted.
- 5.1.2 External areas will have been inspected from best vantage points or a standard twelve-foot surveyor's ladder. We shall have undertaken the survey following the guidelines of the RICS publication "Surveying Safely".
- 5.1.3 Where limited access is available, reasonable assumptions will have been made.
- 5.1.4 Right of Light Consulting have endeavoured to include in the report those matters, which they have knowledge of or of which they have been made aware, that might adversely affect the validity of the opinion given.
- 5.1.5 Right of Light Consulting have indicated the sources of all information used in the report.
- 5.1.6 Right of Light Consulting will notify those instructing them immediately and confirm in writing if for any reason the report requires any correction or qualification.
- 5.1.7 Right of Light Consulting confirm that they have not entered into any arrangement where the amount or payment of fees is in any way dependent on the outcome of a planning decision.
- 5.1.8 Right of Light Consulting confirm that they have used their best endeavours to ensure that the facts stated in this report are correct and that the opinions expressed represent a true and complete professional opinion.

5.2 Project Specific

- 5.2.1 None

APPENDICES

APPENDIX 1

WINDOW KEY



Window Key

Key

- Window 1 ● Window reference
- Development site
- Neighbouring Residential Properties

Project Name: 194 Kilburn High Road, London		
Drawing Title: Appendix 1 - Neighbouring Windows		
Scale: Do not scale	Date: 12.06.2009	
Drawing No: 1	Rev. --	
Rev.	Date	Details of revision
1	12.06.09	Window Key



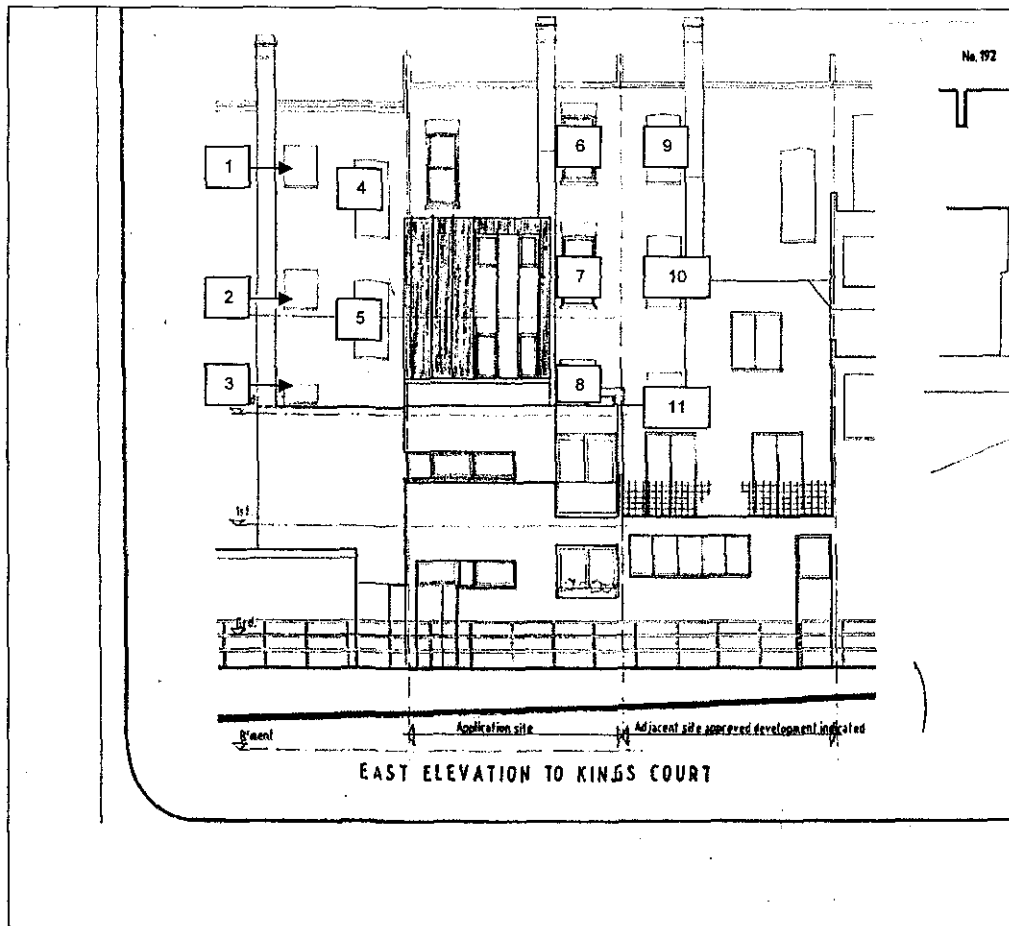
RIGHT OF LIGHT
CONSULTING
Chartered Surveyors

Weston Chambers
Weston Road
Southend-on-Sea
Essex SS1 1AU

Tel: 0800 197 4836

enquiries@right-of-light.co.uk
www.right-of-light-consulting.com

Neighbouring Windows



192 to 196 Kilburn High Road

APPENDIX 2

DAYLIGHT AND SUNLIGHT RESULTS

Appendix 2 - Daylight and Sunlight Results
194 Kilburn High Road

Reference	Use Class	Daylight to Windows											Sunlight to Windows							
		Vertical Sky Component				No-Sky Line				Average Daylight Factor			Total Sunlight Hours				Winter Sunlight Hours			
		Existing	Proposed	Ratio	Result	Existing	Proposed	Ratio	Result	Target	Existing	Proposed	Existing	Proposed	Ratio	Result	Existing	Proposed	Ratio	Result
<u>192 Kilburn High Road</u>																				
Window 1	Bathroom	27%	27%	1.00	Pass	94%	94%	1.00	Pass	N/A	1.7%	1.7%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 2	Bathroom	23%	20%	0.87	Pass	92%	92%	1.00	Pass	N/A	1.5%	1.4%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 3	Bathroom	20%	13%	0.65	Pass*	72%	72%	1.00	Pass	N/A	0.7%	0.5%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 4	Staircase	36%	36%	1.00	Pass	98%	98%	1.00	Pass	N/A	1.8%	1.8%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 5	Staircase	30%	19%	0.63	Pass*	98%	96%	0.98	Pass	N/A	1.5%	1.1%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<u>196 Kilburn High Road</u>																				
Window 6	Sup Light	29%	29%	1.00	Pass	89%	89%	1.00	Pass	2.0%	1.0%	1.0%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 7	Sup Light	21%	21%	1.00	Pass	81%	81%	1.00	Pass	2.0%	0.8%	0.8%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 8	Sup Light	15%	14%	0.93	Pass	70%	70%	1.00	Pass	2.0%	0.8%	0.8%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 9	Sup Light	29%	29%	1.00	Pass	88%	88%	1.00	Pass	2.0%	1.1%	1.1%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 10	Sup Light	21%	20%	0.95	Pass	81%	81%	1.00	Pass	2.0%	0.9%	0.9%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Window 11	Sup Light	15%	13%	0.87	Pass	48%	43%	0.90	Pass	2.0%	0.6%	0.6%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a

n/a = window does not face within 90 degrees of due south; or serves a kitchen or bedroom and does not need to be tested for direct sunlight.

*= Ratio below 0.8 although window appears to serve a non habitable room, which under the BRE Guidelines does not need to be tested for Daylight.