

Proposed Development at:

**150 Kilburn High Road
London
NW6 4JD**

08018
D&S - 01

DESIGN AND ACCESS STATEMENT

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Introduction

This Design and Access statement is written as required by the government circular '*Guidance on changes to the development control system, 1 Aug 2006*'.

The application site is an existing building, comprising D1 accommodation at ground floor level fronting Kilburn High Road, with rear service access from Kingsgate Place.

Use

The current use of the building is D1 dental practice.

The proposed use is A1 retail. The existing building forms part of an extensive Primary Retail Frontage.

This change of use application is a reversion to its previous use as A1 retail prior to the D1 change of use application 2003/1203/P.

Layout

The proposed changes to the layout of the rear section of the building relate to the provision of ancillary accommodation to the residential development at first floor level and above. These changes have been approved in the full planning application 2007/4650/P.

Appearance

The front elevation to Kilburn High Road is unaffected by this proposal.

Any changes to the shopfront and/or fascia signage will be the subject of separate applications.

Changes to the rear elevation – Kingsgate Place - have been approved in the full planning application 2007/4650/P and in the submission of details 2008/5123/P.

Access

Vehicular and pedestrian access to the accommodation is unaffected by this proposal.

Level access is provided from the street on the Kilburn High Road frontage.