

Design Access Statements
In Support of Planning Application for
240-242 Kilburn High Road, London NW6 2BS

Development: To form a single retail unit at ground level and a creation of a lower ground floor storage to retail unit at ground level together with creation of a new shopfront

The site of a total area of approximately 400.00 sqm is located on Kilburn High Road, London NW6 2BS. The planning permission has already been granted (App Ref:2005/2545/P) for the redevelopment of the site to provide five storey building comprising ground floor in retail use to provide two retail units and thirteen residential units above.

During the design of this proposal the economics and feasibility of the proposed development; the issues of the building and the area; and the information gained from the estate agents about the property demand in the area have been evaluated. The retail units at ground level are very difficult to be let due to their size and not having a storage area. This proposal is therefore prepared to create lower ground floor storage to retail unit at ground level.

It is a positive characteristic that the building is close to a broad range of community, retail and open space facilities and highly accessible to public transport. The proposal will create storage space for the ground floor retail unit and the valuable ground floor area of the retail unit will serve to the customers. The retail unit at ground level will be easier to be let and have a long lifespan and therefore this proposal can make an important contribution to the local economy and is a sustainable development. Also, the proposal's high standard of design and material detailing presents a sustainable and energy efficient development.

There is no change is proposed to the current access of the building. There will be no external alteration proposed to the exterior of the building apart from the creation of a new shopfront and lightwell to the rear of the property in order to provide access to

the back yard and light into the basement level. These small alterations are respecting to the overall characteristics of the building and the area.

The proposed development integrates with the local character of the area in terms of massing, scale and positioning. The size and scale of window and door openings has been designed to maximize internal light, sunlight and outlook, at the same time ensuring privacy for occupants and neighbours. The materials, textures, finishes and colours of the proposed alterations would mirror, or be compatible with, surrounding buildings and would present an attractive and durable amenity. As can be seen from the drawings the proposed building respects the architectural characteristics of the area and will be in harmony with and maintain the area's characteristics. The proposed alterations matches its surrounding architectural context in terms of height, building materials, door and window opening sizes and styles.

The sustainable characteristics of the proposal will allow the use of the retail unit to have a long lifespan as desirable and at some potential future time, it could be adapted very simply for another use. On the broader level, and with regard to the specific characteristics of the application site, it is felt that the proposed development would be a long-lasting improvement in terms of appearance, amenity and usage and therefore the application should be viewed favourably.