

Merlin House
122-126 Kilburn High Road
London NW6 4HY

Design and Access Statement

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Aerial View

1. Introduction

This statement has been prepared by Stephen Davy Peter Smith Architects Ltd on behalf of Seymac 80 Ltd, as part of a planning application process.

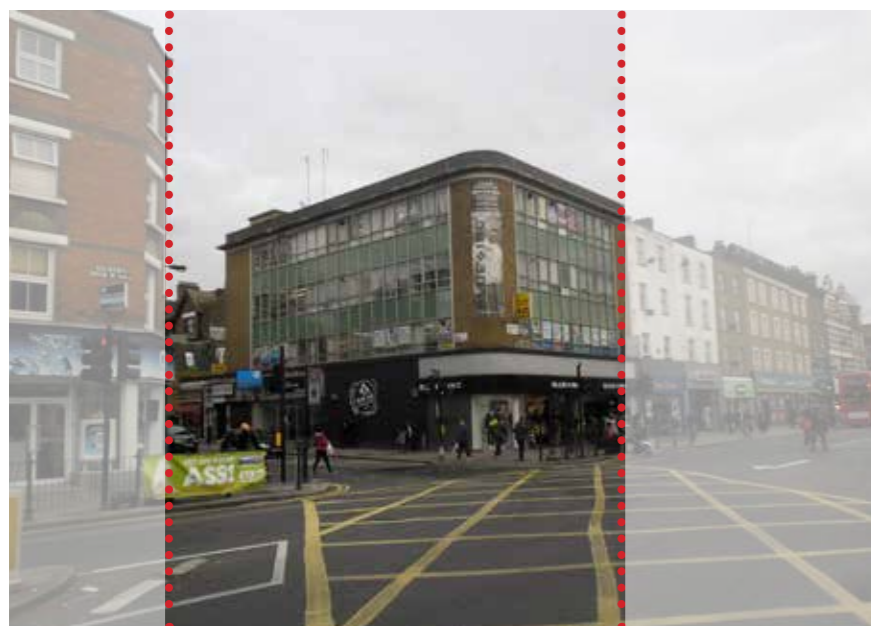
The intention of this Design and Access Statement is to introduce the proposal to add an extension on the first floor roof of Merlin House to provide one additional residential unit.

The report describes the proposal in the context of the urban setting and illustrates the design approach in terms of scale, layout and massing.

Key

 Site Boundary

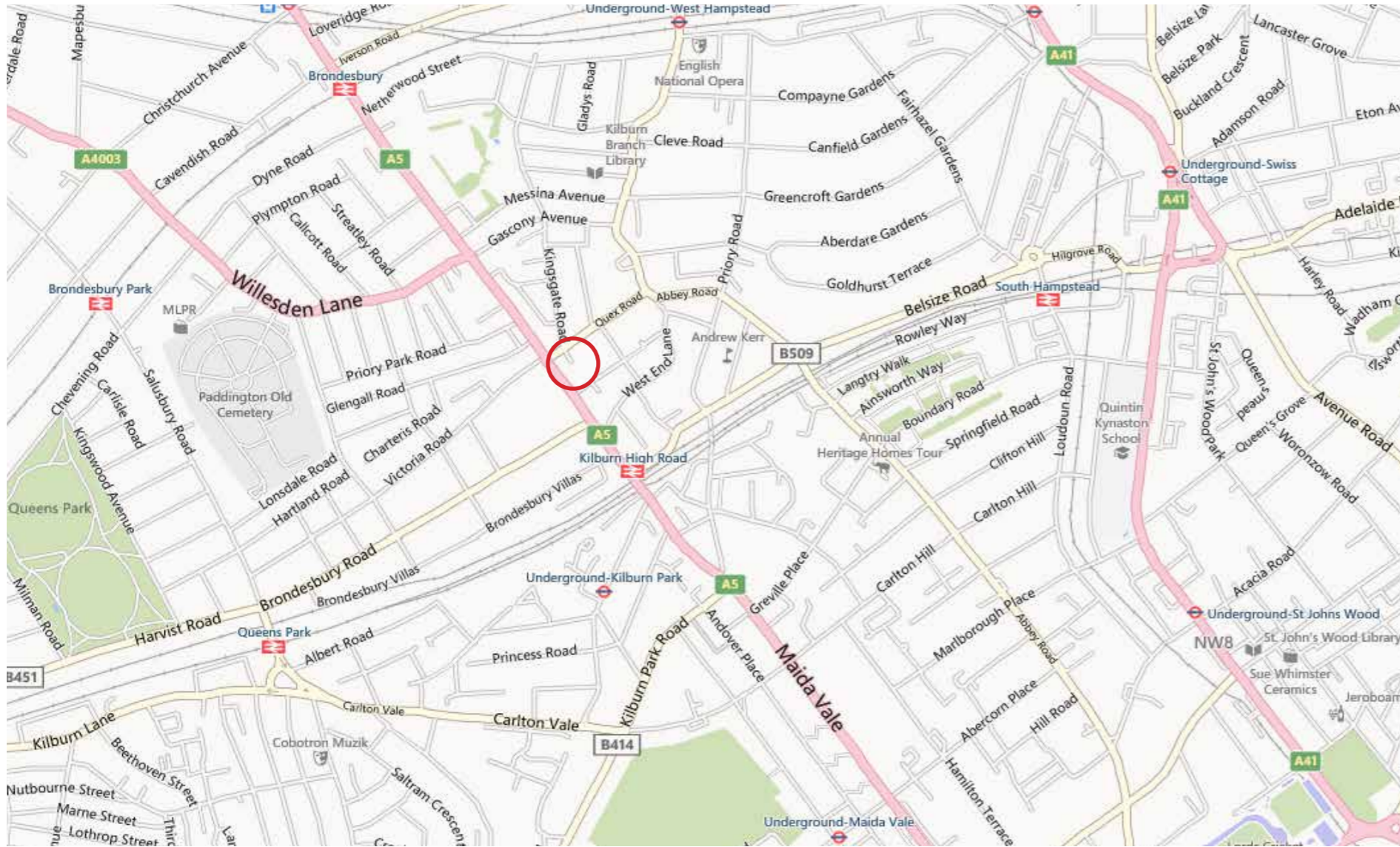
1. Merlin House



View looking South East from Kilburn High Road



View looking South West from Quex Road



Site Map

2. Site Location

2.1 Location and Surroundings

The proposal is situated at Merlin House, 122-126 Kilburn High Road, and covers an area of 0.03 Hectares. The site is bounded by Kilburn High Road running Southeast-Northwest, Quex Road running South West-North East, a 4 storey block to the South East, and a Residential Mews to the North East.

The current building is four stories with a flat roof. The property is part of an established building line, however is an anomaly in terms of its form as it is surrounded by Victorian properties mostly containing London roofs.

The site benefits from the shopping parades along Kilburn High Road, Kilburn Market, and the mature parklands of Kilburn Grange Park to the North and Queens Park to the West

2.2 Background

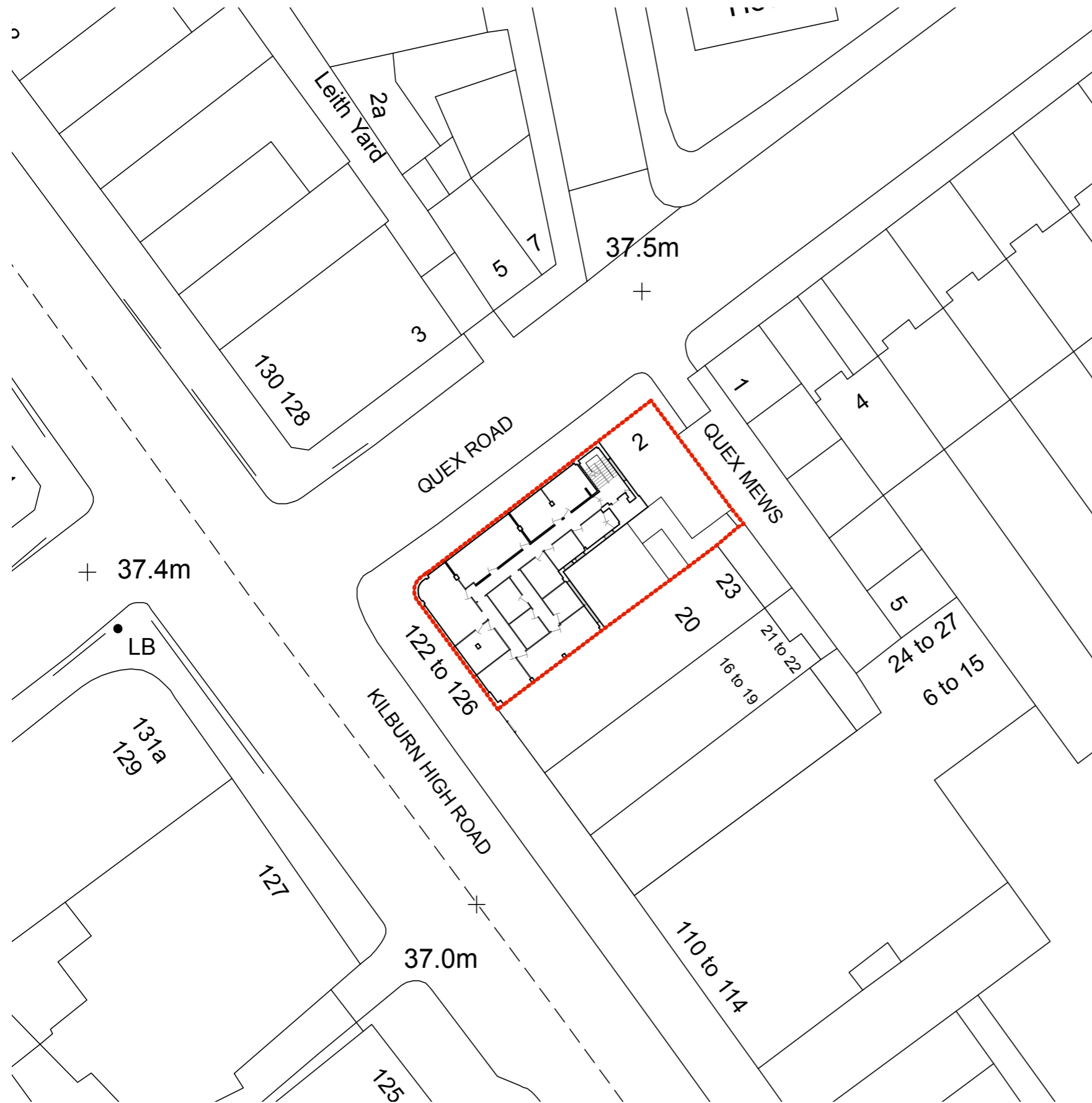
The site is neither listed, protected, nor located in a Conservation Area. The group of properties to which the host property is a part of, are generally three stories in height, two properties in the middle of the terrace contain an additional fourth floor. The rear of the property backs onto Quex Mews which is a 2 storey row of mews properties. Quex Road for which the corner property turns onto contains three storey Victorian properties.



View from Kilburn High Road



Entrance door on Quex Road



Site Plan

3. Site Existing

Application Site

The site is in an area of mixed uses, predominantly commercial and residential, with a variety of architectural styles.

The adopted planning policies establishes the following:

- The site is not within a conservation area.
- The site is not within an archaeological priority area.
- The site is not within an area of special character.
- The site is not within an Environmental Agency Flood Risk area.

The current building is four stories with a flat roof.

The existing ground floor and parts of the basement of Merlin House are retail use, which will be retained.

The first, second and third floors of the existing building are office use.

An existing plant room to the side/rear which measures a storey higher than the predominant height of the building is located to the side and rear is mainly visible off Quex Mews and not off Kilburn High Road.

The single storey portion of the building currently serves as the entrance way to the Merlin House and is also adjacent a butchers and grocery store to Quex Road.

Site Status

Prior approval for the conversion of the existing office space on the first, second and third floor levels of the existing building into residential units was granted by the Local Authority on the 29th of September 2014, ref: 2014/4733/P.

By granting prior approval for this proposal, the Local Authority has established that the principle of residential use is considered acceptable.

4. Environmental Analysis

Acoustic Analysis

We have identified that the rear of the building is in a medium noise band as identified on DEFRA's noise map. The front of the site which faces Kilburn High Road experiences a medium to high noise level. Acoustic improvement will be proposed to the new extension to meet residential standards.

Flood Map

The Environmental Agency website indicates the application site is not at risk of flooding.

PTAL Analysis

The site sits within a PTAL rating of Level 6a (as calculated by <http://www.webptals.org.uk/>), a high rating reflecting its proximity to Kilburn High Road Overground station.

Conservation Area

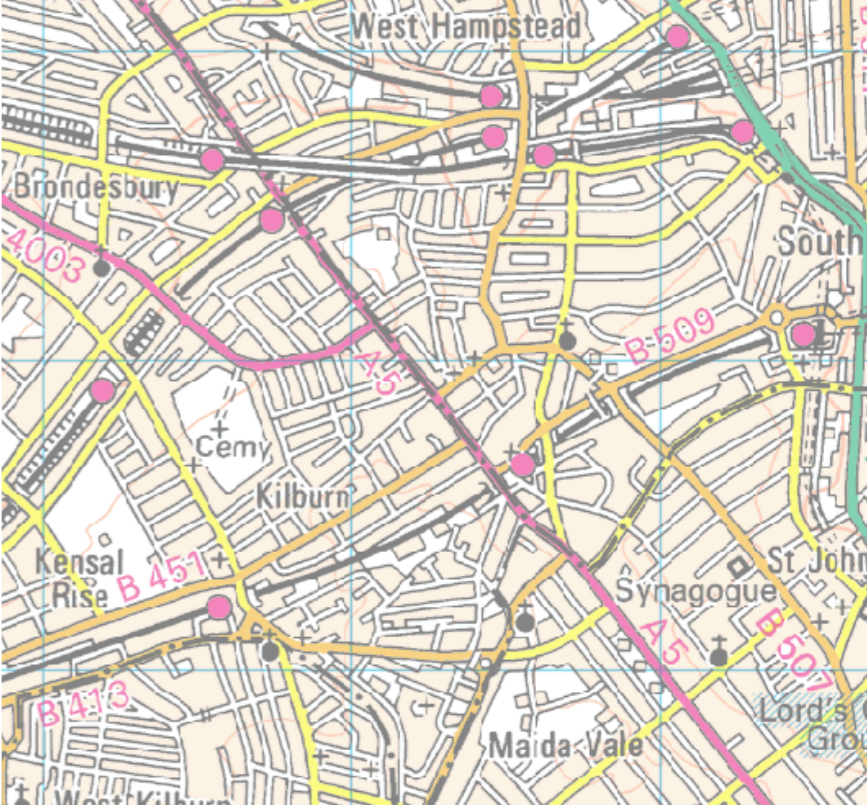
The site does not sit within a conservation area and does not have any Tree Protection Orders.



Map A: DEFRA Noise Map







Map B: Environmental Agency Flood Risk Map



5. Transport



- Key**
-  Site
 -  Overground Station
 -  Underground Station
 -  Designated 'main road'

Public Transport

The site is well-served by Kilburn High Road Overground Station to the South and Kilburn on the Jubilee Line to the North, in addition to a number of major bus routes serving Quex Road and Kilburn High Road.

Transport Analysis

The site sits within a PTAL rating of Level 6a (as calculated by <http://www.webptals.org.uk/>), a high rating reflecting its proximity to Kilburn High Road Overground station.

Car Parking

The site is in a controlled parking zone; CPZ CA-K.

It is proposed that the scheme will be car-free (potential residents will be prohibited from applying for parking permits).

Aerial Plan

6. Design Development

Pre - Application Design (Submitted for comment on 13-10-2014)

The accompanying drawings show the scheme as submitted for Pre-Application in October 2014)

The proposal seeks to add an extension on the first floor roof to provide 1 extra residential unit.

Planning officer comments

The pre-application report considered that in principle the infill of this space is not objectionable although it raised the following aspects:

- A frontage which incorporates and combines the materials predominantly used to ground and first floors of this section of the building was considered to be the best way to generate an acceptable scheme in design terms.

- Brick columns could be contained to either side to the Quex Road elevation to define the extension as a part of the first floor whilst glazing could be utilised more sparingly to better align with the shopfront below, thereby providing a degree of balance with the adjoining aspects both below and to the first floor.

- More images / 3d images to be provided at application stage. These will help to distinguish the relationship between buildings and its visual appearance within the street scene.

- A Sunlight/Daylight Survey would assist in demonstrating the degree of overshadowing to neighbouring properties.

- The new development must be compatible with the character of the area and safeguard the amenities of adjoining residents.

- Consider the impact that the proposed additional storey would have on views from neighbouring properties.

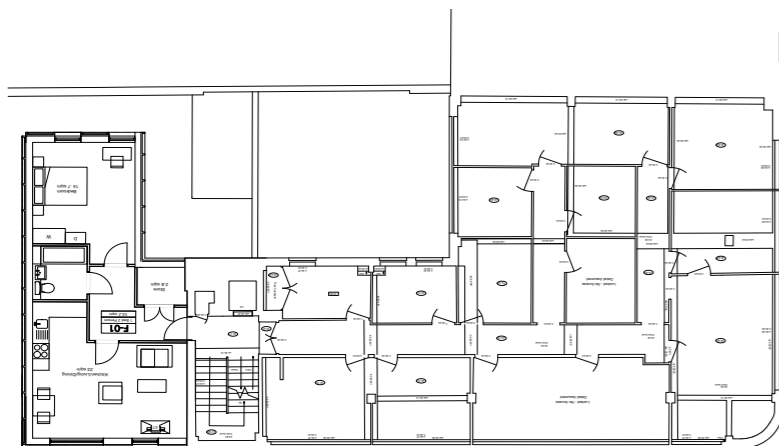
- Details relating to cycle parking and refuse storage would be required.

- Given the sites high PTAL and Town Centre location a car free development would be acceptable.

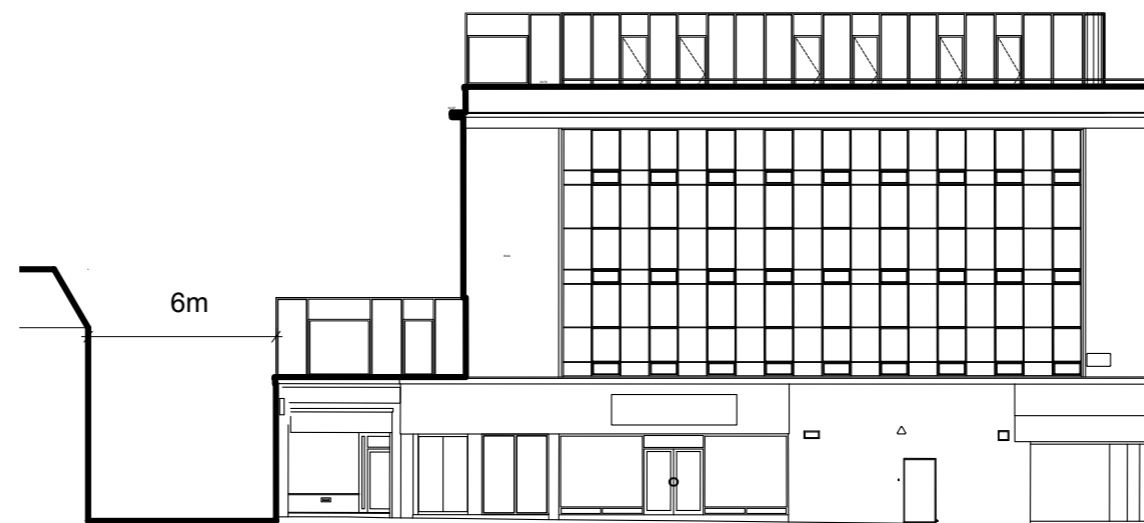
- Consider the relationship of the proposed development to neighbouring properties. These include the residential properties above existing commercial premises fronting Quex Road and the properties sited at Quex Mews to the rear of the site.



3D Representation of the Pre-Application Proposed Extension



Proposed Pre-Application First Floor Side Extension



Proposed Pre-Application Kilburn High Road Elevation

7. Design Approach

7.1 Design Development following Pre-Application

Taking into account the Pre-Application comments and the surrounding context, the following design aspects have been considered:

- The extension has been set further back to reduce the visual impact of the new addition from street level.
- The materials predominantly used have been reconsidered in order to generate the best scheme in design terms.
- 3D street scenes have been included to help distinguish the relationship between buildings and its visual appearance within the street scene. They also illustrate the relationship between the new addition and the existing building.

7.2 Elevation Design

The materials for the façades have been carefully considered in relation to the local context together with a holistic approach to material lifespan, durability, robustness and sustainability.

The use of materials predominantly used to ground and first floors of this section of the building has been considered to be the best way to generate an acceptable scheme in design terms.

The proposal has been designed to create an architecture that appears high quality, expressive, robust, simple and durable.

7.3 Daylighting Statement

Please refer to the supplementary Daylighting Statement accompany this Document.

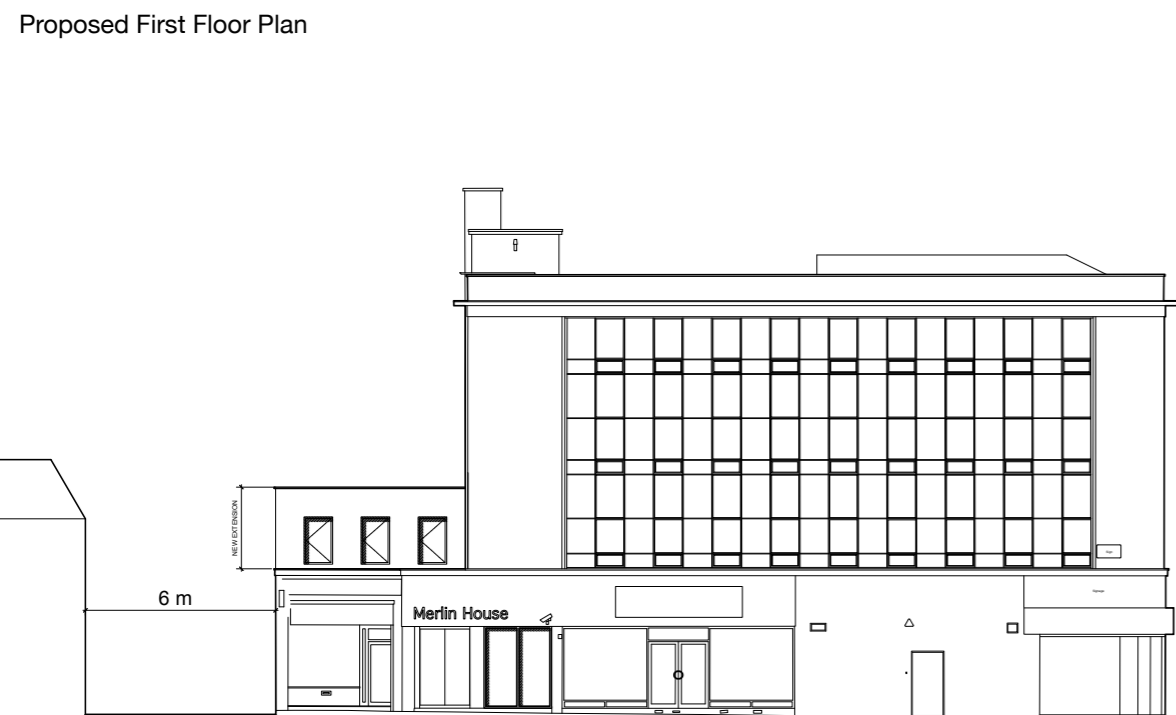
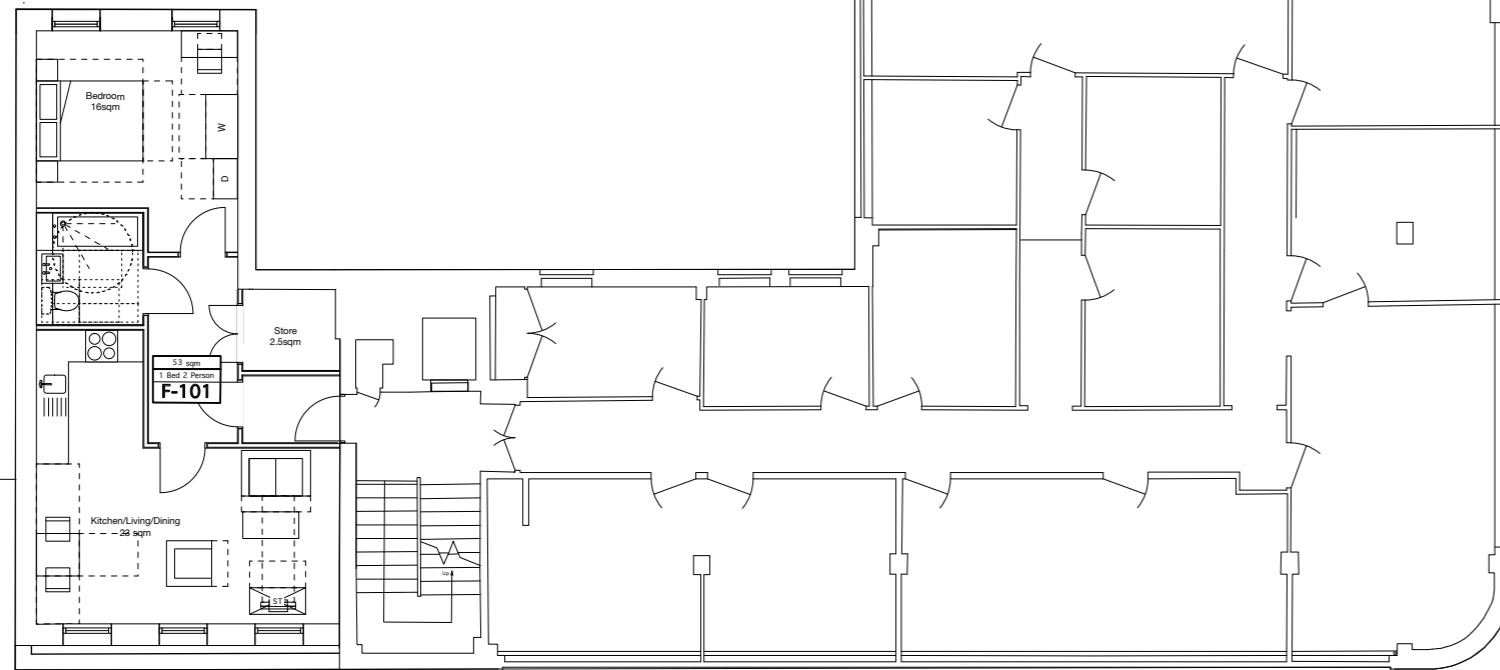
QUEX MEWS

KILBURN HIGH ROAD

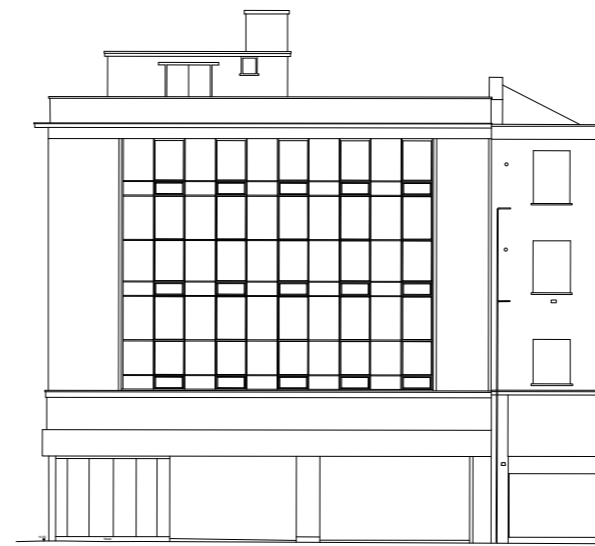
QUEX ROAD



Proposed First Floor Plan



Proposed Quex Road Elevation



Proposed Kilburn High Road Elevation

8. Design Proposal

Residential design

The proposal seeks to add an extension on the first floor roof to provide 1 additional residential unit.

The design of the proposed residential unit comply with the London Housing Design Guide in terms of unit and room sizes, and the unit is dual aspect.

Schedule of Accommodation.

The proposal seeks to add an extension on the first floor roof to provide:

- 1no. 1 bed dwelling (54 sq. m)

Cycle & Refuse/Recycling Storage

Secure cycle parking spaces are provided at the lower floor of the building.

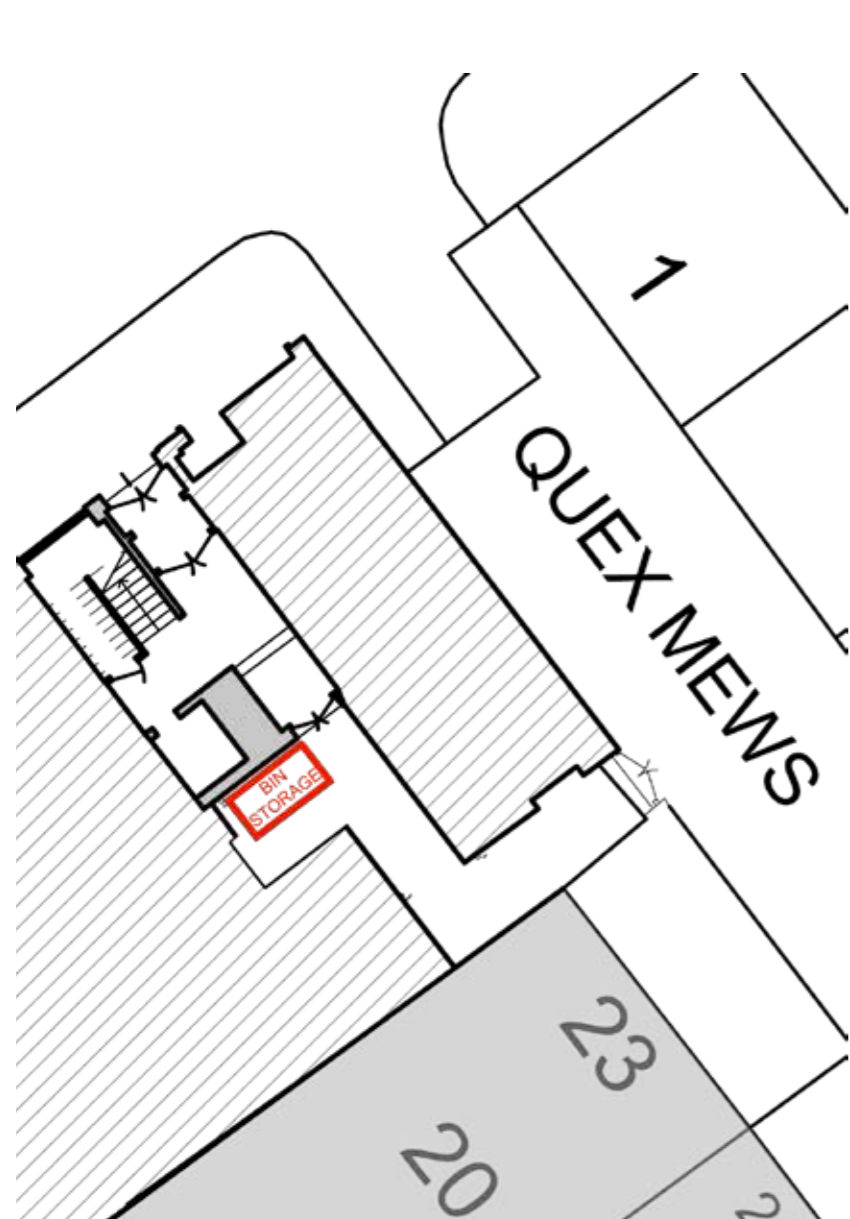
No alterations are proposed to the access arrangements for refuse vehicles off Quex Road

Affordable housing

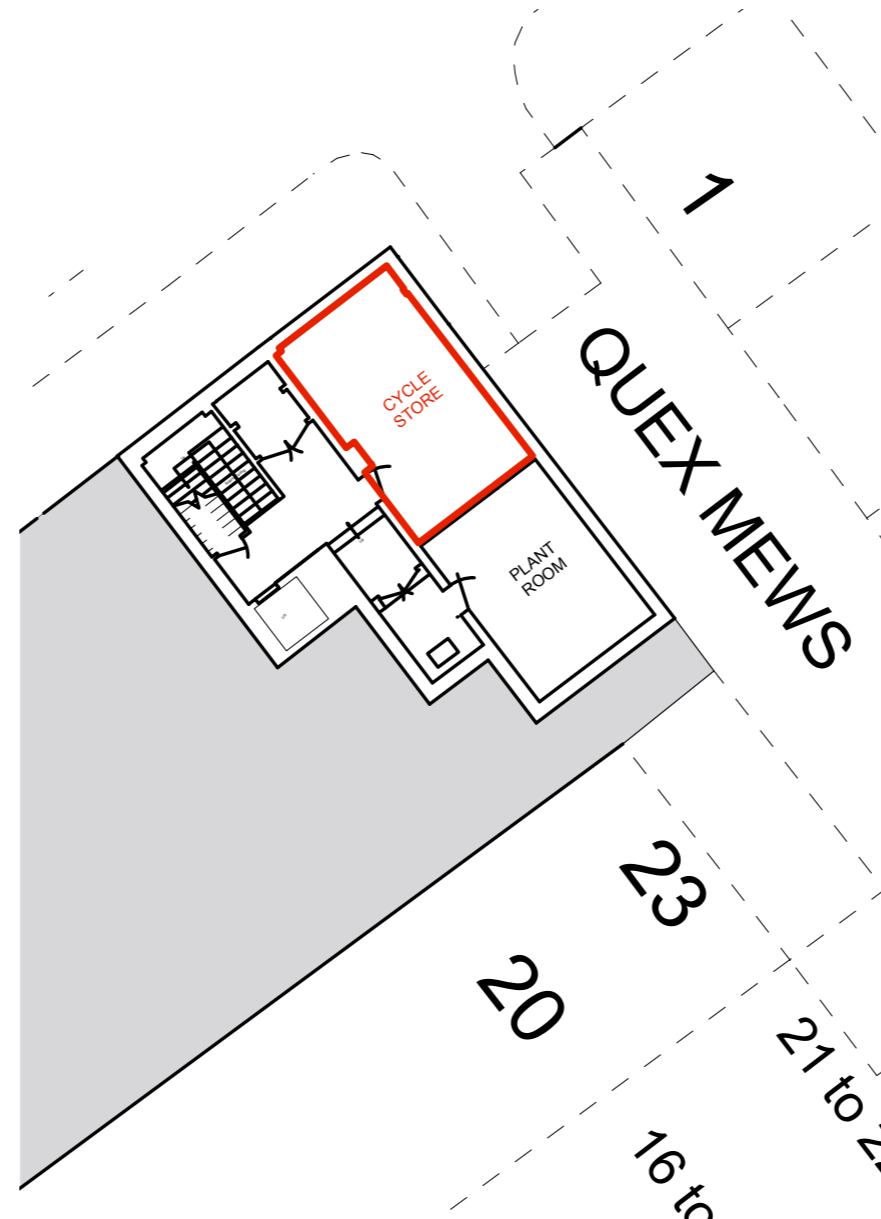
As the development is for less than 10 units, there will be no on site provision of affordable units.

Lifetime Homes

The unit will be designed to be fully compliant with the 16 Lifetime Homes criteria where applicable.



Proposed Refuse Enclosure at Ground Floor



Proposed Cycle Store in Basement



Proposed Quex Mews Elevation



Proposed Rear Elevation

9. Massing and Materials

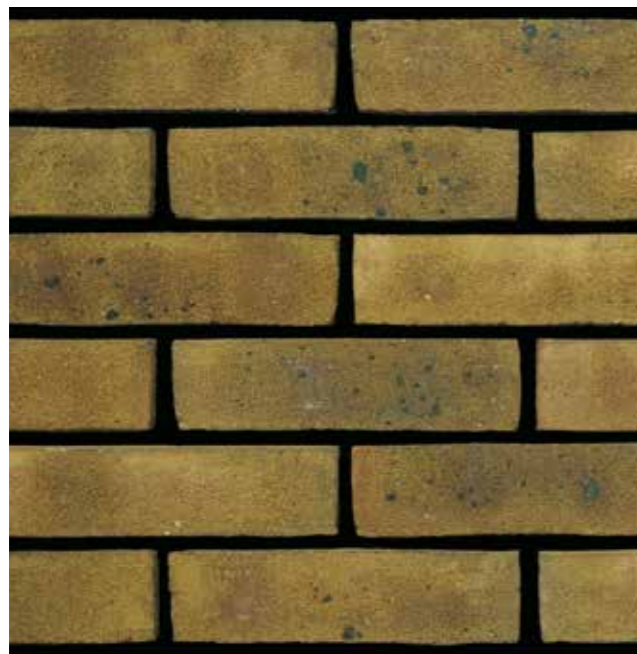
The proposed palette of materials have been chosen for their simplicity and the elegant, crisp details that can be achieved.

A frontage which incorporates and combines the materials predominantly used to ground and first floors of this section of the building is considered to be the best way to generate an acceptable scheme in design terms.

It is also proposed that all extraneous and sunsightly signage that has been added to the existing façades over many years will be removed. The existing brickwork and pre-cast stone features will be cleaned and made-good. The entrance on Quex Road will be re-clad and new building signage installed. This will improve the overall appearance of the whole building so that it makes a more positive contribution to the street-scene along Kilburn High Road.



Proposed Quex Road Elevation Materials



01



02

1. Stock Yellow Brick to match existing.

2. Composite aluminium/timber windows
(200 ENERGY series by Velfac), RAL colour TBC

10. Precedents

The adjacent photographs illustrate architectural ideas and materials that have informed the design approach and materials choices for this proposal



1.



2.



3.

1. House extension in Stoke Newington (London) by Lipton Plan Architects.
2. Brick Extension by Crawford Partnership Architects.
3. House extension by Pitman Tozer Architects.

11. Sustainability

11.1 Principles

The proposal would be designed to achieve Code for Sustainable Homes 'Level 4'. Measures include:

- _ Low U-values for walls, roofs and floors Photovoltaic panels at roof level.
- _ Sedum green roofs.
- _ Energy-efficient lighting/combination boilers.
- _ Efficient Water Appliances (105 l. per day) Compliance with Lifetime Homes.
- _ Secure cycle storage facilities.
- _ Space & services to be able to work from home Sustainable urban drainage systems.
- _ Energy efficiency guidance to home owners packs
- _ Waste separation facilities/recycling within the kitchens & communal store.



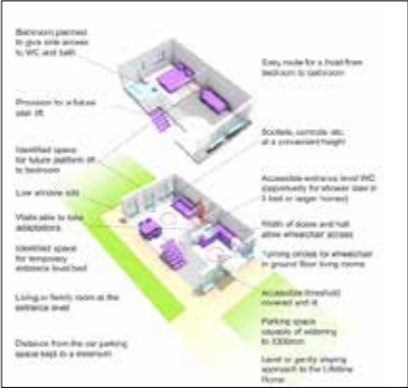
Secure Cycle Storage



Recycling Facilities



Water capture



Lifetime Homes: 16 point criteria



Water efficiency appliances





3D Representation of the Proposed Extension from Quex Road

12. Conclusion

Opportunity

The proposed development offers an opportunity to deliver much needed residential units in a location that can capitalize on excellent public transport accessibility with high levels of connectivity within Kilburn, Camden and beyond.