

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

Design and Access Statement (Windows)

March 2015

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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.

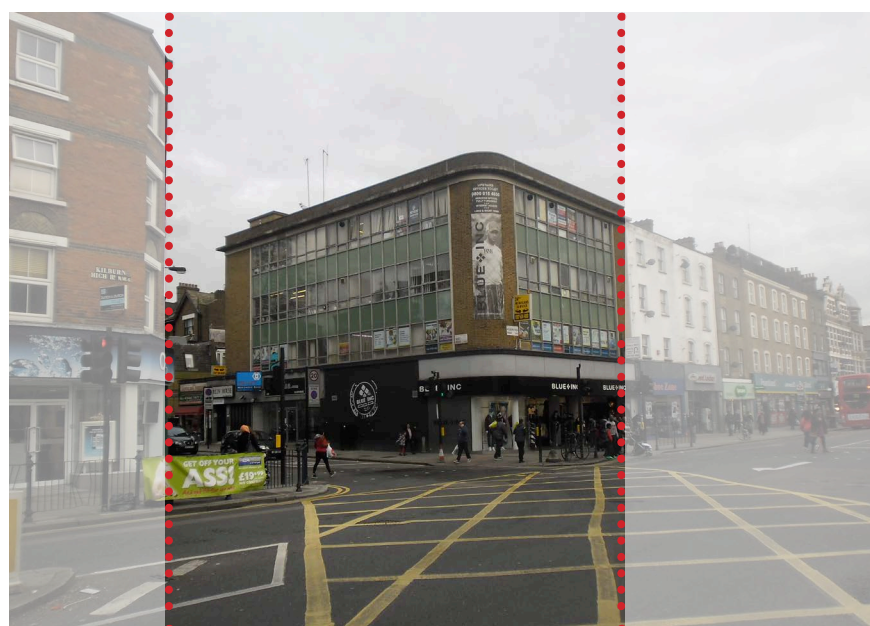
The intention of this Design and Access Statement is to introduce the proposal to replace the existing windows and entrance doors of Merlin House.

The report describes the proposal in the context of the existing building and its urban setting

Key



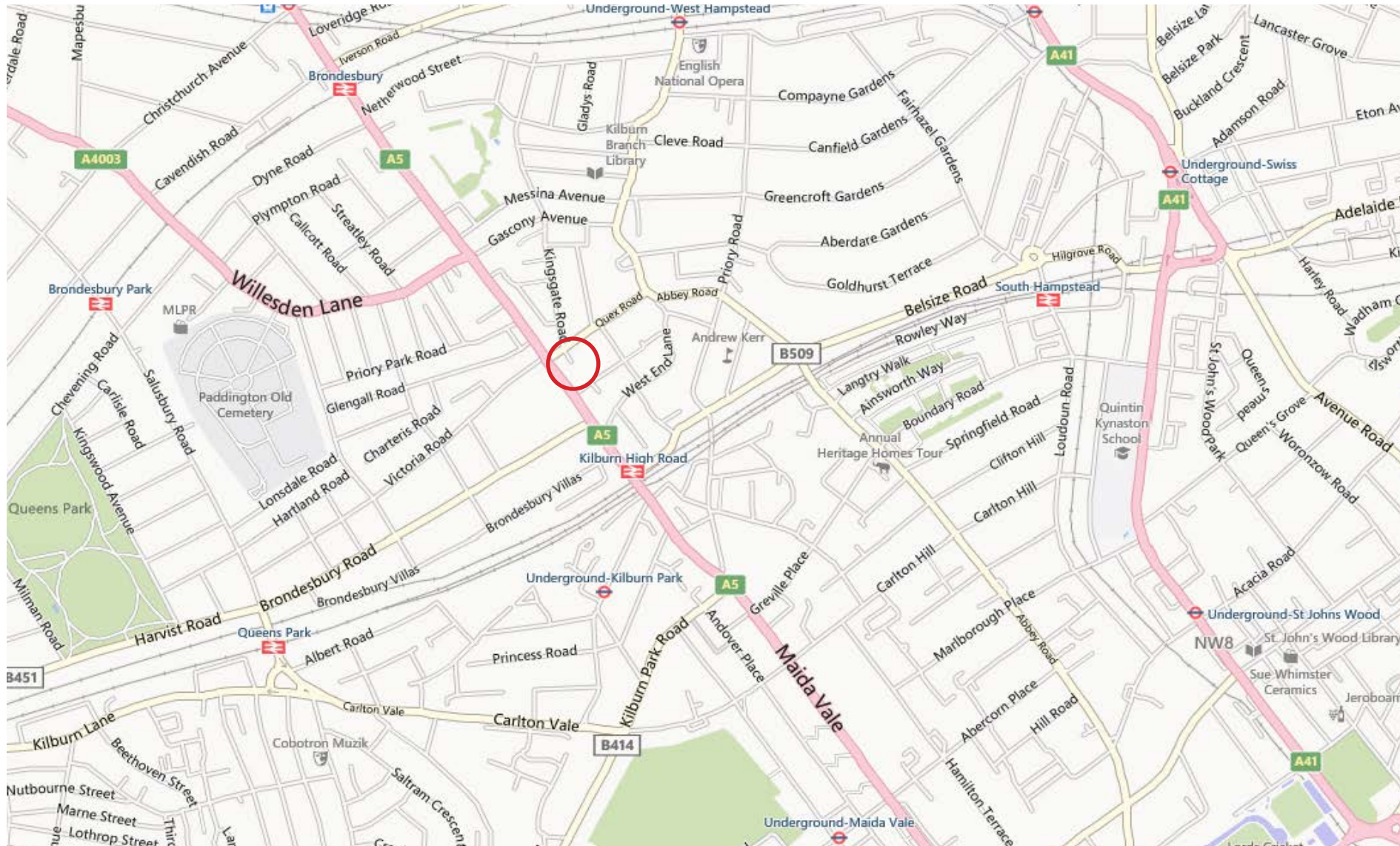
1. Merlin House



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 site 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 building is four stories with a flat roof. The property is part of an established building line.

2.2 Background

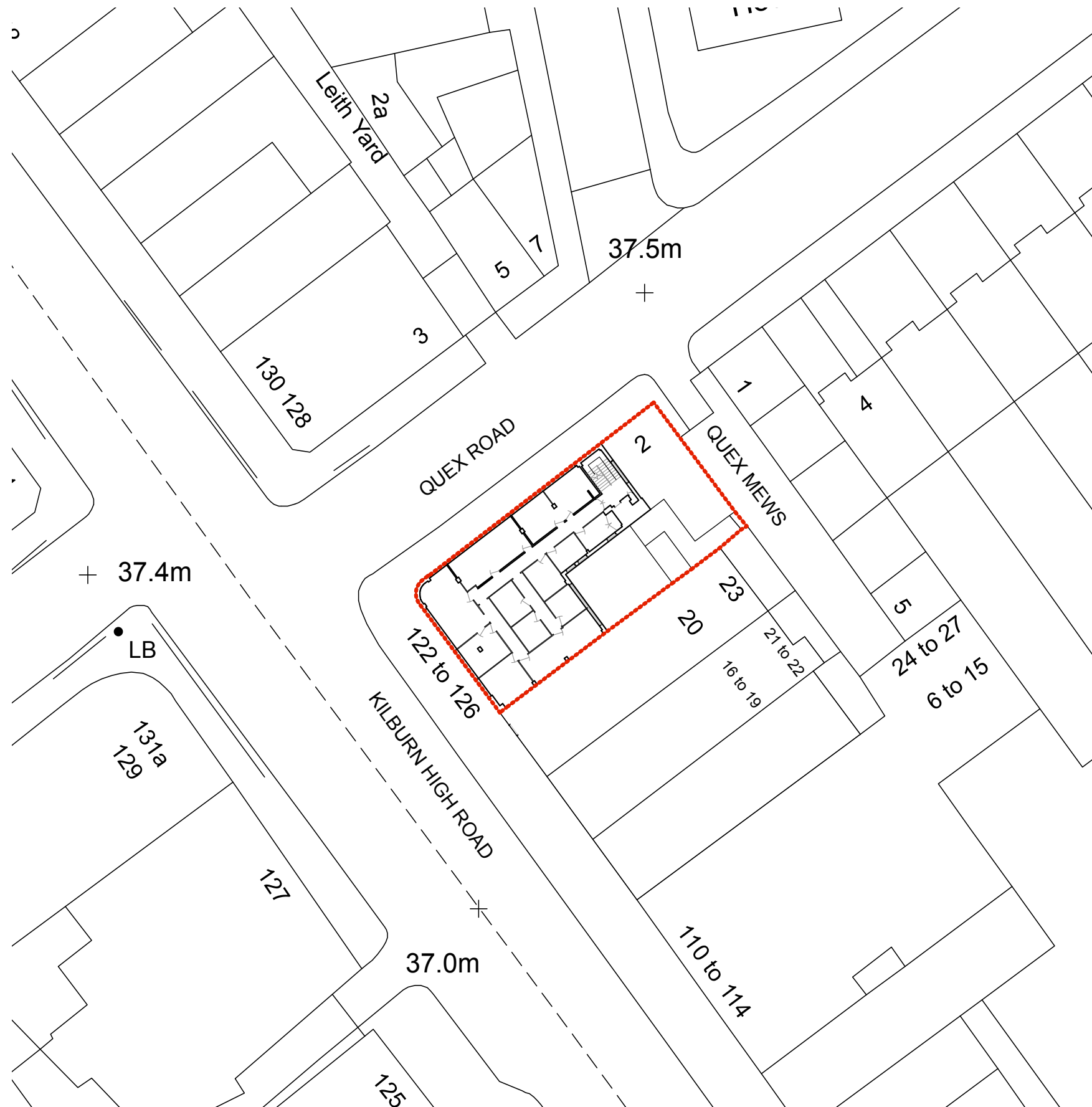
The proposals site is neither listed, protected, nor located in a Conservation Area. The group of properties to which the host property is a part of, are generally three storeys in height, two properties in the middle of the terrace contain an additional fourth floor. The rear of the property backs onto 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



Main Entrance on Quex Road



Site Plan

3. Existing Building

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 existing building is four storeys 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.

Planning History

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.

Planning permission for a single storey extension at first floor level on Quex Road accommodating 1no. flat was granted by the Local Authority on the 27th of March 2015, ref: 2015/0075/P.

Planning permission for a single storey extension on the roof accommodating 2 flats was granted by the Local Authority on the 31st March 2015, ref: 2014/47916/P.

4. Design Proposal

The proposal seeks to replace the existing windows at Merlin House, in order to improve the thermal and acoustic performance of the existing office building as well as improving its appearance.

Replacing the old windows with new ones 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 and Quex Road.

The technical reasons for replacing the existing windows are:

- The existing windows are 50+ years old, and have reached the end of their useful life.
- Many of the existing windows are cracked or broken, and frames are warped so many opening casements can not be opened/closed properly. Some of them also have ventilation ducts going through them that are no longer needed.
- The existing windows are metal framed, single glazed with poor thermal performance. The proposed windows will be double glazed improving the thermal performance of the building and reducing its energy usage and running costs.
- The proposed new windows will be double glazed which has the additional benefit of improved acoustic performance.

The design of the proposed new windows will match whenever possible the existing design.

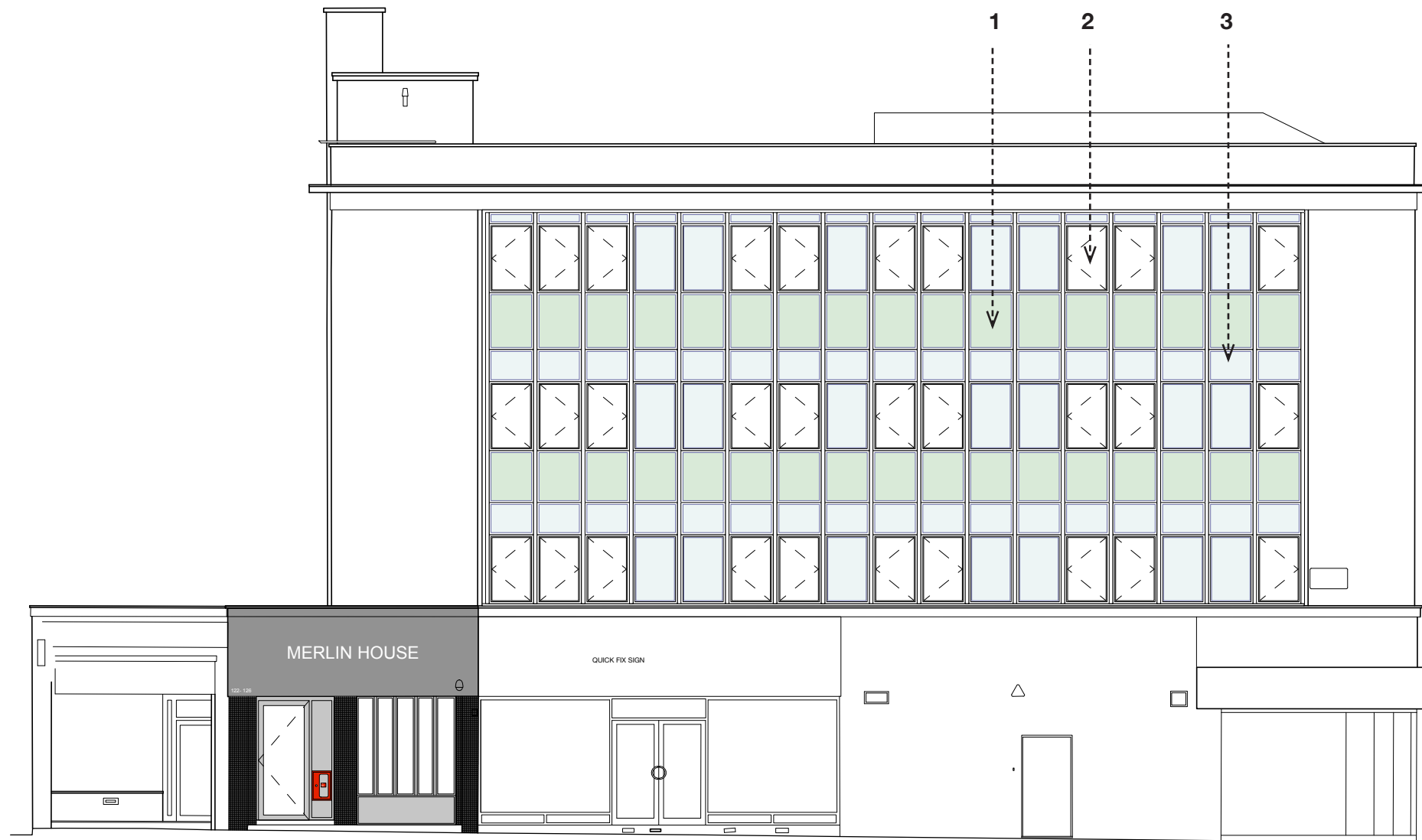
The materials for the façades have been carefully considered in relation to the existing building, together with a holistic approach to material lifespan, durability, robustness and sustainability.

All extraneous signage will be removed from the facade, further improving the visual appearance of the building.

It is also proposed to carry out works to improve the visual appearance and security of the main entrance into Merlin House. These are described in more detail on the on the next page.

Key:

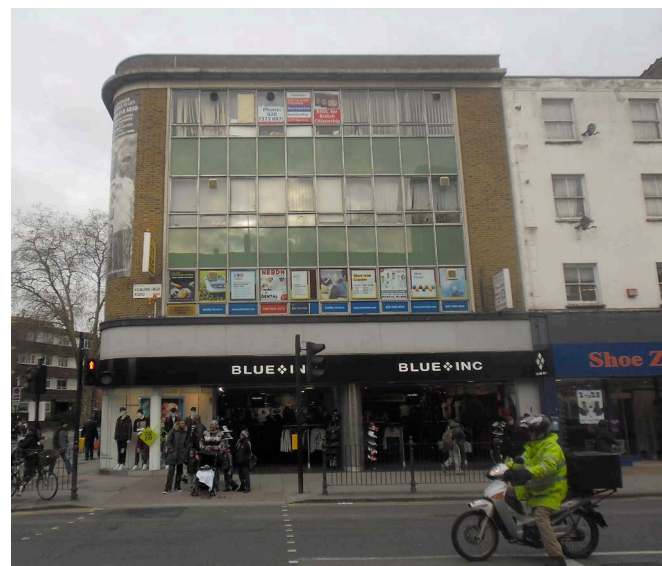
1. PPC coloured insulated aluminum cladding panel. Colour to match existing.
2. Clear double glazed aluminium framed opening casement. Frame colour to match existing.
3. Obscured double glazed aluminium framed insulated fixed panel, to conceal floor slab and ceiling void. Frame colour to match existing.



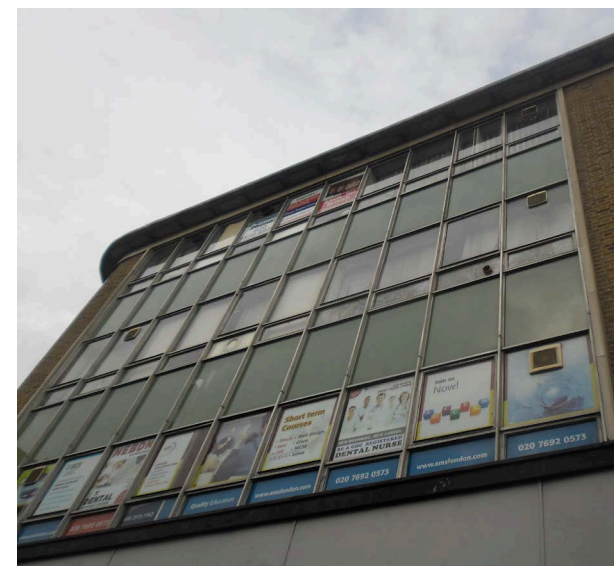
Proposed Quex Road Elevation



Proposed Quex Mews Elevation

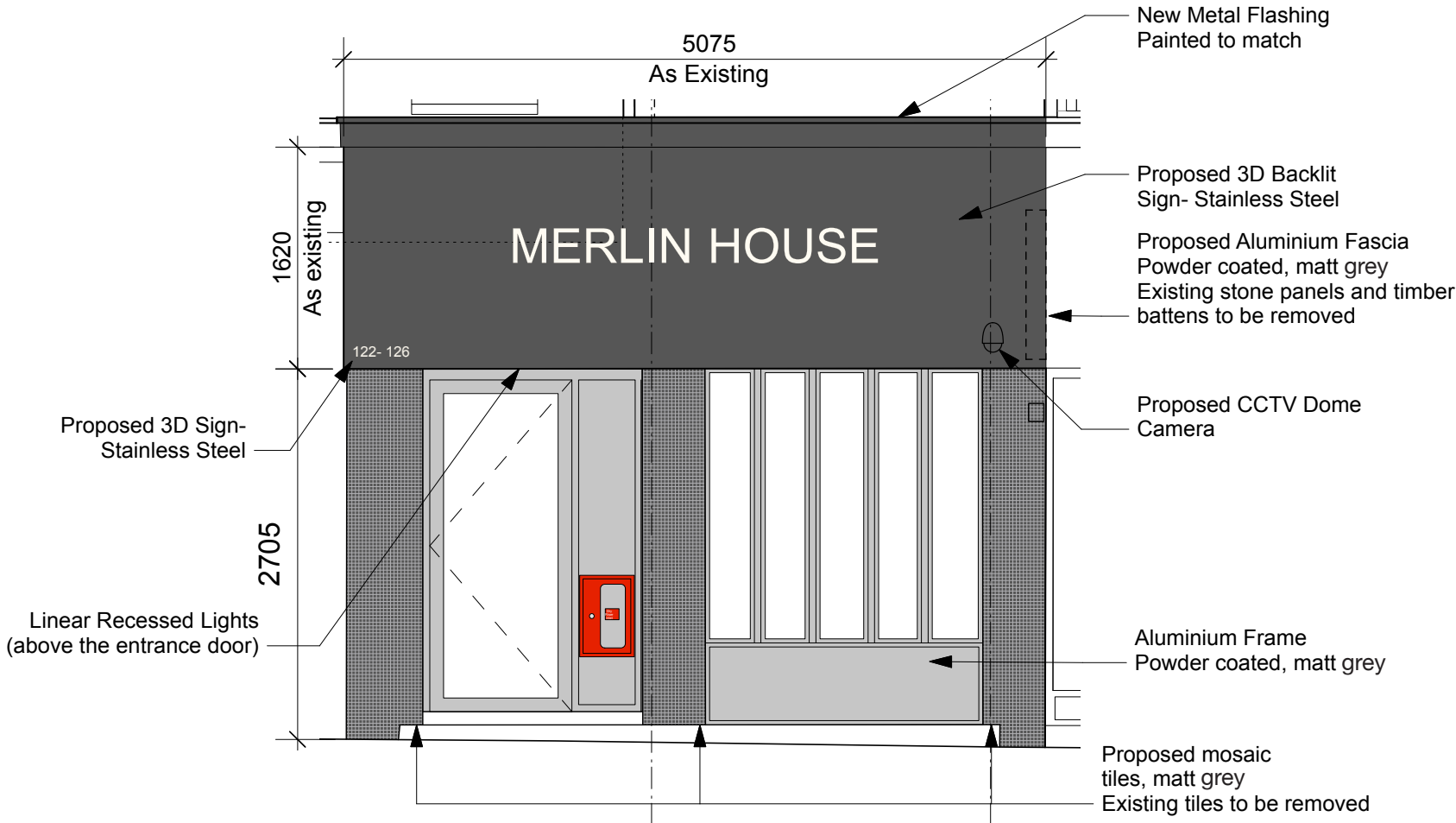


Existing windows on Kilburn High Road



5. Main Entrance

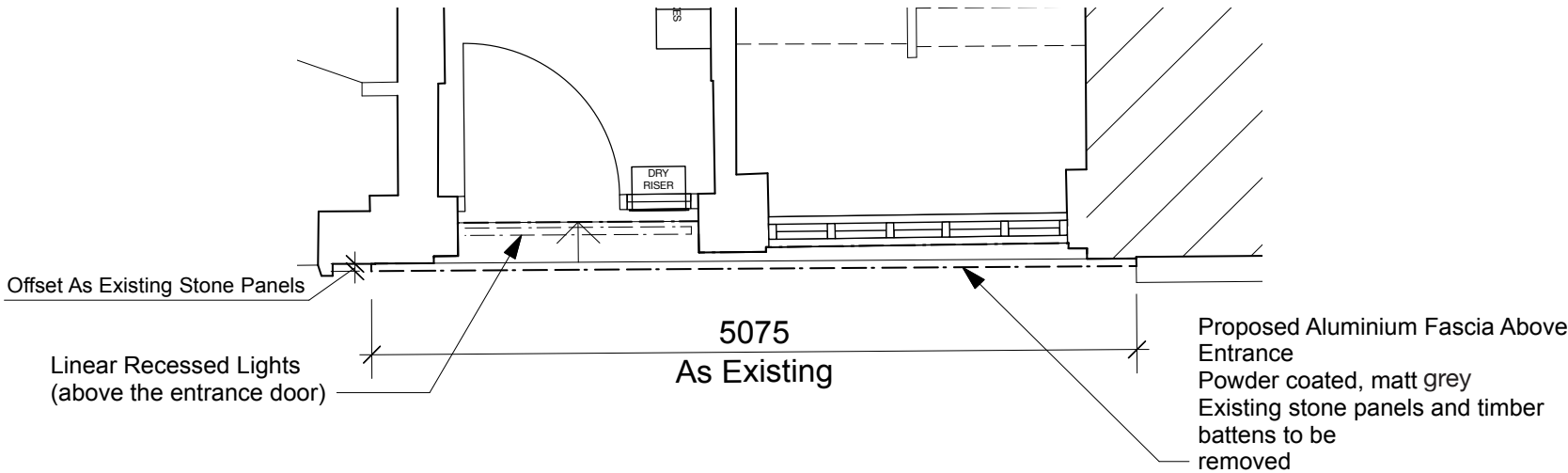
It is also proposed that the entrance on Quex Road will be re-clad and new building signage installed. This will improve the overall appearance and security of the building so that it makes a more positive contribution to the street-scene along Kilburn High Road.



Proposed Quex Road Entrance Elevation



Existing Quex Road Elevation - Existing Entrance



Proposed Quex Road Entrance Plan



Proposed Quex Mews Elevation - Proposed Entrance

6. Conclusion

The proposal seeks to replace the existing windows at Merlin House. This will provide better thermal and acoustic performance for the building, and improved security. It will also improve the overall appearance of the whole building so that it makes a more positive contribution to the street-scene along Kilburn High Road and Quex Road.