



Perceptions

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20 April 2015

| Council and Address | Proposed Development | Site Address |
|---------------------------------------|---|-----------------------|
| Planning Department Camden Council | New Rear Extension to accommodate: 3 x 1B 2P flats 2 X Studio flats | 200 Kilburn High Road |

The Design Component

History

Landscape Summary

The site contains a four-storey end of terrace building, which forms part of a group of terraces along this side of Kilburn High Road. The building has A1 use class at ground floor level and upper floors.

The site has been granted permission for change of use from (B1) offices on the 1st, 2nd and 3rd floor to 4 studio flats (C3) under Class J of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) - car free development.

The proposed site is located within the Kilburn area. The site is not located in a conservation area. The building is not listed.

The street consists of a number of mixed uses, though recent developments have established an increased number of small retail units in Kilburn High Road. Most buildings are between three to four storeys high.

Its proximity to both local bus rail and underground transport stations provide it with the potential to be a key element in the regeneration of the borough.

Existing pedestrian routes (pavement) are kept.

The site benefits from its location close to the main road with good pedestrian links to all tube and rail stations.

Bus routes along the road are immediately in front of the site.

Urban Context Analysis

Impact on Amenity of Neighbouring Properties:

The principle of residential accommodation has already been established in the building. As such, the proposed residential use would have minimal impact on the residential amenities of neighbouring residential flats within the same terrace with similar extension as the proposed ones. No. 198 is the neighbouring terrace property.

The design of proposed rear extension(s) at all levels respect the window placed at the side elevation of the neighbour's house (which is not part of a habitable room).

The proposed extensions have been designed in line of the existing neighbours extension and cover the full width of the building except from part of the proposed extension at the second level which has been reduced in width so the sunlight/daylight provided to the side neighbour's window (which appears not to be a habitable room) is not affected. A proposed void/light has been added to the first floor level to allow light to the neighbour's window (not habitable room) .

Social

As mentioned, the road has mixed accommodation residential/shops. Along the road, recent developments such as new flats have been built so that the local people are accustomed to conversions.

Physical

Area and Road Description - Means of transport

Kilburn High Street is a commercial area situated in North London.

Most buildings consist of three/four levels; the ground floor is used for mostly commercial, the first and second floors are mostly used for residential accommodation. The buildings mostly have a flat roof.

The road is less than a mile from the underground stations.

The property is located in Kilburn High Road close to all amenities, and services including transport.

Size, shape, orientation

Please refer to enclosed drawings.

The proposed development refers to the erection of a two-storey rear extension, which would project to match the depth of the neighbour's extensions

The scheme includes a light well/void, which would provide a gap between the neighbour's building and the new proposed addition. Given that the proposal would be linked to the main building.

Any visual impact has been carefully considered in terms of how the proposed extension would blend in with the terrace building, by respecting its character and the overall appearance of what has been approved at 198 Kilburn High Road.

The property will effectively be joined together via the existing party wall/cavity construction and it would therefore look totally out of place using any other design. Therefore, in terms of the particular design of the extension, in terms of detailing, the proposed extensions have been designed to blend in with the approved extensions at No 198 in terms of depth, height, in terms of design and detailing it has been designed to blend with the existing materials, except from the part extension to second floor that protrudes further to accommodate 1x 1bed, 2p flat (50m²).

All bedroom, living areas and wet rooms (where possible) have natural light and ventilation.

The materials for the rear proposal would remain brick, in keeping with the existing and

providing a harmonious integration between the existing houses and the new surrounding developments.

To the rear of the site, residential windows are located approximately 23m from the rear wall of the proposed extension, and therefore no unacceptable overlooking or loss of privacy would result to the residential units on Kingsgate Place ; as such, the proposed development is not likely to harm the amenity of any adjoining residential occupiers

Quality of Resulting Residential Accommodation

The proposed development results in the creation of :

Schedule of accommodation:

| | | | | |
|-----------------------|----------------|------------|-----------------|-------------|
| F1 | 1 unit | 1b 2p Flat | 52.0 M2 | 2h |
| F2 | 1 unit | 1b 2p Flat | 51.8 M2 | 2h |
| F3 | 1 unit | Studio | 37.0 M2 | 1h |
| F4 | 1 unit | 1b 2p Flat | 50.0 M2 | 2h |
| F5 | 1 unit | Studio | 4..0 M2 | 1h |
| | | | | |
| Total of units | 4 units | | 225.8 M2 | 8 hr |

Each bedroom has been design with an area of 12sqm and the minimum standards for residential accommodation in floor area for a one-bedroom flat and Studio flats; the rooms are acceptable in terms of minimum space. H10 (New Development) of the UDP (2002) and the Planning Standards Guidelines (2002).

Inclusive Design - Highways and Transportation

New residential development has been designed to meet the standards for flexible homes set out in the Islington Inclusive Design SPG (February 2014). This includes the provision of cycle parking, common entrances and circulation areas. two cycle parking spaces have been provided to comply with the guidelines under the SPG.

Planning obligations

As stated by the Council, any permission granted after this time which adds more than 100sqm of new floors pace will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per M2 on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. A CIL from has been submitted with the planning documents.

Sustainability

The proposed development has been designed to provide a green roof above the extensions to provide for greater sustainability gains, given the scale of the developments.

200 Kilburn High Road - front view



200 Kilburn High Road side and rear view



Considerations to be applied to the proposed construction of the Proposal.

Sustainability

Comfortable and efficient working environment

To achieve maximum Human comfort through obtaining a balance of the following areas:

Visual

Thermal

Acoustic

Air Quality

Energy Efficiency

Minimise energy in use

Minimise energy in construction

Renewable Energies

Maximise use of natural light and ventilation

Maximise use of renewable energies

Waste and Pollution

Design for minimum waste

Specify materials for least environmental impact

Building form

The following issues will be considered:

Shape

Cross ventilation.

Optimise heat gains and losses at relevant times of the year.

Daylighting to all living areas.

Energy and environmental efficiency

Optimise sunlight penetration into the living areas, minimise the impact of the buildings on the immediate surroundings by the use of light wells and balconies.

Building Fabric

The following issues need to be considered:

Maximum use of daylight.

Maximum use of natural ventilation where possible.

Minimise unwanted solar heat gain in warm weather.

Minimise heat loss in cold weather.

Windows/Shading

Maximum window/glazing provision to achieve a balance between the associated functions:

Maximum use of daylight (while controlling glare).

Effective use and control of heat gains and heat losses.

Provide natural ventilation where possible.

Permit occupant control locally where possible.

Insulation

Air tightness.

Minimise unwanted/uncontrolled infiltration. BRE recommended levels for a/c and low energy buildings:

Minimise Waste - Minimise Environmental Impact

Choose materials free of toxic elements or pollutants

Select and specify for least environmental impact

Mechanical Services

The services installation will meet the requirements for a residential development to meet current standards and the new Part L and F of the Building Regulations coming into effect in 2006.

Essential factors will include the provision of a comfortable, communal living, incorporating facilities to minimise building energy consumption and utilise on site renewable energy sources where feasible.

200 Kilburn High Street
Design and Access Statement



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