

Design and Access Statement

25th April 2016

Job no: – 224 Kilburn High Road - Planning Application

Job type: Change of use

Note: To be read in conjunction with the design drawings and planning application

Design Appraisal

The change of use will take place to a ground floor commercial property situated on Kilburn High Road.

The property is designated as A1 use but it is currently vacant.

The property is also accessible at the rear of the building off Gascony Avenue.

Design Principles

Our design brief is to modernise the property internally to allow for A2 designated use as legal offices. This will include new office cubicles, a staff and client toilet, new kitchen facilities for staff use, upgrading existing services, and renewing internal finishes.

The existing shop front will remain as existing with some slight alterations to the existing signage, as shown on the drawings. Advertisement consent will be obtained under a separate application.

The rear of the property will remain unchanged, and provides access to a rear yard for refuse storage and escape in case of fire.

Access Principles

224 Kilburn High Road is located close to Kilburn Park underground station, and access to the property can be gained via Kilburn High Road or Gascony Avenue.

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Design Summary

Due to the provision of A1 properties in the local vicinity it would be beneficial to provide alternative A2 designated business in order to improve the range of services available to the public.

In this case the owner intends to let this property as law offices to provide legal aid to members of the public.

Based on the pre-application advice received by the council a change of use to A2 would be satisfactory as it would not result in the number of properties in retail use dropping below 50%.

Access Summary

Access to this property will remain unchanged.

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