

DESIGN & ACCESS STATEMENT

286-290 Kilburn High Road, London, NW6 2DB

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Introduction

This Design and Access Statement has been prepared in support of a planning application submission for the proposed rear extensions and roof extensions to 286-290 Kilburn High Road, which backs onto Kilburn Grange Park.

It is submitted on behalf of the applicant Kilburn Property Investors Ltd.

It describes the design approach and fundamental principles adopted in relation to this site and explain how these concepts are reflected in the development layout, scale, massing and appearance, together with the response to wider site issues and constraints.

The proposed site is in need of work as it has been subject to a series of poor modifications and alterations over the years. As the building backs onto the Kilburn Grange Park the development seeks to maximise the views whilst protecting the building in the locale.

The site has a consented scheme approved on 13th October 2015, Local Planning Authority reference 2015/479/P. The proposal seeks to improve the site by unifying the building mass, form and architectural style.

Proposal

The proposed development entails the extension of the existing building to the rear first and second floors and a roof extension. This is to provide better quality accommodation for residential units 2, 3, 9, 10, 15,16 located at 286-290 Kilburn High Road, London, NW6 2DB.

The property was originally built around the Victorian era and is a four storey building with no accommodation within the roof scape and is of traditional construction.

Site Context and Approach

The front of the site is located on Kilburn High Road with the rear of the building backing onto Kilburn Grange Park.

The surrounding area use classes vary, from a commercial frontage to residential. The building form, massing and appearance of the surrounding has no distinct style.



293-301 Kilburn High Road, opposite the site.



308 Kilburn High Road

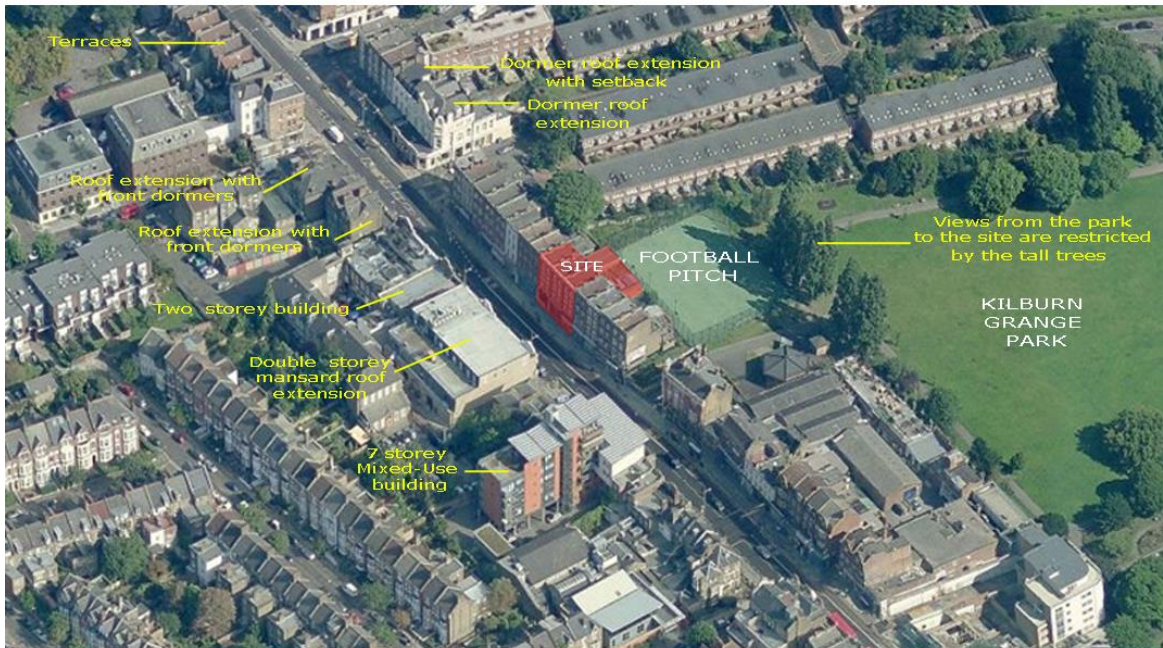


Photos showing the varied nature of the surrounding character



Birds eye photo showing the varied nature of the surrounding character

Having assessed the building style, the approach to the extensions is a continuum of the traditional Victorian form, style, massing and material finishes. Retaining the character of the building is important in keeping an overall contextual architectural style.



Site analysis plan

Access

The current internal layout has been required to be amended to meet current Building Regulations. One of these criteria is that two fire escapes for the residential flats are required this is the reason for the additional door inserted to the front façade and the additional internal staircases located on the upper floors. The additional external door has been mirrored to reflect symmetry. In addition this has given us the opportunity to simplify and rationalise the shopfronts.

Design Approach

The rear of the terrace has been subject to a series of poor extensions and additions, the aim to rationalise the extensions. This has been achieved by respecting the character of the building by continuing the pattern of the neighbouring outriggers. As a result the rear extensions to the first and second floors are in harmony in their scale and finish of materials.



Photos showing the varied nature of the existing terrace

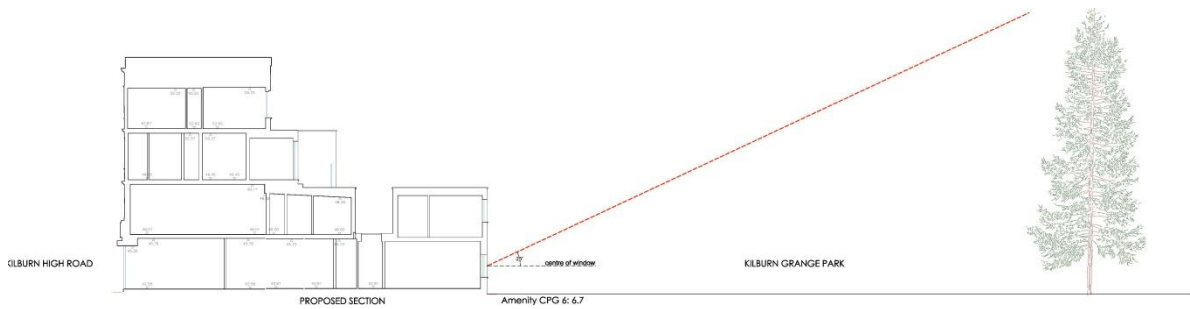


Rear Elevation

As to the rear of the site is Kilburn Grange Park, there are a series of established mature trees are planted on the perimeter of the site, as viewed from the park. These trees restrict the view to the proposal site. The proposal will not have an adverse visual impact, on users of the park due to the design of the extension being sympathetic to the existing building and the mature trees restricting views.

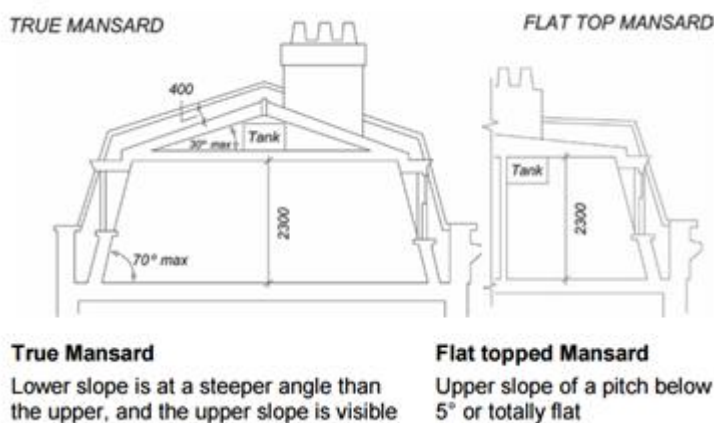


View from the park to the site



The sketch shows that there is no impact on daylight and sunlight, as per the 25 degree line, contained within Amenity CPG6 guidance, paragraph 6.7.

The proposed roof design has been set back from the front and rear façade to minimise any impact from the streetscene and park. This retains the original building form with the additions being proportionate to the original building. The style approach is tradition and has been designed to be in keeping with the original building. The front mansard sits behind the existing parapet wall by 1.2m with a pitch of 70 degrees. The pitch lessens the impact as viewed from ground levels as the bulk is eliminated in comparison to a flat roof.



The roof extension is in accordance with Camden Planning Guidance document 1, as demonstrated in the image above. The proportions of the small dormer windows to the front elevation follow in pattern and scale to the windows below. The windows are proposed to be timber sashes to match the windows. The roof is proposed to be in slate which is traditional material of this type of mansard therefore the roof is sympathetic to the original design of the building, blending in to its surroundings. The parapet to the front is raised beyond the sill of the window so the front window is not visible from street level.

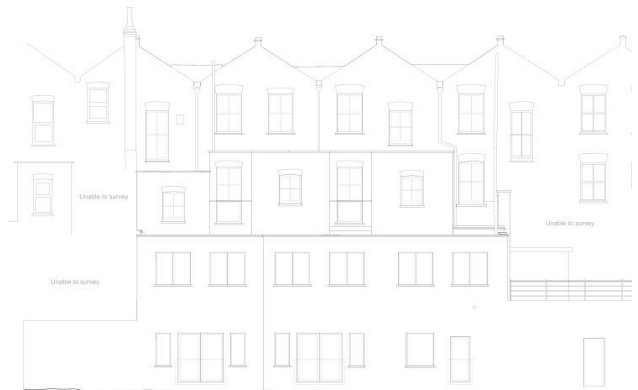


Example of the additional roof to the front facade

The dormers to the rear have also taken a sensitive approach in proportion, scale and appearance by positioning a pair of dormers central to the valleys of the butterfly roof.



Existing rear elevation



Proposed rear elevation

The rear first floor additions are proposed to create a better internal layout whilst creating high quality space via the rear views of the park. The structural openings pose no overlooking issues to the rear whilst maximising views of the park. The building form follows the pattern of the neighbouring terraces and the materials proposed will match the existing brickwork.

The raising of the ground floor roof to the rear of the right part of the building by 1.4m utilises the internal spaces which is currently unusable. The parapet roof will line up to the existing height parapet on the left side thus posing no impact and unifies the fragmented and unsightly additions.

The sympathetic design and does not harm the character of the surrounding townscape as viewed from Kilburn High Road and Kilburn Grange Park.

The scheme has proposed secure cycle spaces to the ground floor , to promote the reduction of carbon emissions.

It is also considered that the property is located with very good public transport facilities close-by. Both underground and overground trains from Kilburn and Brondesbury, and several bus routes are within immediate proximity to the property with direct access to Central London.

Conclusion

The proposed extensions will not harm the visual and residential amenities of any neighbouring properties and will preserve the character of the original building.

The properties on Kilburn High Road and the streetscape are not likely to be effected and the character of the terraced buildings will be preserved.

The application is such that the alterations to the existing property would be considered appropriate and acceptable in its setting. Following the pre-application report, the issues have been addressed to overcome the highlighted concerns.

Regardless of this, the general character of the road will remain unaltered.