

InsideOut



Design & Access Statement

246-248 Kilburn High Road, London NW6 2BS

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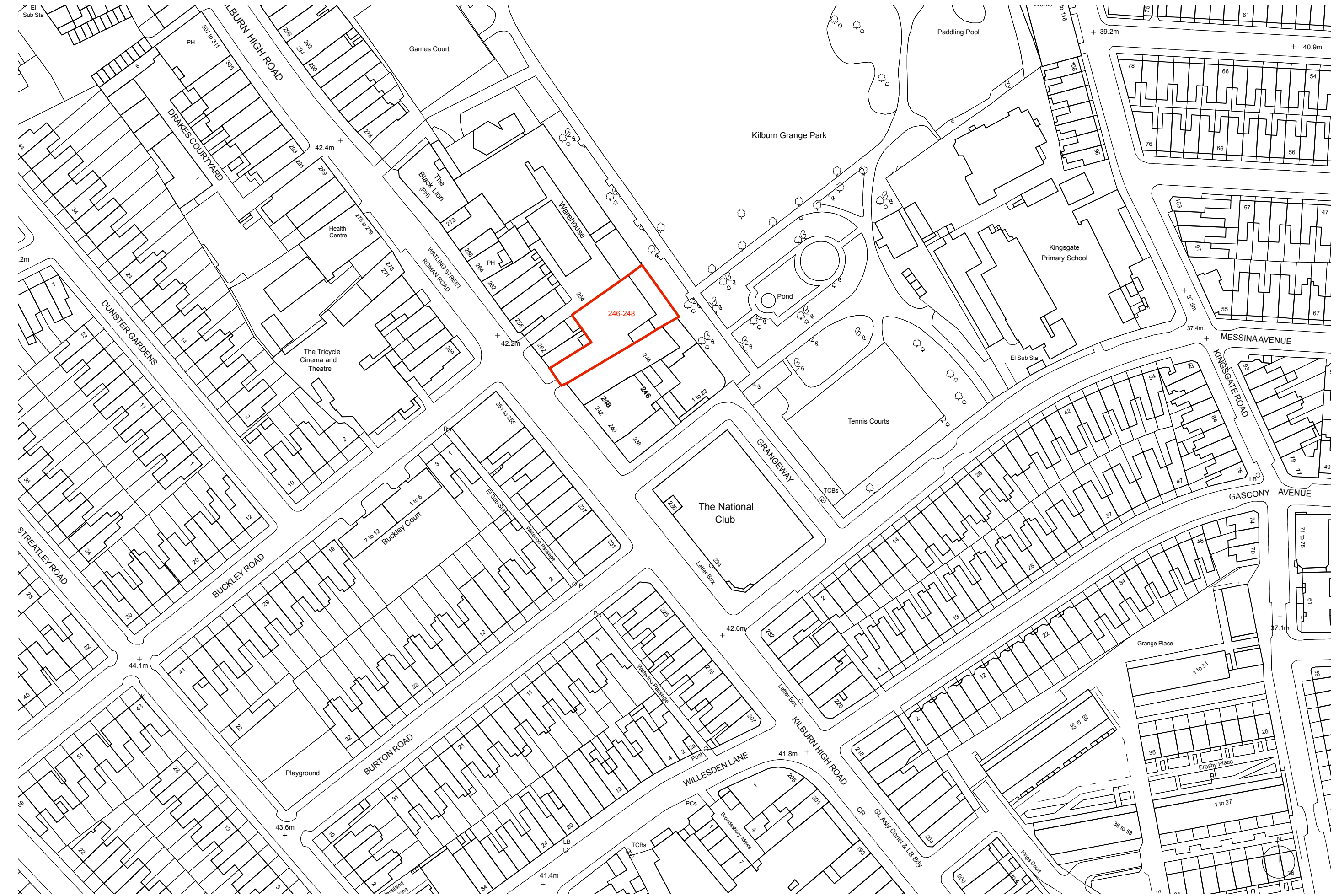
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Aerial photograph to show site in context

1.0 INTRODUCTION

1.1 BRIEF

The proposed development of this Planning Application consists of 27 residential apartments and provides approximately 2032 sqm GIA of high quality accommodation for new residents within this community and makes use of a vacant site while providing a positive contribution to the streetscape of Kilburn High Road and the surrounding area.

The site consists of the house at 246 and the current planning permission at 248 to create 14 Passivhaus units (planning reference: 2014/2662/P). Construction work was scheduled to start in January 2016 but the project had to be put on hold in December 2015 due to planning permission granted on the adjoining site at 254 Kilburn High Road for the creation of a mixed use development that presents a 5-storey blank wall along their boundary to our applicant's site.

Due to the impact of the approved development at 254 Kilburn High Road on the quality, amenity and daylight levels within the development, the applicant has requested that we look at an alternative scheme that seeks to respond to this newly created boundary condition.

The proposed development still comprises of two blocks; a street block that is similar to the previously approved, and a larger courtyard block that matches the depth of the approved block at no. 254. To achieve this, the existing house at no. 246 would be demolished to result in a full-width block containing a larger number of high quality residential units, with 20 out of 23 flats benefitting from views of Kilburn Grange Park.



Distribution of predominant materials along Kilburn High Road

- Red Brick
- Dark Red Brick
- Brown Brick
- Terracota Tiles
- Light Brown Brick
- Light Grey Brick
- Light Buff Brick
- Painted Render
- Sandstone or similar
- Greyscale paint



Height distribution along Kilburn High Road

- 4-5 storeys, modern-day equivalent
- 5-6 storeys, modern-day equivalent
- 7+ storeys, modern-day equivalent

1.2 CONTEXT & LOCAL PRECEDENTS

Kilburn High Road provides a wide range of community facilities: restaurants, bars, a cinema and a theatre, as well as offices and shops, with excellent transport connections available in the area. It acts as a major thoroughfare for pedestrians and vehicles on the move, and there are few occasions for pause along its length. Most calmer amenity spaces in the area are located, like Kilburn Grange Park, behind the row of street facing blocks and are protected from the noise and bustle by these very buildings.

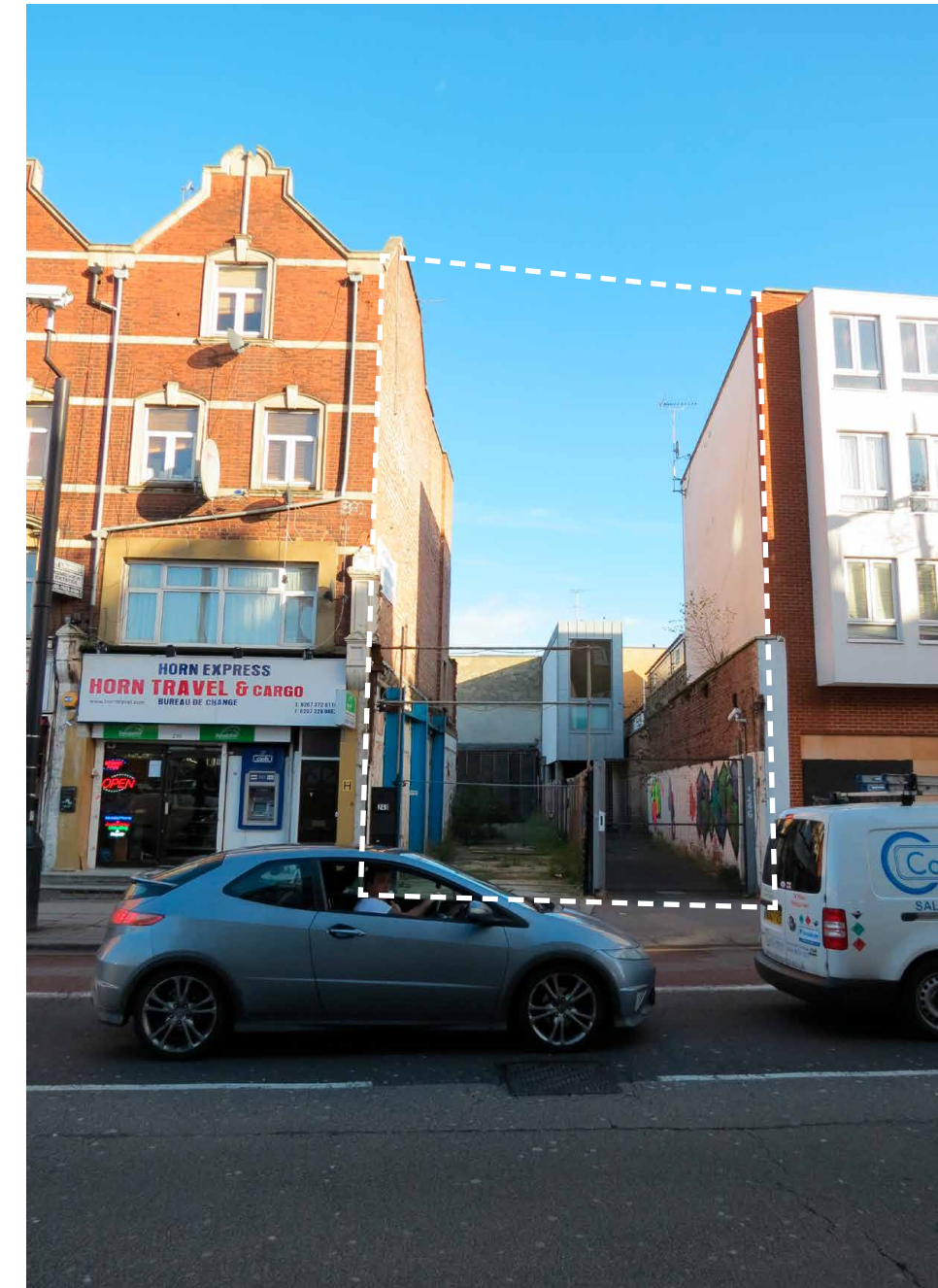
Although many of the current buildings on Kilburn High Road appear to be predominantly Victorian, many adaptations and additions have been made over the years, which has given the area a richly varied character, providing a mix of historic and contemporary buildings, in a variety of colours and heights. There are several contemporary buildings that deviate significantly from the Victorian buildings on the Road, which in themselves have many sub-categories of styles and materials. These buildings have mostly been constructed of a range of different brick types, although several additions have also been constructed with rendered frontages.

The various buildings that line the busy High Road between Kilburn London Underground station and Kilburn High Road London Overground station illustrate the fact that there is no consistency of material, eaves datum, fenestration, mouldings, roof type or number of storeys. Although a general range of 2 to 5 storeys exists along the road's length, reaching seven storeys at some points, there are several developments just off the high road that rise to more than 5 storeys.

Kilburn High Road's preeminent character is its lack of uniformity.



View of site looking North along Kilburn High Road



View of site access from Kilburn High Road

1.3 SITE

The current site on which this development is proposed is an open area behind the buildings bordering the North East side of Kilburn High Road. Access to the site is via an existing opening between 250-252 and 244 Kilburn High Road - a pair of 4-storey semi-detached Victorian blocks of flats with retail units at street level and a vacant office space situated within a modern brick and render terraced block at 244 Kilburn High Road. At present, a large portion of the site is vacant and clear of buildings, with only a photographer's studio/home located at the rear of the site as seen in the image on the right of page 8. The site constitutes 'previously developed land' and was several years ago cleared of all significant permanent structures in preparation for construction by previous owners.

In its current state, this is a poor contributor to the urban streetscape, creating a gap in the continuity of the urban fabric. The accessway to an unmaintained stretch of open land within the street constitutes an eyesore for residents and users of the surrounding properties, with the walls to the lower level of 250 Kilburn High Road and the boundary wall to 246 Kilburn High Road being in a poor state of repair, which would be improved by any development on the site. There is a distinct opportunity to restitch and rehabilitate the urban fabric in this area, and to improve the quality of the streetscape for the residents and businesses of Kilburn.

The proposed demolition of the existing, but unused, high-value live/work unit at 246 Kilburn High Road is a sensitive consideration for our applicant who has owned the property for almost 10 years, however the recent approved development at no. 254 has left our applicant no choice but to fully reconsider the site's potential. The robust justification for this decision is addressed in the Planning Statement, submitted as part of this application.

The site is outside of any Conservation Areas, and since it is also vacant (aside from the existing live/work unit at no. 246), there are no key drivers for preservation. All planning history on the site is outlined in the Planning Statement appended to this application as well as in the Pre-Application Report (planning reference: 2016/3255/NEW).



View looking towards the site from Kilburn Grange Park



View of the rear of 246 Kilburn High Road from Kilburn Grange Park



View of the adjacent buildings at 240-244 Kilburn High Road



View of adjacent site at 254 Kilburn High Road



View looking towards the site from Kilburn Grange Park



View of the existing site access from Kilburn High Road



View of the site and rear of adjacent buildings at 250-252 Kilburn High Road



View of +site boundary and rear of adjacent buildings at 250-252 Kilburn High Road from 254 Kilburn High Road