

1.6 IMPACT OF ADJOINING APPROVED SCHEME

The below images demonstrate the impact of the approved scheme at 254 Kilburn High Road on the approved development at 248 Kilburn High Road; where the proposed 5-storey blank wall along the north boundary is situated less than 2 metres away from a significant number of north-facing bedroom windows.

To be precise, 5 out of 14 flats and 74% of the windows on the north elevation are significantly affected by the approved scheme at 254 Kilburn High Road, which is clearly illustrated in the adjacent images.



Approved scheme at 248 Kilburn High Road



Approved scheme at 248 Kilburn High Road



Approved scheme at 248 Kilburn High Road



Impact of approved scheme at 254 Kilburn High Road



Impact of approved scheme at 254 Kilburn High Road



Impact of approved scheme at 254 Kilburn High Road



## 1.7 PRE-APPLICATION STATEMENT & REPORT

The negative impact that 254 Kilburn High Road would have on the approved development on the applicant's site, necessitated the redesign of the scheme to protect the quality of living spaces and new accommodation created in the area. A Pre-Application Statement (planning reference: 2016/3255/NEW) was submitted on 7th of June 2016 and the Pre-Application meeting was held on the 15th of July 2016, to a generally positive response from the Council. The revised scheme addressed issues caused by the scale and proximity of the approved scheme at 254 Kilburn High Road but also worked with this scheme to provide a considered and cohesive elevation to Kilburn Grange Park.

Due to the uncertainty surrounding the construction of 254 Kilburn High Road, and the fact that it has only just begun, it was necessary to design the elevation of the courtyard block along Kilburn Grange Park as both a stand-alone facade as well as a composition, coordinated with the potential adjoining elevation of 254 Kilburn High Road.

After the Pre-Application Report was received, three distinct elements of the design feedback were directly addressed, primarily focussed on the park elevation of the courtyard block. As the courtyard block has a prominent position along the edge of Kilburn Grange Park, with distant views possible across the expanse of the park, the full elevation of this block was more carefully considered.

### Penthouse attic storey

As one of the major elements to be addressed on this elevation, the Pre-Application Report stated, "Whilst it is noted that the neighbouring site has approval for 5 storey building plus set back attic storey - and 5 storeys is also considered acceptable on this site - the same attic storey should not be seen as a given on this site." (Pre-Application Report, page 6, section "Design")

Although the design team had coordinated the massing and setbacks of the approved development with neighbouring 254 along Kilburn Grange Park, we had not yet carefully considered the materials and detailing of the attic storey.

In response to this advice, the design team has carefully developed the attic storey of the courtyard block. A similar language of detail has been applied to the courtyard elevation, to unify this facade with the street block and create a cohesive courtyard space, while the park elevation has been developed with a different strategy. On the park facade, a less formal organisation has been utilised to compliment the faceted elevation on the lower storeys, but similar materials are used throughout. A surrounding concrete structure provides the frame for the penthouse, allowing infill with full-height glazing and textured concrete panels. The glazing works to mirror the landscape of Kilburn Grange Park while the textured concrete coordinates with the white brick below and the concrete structure throughout.

A green roof is also now included on the courtyard block, as advised in the Pre-Application Report.

### Ground floor of courtyard block

The ground floor of the courtyard block was also addressed in the Pre-Application Report: "consideration needs to not only be given to the neighbouring approved scheme as in the design statement but also in its relationship with the existing context particularly in the park elevation." (Pre-Application Report, page 6-7, section "Design")

The report went on to encourage the design team to assess how this could work, with options such as introducing increased height to the ground floor. The suggestion was quickly incorporated into the scheme, as it produced several benefits for the development.

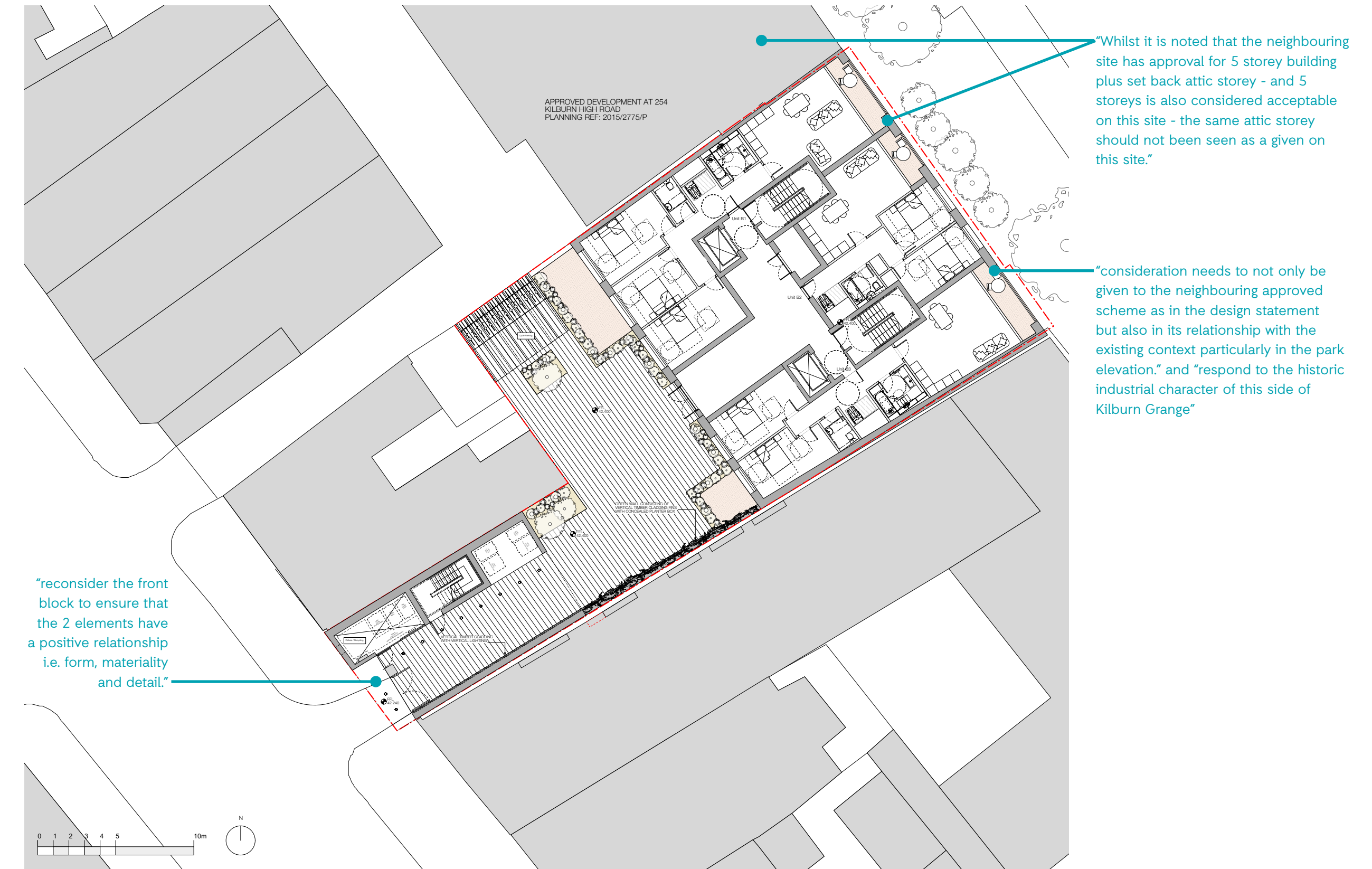
An increase of height by 600mm to the ground floor would match conditions at 254 Kilburn High Road. It would provide the unified elevation along the park, as expressed in the report, but would also "respond to the historic industrial character of this side of Kilburn Grange" and mimic the ground floor height of the live/work unit that is currently on the site.

The increase in height would also mean an increase in the floor to ceiling glazing, which would both improve daylight to the ground floor of both sides of this block and provide a substantial reflective surface for pedestrians that would mirror the park's greenery.

### Street Block Design

The Pre-Application Report also advised to reassess the relationship of the two blocks and work to further coordinate them due to the redesign of the courtyard block. As advised, the design team worked to "reconsider the front block to ensure that the 2 elements have a positive relationship i.e. form, materiality and detail."

After a considered review, the design team determined that a few changes were necessary to complement the revised courtyard block. These changes are minor and aesthetic in nature including matching the materiality of the courtyard block and revising proportions of the windows to compliment the courtyard block. Full descriptions and reasons for these revisions are detailed in sections 2.6 and 2.7 of this document.



Pre-Application plan with annotations per report





Aerial montage of proposed development at 246-248 Kilburn High Road (as viewed from park)

## 2.0 DESIGN

### 2.1 FORM, ACCESS & SUSTAINABILITY

As with the previously approved scheme at 248 Kilburn High Road, the proposed development at 246-248 Kilburn High Road would consist of two main built forms, a 'street' block and a 'courtyard' block. The street block addresses the infill space on the streetscape of Kilburn High Road and remains very similar to the previously approved, with pedestrian to the site provided below this block. As a car-free development, no vehicles would have access.

The courtyard block is orientated to be of matching depth to the adjoining approved scheme at 254 Kilburn High Road and offers its two principal elevations to the Kilburn Grange Park to the north-east, and to a newly landscaped communal courtyard to the south-west. As stated in the Pre-Application Report section of this statement, the detailing of the attic storey to the courtyard block has been further developed, but the massing of it remains the same.

Although the current project is not proposed as Passivhaus construction as was the approved scheme for the site, wall thicknesses of 500mm were retained. This allowed the form and layout of the street block to remain the same while encouraging a fabric first approach to the newly designed courtyard block as well. In addition to these oversized walls, it is also proposed to utilise triple glazed windows and MVHR throughout. In addition, communal gas boilers are proposed in the plant outbuilding in the courtyard. All of these elements will work to provide U-values well above UK standards, create efficient and sustainable energy sources and work to mitigate any noise coming from the busy Kilburn High Road.

Separate air quality and noise assessments have been completed to inform the design, and form part of the application package.



**Schedule of Accommodation**

**Site Area**

805 sqm
8665 sqft
0.0805 Ha

**Areas by Unit**

Unit	Beds	Occupants	Hab Rooms	GIA (sqm)	Amerity (sqm)	Aspect
Street Block						
A1	2	4	3	73.4	6	Dual
A2	2	4	3	73.4	6	Dual
A3	2	4	3	73.4	6	Dual
A4	2	3	3	62.1	11.7	Dual
Courtyard Block						
B1 (WC unit)	3	6	4	117.4	19.6	Dual
B2 (WC unit)	2	4	3	75	4.7	Single (park)
B3 (WC unit)	2	4	3	95.4	14.2	Dual
B4	1	2	2	48.9	4.2	Single (courtyard)
B5	1	2	2	48.4	8.2	Single (park)
B6	1	2	2	53.9	8	Dual
B7	1	2	2	53.8	8	Dual
B8	1	2	2	48	9.3	Single (park)
B9	1	2	2	48.2	4	Single (courtyard)
B10	3	4	4	103.5	7.7	Dual
B11	1	2	2	61	4.6	Dual
B12	1	2	2	61	4.6	Dual
B13	3	5	4	102.2	8.7	Dual
B14	2	3	3	86.2	6.1	Dual
B15	2	3	3	78.4	6.1	Dual
B16	2	4	3	83.3	6	Dual
B17	2	3	3	80.6	7.4	Dual
B18	2	3	3	86.2	6.1	Dual
B19	2	3	3	78.5	6	Dual
B20	2	4	3	78.5	26.9	Dual
B21	1	2	2	45.1	21.4	Dual
B22	3	5	4	94.1	14.7	Dual
B23	3	5	4	121.7	59.3	Dual

**Totals**

Units	Beds	Occupants	Hab Rooms	GIA (sqm)	Amerity (sqm)
27	50	89	77	2031.6	295.5

**Density**

957 HR/ha
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**Unit type ratios**

1 bed	9	33%			
2 bed	13	48%			
3 bed	5	19%			
Single-aspect	5	18%			

**Gross Areas**

	GIA (Gross Internal Area)	GEA (Gross External Area)
Existing House	381 sqm	457 sqm
Proposed Block A	364 sqm	451 sqm
Proposed Block B	2197 sqm	2408 sqm
Proposed Plant	23 sqm	29 sqm
<b>Totals</b>	<b>2584 sqm</b>	<b>2888 sqm</b>

**2.2 AMOUNT**

The proposed scheme will provide a total of 2032sqm across 27 units of residential accommodation.

The development will contain a mix of unit types and sizes to cater for the differing requirements of families in the area. Whilst the units within the street block are all 2 bed flats (again, as previously approved), a range of flats including 1B2P, 2B3P, 2B4P, 34BP, 35BP, 36BP and three separate wheelchair adaptable flats are provided within the courtyard block.

The proposed number and mix of units has been driven by the scheme's massing and its careful consideration of the surrounding buildings in terms of impact on daylight and outlook as well as the applicant's aspiration to create high quality well-lit residential units.

Please refer to the Daylighting Impact Assessment that has been submitted as part of this Design & Access Statement.

There is no provision for vehicle parking in this development, as previously proposed when Pre-Application advice was sought.



View of proposal looking North along Kilburn High Road - AS APPROVED

### 2.3 LAYOUT

27 residential units are proposed for the site, providing 2032 sqm of dwelling space on the 805sqm site, with each block stepped in height to address its surrounding context.

The residences fronting Kilburn High Road will consist of 4 dual aspect flats constructed over 4 separate floors, that are designed to restitch the streetscape. At its highest point on the line of the Kilburn High Road, the street-facing block will be constructed from brick to a height approximately level with the eaves of the two adjacent buildings. Above this, a textured precast concrete contemporary mansard roof stepped back from the line of the street will contain the fourth unit, reaching to a height comparable to that of the gable ends to the Victorian properties and that of the modern developments immediately adjacent.

The proposed courtyard block will consist of 23 residential flats, with 18 out of 23 flats being dual-aspect and all but 3 flats benefiting from views over Kilburn Grange Park.

The three wheelchair adaptable flats are located at ground floor level to facilitate access.

All proposed flats will benefit from private amenity space in the form of terraces and/or balconies as well as the communal amenity space within the proposed landscaped courtyard, with many much larger than the required standard and the privacy and view of these spaces carefully considered.

The waste storage provision is located at the base of the street-facing block, where it is closest to the street and therefore optimal for refuse collection purposes. Since the most recent consultation with the Council's Environmental Health section, this space has been expanded to accommodate capacity for the increased number of flats and residents. This equates to:

- 2 x 1,280 litre bins for waste
- 2 x 1,100 litre bins for recycling
- 2 x 240 litre bins for food waste

A double-height covered cycle store is located within the landscaped courtyard, amongst areas of new soft landscaping and tree planting. A green wall spans the length of the courtyard while both blocks now benefit from an extensive green roof. To allow the space for these green roofs, all shared plant will be located in a single-storey outbuilding within the courtyard, which not only frees up space but rereduces removes the potential for additional noise pollution in the area.





David Chipperfield, Kattendijkdok Towers



David Chipperfield, Laboratory Building, Basel



Craft Arquitectos, Obrero Mundial

#### 2.4 DESIGN INFLUENCES

The design team has drawn inspiration from examples of work that have considerable depth to the facade. As seen in the three examples to the left, this depth creates dramatic shadows, bringing interest to the various elevations. The far-left image shows an example of how the brick relief to the street block windows can elongate the facade to provide balance to the more solid courtyard block.

The middle image demonstrates the formal organisation of the courtyard block's inward facing elevation. Although structured in a rigid grid, this precedent shows how varying the infill of this frame still brings variation and interest across the facade. The design team has proposed both glazing and open terraces with delicate balustrades within the structural grid to provide the variety necessary for the composition.

The third image, on the far right, demonstrates the intent behind the courtyard block's elevation toward the park. The various angles creating a dynamic facade that engages Kilburn Grange Park, as well as provide quality protected private amenity with unobstructed views to Kilburn Grange Park.