

Design & Access Statement

260 Kilburn High Road, Kilburn London NW6 2BR. (Terrace ground floor Lock up Shop with separate basement Storage. First, second and third floor residential accommodation above). This application relates solely to the basement.

Existing Premises.

The existing premises comprises of terrace Victorian building with shop to ground floor and basement with first, second & third floor residential accommodation.

There is no front or rear garden to the property as the building fronts directly onto Kilburn High Road.

The premises is constructed in yellow/red stock handmade bricks to the front and rear elevation with part stucco rendered and paint finish stone work to the first and second floor front elevation. The windows have been replaced with white UPVC in a style similar to boxed sash timber windows and timber type casement windows to the rear elevation.

The property has a mansard type main roof flat roof crown with vertical hung slate covering to the front and rear elevations, the ground floor single storey back addition and third floor back addition covered in a felt. The property is in a row of similar styled buildings on Kilburn High Road where the residential upper floors have been extended and converted into self-contained units.

A) Design Process

The proposed works involves refurbishment of the existing basement to accommodate table & seating for a restaurant in line with the basement located adjacent at 258 Kilburn High Road.

The other works involves sound proofing walls and ceilings and upgrading of lights plumbing and the general appearance and décor.

The principles of the design: –

- Maximise potential of the premises
- Minimise structural impact on the existing building
- Repair, renew shop front façade in keeping with surrounding properties
- Achieve the standards of and in accordance with planning guidance documents

B) Use

Historically the existing basement has been used for storage, with the ground floor retail and the first second & third floors accommodating residential units with its own separate access.

Basement

The proposal is to keep and retain the existing basement dimensions in keeping with the basement located at 258 Kilburn High Road.

It is not proposed that there will be works to change the floor to ceiling height dimensions of the existing basement.

Ground Floor

The proposal is to refurbish the ground floor to bring up to a suitable standard to be let as a commercial A1 unit. There is no proposal for change of use of the ground floor unit from its existing A1 planning class.

C) Layout

The layout of the basement has been designed as open plan to maximise the available floor area to provide seating for the restaurant.

It is proposed that an opening will be made to an adjoining wall which 258 & 260 Kilburn High Road share.

This opening will allow access from basement of 260 Kilburn High Road to the basement of 258 Kilburn High Road. Additionally this will provide the ability to maximize the total open plan floor space for seated diners of the restaurant between the two basements.

D) Scale

The proposals is to upgrade the existing basement and ground floor and by adopting these parameters of providing the alterations in the existing building, the proposed works will be kept to the minimum so as not to affect neighbouring properties.

E) Appearance

As the proposal is for a change of use only, no impact will result in the appearance.

F) Access

Access to the basement will be from the adjacent basement at 258 Kilburn High Road.

Further considerations shall be given in the development of the details in the preparation of the new building regulations submission.

The building is located in easy walking distance to train station with good bus routes to other areas of the country.

Planning Policy and Planning Obligation Statement

Subject to planning consent and in accordance with the planning obligation strategy the applicant accepts conditions to be agreed.