

Proposals

Kilburn High Road East, Street Scene

The proposal primarily reintroduces the continuation and completion of the Victorian terrace.

The bay widths are sympathetic to the wider urban grain and the fenestration is symmetrical within each bay.

The horizontal fenestration arrangement is a direct continuation of the adjacent facade.

The proposals continue the three storey primary frontage, with the fourth loft storey set back behind an expressed parapet line.

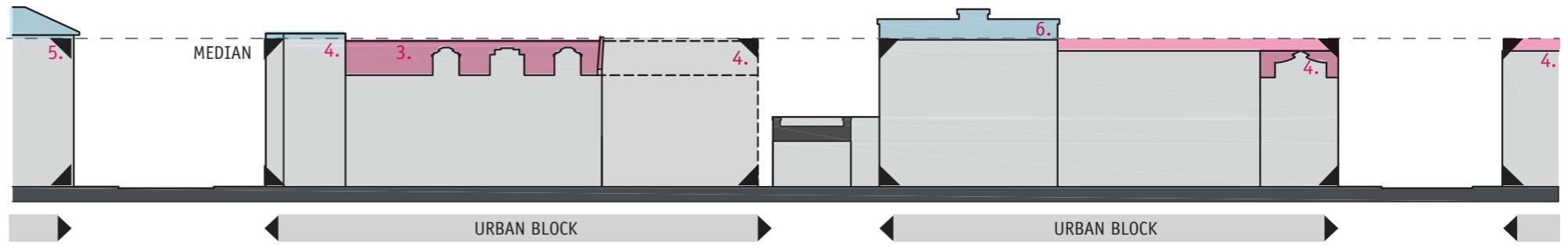
The proposed expression provides punched reveals in a brick façade that maintain the historical proportion and order without taking a direct pastiche aesthetic. Rich detailing is proposed through the use of set backs and brick coursing to add depth and character within each bay.

The contemporary detailing will ensure a subtle, robust and quality building that adds value to the setting, whilst maintaining the overall character.

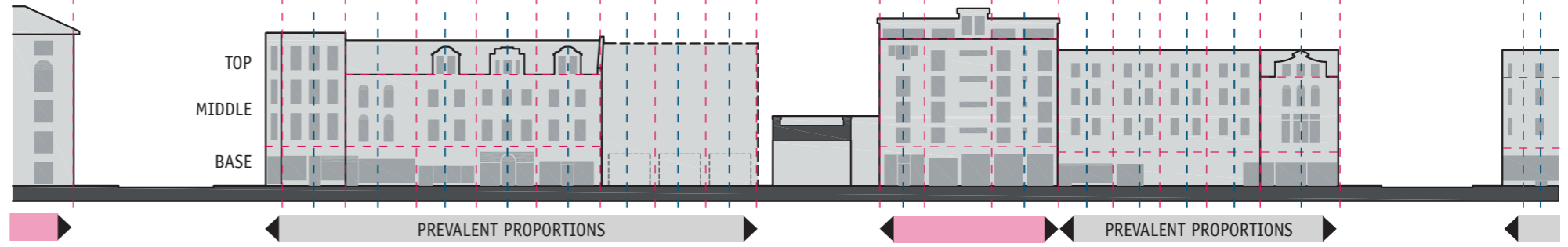


328e-h

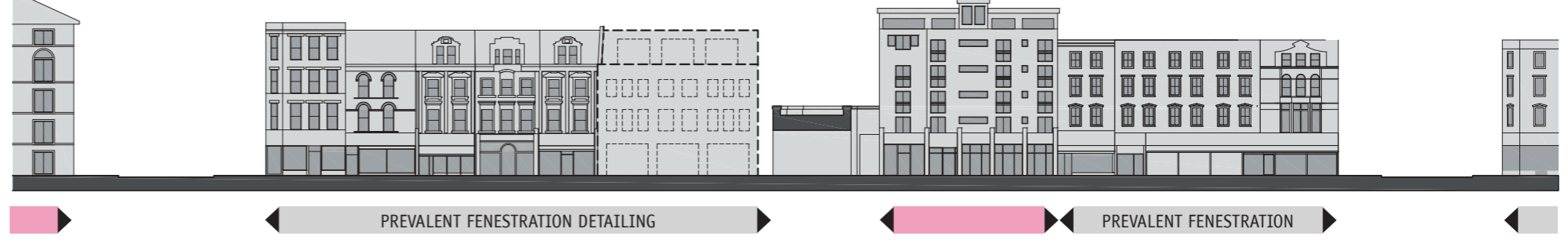
Block Form & Storey Height



Bay widths & Symmetry



Architectural Expression





## Proposals

### Appearance & Form

The proposals are formed of three equal bays, each symmetrical about their centre. Each is enclosed by brick pilasters that rise from street level and provide the primary formal proportion for the elevations. Storey heights are matched directly to the neighbouring building (330-334) to allow a legible horizontal continuation of fenestration.

Each bay is symmetrical about itself, with the centre bay having a distinct window array from those other two adjacent, to promote overall primacy to the central axis. A loft storey is proposed at the third floor set back behind an expressed brick parapet line with brick dormer windows.

Inset glazed shop fronts are proposed at street level to the full bay width with a defined fascia over and a deeply rebated frame detail to the perimeter, expressed in a decorative brick embellishment.

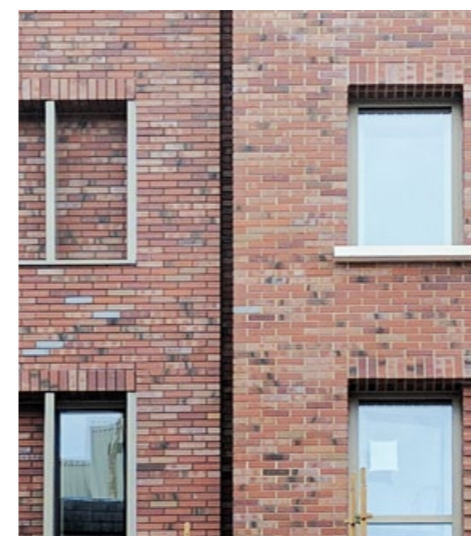
The composition is deliberately contemporary, referencing the materiality, rhythm and proportion of Kilburn High road without direct pastiche detail references.



PRECEDENT - CONTEMPORARY BRICK



Charlotte Street (Corner House) - DSDHA



Borough High Street (131) - LTS

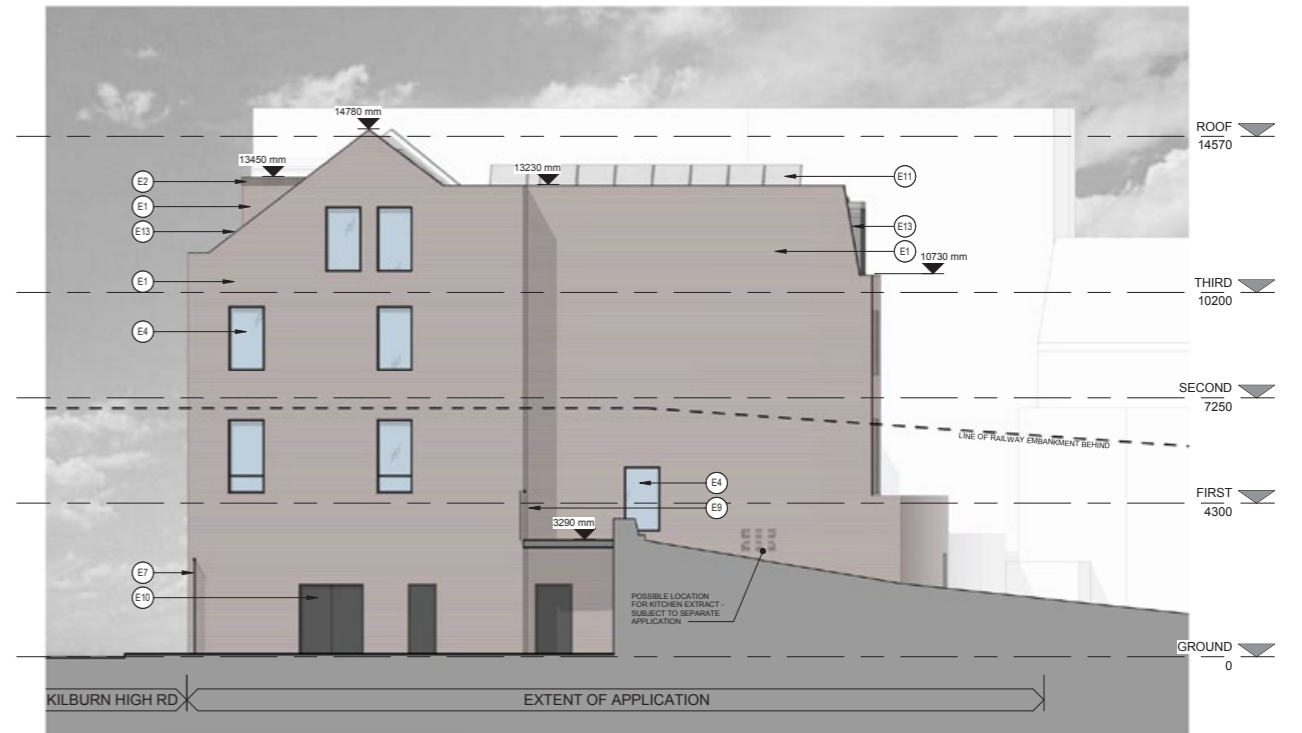


328 e-h Kilburn High Road - Existing





**1 SW ELEVATION**  
1 : 100



**2 SE ELEVATION**  
1 : 100



**3 NE ELEVATION**  
1 : 100



**4 NW ELEVATION**  
1 : 100

E1	RED / BROWN BRICK
E2	BRICK SOLDIER COURSE - DARK RED / BROWN
E3	BRICK REVEAL DETAIL - RED / BROWN
E4	ALUMINIUM WINDOW - RAL 7013 BROWN / GREY
E5	ALUMINIUM SHOPFRONT - RAL 7013 BROWN / GREY
E6	
E7	
E8	STANDING SEAM ZINC ROOF
E9	POWDER COATED METAL RAILING - RAL 7013
E10	POWDER COATED METAL DOOR - RAL 7013
E11	SINGLE PLY FLAT ROOF MEMBRANE - DARK GREY
E13	MASONRY COPING STONE

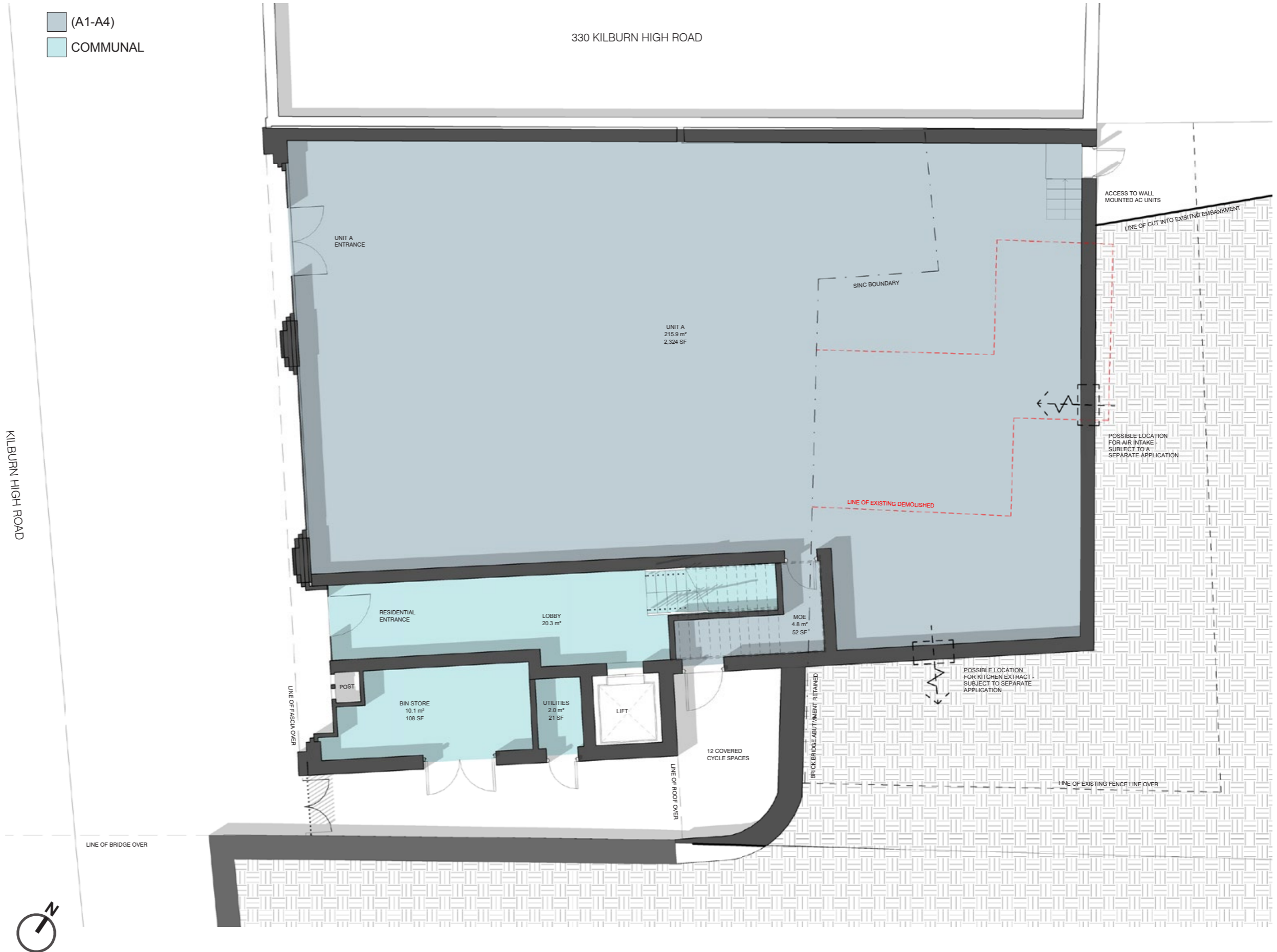
Proposal  
Ground Floor

Ground floor is proposed as a double fronted commercial unit (A1-A5) of 216 sqm that could be subdivided into two equal smaller units. Access is proposed via glazed doors set into glazed shop fronts. A shared refuse area is provided to the South of the plot and would be accessed via Kilburn High Road.

An independent residential entrance is provided in the third bay. A secure cycle store is accessed via the communal external area from Kilburn High Road. Cycle spaces are provided as 1 per 1 bed and 2 per 2bed +, giving a total of 12 spaces. Access to the communal bin store is via this shared external area.

No car parking spaces are proposed and the development is to be car free.

- (A1-A4)
- COMMUNAL



## Proposal

### First Floor

Three apartments are proposed at first floor level, 2x 1 bed and 1x 2 bed units. Each complies with the nationally prescribed minimum overall floor area for the type including storage areas. A balcony is provided to the larger unit. Private outdoor space is not provided to the 1 bed units give the proximity to local existing open green space.

All units are dual aspect taking advantage of the North South axis of Kilburn High Road ensuring good access to daylight in all dwellings through the day. Aspect has been controlled to ensure there are no direct inter overlooking concerns within the proposals.

A daylight and sunlight report has been submitted alongside the document to demonstrate that the proposals comply with BRE guidance.

An acoustic report has been submitted alongside the document to demonstrate that there is risk to residential amenity from adjacent noise generators.

Access for maintenance to the rear landscaped area and proposed green roof area is from this level.

#### Areas:

Apt. 101	59 sqm
Apt. 102	51 sqm
Apt. 103	63 sqm

- 1b2p
- 2b3p
- COMMON





Proposal

Second Floor

Three apartments are proposed at second floor level, 2x 1 bed and 1x 2 bed units. Each complies with the nationally prescribed minimum overall floor area for the type including storage areas. A balcony is provided to the larger unit. Private outdoor space is not provided to the 1 bed units give the proximity to local existing open green space.

All units are dual aspect taking advantage of the North South axis of Kilburn High Road ensuring good access to daylight in all dwellings through the day. Aspect has been controlled to ensure there are no direct inter overlooking concerns within the proposals.

A daylight and sunlight report has been submitted alongside the document to demonstrate that the proposals comply with BRE guidance.

An acoustic report has been submitted alongside the document to demonstrate that there is risk to residential amenity from adjacent noise generators.

Access for maintenance to the rear landscaped area and proposed green roof area is from this level.

Areas:

Apt. 201	59 sqm
Apt. 202	51 sqm
Apt. 203	63 sqm

- 1b2p
- 2b3p
- COMMON



Proposal

Third Floor

Two apartments are proposed at third floor level, 1x 2 bed and 1x 3 bed unit. Each complies with the nationally prescribed minimum overall floor area for the type including storage areas. Private external space is provided to both, with the larger unit have access to a roof terrace the full width of the primary facade.

All units are dual aspect taking advantage of the North South axis of Kilburn High Road ensuring good access to daylight in all dwellings through the day. Aspect has been controlled to ensure there are no direct inter overlooking concerns within the proposals.

A daylight and sunlight report has been submitted alongside the document to demonstrate that the proposals comply with BRE guidance.

An acoustic report has been submitted alongside the document to demonstrate that there is risk to residential amenity from adjacent noise generators.

Access for maintenance to the rear landscaped area and proposed green roof area is from this level.

Areas:

Apt. 301	88 sqm
Apt. 302	61 sqm

- 2b3p
- 3b5p
- COMMON





**Proposal**  
**Daylight to Neighbours**

The building height within the proposed development has been established based on three strategies:

**Respect existing buildings**

- Proposed ridge height is no higher than adjacent building.
- Overall storey heights consistent with the adjacent existing buildings.

**Utilise building Setbacks**

- Increases separation distances.
- Provides a visual break in the mass.
- Delivers massing consistent with existing varied character.

**Locate maximum height appropriately**

- Proposals consistent with context.
- Single storey ground floor unit aligned to existing.
- Three storeys above organised along the street, with perpendicular wing at Southern limit of plot.

The proposals have been designed to consider daylight and sunlight from the outset of the project. The site layout and massing have been tested against the BRE guidance to demonstrate compliance for a representative day, 21st March, for Sunlight.

The proposed massing and layout are such that there is no direct impact on the vertical skyline component for the nearest neighbouring property, no. 330 Kilburn High Road.

A day light and sunlight report has been submitted alongside this report demonstrating compliance (ref: 11216\_328e-h Kilburn High Rd\_DS report).

**Proposal**  
**Sunlight to Amenity**

Policy DP26 states that Camden will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity in terms of visual privacy and overlooking; overshadowing and outlook; and daylight and sunlight levels.

Consideration has been given to existing amenity areas to rear of properties on Iverson Road, where the sun path is taken on 21st March, the spring equinox as recommended in BRE Guidance. Nos 330-338 Kilburn High Road all have single storey out buildings at the rear, and therefore have no existing amenity area in the form of open space or gardens.

It is assumed that the land to rear of properties on Iverson Road (Nos 2-10) is private gardens and has been assessed as such. BRE Guidance states the following:

*"3.3.17 It is recommended that for it to appear adequately sunlit throughout the year, at least half of a garden or amenity area should receive at least two hours of sunlight on 21 March. If as a result of new development an existing garden or amenity area does not meet the above, and the area which can receive two hours of sun on 21 March is less than 0.8 times its former value, then the loss of sunlight is likely to be noticeable. If a detailed calculation cannot be carried out, it is recommended that the centre of the area should receive at least two hours of sunlight on 21 March."*

A day light and sunlight report has been submitted alongside this report demonstrating compliance (ref: 11216\_328e-h Kilburn High Rd\_DS report).

The proposals are therefore considered to be acceptable in terms of sunlight to amenity areas.



- 1 - No 330-334 have been extended to rear boundary at ground floor and there is no impact at this level.
- 2 - Those windows closest to the proposals are associated with the stair in no. 330 and there is no requirement to measure impact on non habitable rooms.
- 3 - The nearest habitable room windows are approximately 5m from site boundary and over 9m from the proposed rear extension and these windows serve Commercial premises.





Proposal

Privacy & Overlooking

Privacy and overlooking also informed the building mass and appearance.

The proposals have been designed to consider these from the outset of the project. The layout and massing have been tested using a minimum window to window separation distance of 20m, as is typical for an existing urban location. The same distance has been applied to test impact on existing outdoor amenity area, where the amenity area is considered to be that outdoor space 5m from the rear of the property.

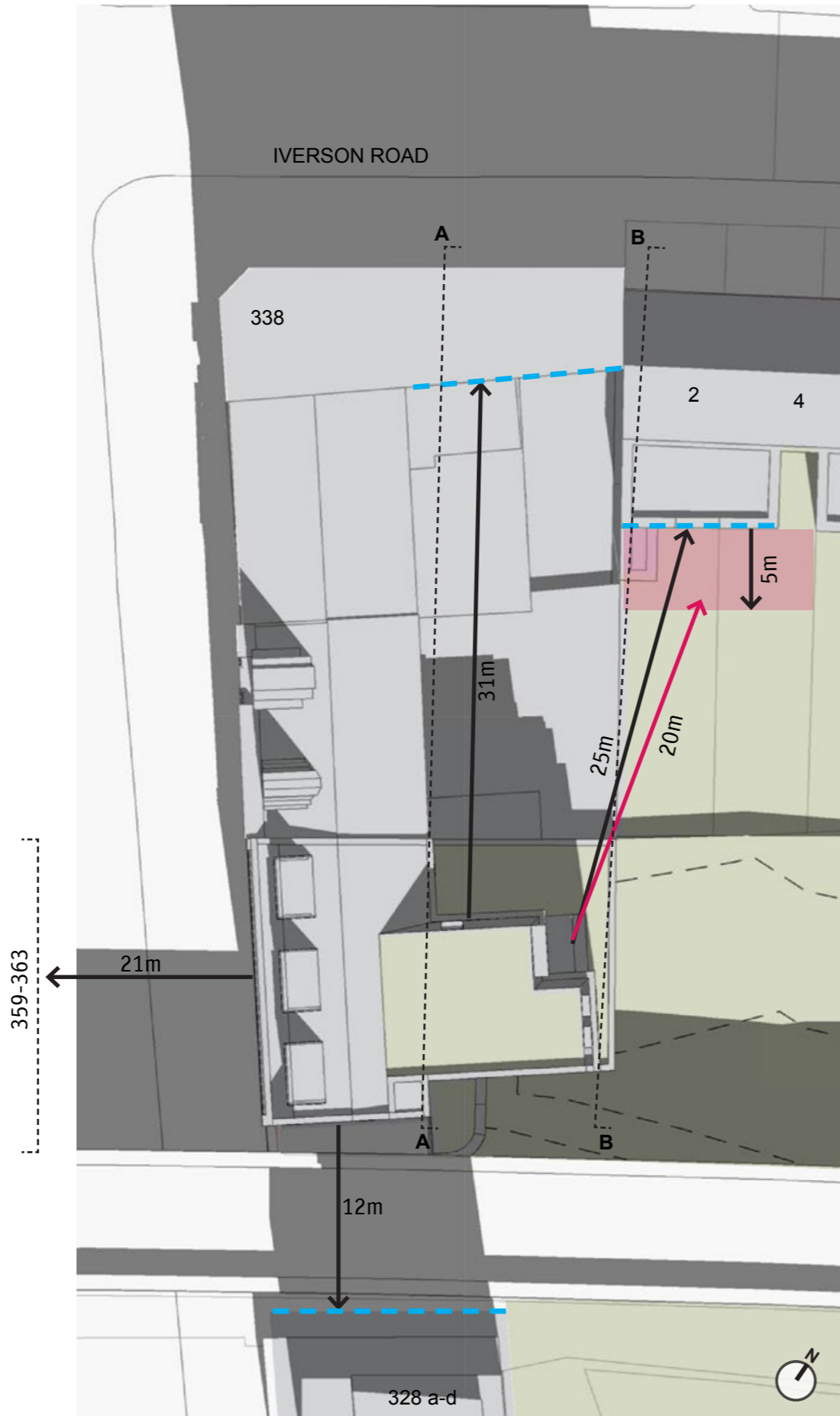
The proposals allow for glazing to all four elevation to maximise access to daylight through 100% dual aspect accommodation. This strategy requires existing neighbouring privacy to be considered to all aspects, North, South, East and West.

To the South there are no issues present as the gable of 328 a-d Kilburn High road has no glazing or external amenity areas. No 359-363, opposite the proposal to the West, has a significant amount of glazing to habitable rooms and also outdoor amenity space. However the separation distance is in excess of 21m and therefore there will be no impact on privacy.

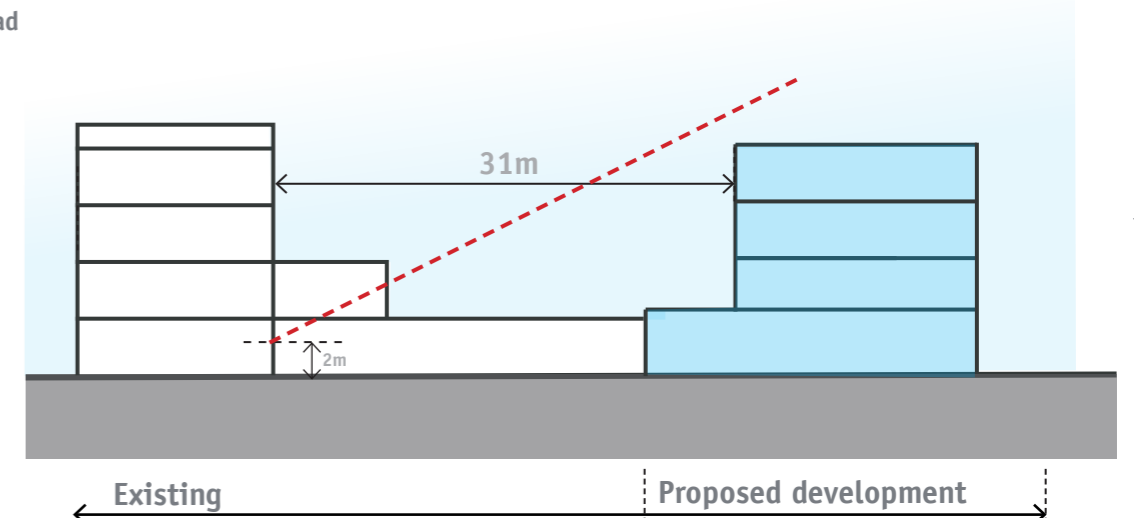
Located to the North, no. 338 Kilburn High Road has some directly facing windows that are 31m distant and so there is no impact.

To the East the rear of properties to Iverson Road the separation distance is again in excess of 20m for window to window overlooking. There is a small area of the amenity space to the rear of No. 2 Iverson Road that has some issue with overlooking when measured from the centre line of the private balconies. It is not considered that this interaction will have a measurable impact on neighbours amenity given its small and localised nature.

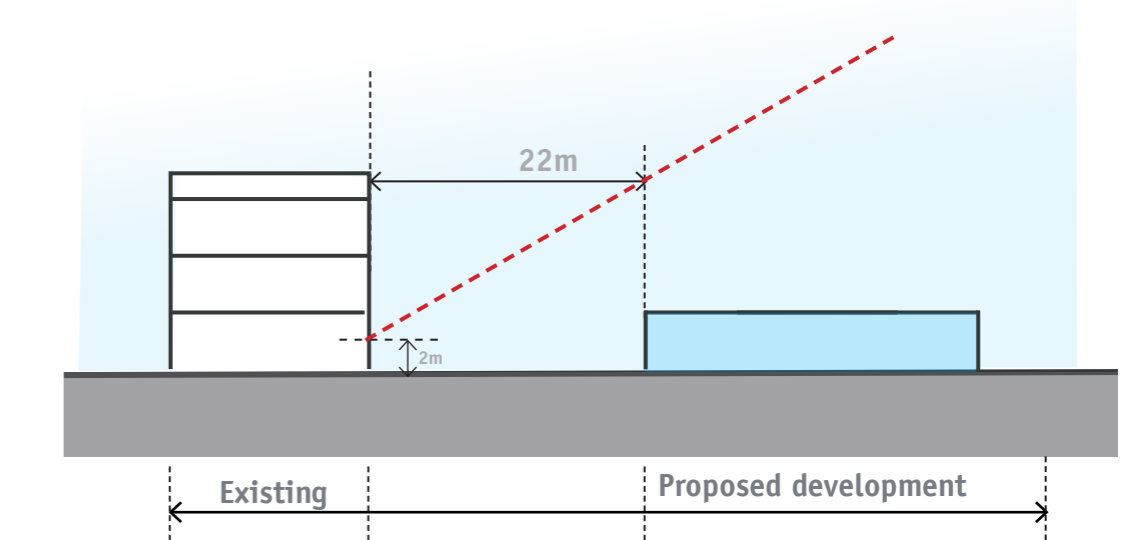
It is therefore considered there are no overlooking issues associated with the development.



Rear of Iverson Road



Diagrammatic section AA - Vertical Sky Component

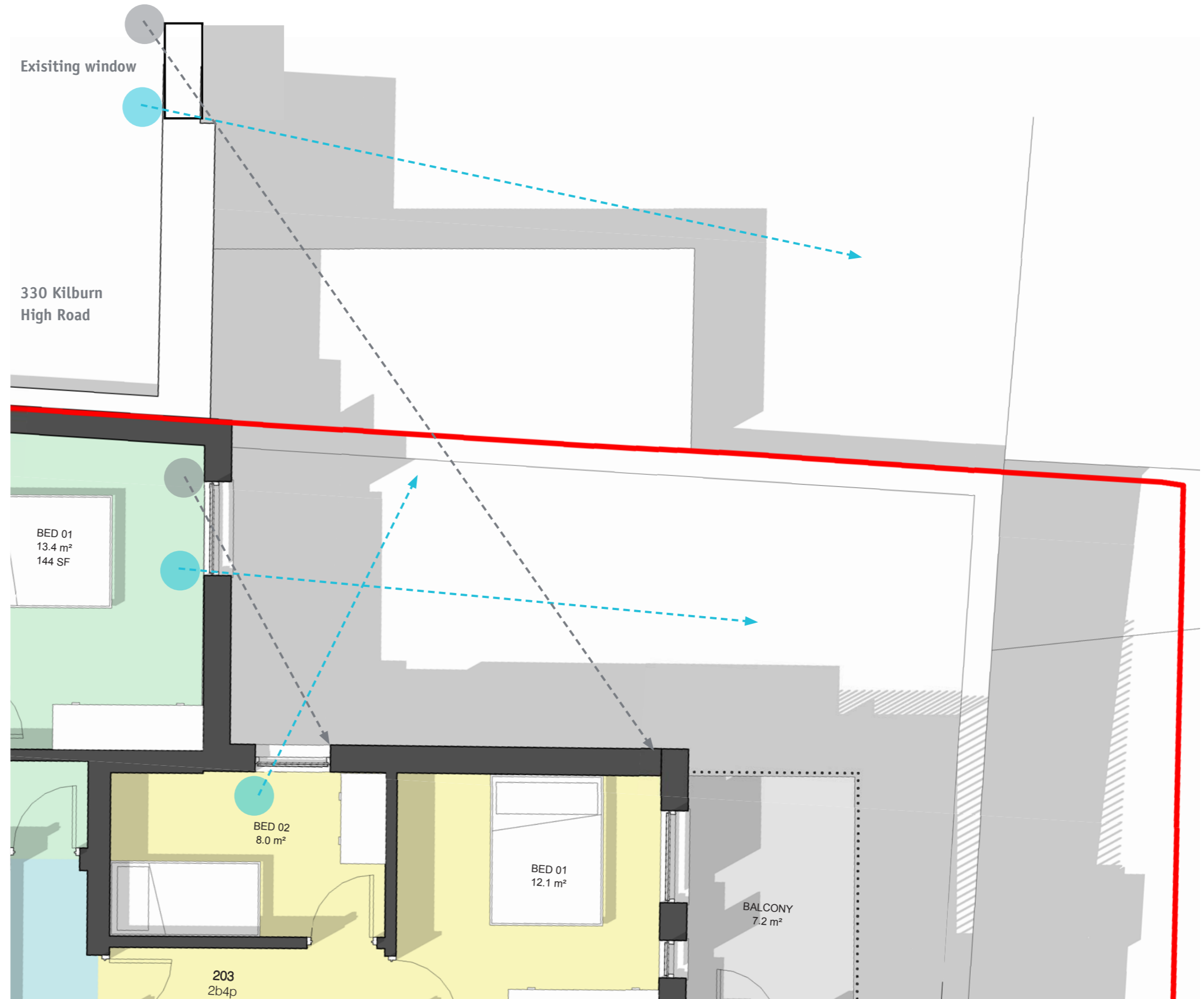


Diagrammatic section BB - Vertical Sky Component

Proposal

Privacy & Inter overlooking

Direct inter overlooking has also been considered and controlled through the layout and size of proposed openings ensuring there is no clear line of sight.

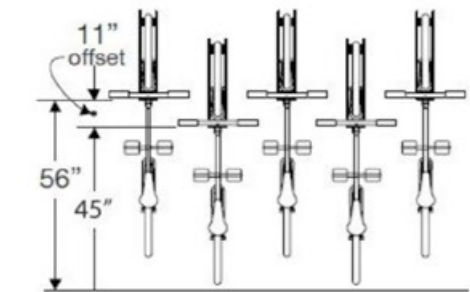
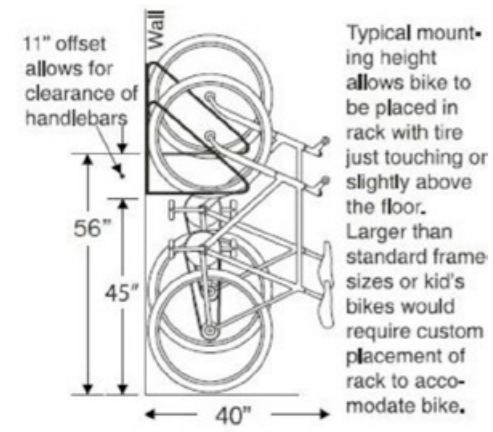




Proposal

Cycles, Refuse & External Lighting

Secure covered cycle storage is provided with adequate space for 12x cycles



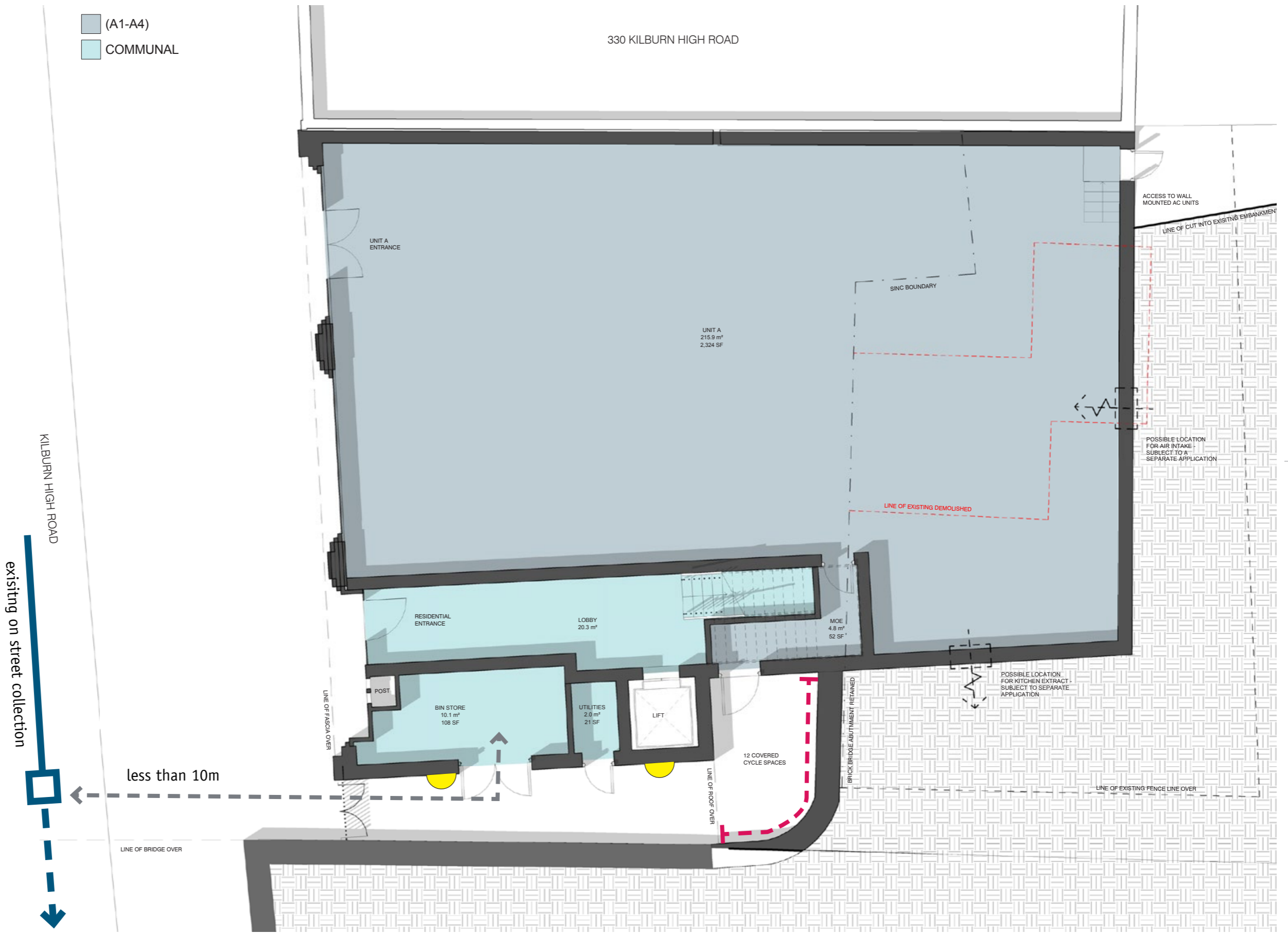
Secure bin storage is provided with direct access to Kilburn High Road where the distance is less than 10m to the point of collection.

As the development benefits from public street lighting to Kilburn High Road no external lighting is proposed to this elevation. Equally, to preserve the quiet natural environment to the rear and promote nocturnal animal species no external lighting is proposed to the rear elevation.

To ensure safe and secure access to the common external space adjacent to the railway line, two number LED Bulkhead lights are proposed. These will be fitted with top baffles to ensure zero up light rating to mitigate any nuisance with residents above or disturbance to nocturnal species.

These lights are proposed to be controlled on PIR proximity sensors to minimise energy consumption.

- (A1-A4)
- COMMUNAL



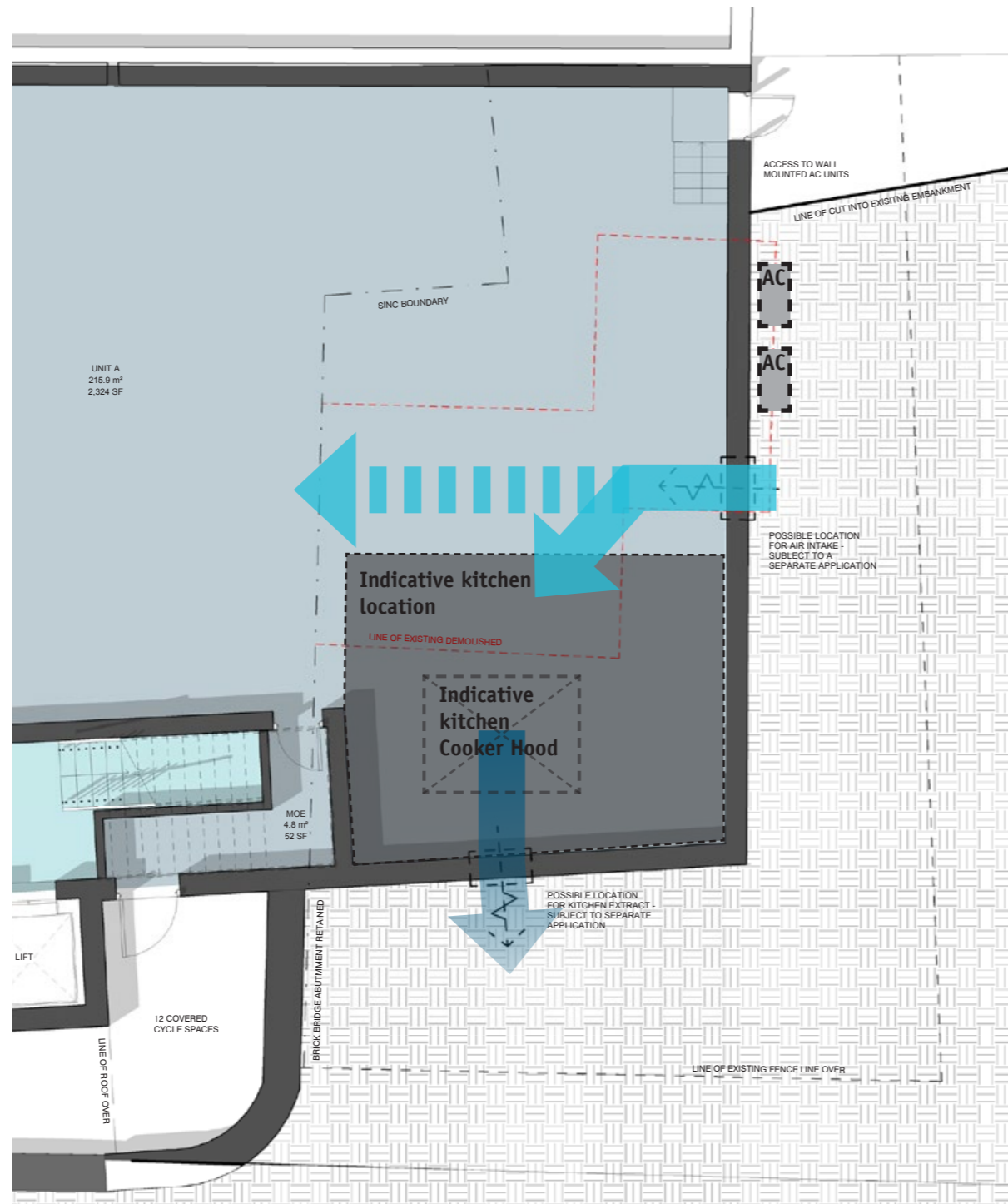
Proposal

**Kitchen Extract**

The proposals include for open A1-A4 use to support the commercial viability of the proposed speculative ground floor unit.

Were the existing pub (A4) use to continue or a restaurant cafe use (A3) take over, the future tenant would provide fit out drawings to include details of any kitchen and its location. Alongside details of layout these would also include details of any plant (Air Conditioning) or Ventilation (Kitchen/WC extract).

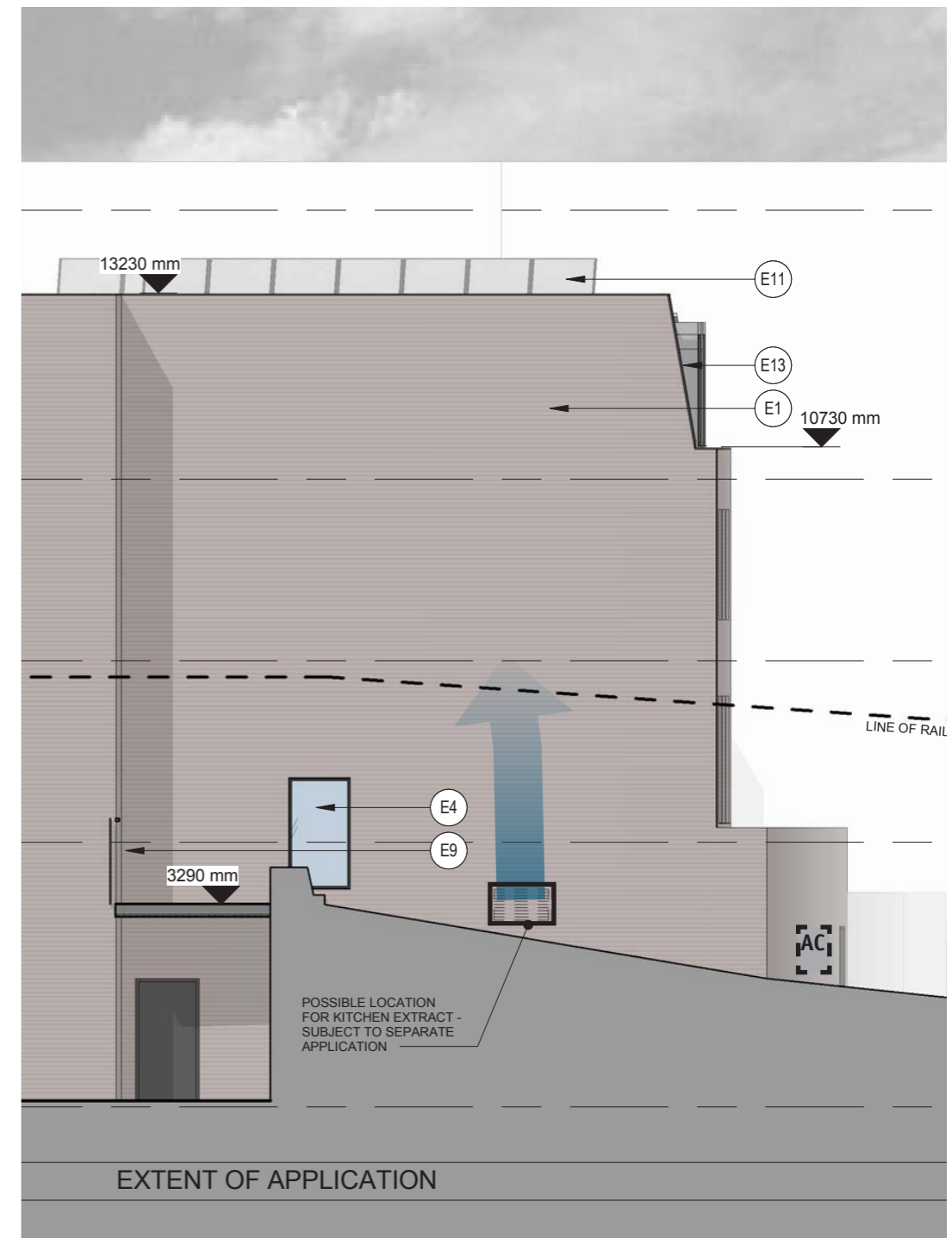
In the absence of these proposals the submission allows for indicative locations of both air conditioning units and ventilation intake and extract locations. These positions are proposed to allow for simple access for maintenance and located to mitigate any risk of conflict with the proposed residential use above. Any such installation would be subject to meeting the statutory obligations at the point of installation, to include a new planning application if necessary.



**Kitchen Extract**  
**Indicative Part Plan**

Fresh air intake at rear, location of highest air quality. Proposed Kitchen extract via acoustically attenuated duct work with Carbon filters for odor control.

AC units to rear at low level to facilitate safe access.



**Kitchen Extract**  
**Indicative Part Elevation**

Point of extract located on blind elevation to railway to avoid any conflict with residential use. No habitable rooms have windows to this elevation. Only window (E4) provides daylight to common stair and access to landscape for maintenance.