

16-018.23-003a

please contact:

**Huw Rees**

Managing Director

T +44 (0)20 3227 0800

E h.rees@bandr-arch.com

**Chris Langdale**

Associate Director

T +44 (0)20 3227 0800

E c.langdale@bandr-arch.com

B+R Architects

20 Shepherdess Walk,

London, N1 7LB

[www.bandr-arch.com](http://www.bandr-arch.com)

---

## Kilburn

**Design & Access Statement**

**328e-h Kilburn High Road**

---

Introduction

Background & Summary

Document Purpose

This statement is submitted in support of Full Planning Application on behalf of Brondesage, to Camden Borough Council for the development of land at 328 e-h Kilburn High Road.

The submitted proposals should be read in conjunction with other technical reports and site evaluations completed by others, comprising; Planning Statement, viability appraisal, Acoustic report, Air Quality Assessment, Daylight & Sunlight, Sustainability, Tree survey, Arboricultural Impact Assessment, Phase One Habitat Survey & Ecology and Landscape proposals.

Description of Development

*“Demolition and redevelopment with a 4 storey building to provide a commercial unit (to be used for A1, A2, A3 or A4) at ground floor; and 8 self-contained flats (4 x 1 bed, 3 x 2 bed and 1 x 3 bed) at first, second and third floor levels; cycle and refuse storage”.*

Document Content

The document explains how the design has been developed in response to the site constraints and opportunities to create a high quality design proposal. It shows how the design has been informed in response to comments from Camden Borough Council Planning and Design Officers.

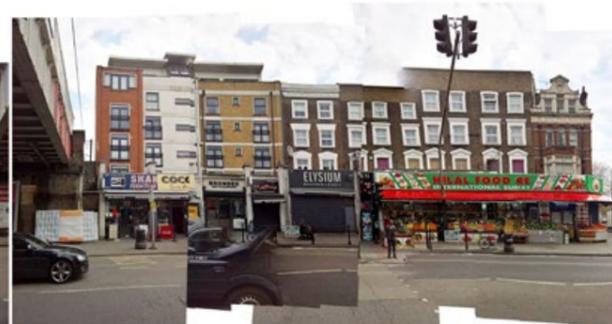
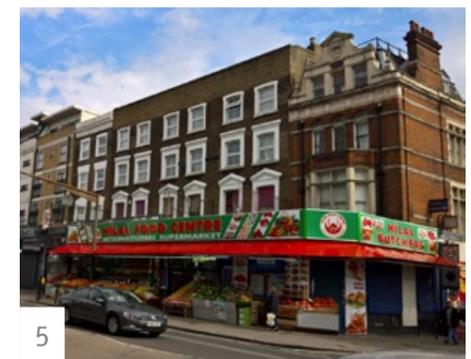
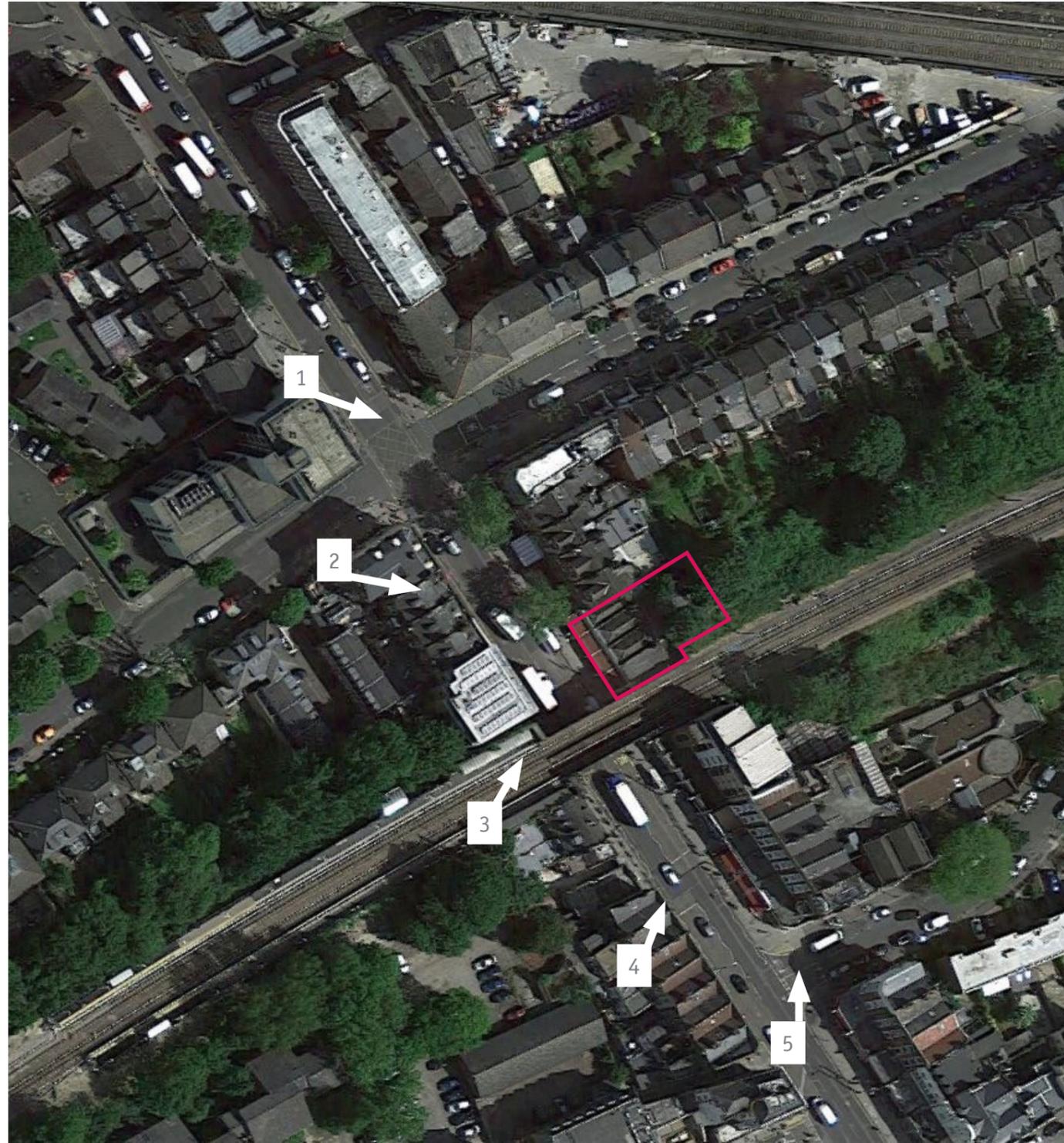
Explanations are given for the use, amount, layout (to include access), scale, appearance and landscape. This statement should be read in conjunction with the Planning Application Drawings and other submitted supporting documents.

Project Status

The proposals were discussed with Camden Borough Council as part of a pre-application meeting on 31st August 2016, and formal written feedback was received 26th September 2016. A second pre-application meeting was held 3rd March 2017, and formal written feedback was received 29th March 2017. The details enclosed in this document have carefully considered all of the Officer’s comments and balanced these with the council’s planning policy and other stakeholder requirements in formulating responses.

From these meetings the relationship of the development to the adjacent designated Site of Nature and Conservation Importance (CaBI06) was identified as a key consideration and details are provided to demonstrate how this area will be enhanced through the development. Further supplementary evidence has been prepared and submitted demonstrating how the proposals will provide a net benefit in terms of habitat and ecology (Ref: Ecology and Landscape Report - Kilburn High Road Rev C\_190717). Other considerations addressed in the enclosed are as follows:

- Proposal to have a scale, mass and appearance in keeping with the existing context, in particular 330-334 Kilburn High Road (Local Non Designated Heritage Asset).
- Provide a legible ‘retail’ frontage to Kilburn High Road to maintain a coherent street scene.
- Neighbours amenity to be protected in terms of access to daylight/sunlight and privacy.
- Mass, bulk and form of reward extension to be subservient to main terrace.



Analysis

Location and Context

The proposal site is currently occupied a single storey public house. An in-fill development, on former railway sidings, the existing building is atypical for the general architectural style observed on Kilburn High Road. The general composition of the street is made up of Victorian and Georgian style terraces. Typically these are 3-4 storeys, with residential and commercial use found over retail, food and beverage use at ground

The majority of these have narrow fronted units at street level and there is a continuous edge of built form to the back of the footway. The area is characterised by complete urban blocks that run from street to street and is dominated by the traffic heavy Kilburn High Road and many railway bridges that bisect the area.

The East West orientation of the existing building abutting a railway viaduct allows the opportunity for good out look and access to daylight at upper storeys. To the East of the site is a locally designated site of Nature and Conservation Importance CaBI06. The designation boundary overlaps the proposal site boundary and special care will need to be taken to enhance the habitat value of the area as part of the proposals.

Kilburn High road has excellent public transport and is served by a number of stations and many bus services. The site itself has a Public Transport Accessibility Level rating of 5 (High) and can therefore be considered for a car free development.



Analysis

Site of Nature and Conservation Importance

CaBI06 West Hampstead Railsides, Medley Orchard and Westbere Copse, Sites of Nature Conservation Importance (Borough Importance, Grade I) overlaps the Eastern Half of the proposal site. This site is composed of a number of sections of railside, an old orchard at Medley Gardens, and Westbere Copse in West Hampstead.

*'The land near Brondesbury is covered in a complex of scrub and secondary woodland, mostly sycamore (Acer pseudoplatanus) and wild cherry (Prunus avium). More open areas support false oat-grass (Arrhenatherum elatius), rosebay willowherb (Chamerion angustifolium), Michaelmas-daisy (Aster sp.) and bramble (Rubus fruticosus agg.)'. (ref: Sites of Nature Conservation Importance Final adopted Sept 2006).*

The portion of this designated land overlapping the proposal site totals 145 sqm, 1/3 of the site of the area. However within this overlap, almost half of this area is developed with single storey outbuildings and hard standing to support the business function of the pub. The designation maps make no reference to this built form and erroneously identify the whole area as a site of Nature Conservation and Importance. Camden's records make no reference to these buildings as they were brought into lawful use retrospectively via appeal and no layouts have been included in the Authority's mapping system.

An independent ecology report has been prepared to assess the existing condition and habitat value of the area and is submitted to support alongside this document. Summarising its findings the existing land to the rear of the proposal site is found to have negligible habitat value, with no evidence of significant or protected species.

There exists a real opportunity to greatly improve the biodiversity value and habitat opportunity through redevelopment of the plot. Further supplementary evidence has been prepared and submitted demonstrating how the proposals will provide a net benefit in terms of habitat and ecology (Ref: Ecology and Landscape Report - Kilburn High Road Rev C\_190717).



**Analysis**  
**Kilburn High Road West, Street Scene**

Immediately opposite the site, the urban block between Cavendish Street and Dyne Road is fine example of the heterogeneous mix found on Kilburn High Road. What is apparent from the analysis of the block form, bay widths, symmetry and architectural expression is that within this mix there is a dominant typology and breakdown.

This overriding expression is a bay width of approximately 5m that is symmetrical about the bay, with a relatively consistent floor to floor height and window layout made up of three storeys organised as terraces. Where this language breaks down is around the Brondesbury Railway Station and the intersecting railway line where development has been more piecemeal and has occurred over a longer time frame.

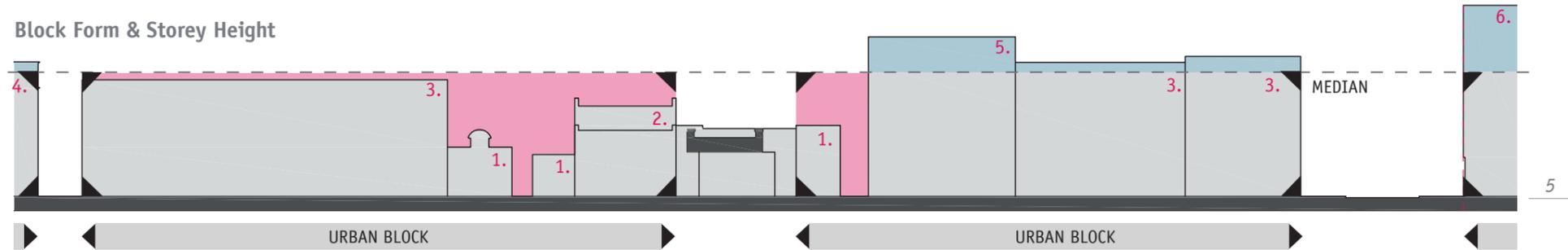
To the South of the station these are made up of two single storey buildings (345-349) that are quite incongruous in scale and expression, particularly when read with the domestic in appearance two storey public house (351-355). To the North, 359-363 is composed of a large scale 5 storey contemporary development. Although this infill maintains the parapet line of

the adjacent parade with its final storey set back, its materiality, fenestration and composition are fairly discordant and add little to the milieu.

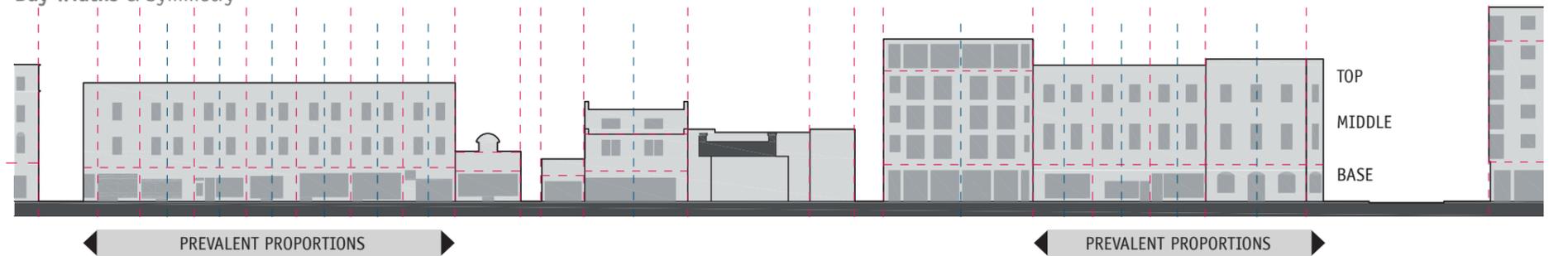
A further contemporary development is located immediately North of Cavendish Road (377), composed of 6 storeys standing as an isolated object in the street scene. Again a loft storey is set back above a parapet line, and the materiality, storey heights and fenestration are not consistent with the broader character



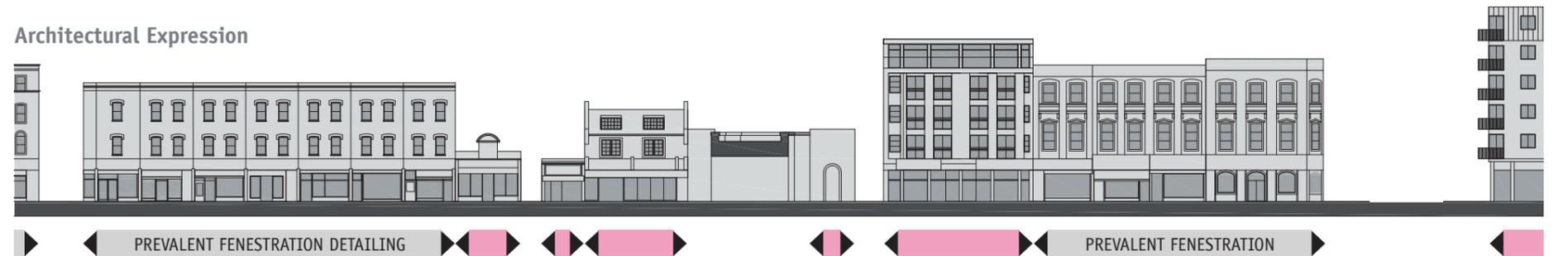
**Block Form & Storey Height**



**Bay widths & Symmetry**



**Architectural Expression**



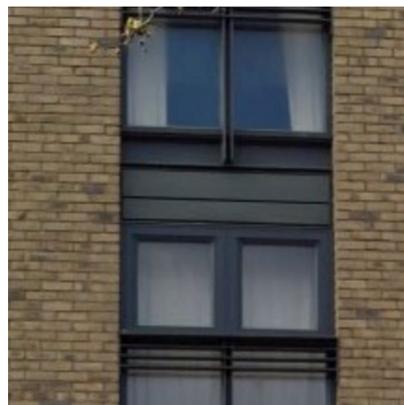
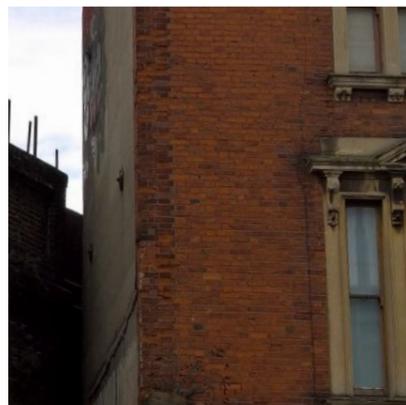


## Analysis

### Kilburn High Road - Materiality

Kilburn High Road is a congested and diverse thorough fare and the material expression of the street typifies this function, particularly at street level where there is a huge variety of uses, each expressed with varying degrees of success. What is evident is that a street level 'retail type' frontage is the typical composition and these are generally formed of narrow fronted bays (circa 5m) with a fascia panel, generally glazed shop front with some or all of dentil cornicing, pilasters and console brackets.

Above this level is a strong masonry led palette, predominantly brick, whilst the architectural language is mixed there is a consistent expression of load bearing brickwork evident with a residential quality. Brick detailing and iron work is evident acknowledging local industry and steelwork from railway infrastructure. Decorated brick or rendered parapets are the norm to the upper storey, with some examples of pitched roofs running into eaves.



Proposals

Site of Nature and Conservation Importance

The proposals include the removal of all existing structures on site and the construction of a new building footprint that broadly accords with the overall depth of the existing buildings. At pre-app it was acknowledged that the single storey buildings to the rear of the site are within the designated conservation area, however they were not considered appropriate justification for the size and footprint of development as proposed. It was articulated that any rearward extension should be in keeping with the existing character of the terraces.

To this end the ground floor rearward projection has been reduced and aligned to the existing neighbouring extensions to 330-334 Kilburn High Road. This has reduced the proposed building footprint, reducing the area of designated land occupied by the proposals. The revised building line is now also closer to Kilburn High Road than the existing building form, allowing for a greater area of designated land to be reinstated as natural habitat.

It is proposed that the elements of single storey flat roof at first floor level are provided with intensive green roofs, planted with a suitable species to promote bio-diversity and increase the existing habitat potential. Further to this the upper storey and bike shelter roof are proposed to be planted with an extensive green roof

mix. These three areas of new habitat are in addition to greatly improved boundary planting to the rear of the plot.

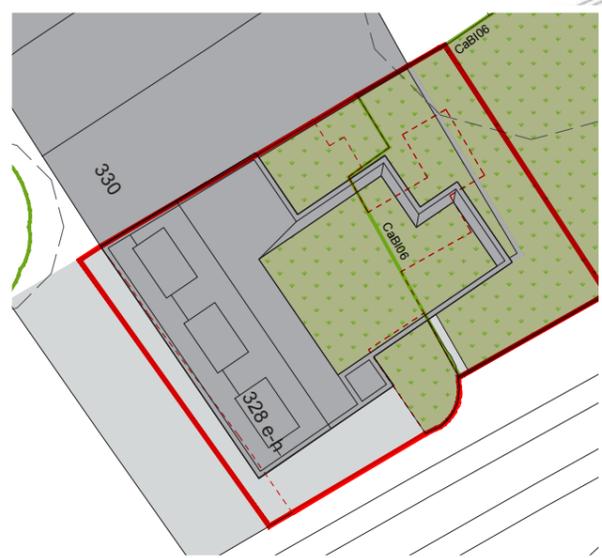
In addition to this suitable roosting and nesting opportunities will be provided in the form of bat and bird boxes within and fixed to the proposed residential upper storey facades. To ensure the area is suitably maintained and protected in the future access is provided via the proposed residential stair.

The overall result will be a significant improvement to the vitality and variety of the area for potential to attract species and promote bio-diversity. The introduction of the green roof element will also extend the nature corridor towards Kilburn High Road and the open area adjacent to the railway line could promote interaction with the existing SNCI area. This extension of area and open space could also provide opportunities for green linking into other designated nature areas.

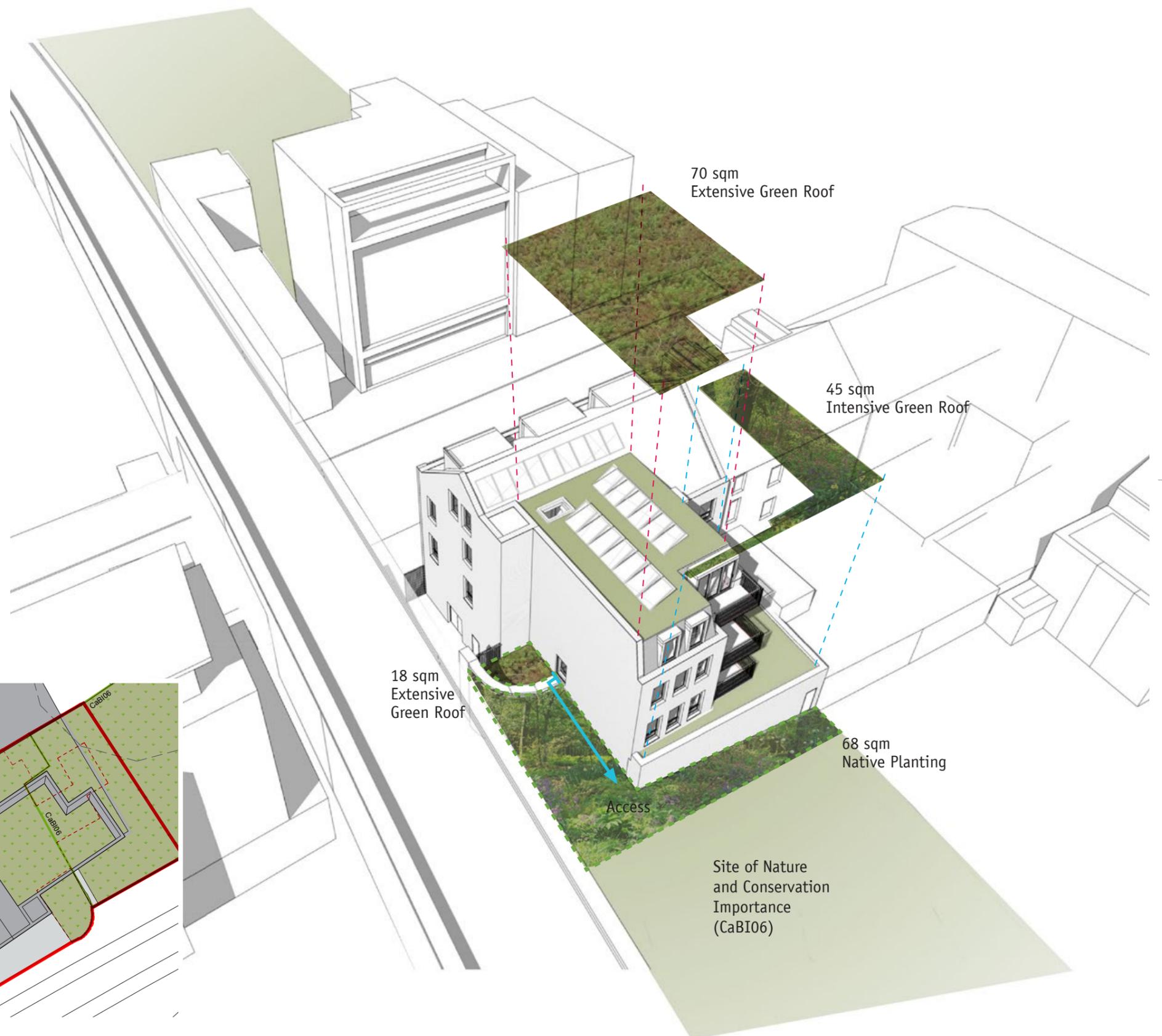
Further supplementary evidence has been prepared and submitted demonstrating how the proposals will provide a net benefit in terms of habitat and ecology (Ref: Ecology and Landscape Report - Kilburn High Road Rev C\_190717).



Existing



Proposed



Proposals

Pre-Application Response

Detailed Pre-application advice has been provided through consultation with Camden Planning, Conservation and Design Officers. This advice has been used to develop and inform the proposals in relation to Layout, Amount, Appearance, Access and Landscaping.



**Pre-App 01**  
Appearance & Form

**A contemporary proposal that maximised residential capacity and provided 11 new residential units, including proposal for 10% affordable accommodation. Commercial floor space at basement and ground floor with lightwell access from Kilburn High Road.**

*'The size, scale and bulk of the proposed five storey development would have an overdominant impact on the character and appearance of the surrounding area and would fail to reflect the context, setting, form and scale of the neighbouring buildings in its design. The submitted plans demonstrate that the proposal has been led by long horizontal views of tall buildings located along Kilburn High Road when the focus should be on the vertical rhythm and intimate detail of the immediate local context.'*

*A structure with a maximum parapet height of three storeys and a recessed fourth storey is considered more appropriate for this site, the acceptability of which will be subject to the provision of detailed and rationalised drawings with any subsequent application. A building of this size and scale will help to ensure the proposal offers a consistent and balanced appearance to the existing terrace of building.*

*Whilst the proposed basement would be largely confined to the footprint of the site the associated light well fronting Kilburn High Road would be highly visible from the public realm and would have a significant impact on the character and setting of the adjoining properties and the appearance of the surrounding area.*

*The glazed façade proposed at ground and lower ground floor level would give the new retail unit the appearance of a shop found in a large shopping centre and would be at odds with the character and appearance of the property's traditional high street setting. Furthermore, there are few examples of lightwells located to the front of properties within the immediate context of the site which further adds to its incongruous and discordant nature.'*



**Pre-App 02**  
Appearance & Form

**Reduced proposal providing 8 new residential units following removal of Upper storey and reduction in building footprint. Commercial floor area at ground floor only. Strong vertical emphasis provided providing symmetry and rhythm around three clear bays.**

*'... addition of an extra storey at fourth floor level on the street frontage to the southern portion of the site and the disruptive impact this would have on the design and architectural composition of the front façade. Additional massing at this level would break the strong parapet line of the adjoining terrace of properties and would be at odds with the scale hierarchy of the surrounding townscape.'*

*... a structure with a maximum parapet height of three storeys and a recessed fourth storey is considered more appropriate for this site... . A building of this size and scale will help to ensure the proposal offers a consistent and balanced appearance to the existing terrace of buildings.'*

*Whilst the design of the current proposal is an improvement on the previous scheme its fenestration detailing and glazed ground floor frontage combine to create what appears to be an office block with a ground floor reception area rather than a mixed commercial and residential scheme. The applicant is therefore encouraged to break up the front façade of the building to achieve a greater visual separation between the ground floor commercial use and the residential use of the floors above.'*



**Proposals**  
Appearance & Form

**Submitted proposals providing 8 new residential units over ground floor commercial use with enhanced landscaping and habitat to the rear.**

**The proposed façade is composed of three equal bays each with clear separation between the commercial and residential elements in the form of an expressed horizontal brick panel. Upper storey fenestration is defined by adjacent cill and head heights to maintain vernacular proportions with each bay symmetrical about its own centre axis.**

**To provide further clarity, the centre bay is expressed differently to the Left and Right hand elements where the whole is symmetrical about the centre axis. A clear and strong parapet line is proposed aligning to that adjacent to maintain the character of the terrace, with an upper storey of 'loft' accommodation set back and expressed with brick dormer projections.**

Proposals

Pre-Application Response

Detailed Pre-application advice has been provided through consultation with Camden Planning, Conservation and Design Officers. This advice has been used to develop and inform the proposals in relation to Layout, Amount, Appearance, Access and Landscaping.



**Pre-App 01**  
Appearance & Form

**A contemporary proposal that maximised residential capacity and provided 11 new residential units, including proposal for 10% affordable accommodation. Commercial floor space at basement and ground floor extending to the site boundary.**

*'Policy DP26 states that the Council 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. As mentioned during the pre-application meeting, a daylight/sunlight assessment in accordance with BRE guidance would be required to assess the impact of the proposed building on surrounding residential properties. Balconies and windows would need to be designed and located to prevent overlooking into surrounding properties. Privacy screening may be required where necessary.'*

*The residential properties most likely to be affected by the proposed development are the flats in the adjoining buildings at 330 to 334 Kilburn High Road, the nearby properties along the south western side of Iverson Road and the flats in the residential building directly opposite the site (359-363 Kilburn High Road). As mentioned previously, the plans in their current form include windows on all elevations of the proposed building which is likely to have an undue impact on neighbouring amenity in terms of increased overlooking and loss of privacy.*

*An assessment on the level of impact on these properties, including daylight/sunlight information, would be required with a formal planning submission. A noise report should be submitted should any plant equipment be proposed..*



**Pre-App 02**  
Appearance & Form

**Reduced proposal providing 8 new residential units following removal of Upper storey and reduction in building footprint. Commercial floor area at ground floor only. Rear projection extents and window disposition designed to protect amenity of neighbours in line with policy guidance.**

*'The size and depth of the rearward projection is considered to be excessively large and bulky in relation to the scale of the surrounding buildings. Rear extensions to existing buildings, particularly above ground floor level, should be subordinate to the host building in height and massing. Although this is a new development and not a rear extension, the new building seeks to extend an existing terrace and this surrounding historic context sets the parameters for the extent of permissible development beyond the building line to the rear. Development beyond the rear building line should not extend any higher than the prevailing eaves line of the terrace and officers regard the depth of the proposed development to the rear as excessively large and bulky which would have an over-dominant impact on the character and appearance of the surrounding area. During the meeting officers noted that no other properties along the adjoining terrace have been extended to the height and depth of the current proposal. Any formal submission should propose a development that reflects the scale and pattern of development to the rear of the adjoining properties along Kilburn High Road.'*



**Proposals**  
Appearance & Form

**Submitted proposals providing 8 new residential units over ground floor commercial use with enhanced landscaping and habitat to the rear.**

**The rearward extension at ground floor level has been reduced and aligned to the adjacent ground floor of 330-334 Kilburn Highroad, to maintain the character of the area and provide greater area to receive improved habitat value.**

**The proposed upper storeys have been further set back to ensure that no projection intersects a 45degree line set from the centre line of the nearest neighbouring window. This is to ensure that the rearward projection does not over dominate the neighbours' outlook or impact on access to daylight. The reduced form is subservient to the overall terrace and the brick parapet line is set equal to the existing height adjacent to maintain the existing character.**

**Loft storey accommodation is provided to a mansard roof level, set behind the parapet so that this level is not over dominant nor discordant when considered in the context of similar upper storey rearward loft extensions, typical of the building type.**