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## Design and Access Statement

338 Kilburn High Road and 2A Iverson Road  
London  
NW6 2QN

## CONTENTS

- 1.0 INTRODUCTION AND SUMMARY**
- 2.0 AMOUNT AND LAYOUT**
- 3.0 SCALE AND HEIGHT**
- 4.0 PLANNING HISTORY**
- 5.0 DESIGN AND APPEARANCE**
- 6.0 CONCLUSION**

## 1.0 INTRODUCTION AND SUMMARY

### Address

338 Kilburn High Road and 2A Iverson Road  
London  
NW6 2QN

### Applicant

Melview Ltd  
9 Craven Walk  
London  
N16 6BS

### Agent and Architect

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### 1.1 Introduction

The following report and appendices outline the design intentions for the site at 338 Kilburn High Road and 2a Iverson Road, London, NW6 2QN. The building is located approximately 0.2 miles from Kilburn Station and 0.01 miles from Brondesbury Station. The area is serviced by bus stops on Kilburn High Road and Cavendish Road, and the main automobile routes A5 and A4003 are very close by.

### 1.2 Summary

Inter Urban Studios were approached by our client, Melview Ltd, to apply for an extension to add a partial floor and full additional floor on the existing roof to create three self-contained flats above the existing mixed use building.

## 2.0 AMOUNT AND LAYOUT

### 2.1 Amount

The application seeks to add a new full-length floor and a partial one, on top of the existing roof level. The additional floor is comprised of 1x one bed and 1x two bed self-contained flats and the partial top floor comprised of a one bedroom self-contained flat, with a terrace that faces northeast. This extension will add 120 m<sup>2</sup> to the new fourth floor and 68 m<sup>2</sup> to the proposed partial fifth floor, to the existing 498 m<sup>2</sup> creating a total of 686 m<sup>2</sup>. The total amount of new area proposed is 188 m<sup>2</sup> GIA.

## 2.2 Layout

The existing buildings are comprised of A1 ground floor commercial use and residential on all other floors.

Our proposal creates a total of three new self-contained dwelling units on top of the existing roof. The proposed fourth floor is comprised of a one bed and a two-bed unit whilst the fifth floor is a one-bed unit. All three units are well proportioned and compliant with standards as set out in the London Plan.

## 3.0 SCALE AND HEIGHT

The proposed extension remains subservient to the main building and is of an appropriate scale for a prominent corner building. The recently completed six-storey residential mixed-use building on the opposite corner and the five storey Spring Court with large pitched roof opposite Iverson Road provide significant precedent for an extension as proposed in this pre-application. The site is on a very prominent corner in a very busy area of Camden. Given the high PTAL rating and high density of the area adjacent to rail links, we believe that the overall bulk and mass of this proposal is wholly appropriate and in keeping with the height and scale of the other corner buildings.

The proposed extension respects and infills the existing streetscape in the area and it is of appropriate normal height and scale in the context of the adjacent corner buildings. Across Iverson Road, the development at Spring Court is five storeys with a large pitched roof making it as high as six storeys and the large mixed-use building across the road is six storeys and over 21 meters, which is substantially higher than our extension proposal. Our proposal brings balance, announces the corner, and completes the streetscape.



Spring Court, Kilburn High Road, five storeys with substantial roof structure above



Opposite Corner  
377 Kilburn High Road, six storeys  
Brent application number 02/1871



340-354 Kilburn High Road, four substantial storeys with fifth floor added on top  
Camden planning application number 2009/3810/P



Proposed street elevation diagrams

#### 4.0 PLANNING HISTORY

This section in particular should be read in conjunction with the planning report produced by Nicholas Taylor and Associates, which forms part of this application.

In a brief overview, there are two approved separate GPDO applications for the two sites, one for 2A Iverson Road with reference number 2014/0548/P and another one for 338 Kilburn High Road, reference number 2014/7304/P. These were both granted in 2014 to provide C3 residential use to the first, second, and third floors of the existing building. Prior to that there are several planning applications for shop fronts and advertising, which have no real bearing on this application.

Inter Urban Studios applied for pre-application advice in early 2015. On 5 May 2015 we received a pre-application response letter from Mr J Clark of LB Camden, outlining a number of items under headings titled Design Assessment, Amenity, Housing, Standard of Accommodation, Transport, and CIL Calculation. A follow-up letter was received on 22 May (via email) with further information.

Our full plans application 2015/3445/P was granted for a full storey mansard of a traditional design based on the pre-application design advice received. The original suggestion by the case officer for a full double storey scheme in the pre-application stage was ultimately overturned in council discussions and single storey was eventually approved.

A further application with a modern 1.5 storey extension under 2016/6270/P was refused and then the appeal was dismissed. In the initial refused application the case officer was concerned that the scheme would be detrimental to the character and appearance due to the proposed height, bulk, and detailed design, while the appeal inspector felt that the contemporary form and materiality would not be characteristic of the host building and the surrounding area.

We believe that we have now addressed these concerns by reverting to a wholly traditional mansard approach, and decreased the overall impact of the smaller fifth floor by increasing the angle of the mansard, providing a greatly minimised visual impact and reducing the bulk and mass.

#### 5.0 DESIGN AND APPEARANCE

We started by creating a classic double-storey mansard shape and relate to the existing building by duplicating the existing fenestration pattern below creating a composition that is consistent in architectural style and would appear as an original part of the host building.

By stepping the roofline down towards Iverson Road a dialogue is formed with the smaller terraced houses whilst the build-up towards the corner of the site at the High Road appropriately signifies the corner and the streetscape. Increasing the mansard angle at the proposed fifth floor even more than the fourth will further reduce the perception of bulk and mass of the extension. Views of the proposed partial fifth floor will be drastically reduced and only visible from long distances.

The top floor dwelling also benefits from a small stepped back roof terrace, which is invisible from the street.

Continuing the traditional style, we propose a slate clad roof with fenestration materials to match existing.

#### Design Assessment

The prominent nature of the site requires a high-quality design in line with D1 and D2 along with national policy. The case officer stated that a modern design as we originally proposed was unacceptable and that a traditional 'mansard' roof extension to LB Camden CPG1 guidance was preferred to appear original to the host building.

We believe that this new design is in keeping with the host buildings and enhances the street scene and the prominent corner nature of the site. Furthermore, the NPPF clearly states that local authorities cannot prescribe design styles. However, we have followed the council's opinion that any roof extension should be traditional in design and appearance.

#### Amenity

The proposed two-storey extension will not increase overlooking, and no impact to amenities. In order to satisfy any concerns over daylight and sunlight to neighbouring properties, an assessment is provided as part of this application. The report, prepared by Harrington Consulting in line with Camden Policy CPG6, demonstrates that no unacceptable impact to the surrounding windows would occur.

#### Standard of Accommodation

All rooms and units comply with minimum sizes set out in the London Plan, and all internal ceiling dimensions are at least 2.3m. The units will comply with Lifetime Homes, as outlined in the separate report included in this application.

#### Transport

The development will assumed to be a car-free development due to the very high PTAL rating of 6a. The drawings show cycle storage updated for 3 flats; otherwise as designed under the previous approved application.

#### Waste and Recycling Storage

The provision has been updated but design and location remain the same as the current approved application.

#### CIL Calculation

The development CIL is liable both for the Mayor and LB Camden under the new tariff system. The combined new floor space would be 188m<sup>2</sup> and this is calculated at £500/m<sup>2</sup> in this location, with £50/m<sup>2</sup> for the Mayor. This is £94,000 and £9,400 respectively.



## 6.0 CONCLUSION

This Design and Access Statement and accompanying drawings have been prepared on behalf of the applicant, Melview Ltd, to support a pre-planning application for the addition of a full length and partial length roof extension to create 2x one bed and 1x two bed self contained flats. As laid out in detail in the previous sections, it is considered that this comprehensive submission has satisfactorily complied with the NPPF, the London Plan and Camden local policies.

The original character of the building will remain unaffected, and we believe the outstanding and contextual design will enhance and preserve the character of the area.