

EXTENSIONS TO 250 AND 252 KILBURN HIGH ROAD NW6 2BS**DESIGN AND ACCESS STATEMENTS****1.0. DESIGN STATEMENT**

- 1.1. The general context of the site is of shops at street level with offices or flats on the upper floors. 250 and 252 Kilburn High Road are part of a long stretch of shops on the East side of the High Road. The designs of the properties in this part of the High Road vary between Victorian red brick and render with gabled fronts and plain modern painted render. At ground floor level, there is a variety of modern shopfronts.
- 1.2. There are extensive new high rise developments under construction immediately behind number 250 and 252, much higher and of modern design, completely out of keeping visually with the existing buildings.
- 1.3. Numbers 250 and 252 stand apart in the street as a pair of red brick and render Victorian properties, four storeys high plus basements, with a pair of gables at roof level with distinctive broken semi-circle pediment parapets, as shown on the attached photograph, and rear 'outriggers' to both properties.
- 1.4. The buildings have a 'mansard' roof with front and back slopes clad in red pantiles and central and rear flat areas finished with grey felt and double-pitched tiled front projections, behind the gables. The 'outriggers' are of different heights, number 252 extending by the full four storeys above ground and number 250 being one storey lower. Both have flat roofs with felt finishes.
- 1.5. The properties are divided into six flats, two to each floor, above the shops. Two of the lower flats have small external terraces.
- 1.6. The proposal relates to both of the flats on the top (3rd) floor, each numbered flat 3. The third floor flat at number 250 has an area of 59 sq. m., with two bedrooms and a living room, including the outrigger. Flat 3 at number 252 is 44 sq. m. in area, with no outrigger, and has one bed-sitting room and a kitchen/dining room.
- 1.7. The intention is to extend into and to enlarge the main roof of the flats, to create two new bedrooms and an en suite shower room for number 252 and one large new bedroom with en suite shower room for number 250. Number 252 would then become a two bedroom flat 80 sq. m. in area and number 250 would be a three bedroom flat with an area of 96 sq. m.
- 1.8. A previous application, which included an additional outrigger extension to number 252 (ref. 2017/6282/P), was recently refused because of concerns about overlooking, loss of light and unsympathetic design.
- 1.9. The extended roof will be finished in red pantiles to match the existing, the flat roofed area in grey high performance membrane. The front projecting sections behind the gables will be retained. The 'mansard' area of roof will be extended to the rear and will be raised, at 70 deg. Pitch, but the ridge will be below the tops of the front gables. Although the side profiles of the mansards will be longer, that will simply be because they will replace an existing rear flat roof which was not part of the original building, also the side profiles will be barely visible from the High Road.

- 1.10 The rear dormer windows will be clad in red tiles, colour to match existing. They will be set down from the ridge by 500 mm. and will be set well up from the eaves and well within the roof area.
- 1.11. From the High Road, the front mansard and roof lights will be virtually invisible behind the gables, which will be refurbished as part of the development.

2.0 DESIGN STATEMENT

- 2.1. Wheelchair access is not possible because of the situation of the flats on the upper floors. Existing access within the flats for people with ambulant disability will not be impaired by the proposed extensions.
- 2.2. The conversion would be constructed fully in accordance with the Building Regulations, there will be no other restrictions to access for all sections of the community, subject to the permissions of the owners and occupiers.



250 AND 252 KILBURN HIGH ROAD