

## **34a-36 Kilburn High Road**

---

### **Roof Extension 34a-36 Kilburn High Road – DESIGN AND ACCESS STATEMENT**

This Design and Access Statement accompanies a Planning Application for a new roof extension to an existing building at 34a-36 Kilburn High Road. This document should be read in co-ordination with the architectural drawings by Rodic Davidson Architects and planning statement by Rolfe Judd Planning.

#### **1. SITE AND SURROUNDINGS**

- 1.1. 34a-36 Kilburn High Road is located on the North East corner of Kilburn High Road and Springfield Lane. The building lies at the southern end of Kilburn High Road Major Shopping Centre with Kilburn High Road railway station and railway line to its north, and the tower blocks of the Springfield Lane/ Goldsmiths Place housing estate at the rear. Further south is the Regents Plaza hotel and flats development.
- 1.2. The existing building is a contemporary six storey (including basement) property.
- 1.3. The building is not listed and is within the Borough of Camden.

#### **2. PROPOSED DEVELOPMENT AND DESIGN**

- 2.1. It is proposed to add a single additional storey of accommodation to the roof of the property adding five new apartments.
- 2.2. The proposed volume of the new extension is setback from the existing street-facing facades and the rear facades, reducing the mass of the new extension. This facade has been set further back than the planning application dismissed at appeal in 2004 and as proposed in a pre-application enquiry in 2013. The extension is of similar design to the scheme approved on appeal in July 2015.
- 2.3. The new extension is clad in semi-vertical translucent glass channels. These add a degree of reflectivity and lightness giving the new addition a light, airy appearance while also adding depth to the facade. Window frames and small canopies above the windows are finished in a mirror finish stainless steel, increasing this reflectivity. Particularly when viewed from the street the extension will reflect the sky, lessening the apparent massing.
- 2.4. The lift and staircases are extended from their current locations to serve this new floor.
- 2.5. Four of the apartments are provided with private external roof terraces. Balustrades for this are set back from the existing front facade and completed in frameless glazing (set behind the existing raised parapet level).
- 2.6. There are a number of rooflights to the main roof, serving the communal hallways and apartments.

#### **3. ACCESS AND ACCOMODATION**

- 3.1. The main entrance door to the property will not be affected by the proposal.
- 3.2. Existing stairs and lift will be reconfigured in their existing locations to serve the new floor.
- 3.3. Bicycle storage for 11 bikes is provided in the communal hallway

**4. SUSTAINABILITY / ENVIRONMENT**

- 4.1. Surface water run-off as existing.
- 4.2. Drainage to mains sewers as existing.



Artist's impression of new roof extension viewed from Kilburn High Road



Precedent examples of vertical translucent glazing panel system