

DESIGN AND ACCESS STATEMENT

In support of a Notification for Prior approval for a proposed Change of use of the rear part of the retail unit ground floor level to residential use creating 2 No. bedsits & internal Basement lightwell.

at

**226 KILBURN HIGH ROAD, LONDON,
NW6 4JP**

January 2019

Issue 4

TABLE OF CONTENTS

1.	Location	page	3&4
2.	Description	page	4
3.	Planning History	page	5
4.	Proposal	page	5
5.	Scale and Impact	page	5
6.	Landscaping	page	5
7.	Materials and Appearance	page	5
8.	Access	page	5
9.	Sustainability	page	5

1. Location

The site lies within the London Borough of Camden near opposite the junction with Willesden Lane. The property is well served by public transport. To the south of Kilburn high road is Kilburn High road Overground station, to the north of the property on Kilburn high road lies Brondesbury Overground and Kilburn underground stations. The site is also served by local bus routes, shops and restaurants.



North View



East View



West View

1. Location (Contd)



Site Location Plan

2. Description

The application site is a mid-terraced five storey property comprising of Retail unit to the ground floor with retail storage space to the basement with the upper floors comprising of 3 No. self-contained flats, originally built in the early 1900s. The walls are constructed from solid brickwork and the internal structure of timber framed suspended boarded and joisted floors with a timber framed slate covered pitched roof behind the front elevation façade. Solid brickwork parapet walls divide the roof from the adjoining properties.

The front elevation is mainly solid brickwork with rendered surrounds and sills to the windows and raised moulded cornices to the top façade. The windows are a mix of double and single glazed Upvc /aluminium/timber framed with concrete external sills. A single timber staircase links the internal levels from street level to the existing Flats, with an existing single stair between the basement retail storage and ground floor shop which is located to the rear of the property.

3. Planning History

2004/1869/P Planning approval was granted on 19th May 2004, for change of use of the rear part of the retail unit at basement and ground floor level to residential use and erection of a first floor rear extension to create a 3 storey 3 bedroom self-contained maisonette.

4. Proposal

It is proposed to change the use of a portion of the existing retail unit at the rear of the Ground floor level to create 2 No. self-contained Bedsits with Basement internal lightwell, all in accordance with drawings 6931 /11 and 6931 /12C.

5. Scale and Impact

To the front elevation the proposals do not affect the scale or setting of the building in relation to other buildings in any way.

The proposals are not sufficiently onerous to cause a flood risk, nor to impact on aviation, TV and radio reception, provide a microclimate or affect transport or air quality. In addition, there is no evidence of any bats, badgers, slowworms nor other endangered species on the existing site either.

6. Landscaping

Due to the location there are no existing or proposed landscaping areas.

7. Materials and Appearance

Materials will comply with current building regulations and where appropriate will match the existing materials. We will also endeavour to match many of the existing neighbouring buildings materials to keep in conjunction with an overall similar appearance. Please refer to drawing No.6931/12 for material descriptions.

8. Access

Access to the proposed 2 No. bedsits will be via Gascony Avenue.

9. Sustainability

The completed development will comply with current Building Regulations. But will not fully comply with Life time Homes due to its site restrictions.