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# ***Design & access statement***

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**292-294 Kilburn High Road, London, NW6 2DB**

**Sam Rois**

**On Behalf of Qalam Education Resource Centre**

**17.12.2020**

## Introduction

This design and access statement has been prepared to support our planning application for the rear first floor extension and ground floor alterations to 292-294 Kilburn High Road. This report will focus on the different aspects of our property including: appearance and the visual impact on local people, design approach and development layout.

The planning application follows on from two site visits, various calls and emails with Camden Council planning officer, Mr Gary Backwall. Mr Backwall has raised some concerns with the initial design and construction finishes, this statement also seeks to incorporate the advice given.

## Application site appraisal: Setting and Site analysis

292-294 Kilburn high road ('the property') is a 4 storey terraced brick built building built in the early 1900's with a traditional façade that lacks architectural detail or significance. It is basic for the Victorian build era and architecturally simple compared to the other terraced buildings along Kilburn High Road built in the same period.

The property is rectangular in footprint and boasts around 500sqm of D1 use space over the 4 storeys, most of the usable space is on the ground floor. The property is not a listed building and does not lie within a conservation area.

The property is set within a busy high street within what is becoming a very mixed-use area; that is commercial ground floor and residential upper floors. The neighbouring properties are all commercial use to the ground floor with various usage including ranging from retail, takeaways to restaurants, pubs, and community centres. The upper floors for most the neighbouring properties are being converted to residential use but have traditionally been used for associated commercial use. There are however many examples of retained non-domestic use to all the terraced building floors. It is anticipated that our property will retain the historic non-domestic use for all the upper floors.

The rear of the property is adjacent to Kilburn Grange Park. There is a football pitch immediately behind our rear boundary which is fenced off by a 7m metal meshed boundary. This has caused a relatively small triangular parcel of land locked off from the main Kilburn Grange Park. Having spoken to local residents it is common knowledge that the triangular parcel of land once opened to the public gave way to anti-social behaviour including misuse of drugs and alcohol. This is due to various reasons but partly due neglect of the park land and the very discreet setting.

This piece of locked land has traditionally been accessed by the property as a fire exit. It is assumed the access has been present from the making of the property, thus well over a century. The rear exit is essential to serving the use of the property. It serves as a means of escape for the possible over 100 people congregation to the ground floor.

We are currently in discussions to renew previous licenses granted for this locked land or even a new lease subject to park authorities agreement, conditions and fees. It is hoped that the locked land will be put into good use by the community centre benefitting both the young and old allowing amenity space for fresh air, children play area and a contemplation zone.

The property has not had any renovation works for many decades, it is in serious neglect and disrepair. The property is outdated, it is in need of modernisation and updated services to meet current user expectations.



Picture 1: South View down Kilburn High Road – 292-294 ‘the property’ outlined in red



Picture 2: Contrast in window detail with neighbouring property



Picture 3: Example of neighbouring commercial property rich in architectural detail – MP Moran





Picture 4: Example of neighbouring commercial property rich in architectural detail – The Black Inn



Picture 5: Satellite image of the property outlined in red



Picture 6: Nearby property with Restaurant to ground floor



Rear of 292-294  
Kilburn High  
Road

Picture 7: Rear of the property from Kilburn Grange Park, the property hardly noticeable



Picture 8: Panoramic view to triangular parcel of land locked within 7m fencing and walls - outlined in red



## Access

Under the Equality Act 2010 (which incorporates the Disability Discrimination Act 1995) we will be improving all access to disabled people. The front entrance has two double door entrances making it very accessible for wheelchair users, we have incorporated two disabled toilets and wheel chair use across the ground floor. There is also a better means of escape through the front entrances and the rear building. The access to the building is through double doors measuring a clear access of 1550mm. The overall new design allows better functionality and accessibility to the building.

Transport links is well connected to the building with local buses frequent and available; Buses 189, 16, 98, 32, 328 332 come regularly and cover a significant amount of London. The local stations are walking distance away from 292-294 Kilburn high road; Kilburn Jubilee line and Brondesbury overground are two minutes walking distance with Kilburn park and Kilburn overground stations a 10 minutes' walk away.

The current internal layout will focus primarily around the functionality of the building incorporating building regulations in order to have a safe and accessible building. This will also target and cover issues such as general horizontal/vertical circulation and layout arrangements, appropriate use of surface materials, facilities within the building including WC provision, circulation within units and explanation of accessibility standards through all public parts of the building. Way-finding and signage and assessment of means of escape are all addressed. The new property will also be fitted with new grade A fire Alarm system.

## Design

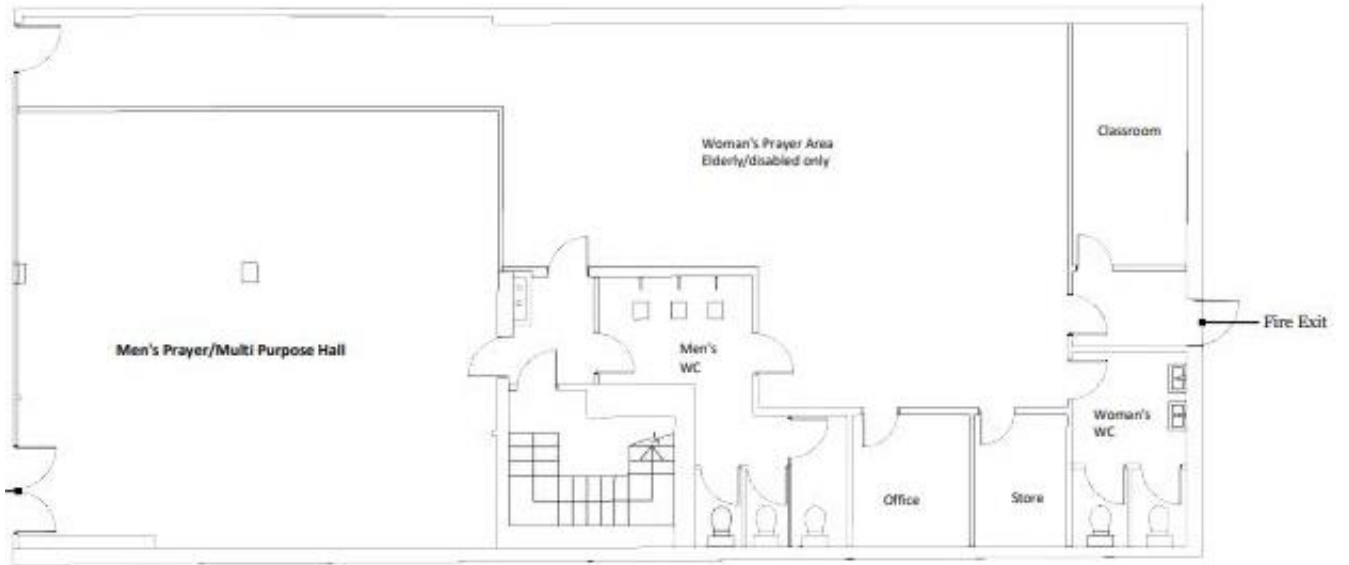
The previous ground floor layout did not meet the functional requirements for the Qalam institution; it did not make good use of the small premises. The new layout has made use of the full footprint of the property by adopting a modern open plan main hall to the rear of the property, through a large lobby accommodating the high foot traffic.

A major change to the design is the location of the main hall. The main hall directed to the rear of the property helps with privacy, security and noise control from the busy high street. There is further added benefit to the hall as the rear element of the property benefits from a higher ceiling. A quite private secure spacious place is what is required for the users to enjoy both learning and worship.

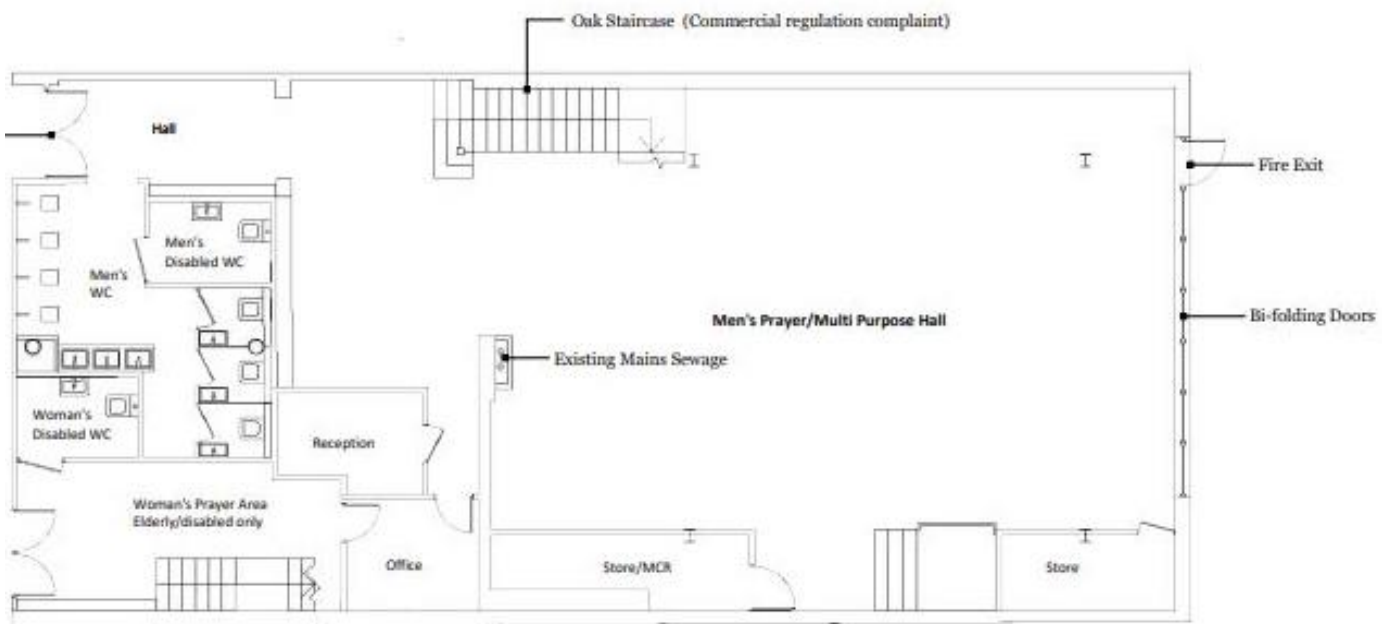
Another significant alteration by the new design is the location of the WC facilities incorporating a men and a woman disabled toilet to the ground floor. The location of the WC/ablution area to the front of the property prevents the disruption of the use of the main hall as was not the case previously.

Many of the users of the property will be elderly and even disabled, the previous layout did not accommodate a disabled toilet. Access to a normal toilet would be very difficult for the elderly users as they were located to the rear of the property.

The new layout also gives better accessibility to the first floor with the addition of a commercial staircase. The new staircase also acts as a secondary means of escape for the first floor users. The previous staircase took a larger footprint of the property floor space but was only 800mm wide compared to 1200mm now. The new staircase allows for two-way people traffic comfortably.



Drawing 1: Previous ground floor plan



Drawing 2: New ground floor plan

Bi-folding Rear Glazed Doors

The rear boundary wall previously was a mundane damaged brick-built wall, parts of the wall was painted whilst other parts were covered by uncontrolled plant growth. Picture 10 of the neighbouring property is almost how the previous wall would have looked.

The purpose of the almost floor to ceiling bi-folding glazed doors is essentially to provide light to the new hall of around 400 cubic metres. This is a significant design factor which allows the ground floor users of the main hall to benefit from natural lighting in what would otherwise be considered by many users as a constricted stuffy artificial space.

The door mechanism only allows for the master door to open easily, this being furthest door to the right when looking from the external perspective. This door serves as the established secondary means of escape for the property. The other 6-bifolding doors are not for normal use and can only be opened by two strong people who have knowledge of the mechanism. Effectively the 6 remaining doors are an aesthetic modern design feature acting as fixed floor-ceiling obscured windows.

The rear of the terraced property can only be viewed from Kilburn Grange Park. The view is limited and almost concealed from most angles due to the 7m playground fencing, the large dense trees adjacent to the property and the fairly distant proximity of the elevation from any public footpath. The rear view is largely insignificant to the general characteristics of the locality. In fact, an individual enjoying Kilburn Grange Park will not notice the rear elevation of the property unless they are specifically searching for the property rear view. This discreet rear elevation is improved by the bi-folding doors finished in a darker ral7006 colour which matches well with the existing old bricks.

Large, glazed windows to the rear of the questioned terraced block is not an architectural feature unfamiliar to the architectural character. 286-290 Kilburn High Road, the terraced property adjacent to the subject property currently has 6 large wide windows to the ground floor rear wall. These windows were inserted within the last 3 years and if added together would resemble a glazed element of larger size to the new bi-folding glazed doors.



Picture 9: View from Kilburn Grange Park football pitch to rear of property





Picture 10: Rear of 284 Kilburn high road showing unwanted plant growth & damaged boundary wall (similar condition to previous rear wall of property)



Picture 11: Internal view of bi-folding glazed doors with from main hall (2.2m high obscured glazing)





Picture 12: External view of bi-folding doors (Master door to furthest right)



Picture 13: View from Kilburn Grange Park – property hardly visible





Picture 14: Newly built local modern 6-storey development overlooking Kilburn Grange Park



Picture 15: Modern floor to ceiling glazed doors to rear elevation overlooking Kilburn Grange Park





Picture 16: Birdseye view of local modern properties



Picture 17: Local modern build overlooking Kilburn Grange Park – rear boundary 2m off pedestrian footpath



## First Floor Extension

Our property is between 296 and 286-290 Kilburn High Road. Both 296 and 286-290 Kilburn High Road have a long established first floor extension. The proposed first floor extension is simply a continuation of a part first floor extension which is not exceeded the neighbouring terraced property in height or projection. The extension is relatively minor in size of only 15m<sup>2</sup> or thereabout. Initially the design was to be completed in white render. However, having spoken to Mr Bakell we will install a brick faced finish to match the existing property.

The proposed 1<sup>st</sup> floor extension does not cause any issues to the neighbouring property through loss of daylight or privacy. The extension is a continuation of the terraced block and only enhances the character and appearance of the rear elevation. The existing 1<sup>st</sup> floor extension was of similar size and projection to the proposed extension. However, the proposed extension is full width rather than half. This is required for the new design serving the new 1200mm wide commercial staircase to the first floor. The staircase improves the vertical circulation of the property and the required means of escape.



Picture 18: 286-290 Kilburn High Road – 1<sup>st</sup> & 2<sup>nd</sup> floor rear extensions bulk and scale far superior to proposed 1<sup>st</sup> floor extension





Modern property adjacent to traditional terrace block

Picture 19: Rear view from Kilburn Grange Park showing contrasting character of the modern and traditional elevation



Rear of the property

Picture 20: Rear view from main pedestrian access to Kilburn Grange Park showing insignificance to ground floor alteration & first floor extension (not visible)

## Conclusion

The installation of the glazed bi-folding doors acting as windows are not detrimental to the visual amenity of the general characteristics of the locality. It is believed the visual amenity has been enhanced by this necessary modern architectural alteration which conforms to other local modern architecture. The bi-folding doors are essential to the better function of the property.

Should the council require we are prepared to agree to a planning condition to ensure the doors are permanently fixed or only opened in case of repair and emergency. The master door should remain as a rear means of escape which is an established right of the property.

The proposed first floor extension is minor in size and far less dominant than what has been granted to the both the adjoining neighbours. We believe the overall character and appearance of the rear elevation will benefit from the 1<sup>st</sup> floor extension allowing completion to what simply looks incomplete from some perspectives.

The first floor extension is also insignificant to the general visual amenity as it is concealed from view from many angles.