

Design and Access Statement

For

Project No: 10065

44-46 Kilburn High Road

Kilburn

NW6 4HJ

Proposal

Change of Use First floor from dental surgery to residential to provide one 2-bed unit

Issue Date: 10-05-2021

1. INTRODUCTION

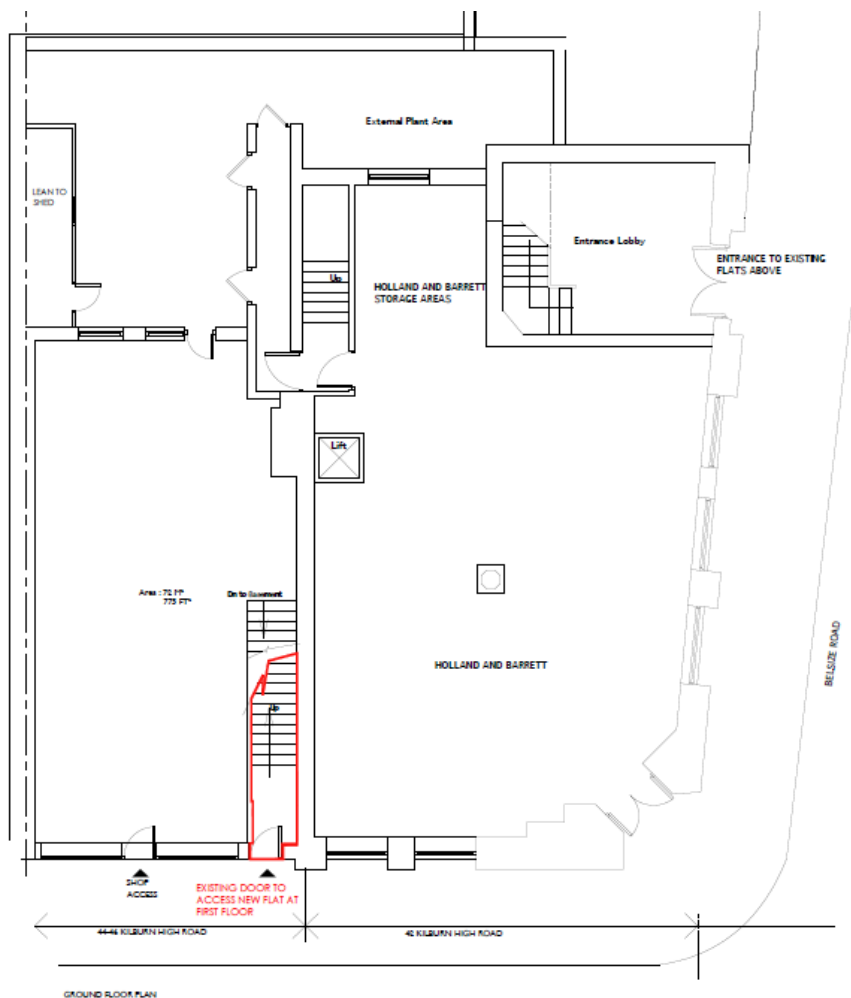
The Design and Access Statement accompanies the documentation for the submission of a full planning application for the Change of Use first floor from dental surgery to 2-bed one residential unit.

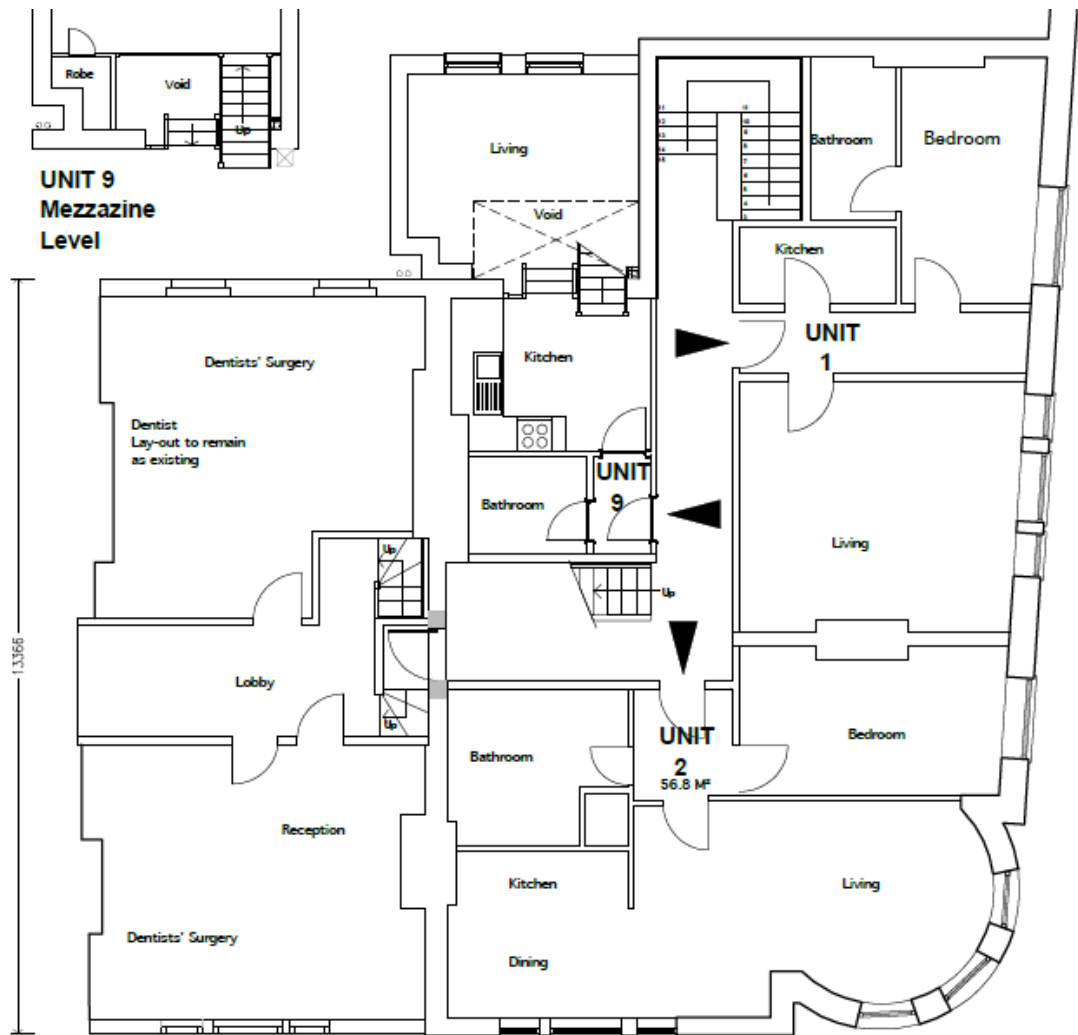
This Design & Access Statement forms one of the supporting documents for the detailed planning application and should be read in conjunction with the plans document.

Site Location

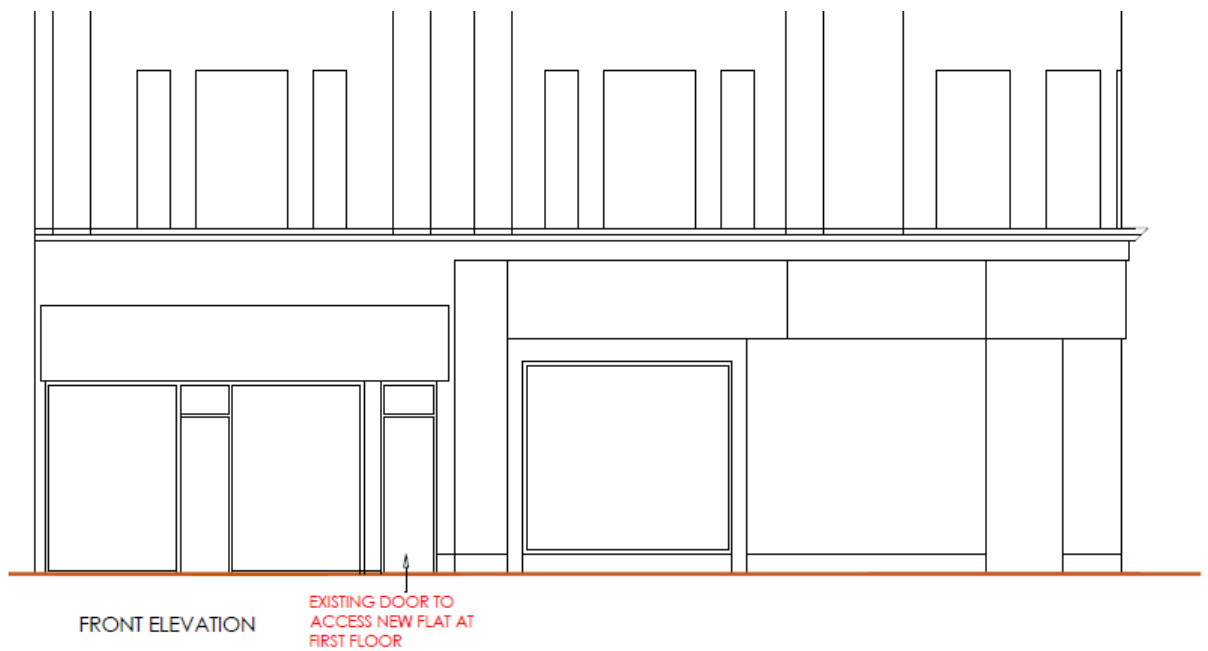
The subject site falls within the Kilburn Town Centre, situated on corner of Kilburn High Road and Belsize Road. The property occupied by a 4-storey plus basement.

Access to the proposed first floor residential will be via the existing staircase from the High Street.



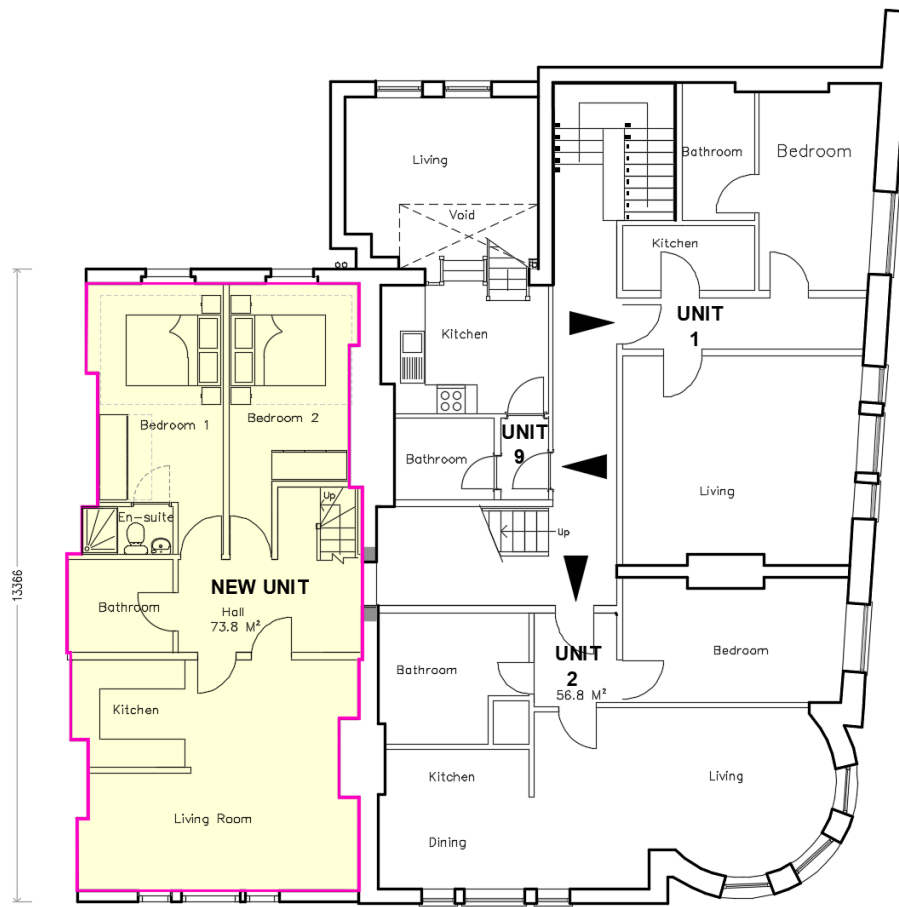


FIRST FLOOR PLAN
(Existing)



FRONT ELEVATION

Proposal



FIRST FLOOR PLAN
(Proposed)

The proposal relates to change of entire first floor of No 44-46 Kilburn High Road from dental clinic to residential use. The proposal will be identical to upper floor flats.

The dental surgery will be relocated to the vacant ground floor unit, this does not form part of the subject application. The first floor provides 73.8 SqM internal floor area.

Entire first floor will be converted to provide a 2b/4p flat. The flats will provide front and rear windows. Front area will be utilised as kitchen / living. At rear two double bedrooms proposed including en-suite facility to one bedroom, and shared bathroom off the corridor.

The proposed layout is similar to that of the residential units above.

Technical housing space standards states – 2b-4 persons should provide Minimum 70 SqM floor area for 1 storey dwelling. The proposal achieves 73.8 Sq.m. excluding the access stairs.

Access

The existing arrangements will be retained. Door located on Kilburn High Road will be utilized to access first floor new flat.

Summary

There are no external alterations proposed and therefore the proposal will not result in an adverse impact on the original building. The upper floors in the remainder of the building and at first floor in number 42 are current in residential use.