



Design and Access Statement for 108-110 Kilburn High Road, London, NW6 4HY

Camden Planning Department

The Process

The application site is located at 108-110 Kilburn High Road, London, NW6 4HY, between Birchington Road and Quex Road. The site contains commercial units at ground floor level as well as offices and self-contained residential dwellings at upper floor levels.

All the offices are in bad state of disrepair and have been vacant for years. All the existing flats are currently rented and occupied. Access to these existing flats is from the rear of the property. The area generally has a mixed-use character including residential, commercial and community uses.

Following planning permissions Ref. 2021/0492/P & 2021/0610/P from May and June 2021, the existing upper floors of No.108 are approved for a change of use to 7no. residential units. These approved conversions have not been implemented yet, but works are expected to start this year.

Proposal

The current application consists of the following:

1. To extend and improve the existing top flat at No.110 and bring it to current space standards for a 1-bedroom 2-person unit.
2. To create an additional residential unit at the top of No.108, also in compliance with current space standards for a 1-bedroom 2-person unit.

Amount

The proposal is for the creation of 1no. new self-contained dwelling and the extension of an existing residential unit.

Scale

As can be seen on the proposed drawings, the proposal maintains the predominant style of the area, while achieving a more consistent and coherent roof line along this terrace of properties, filling in the void left by the original butterfly roof on No.108 which looks incongruous between the taller corner building at No.106 to its right and the existing extended properties at Nos.110, 112 & 114.

The proposed scheme was designed in a sensitive manner, with the aim of forming an integral and proportional appearance which complements the host buildings and matches adjoining properties for a coherent street scene, while at the same time not affecting the privacy of the surrounding properties. Heights and scale will be to match the existing properties along the road.

Appearance

External appearance is to generally match the predominant style in the area in terms of materials, detailing and design. The proposed front mansard roof design is in accordance with Camden Planning Guidance for roof extensions.

Use

The use of the site is maintained: Commercial at Ground Floor (unchanged by the current proposal) and residential at upper floors (matching existing and previously approved use).

Access

The site is centrally located with a PTAL Rating of 6a (Excellent), with abundance of shops, workplaces, entertainment and other local amenities which will reduce the need for travel. The existing access to the building will remain unchanged and unaffected by the proposal. The new residential unit will use the existing stairs for access.

Access for Emergency Services will remain unchanged, as it is at present.