



Design and Access Statement for rear of 108 Kilburn High Road, London, NW6 4HY

Camden Planning Department

The Process

The application site is located at 108 Kilburn High Road, London, NW6 4HY, between Birchington Road and Quex Road. The site contains a commercial unit at ground floor level as well as vacant offices at upper floor levels. 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.

The existing rear flat roof at First Floor level above the ground floor commercial unit is not used for other purposes. It's not an amenity area nor provides access to other buildings. It is proposed to develop this unused area as part of the current application.

Proposal

The current application consists of the creation of a Class E commercial unit for use as Office, with access from the existing flat roof at the rear of 108-110, which already provides access to the front building at Kilburn High Rd as well as the existing buildings at the rear (Quex Mews). This existing rear flat roof also acts as amenity area for the local residents, so there is a good level of natural surveillance, safety and maintenance regime.

Amount

The proposal is for the creation of 1no. new self-contained Class E commercial unit for use as Office.

Scale

As can be seen on the proposed drawings, the proposal maintains the predominant style of the area, achieving a consistent and coherent roof line matching the adjoining terrace of properties.

The proposed scheme was designed in a sensitive manner, with the aim of forming an integral and proportional appearance which complements the surrounding buildings and matches adjoining properties in terms of materials, scale and roof design, for a coherent character throughout, while at the same time not affecting the privacy or daylight of surrounding properties.

Appearance

External appearance is to generally match the predominant style in the area in terms of materials, detailing and design. The proposed roof design is to match the adjoining property in terms of pitch angle, detailing and materials.

Use

The proposed use is Commercial (Class E - Office), matching the existing use at the front building.

Access

The site is centrally located with a PTAL Rating of 6a (Excellent), with abundance of shops, workplaces, entertainment and other local amenities. Access will be from Quex Road, through the existing flat roof at the rear of 108-110 Kilburn High Road, which already provides access to the front buildings at Kilburn High Rd as well as the existing buildings at the rear (Quex Mews).

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