

## **Design and Access Statement**

19<sup>th</sup> July 2022

Job no: – 224 Kilburn High Road - Planning Application

Job type: Change of use

Note: To be read in conjunction with the design drawings and planning application

### **Design Appraisal**

The partial change of use will take place to a ground floor commercial property situated on Kilburn High Road.

The property is designated for Class E Retail Use and is currently occupied by a mobile phone accessory company.

### **Design Principles**

Our design brief is sub-divide the existing premises to allow for retail use (Class E) at the front of the property and residential use (C3) at the rear of the property.

The client wishes to create a one-bedroom flat with an open plan kitchen/living room, bathroom, and double bedroom.

The bathroom and kitchen are to be connected to the existing drainage and water supply pipework, which previously served the commercial toilets and kitchenette.

Heating and hot water will be provided by a combination boiler.

Electrical extract ventilation will be provided within the bathroom and kitchen. The ventilation outlet will be located on the rear elevation above the proposed bathroom window.

The rear door will be relocated to facilitate the internal layout and to isolate the entrance from the communal walkway.

Additional window openings, including a skylight, will be created to provide natural light and ventilation to the hallway, living room, kitchen, and bathroom. The windows serving the bedroom are to be fitted with frosted glass to improve privacy.

To improve security a steel security gate will restrict access to the communal alley way, and sensor lighting will be fitted to the external walls at the rear of the property. The rear yard will be maintained as a communal thoroughfare allowing access to the flats above. Each flat owner will be issued with a key/fob, so they can access the

security gate. Potted plants and wall mounted plants will also be introduced to improve aesthetics.

The existing air conditioning condenser will be removed.

A floor mounted 'Sheffield' bike stand will be fitted to provide secure bicycle storage.

The refuse bins will be located at the far end of the communal alleyway adjacent to the access gate leading to Gascony Avenue. The commercial refuse bins for 224 Kilburn High Road are also stored in this location.

No works are proposed to the front elevation and existing shop front.

### **Access Principles**

224 Kilburn High Road is located close to Kilburn Park underground station, and access to the property can be gained via Kilburn High Road at the front of the property or via Gascony Avenue and a communal alleyway at the rear of the property.

### **Design Summary**

As confirmed in the pre-application advice report, self-contained housing is regarded as the priority land-use of the Camden Local Plan and Policy H1 states that the Council will make housing its top priority when considering the future of unused and underused land and buildings. Furthermore, policy TC2 of the Local Plan encourages the provision of housing in shops where this does not prejudice the town centre function and particularly the ability of town centre uses.

The current commercial tenant operates a mobile phone accessory store, however the property is oversized and not economically viable for the business, which has been exacerbated by the current economic downturn.. The tenant has previously made requests for a reduction in rent and has therefore welcomed these proposals as it will allow the business to continue trading at the property.

The proposals satisfy items 7.3 to 7.9 of the pre-application advice by improving the standard of residential accommodation.

The partial change of use seeks to satisfy the Camden housing requirements, while still maintaining an appropriately sized and effective commercial unit.

### **Access Summary**

Access to the rear of the property will be restricted due to the proposed steel security gate, which will improve security and deter criminal activity. The rear entrance door is to be relocated and will provide access to the ground floor residential flat only.



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Relocating the rear entrance door will help maintain a clear access route to the flats above and create a residential atmosphere.

The use of sensor lighting, potted plants, and frost glazing are a benefit to all residents that have a right of access.

Access to the retail unit at the front of the property will remain unchanged.



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