



## **Design and Access Statement for Flat 15 Quex Mews, 112-114 Kilburn High Road, London NW6 4PW**

### **Camden Planning Department**

#### **The Process**

The application site is located at 112-114 Kilburn High Road, London, between Birchington Road and Quex Road. The site contains commercial retail unit at ground floor level as well self-contained residential dwellings at upper floor levels.

All the existing flats in the building are currently occupied. Access to these existing flats is from Quex Road at the rear of the property. The area generally has a mixed-use character including residential, commercial and community uses.

The current application follows a recent planning permission (Ref. 2022/0629/P) to the adjoining properties at 108-110 Kilburn High Road for mansard roof extensions and creation of a new residential dwelling. These approved mansard roof extensions in the adjoining property have not been implemented yet, but the planning permission is an important material consideration.

#### **Proposal**

The current application consists of the following:

1. To extend the existing Flat 15 at top floor with a front mansard roof and dormer windows (to match the recently approved at 108-110 Kilburn High Road).
2. To create an additional residential unit at the enlarged top level.

#### **Amount**

The proposal is for the extension of an existing residential unit (No.15 Quex Mews) and the creation of 1 no. new self-contained dwelling.

## **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 when combined with the approved roof extension at Nos.108-110.

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.

The proposed front dormer windows will be in accordance with Camden's guidelines for dormers and will align with the existing windows below to further emphasize the harmonious design of the front façade.

## **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.