

DESIGN AND ACCESS AND HERITAGE STATEMENT

Application to "Install an AC unit to rear of building at First Floor Level"

AT 40b Dyne Road, Kilburn, London, NW6 7XE

August 2021 – Revision A

USE

This Design and Access Statement is for a planning application at 40b Dyne Road, Kilburn, NW6 7XE to install an AC unit to the rear elevation of the First Floor Flat (40b).

The existing building is a Mid Terraced House split into 3 flats at each floor within the North Kilburn Conservation Area. The property is not Listed. The property is 3 Storey in height.

AMOUNT

The existing building is 3 storey high comprising of living accommodation at all Floors. The house is currently used as a C3 dwellinghouse.

LAYOUT

There is no proposed layout change at any internal floor levels. This application seeks to install an AC Unit at the rear elevation at First Floor.

SCALE

The works are at the rear elevation, therefore there are no other extensions/changes to the building.

LANDSCAPING

Landscaping is not applicable to this application.

APPEARANCE

There is no other change to the appearance of the dwelling other than the installation of 1no AC unit which will be tucked into the rear first floor corner at the junction between 40 and 42 Dyne Road.

The unit to be installed will be a 2.5kw unit with outdoor unit CU-Z25VKE.

A brochure of the Unit and a Plant Noise Assessment report is attached with this application.

ACCESS

Externally, The property is in the North Kilburn Conservation area of London and within ease of access to shops, bus and train networks at Kilburn Station. The access to the house is retained via the front entrance and the internal layouts are unchanged.

CONCLUSION

This Statement together with the accompanying proposal drawings form a new full planning application.

Heritage Statement

40b Dyne Road is in the North Kilburn Conservation Area and belongs to a group of buildings designated as having Group and Façade value.

There are no plans to change this front elevation.

The only external change will be the addition of 1no AC unit fitted to the first floor corner of the building.

The position of the unit will not be seen by any adjacent buildings.

The AC Unit will still retain the appearance of the building from its architectural status.

The property is well positioned for amenities being near Kilburn High Road with Kilburn and Brondesbury Stations within a few minutes walking distance.

For a large scale shopping centre, Wembley Stadium and Wembley Arena, The Jubilee Line towards Central London and northbound towards Stanmore is close by. Bus routes are within walking distance.

The property is also within walking distance of Queens Park which allows residents to use this for walking and cycling in a large green space.