Unit 27 Cygnus Business Centre, Dalmeyer Road, Willesden, London, NW10 2XB - Tel. 020 8451 7833

For and on behalf of

Mr Oday Mohamed

Design and Access Statement

To support a planning application for Rear Extension at first floor level with lightwell to kitchen and Associated Internal Alterations at 109 High Street Harlesden, London, NW10 4TS



August 2026

Prepared by: Zahraa Al-subeiti

Checked by: Paolo em Lancerotto

Saloria Architects Ltd

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1.0 Introduction

1.1 Saloria Architects has been engaged by the applicant, Mr. Oday Mohamed to prepare the following Design and Access Statement to accompany a planning application for Rear Extension at first floor level and Associated Internal Alterations at 109 High Street Harlesden, London, NW10 4TS.

1.2 The proposal has been designed in accordance with the following design standards and guidance:

- National Planning Policy Framework (2026)
- The New London plan 2021
- Mayor of London's Housing Supplementary Planning Guidance (2016)
- Brent Local Plan 2022
- Brent Supplementary Planning Document: Residential Extensions and Alterations Design Guide (SPD 2)
- Harlesden Conservation Area Character appraisal

1.3 This Design and Access Statement should be read in conjunction with the planning application drawings and the following supporting information:

- Planning Application Form, Notices and Fee
- 250802-00-P0 – Site Plan
- 250802-01-P0 – Block Plan
- 250802-02-P0 – Existing Plans and Elevations
- 250802-03-P7 - Proposed Plans and Elevations
- 250802_109 H St Harlesden_260117PRE_email
- 250802_260608_109 H St Harlesden_26-0117-PRE_ADVICE_B1
- Heritage statement
- Fire statement
- BNG
- CIL form

1.4 This Statement is provided to show the analysis of the urban fabric and audit of the proposal against the Local Authority’s guidance so as to ensure that the outlook, the assets, and the amenity of the area is preserved as a result of the proposal.

2.0 Site and Surrounding Context

2.1 The subject property falls within Harlesden Area which is part of the London Borough of Brent.

2.2 The property is decently connected to public transport as has a Public Transport Accessibility Level (PTAL) of 5 (very good).

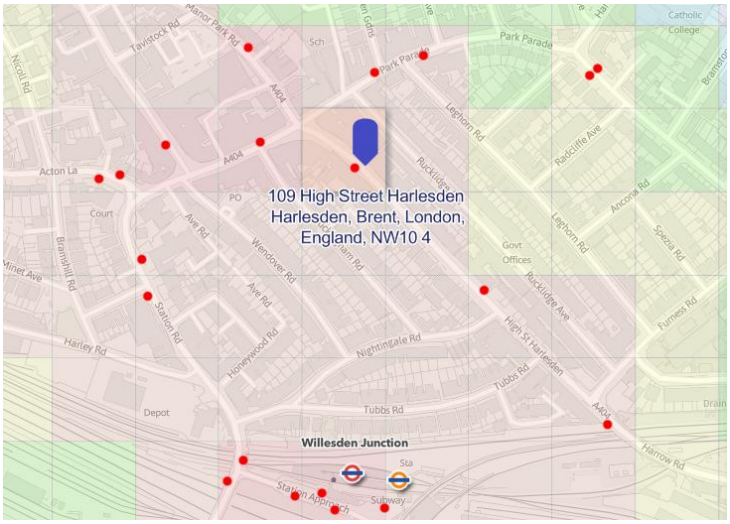


Image 01: PTAL score

2.3 The site is 805 meters away from the nearest Underground station, Willesden Junction Station (Serving the Bakerloo, Lioness and Mildmay Lines) and a few meters from the nearest bus stop, Park Parade (Stop F). It is also a few meters from the nearest local shops/restaurants.

2.4 The property **is** located in a Controlled Parking Zone (CPZ), Zone H.

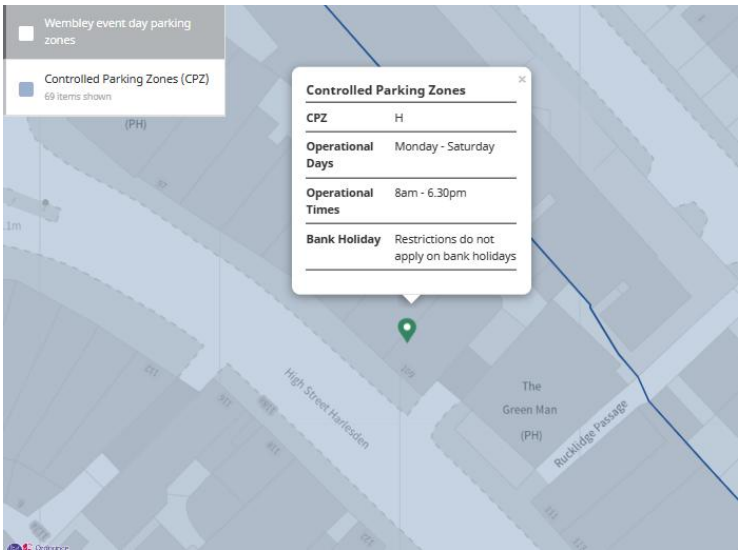


Image 02: CPZ
109 High Street Harlesden,
London, NW10 4TS

2.5 The site is also around 160m away from the Park Parade/Tennis courts and 645m away from Tubbs Road Pocket Park.

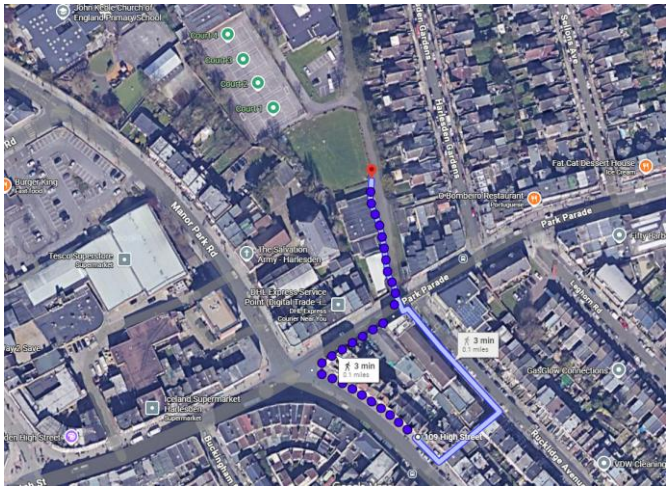


Image 03: Location
Park Parade/tennis courts



Image 04: Location
Tubbs Road Pocket Park

2.6 The site is situated in an area comprised of mainly three storey shopping parade with commercial use shops and cafes on ground floors and residential on upper floors. The principal elevation of the existing building is orientated towards the South West. There are no mature trees on or adjacent to the site.

2.7 The property is located in a Conservation Area (Harlesden Conservation area) and is a Grade II Listed Building (List Entry Number: 1188613) which incorporate also Nos.105 and 107 High Street Harlesden (see Heritage report accompanying this application).

2.8 The site area is approximately 122m2 and has an existing footprint of 117.87m2.

2.9 There is no mature tree located on and around the site, in the public footpath which would not be affected by the proposed development.

2.10 The daylight sunlight condition of the site is good and well position for all windows and doors.

2.11 The nearest neighbours are located at Nos. 107 High Street Harlesden (Brent Cultural Centre) on the lefthand side, and on its righthand side, Green Man Public house. The commercial and office building, Focus English School, is situated on the opposite road, Rucklidge Avenue.

2.12 The proposed site is located in Flood Zone 1. Therefore, flooding from rivers and the sea is unlikely and very low risk and there isn't a need for a flood risk assessment (FRA) as part of the planning application. Surface Water Flooring is recorded to be Very Low.

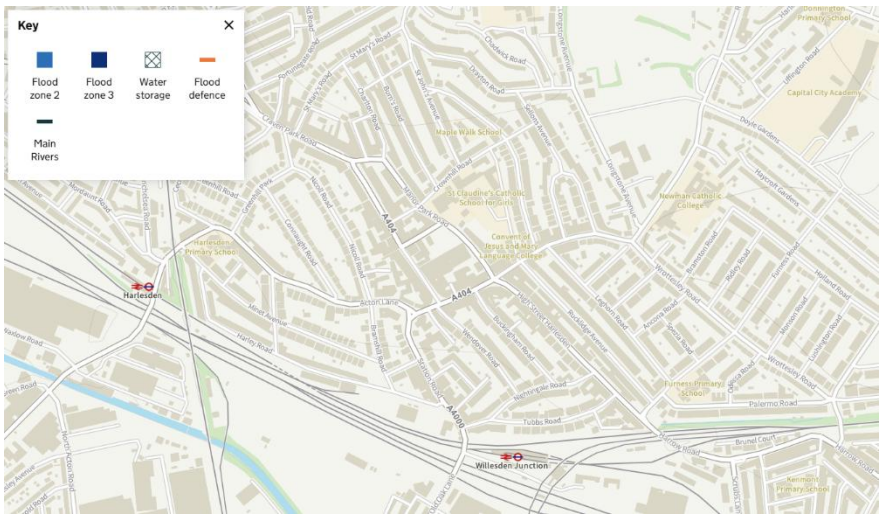


Image 05: Flood Map
109 High Street Harlesden,
London, NW10 4TS.

2.13 Surface Flooding Risk Assessment (SFRA) is very low risk means that this area has a chance of flooding of less than 0.1% each year.

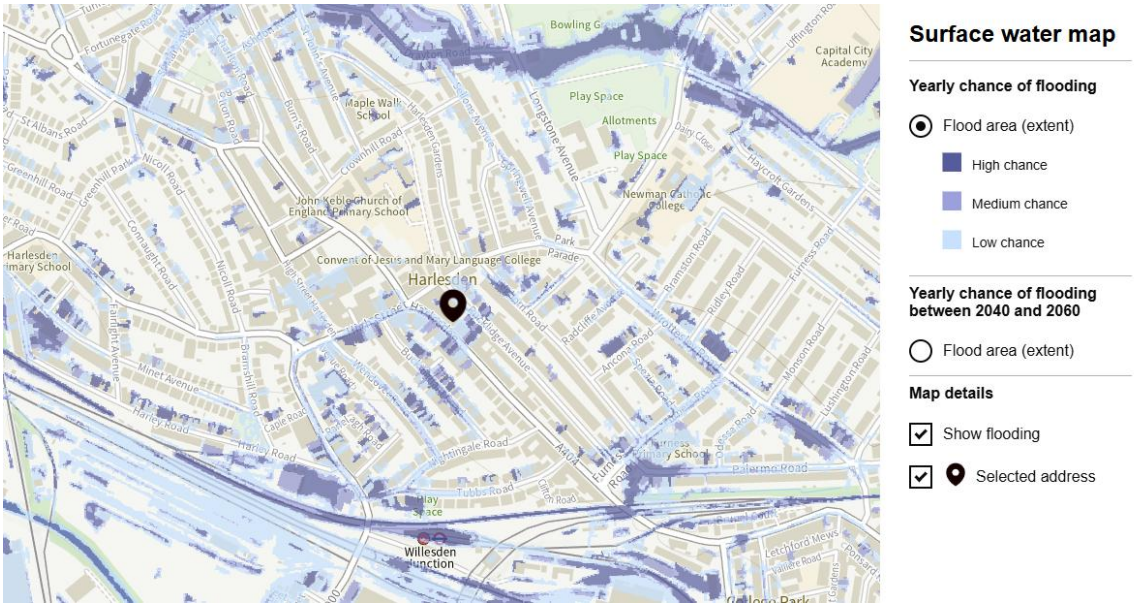


Image 06: SFRA Map
109 High Street Harlesden,
London, NW10 4TS.



Image 07:
Street View of
109 High Street Harlesden



Image 08:
Street View of
109 High Street Harlesden



Image 09:
Street View of
109 High Street Harlesden

3.0 Relevant Planning History

3.1 The following section provides a summary of the planning history relevant to the site. Consideration has also been given to relevant planning control within the immediate area.

The approved planning history available pertaining directly to the site is as follows:

Reference no.	Validation Date	Description	Decision
26/0117/PRE	11/08/2026	PRE-APPLICATION ADVICE REQUIRED FOR REAR EXTENSION AT FIRST FLOOR LEVEL, LOFT CONVERSION AND ASSOCIATED INTERNAL ALTERATIONS	Advice 08/06/2026
02/0717	19/04/2002	CHANGE OF USE FROM A1 TO A3	GRANTED 11/06/2002
91/0134	11/02/1991	ERECTION OF FIRST FLOOR REAR EXTENSION	REFUSED 01/05/1991
90/0586	01/02/1992	LISTED BLDG CONSENT ALTER. TO FRONT AND SIDE ELEVATIONS	GRANTED 18/02/1992
90/1977	10/12/1990	REINSTATE OVAL WINDOW IN FRONT GABLE+ INSTALL NEW STEEL GATE AT G/F FRONT	GRANTED 18/02/1992
88/2547	27/10/1988	DETAILS PURSUANT TO COND 3 OF P.P. DTD 7JAN87, REF 85/1894	GRANTED 07/02/1989
88/2548	07/02/1989	DETAILS PURSUANT TO COND 3 OF LISTED BLDG CONSENT	GRANTED 07/02/1989
88/2549	07/02/1989	DETAILS PURSUANT TO COND 2 OF P.P. DTD 7JAN87	GRANTED 07/02/1989

4.0 Application Proposal

4.1 The proposal seeks to propose a rear extension at first floor level with lightwell to Kitchen and Associated Internal Alterations at 109 High Street Harlesden, London, NW10 4TS.

4.2 The intention is to promote high quality design, whilst maximising the development and residential potential. The proposal aims to adopt all the relevant planning policies and provide an excellent opportunity to improve the outlook of the surrounding area.

4.3 The proposal has been considered to meet the standards set out in the Building Regulations.

4.4 The existing premises is a mix used building, formed by a shop at ground floor and basement and by two flats respectively at first and second floors.

4.5 The proposed rear extension is designed as a modest and subservient addition to the existing building. It adopts a simple flat-roofed form with a maximum external height of approximately 2.98m and an internal ceiling height of approximately 2.29m. The relatively low profile limits the visual prominence of the addition and assists in ensuring that the extension remains subordinate to the principal building. This meets the standard required according to Brent's Residential Extensions and Alterations SPD, that is:

Single storey rear extensions more than 3 metres in depth for an attached home could also be up to 4 metres in height as long as they have an eaves height of no more than 2.5 metres along the boundary to any neighbouring properties.

4.6 The proposed first-floor rear extension would not affect the appearance of the principal frontage of 109 High Street, where the building's main architectural and heritage significance is concentrated. The extension would be constructed in London stock brick (see annex) to match the existing rear elevation of the host building. Its simple flat-roof form would also reflect the character of the surrounding buildings and sit comfortably within the established character and appearance of the Harlesden Conservation Area.

4.7 The proposed extension is accessible from the ground floor and connected to the first floor flat.

4.8 The existing first-floor accommodation comprises bedroom and living, dining and kitchen spaces within the existing footprint. The proposed scheme seeks to make more effective use of this accommodation through the combination of the rear extension, introduction of a lightwell and associated internal alterations. The revised layout provides a more considered relationship between the living, dining, kitchen and sleeping areas, resulting in a more functional, comfortable and adaptable home

4.9 The proposed rear extension provides additional floor area of 13.80 sqm to the first-floor flat and accommodates a designated area for the living room, allowing the dwelling to provide a more practical and functional arrangement for family occupation.

4.10 The total existing GIA for Flat 1 is 47.77sqm and the total proposed GIA is 63.28sqm. The original flat is 3 bedroom 4 person confined within only 47.77sqm. The proposal aims to

make this 3 bedroom 4 people flat that is much more spacious and comfortable family house, complying with the standards of the London Plan (min. requirement 61sqm).

4.11 The proposed Living room area is the central principal shared living space within the dwelling. The introduction of the roof lightwell to the Dining/Kitchen area provides a source of natural light and ventilation.

4.12 The proposed roof lightwell, 2500mm in length and 1000mm in width, is an integral part of the revised layout and has been introduced to address the loss of the existing kitchen door, previously provided natural daylight. As the proposed rear extension accommodates a new living room, the lightwell provides an alternative source of natural light and fresh air to the dining/kitchen area. The lightwell will help maintain a pleasant and adequately lit internal environment.

4.13 The design and layout of the extension enables external access to the terrace, yet ensures sufficient privacy for adjoining occupiers. The positioning of the extension would not result in the any overlooking towards neighbouring habitable room window.

4.14 The external appearance of the proposal has been carefully considered in relation to the existing building and adjoining properties. The exposed materials, including the brickwork, windows, doors and frames, are proposed to match or closely relate to the existing building. This approach ensures that the extension reads as a coherent addition rather than an incongruous element within the rear elevation. The submitted drawings specifically identify the proposed brickwork and windows as matching the existing materials and openings.

4.15 To include heritage benefits to help offset the identified harm, the Heritage Officer recommended (preapp advice):

"The replacement of the existing PVCu windows on the front elevation with heritage style windows, which appears similar to those present on historic drawings. These could be high-quality casement windows or another design demonstrated to be historically accurate through further research."

4.16 Given the proposal's massing**,** there is no anticipated negative impact on the neighbours' sunlight and daylight that requires mitigation.

4.17 The openable windows will allow a high quality of ventilation and pleasant variations of light throughout the day.

4.18 The proposal has been considered in terms of mitigating the effects of development against overlooking and the preservation of the neighbours' outlook and amenity. The position of the building at 109 High Street Harlesden will not result in any loss of sun light at the neighbouring properties. The proposed development will not cast any further shadows on the neighbouring properties.

4.19 This design process has resulted in the best possible solution and offers a practical method to maintain and preserve the listed building without affecting its special character. The scheme seeks to improve the house so that it can effectively respond to the requests of contemporary way of living (including home requesting less energy consumption, etc.) whilst being enjoyed in a suitable manner. This will preserve it for

future generations by ensuring that it continues to offer a good level of living to the residents whilst also ensuring it is well maintained as listed building.

4.20 We believe that the scheme proposed strikes the right balance between minor (internal) works and the wider benefit of ensuring a better use which justifies the works that are necessary. We feel that this statement and supporting information justify the proposal which preserves and enhances the existing listed building.

4.21 As highlighted in the Heritage report, the proposal remains subservient to the main house, or that have become necessary for the overall preservation of the house, the proposed works should have a negligible impact on the understanding of the building or its overall historic value. Indeed, the opportunity arises to materially balance units responding to the residents' demands whilst preserving as much as possible the appearance and integrity of the building with sensitive choices of materials and detailing.

4.22 The applicant acknowledges that the proposed development would result in "harm", but not "substantial harm", to the significance of the designated heritage asset, as set out within the accompanying Heritage Report. The applicant considers that the public benefits arising from the proposed development outweigh the identified harm to the significance of the designated heritage asset, in accordance with Policy HE6 of the NPPF 2026.

4.23 The scheme seeks to optimise the use of the existing building by enhancing the size, quality, and functionality of the residential units. The proposed internal reconfiguration and rear extension will result in more spacious and adaptable homes, better suited to family occupation. This responds positively to Brent Council's identified need for larger, family-sized accommodation within sustainable urban locations.

4.24 The site occupies a highly accessible location within a well-established centre, benefitting from proximity to local services, public transport, and community infrastructure. As such, the proposal supports the creation of family homes in a sustainable location, contributing to a more balanced and inclusive local housing mix.

4.25 In accordance with Policy L2 of the National Planning Policy Framework 2026, substantial weight should be given to proposals that make effective use of land. The proposal achieves this by making more effective use of the existing residential building and improving the usability and longevity of the existing accommodation without requiring additional land take. While the site is neither vacant nor derelict, the principle of making better use of existing buildings remains relevant, particularly where the proposal provides additional residential accommodation and makes more efficient use of the existing building.

4.26 Policy L2 of the National Planning Policy Framework 2026 supports making better use of underutilised buildings, including where this contributes to meeting identified housing needs. Although the proposal does not involve the conversion of space above shops, it would make more effective use of the existing upper floors and provide improved residential accommodation, enabling the two existing flats to be used more effectively as family homes.

4.27 Policy L2 of the NPPF 2026 further supports the creation of additional homes or floorspace within settlements through the use of airspace above existing residential and

commercial premises. The proposed single storey rear extension represents a form of upward development which makes more effective use of the existing building. The proposal is designed to be consistent with the surrounding street scene and context, whilst maintaining safe access and egress and acceptable living standards for occupants and neighbours.

4.28 **Urban Greening Factor**

Given the limited scale and nature of the proposed development, which relates primarily to the extension and internal alterations to an existing building, the proposal would not materially affect the site's existing soft landscaping provision or urban greening performance. The development therefore maintains the current urban greening conditions of the site.

4.29 **Biodiversity Net Gain**

The proposed works are confined to the existing built form and rear, with no significant impact upon existing habitats, trees, or ecological features. As such, the proposal is not expected to result in any adverse effect on biodiversity value and the existing ecological conditions of the site will remain preserved.

4.30 **Fire Safety**

The proposal has been designed to comply with the relevant requirements of the Building Regulations in respect of fire safety. Safe and suitable means of escape will be retained.

4.31 **Highway and Vehicular Parking**

The proposed development is not expected to generate a material increase in vehicular movements or parking demand. Given the absence of additional residential units, the proposal would have no adverse impact on the surrounding highway network or existing on-street parking conditions.

4.32 **Cycle Storage**

The proposal would not prejudice the existing cycle storage arrangements associated with the property. The development remains capable of accommodating secure and convenient bicycle storage in accordance with Brent Council's standards and sustainable transport objectives.

4.33 **Refuse and Recycling Storage**

The existing refuse and recycling arrangements serving the property will remain unchanged and fully operational following completion of the works. The proposal would therefore not give rise to any adverse impact in terms of waste collection, storage capacity, or residential amenity.

5. Conclusion

5.1 The proposal seeks to propose a rear extension at first floor level with lightwell to kitchen and Associated Internal Alterations at 109 High Street Harlesden, London, NW10 4TS.

5.2 It is considered that the identified public benefits of the scheme clearly outweigh the less than substantial harm to the heritage asset. The proposal therefore accords with the relevant provisions of the NPPF and local planning policy, and should be supported.

5.3 Overall, the proposal represents a sustainable form of development which:

- Improves residential quality and internal space standards
- Supports the delivery of family-sized accommodation
- Makes more efficient use of an existing building in a sustainable location
- Preserves the overall character and appearance of the conservation area

5.4 We believe that the scheme proposed strikes the right balance between minor intrusive works and the wider benefit of ensuring better use, which justifies the works that are necessary. It is considered that this statement and supporting information justifies the proposal which preserves and enhances the existing building.

6. Annex

Existing photos



Image 10:
Street View of
109 High Street Harlesden



Image 11:
Rear elevation from first floor terrace
109 High Street Harlesden



Image 12:
Rear elevation of 109B from first floor terrace
109 High Street Harlesden

Materiality:

The applicant proposed to reuse the existing bricks which will be taken out to form the opening for the rooflight in the Kitchen, which will blend with new bricks which will match the existing.



Sample if needed can be provided during the application process.