

DESIGN AND ACCESS STATEMENT

FOR 118 BOUNDARY ROAD, LONDON, NW8 0RH

1. What are the Features of the Existing Site?

The property lies in St. John's Wood conservation area and forms part of the Eyre Estate that was developed around the mid 19th Century.

The property was refurbished in 1996 following Planning Permission on 1st August 1995 for Use of the lower Ground and Ground floors for any purpose within Class A1, A2 or A3 as defined by the Town & Country Planning (Users Classes) Order 1987, together with the installation of a new shopfront and removal of the existing shopfront as permitted by Conservation Area Consent dated 16th June 1995.

The existing property contains 2 self contained flats at 1st and 2nd floor levels, which will remain as existing in Use and plan arrangement terms.

The development proposal is to form a self contained residential Use flat at lower ground floor level and retain the Commercial Ground floor for A1, A2 or A3 Use. The Development of small extensions within the enclosed lower Ground and Ground floor level rear Area of the property, to provide sanitary accommodation, whilst retaining a private amenity Area within the rear Area for the lower Ground floor flat.

The rear extensions will be brick built and finished with white external quality paint to match the existing white painted brick finish.

The Rear Area floor will be finished in paving slabs replacing the existing decking finish. The new tenant will therefore have an amenity facility to the front and rear of the property.

This additional residential Flat accommodation in the Boundary Road commercial area, will benefit the area by bringing in additional Residential Users to increase the vitality and character of the Area and the New Residents may not require to travel to the larger commercial centres around Swiss Cottage and St Johns Wood High Street for every day necessities.

To provide light and ventilation to the lower Ground floor flat within the front living area, the Development requires the existing Pavement lights in a bi-parting openable hatch and associated concrete surround to be removed and the lower Ground floor Area to be opened up.

This operation will not alter the shopfront which is considered to have merit in the CA Appraisal Report, but will require a new balustrade to enclose the open Area, and it is proposed the new balustrade design will be based on the fleche topped painted metal design that forms part of the street scene in the Boundary Road environment. Measures will be taken to preserve the Yorkstone slab paving at the entrance to the premises.

The new glazing at lower Ground floor level below the shopfront will comprise a painted preservative treated timber double door and side light assembly containing an openable vent contained in an increased width and height opening replacing the existing infilled window opening and surrounding brick wall.

The exposed faces of the Area, will be cement sand waterproof rendered and decorated with external quality paint.

The Area floor will be finished with paving slabs laid to falls.

2. How Will People in the Locality be Affected by Our Proposal?

The existing Residents in the upper floors of the premises will share the common lobby approach to all three flats, and the lower Ground floor Tenant's new front door will be at lower Ground floor level, having passed through a lobby and staircase, that is lit by a new window opening in the rear wall of the lobby at Ground floor level.

The new Tenant of the lower Ground floor flat will be a Lessee, but the arrangement of the new Flat premises does not lend itself to further modification to respond to DDA requirements.

3. Details of the Layout of Proposed Development

The existing 2 floors of Commercial Use at lower ground and ground floor levels are linked by a flight of stairs within the main body of the 2 floors of accommodation, and will become two separated floors, but outside the remaining commercial area, the existing common access staircase will afford escape and access potential for the new lower ground floor flat.

The proposed extension to the rear of each floor forming the lower Ground and Ground floor properties, will provide the required toilet facilities to the different Users proposed by the plan

4. Details of the Scale of the Proposed Development

The proposed change of use entails extending the existing lower Ground floor plan area by approximately 1.28sq.m., whilst the alterations to the Ground floor area, after demolishing the existing ground floor level toilet to provide the new window to the staircase, provides the same plan area as existing.

The height of the 2 storey extension to the property will be governed by the existing rear annexe gutter line all as shown on the attached drawings.

5. Details of the Landscaping in the Proposed Development

The Areas located at the front and rear of the premises will not be landscaped, but the lower Ground floor tenant will be permitted to install plants in pots if they so require within the areas provided.

6. Details of the Appearance of the Proposed Development

The Conservation Area status of this building forming part of a mid Victorian era of Commercial and Residential terrace development requires the new windows and doors in the front elevation at lower Ground floor level to have some design allegiance to the shop front at ground floor level.

The painted finish of the shopfront will be replicated on the lower Ground floor doors and windows, which will provide the maximum light and ventilation possible, to enhance the forced ventilation system already serving the lower ground floor plan area.

The rendered walls to the front Area will be decorated white and the applied finish will disguise the different coloured brickwork that will be revealed, when the front Area to the lower Ground floor flat is opened up.

The painted metal balustrade around the front area will incorporate a fleche design on painted metal vertical balusters based on the design of the balustrades in adjoining premises. A painted concrete plinth to the lines of balustrades will protect the top of the existing brick construction forming the Area.

7. Details of How Access Issues Have Been Addressed

Access into the lower Ground floor flat is restricted by the existing physical properties imposed by the step up at the line of the shopfront, and the existing access lobby and staircase leading down to the lower Ground floor flat, which is now separate from the Commercial premises due to the Commercial premises' toilet provision being formed in the new extension at ground floor level.

An entry phone system will be provided to facilitate access to the new flat by visitors.

8. Additional Information

The proposed Development forming the lower Ground floor flat accommodation, will utilise the hitherto Commercial Use of that part of the building, which has not obviously benefitted the Commercial use, to a Use that will benefit the number of Residential lettings in the Area, enhancing the character and vitality of the Boundary Road shopping centre.