

Our Ref: 1137BA003

Date: 9th October, 2014

## DESIGN AND ACCESS STATEMENT

*for*

### **Planning Application for Rear Extension At 7 Bolton Road**

#### a. **Design Process**

The design objective was to design ancillary accommodation, and to create a separate entrance at the mezzanine half landing to create a lower level WC for the 1<sup>st</sup> floor flat which has no facilities for toilet on its entrance floor.

The design process was primarily informed by a desire for the retired owners to remain in their home. This is of course a conservation area and to respect this the design was to integrate visually the simple forms of the rear garden elevations along this terrace including the planning approvals 2010/2104/P at 7 Bolton Road and 2008/4317/P at 5 Bolton Road ensuring that the proposals give an enriched amenity through function and aesthetic to the rear aspect.

In any built development, attempts are always made to ensure that the strategy embraces emphatically Government policy to reduce pressure on the Green Belt by maximising the potential of brown field sites, whilst respecting primary characteristics of the surrounding area and creating a design that enhances and improves the adjoining area, whilst providing an appropriate level of new accommodation within a site that is within walking distance of the St John's Wood 'Urban village' and the more cosmopolitan mix of Kilburn Road centres, thus increasing the usability of the developed space and thus decreasing the dependency on transport use that would result from this amenity use being satisfied off site.

This application is for the creation of dedicated access which affords valuable ancillary amenity accommodation resulting in more cohesive self-contained family accommodation appropriate to its setting.

A similar design philosophy has previously been adopted at number 5 Bolton Road and we are unaware of any material planning policy objective or subjective policies requiring a different approach.

b. **Use**

The accommodation is to create a dedicated access and additional accommodation to enhance the amenities available for the dwelling unit.

c. **Layout**

The accommodation has been laid out to create an efficient additional circulation space by locating it on the mezzanine floor giving clear function and direction to internal circulation which respects the applicants increasing mobility challenges.

The design incorporates a balcony to the rear which makes efficient use of the flat roof being proposed but with effective screening so as not to compromise adjoining properties amenity.

d. **Scale**

The proposals have been designed to ensure that they are sympathetic and subservient to the existing building mass.

The proposed outrigger extension is a clear storey below the existing rear elevation height.

e. **Appearance**

The proposals have been designed as a rich but sympathetic mix of traditional detailing this has created a building extension of restrained elegant style, with its own but subtle identity and which develops favourably this enclosed rear area

f. **Landscaping**

The landscaping of the proposed area of adjustments is largely existing as hard surfaces and as proposed are now an integrated piece of interdependent design. The building mass is visually sympathetic to its landscaped surroundings, by using juxtaposed plants, fences, bushes and trees together with carefully selected lowered levels and surface treatments creating a sympathetic but aesthetically rich interplay of materials and enclosures.

g. **Access**

By having an access on the mezzanine floor it allows a valuable toilet facility to be located on the entrance floor of the dwelling.

This improved access for the upper half of the house (divided in to 2 flats) affords independent access thus affording additional privacy and hence amenity to the property occupiers.

**h. Renewables**

The building is of primarily masonry construction and is intended to be used without the need for any adjustment to the capacity of the existing heating due to the part submerged nature of the proposal which is extremely thermally efficient when combined with well thought through insulation. There are carefully located windows to ensure that the building can potentially be used during all season daylight hours without the need for reduced artificial lighting.

**Donald Shearer**

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Principal: Donald M. Shearer, BSc(Arch), RIBA, ARB (Registered Architect)

