
**BR.882 EXTENSION AND ALTERATIONS
9 BOLTON ROAD LONDON NW8 0RG**

DESIGN AND ACCESS STATEMENT

Introduction

This application succeeds a previous application submitted in 2015 (Ref 2015/6907/NEW) which was subsequently withdrawn following adverse comments relating to the proposed third floor extension.

The design of this element of the proposal has been reviewed and, whilst providing similar accommodation as previously, has an elevational treatment not in contrast to but more in keeping with the existing design vernacular of the application building and thus reflecting more faithfully the period when it was built.

General location description

The application building, 9 Bolton Road NW8 0RG, is situated on the northeast side of Bolton Road on the edge of the St John's Wood Conservation Area.

The property comprises one half of a pair of four storey semi-detached houses (*Photo 1*) dating probably from the mid-nineteenth century and, with the other half, is the only period property on this side of Bolton Road; it adjoins the return garden wall and flank wall of the adjacent property 132 Boundary Road (*Photo 2*). It has an accessible flat roof surrounded by a substantial parapet wall.

The buildings beyond, to the northwest, comprise modern terrace houses.

The opposite side of Bolton Road comprises a terrace of four storey Victorian houses including basements, and with pitched roofs several of which comprise habitable loft areas (*Photo 3*).

Design

Both the application property and its immediate neighbour have evidently undergone some elevational alteration in the historic past. The adjoining property to the left, 10 Bolton Road, has a fully glazed ground floor which may have been used or adapted for retail use; there is evidence also of the original pediment above the second floor having been removed.

The application building has retained the original facade, including the original moulded window surrounds and the central pediment, although the original first floor level fascia, piers and capping are no longer in place.

The application seeks to extend the lower ground and ground floors to provide additional living space commensurate with the number of bedrooms the house has at present; it is also proposed to add a third floor to provide an additional bedroom with ensuite facilities.

The existing sunken external area at lower ground floor level is substandard as an external amenity space, being some 2.5 metres below adjacent ground level and surrounded by boundary walls above that height. The extension into this area provides a much-needed dining area easily accessible from the kitchen. The extension at ground floor level provides a small garden room/study, opening fully on to an external paved amenity space which will receive sunlight and increased daylight.

The third floor extension is set back one metre from the front facade, which remains unaffected; this set back will render the extension visible from ground level at oblique angles only, thus making it almost invisible in the streetscape (*Photos 2 and 4*). The flank elevation raises this wall by a little over 1½ metres to the level of the tower to the adjacent building at the rear (*Photo 2*); it is sufficiently distant from the windows to the rear of 132 Boundary Road so as to avoid any loss of light to this property.

The elevational treatment of the proposed extension, which will be visible from the upper floors of the houses opposite as well as very obliquely from street level, has been designed to be contemporary but in keeping with the general vernacular, using high quality natural materials comprising an exposed 'Corten' steel frame with copper infill panels (which retain a bronze colour) and stained hardwood window frames.

It is submitted that the proposed alterations will achieve additional, better quality accommodation as a useful complement to the Conservation Area as a whole.

Access

The existing plan unfortunately precludes any significant improvement to the existing access arrangement to the building at all floor levels.