

Our Ref. 1391BA001

Date: 16th August 2018

## DESIGN STATEMENT

**PROPERTY:** 5 Bolton Road, London, NW8 0RJ

**PROPOSAL:** Mansard Roof Extension to Dwelling House.

### 1.0 Location

- 1.1 The property is on the South side of the tree lined Bolton Road, which is a tertiary route for local access only, there is very little traffic.
- 1.2 The property is 400 yards from the Kilburn Town centre.
- 1.3 The property is set back from the pavement by about 5 metres.
- 1.4 The existing Maisonette forms the Upper Ground, 1<sup>st</sup> & 2<sup>nd</sup> floors. The attic floor has rooflights and a ladder type stair access and is used at present for storage.
- 1.5 The original 4 storey terraced dwelling was converted into flats as have many of the neighbouring properties, however number 5 is the only property in this terrace between 3 & 7 Bolton Road that has not had its attic converted into habitable accommodation with a slightly raised ridge height and rear facing dormers / mansards.
- 1.6 There is a school 400 yards to the North East, main line station 300 yards to the west and 200 yards beyond lies a tube station. 200 yard west lies the main transport route of Edgware Road.

### 2.0 Topography

- 2.1 The site has the traditional terrace property topography, with the road and pavement a half level above the lower ground floor with the ground floor at a half level above the pavement.
- 2.2 Bolton Road slopes gently from east to west.

### 3.0 Character of Surrounding Properties

- 3.1 The surrounding properties have been built in fragmented sections. The terrace between 1 to 8 Bolton Road is a surviving mid Victorian terrace of stucco fronted town houses built around 150 years ago and are thus of the same age and style, being mostly laid out over 5 floors as many of the attics on adjoining properties have been extended to the rear and converted into habitable accommodation over the last 40 years, thus increasing the number of accommodation floors from 4 to 5. As these alterations are concentrated on the rear of the properties the essential character of the original terraced houses remains from most public views
- 3.2 The area is characterised by the tight urban grain. Bolton Road is a residential street but an local commercial centre on the adjacent Boundary Road affords local commercial facilities.
- 3.3 Many properties on Bolton Road have had rear Mansards (Numbers 3, 4, 6 & 7) already inserted into their rooflines and some rooflights inserted into their street side roof inclines. As does the application property. The properties at 4, 6 & 7 also include small roof terraces giving a valuable amenity to these properties.



- 3.4 These have originally been large family dwelling houses, with nearly all now divided into self-contained flats. There is a range of public housing to the rear (south) built @ 60 years ago and more modern public housing built more recently to the north.
- 3.5 On this application the visual continuity of the front facades remains unaltered by the suggested amendments, which are all to the rear facing roof slope.

#### 4.0 Planning Policy

- 4.1 This application seeks minor internal amendments, which although not part of the consideration for the scope of this application are integral to the proposals that are bringing the attic into habitable use. This accords with the new NPPF para 123 which seeks to ensure that where land is in short supply existing properties are to ensure they achieve the optimal potential is achieved, By designing the proposals to match the strategies already implements to the rear roofs of the adjoining properties the application can be considered to achieve this as any further upwards extension would alter the character of these properties which could be considered incongruous within this terrace. These minor alterations to the roof external appearance will make it practical to effectively create more formal useable floor space, at this attic level in accordance with PPG3 & the latest NPPF.
- 4.2 The proposals are designed to be visually sympathetic with previous proposals approvals on this street and are subservient to the host building.
- 4.3 Para 117 of the NPPF encourages proposals to maximise use of previously developed land which the proposals achieve as noted in para 4.1 above.
- 4.4 Para 118 of the NPPF encourages proposals to extend upwards if the proposals are no higher than neighbouring properties, which the proposals also achieve.
- 4.5 It is respectfully submitted that the adjoining properties on Bolton Road, which have mansard on the rear elevations, do not adversely impact on the character of the area, due to their visually unobtrusive location. The amenity benefits of these mansards need to be carefully balanced when appraising policy in terms of their impact on the character of the area. This application has carefully balanced this with our experience of Camden's desire for co-ordinated rear dormer designs and specific reference has been taken of 4 & 6 Bolton Road in this respect.
- 4.6 The Camden UDP specifically encourages this form of development and its associated reasoning through policies
  - a) Which encourages higher densities in Town Centre locations
  - b) To promote housing in town centres
  - c) To improve existing dwelling stock.
- 4.7 In accordance with paras 8, 10 & 11 of the new NPPF (July 2018) the alteration and extension to this attic will greatly enhance the sustainable credentials of this top floor flat through greatly enhanced thermal insulation which will dramatically reduce this flats carbon footprint despite there being greater useable floor area.
- 4.8 In accordance with the sustainable credentials of this proposal Para 38 of the new NPPF (July 2018) empowers the Planning officers to approach decisions on this type of application in a positive and creative way at every level to seek approval of this type of sustainable development.
- 4.9 In accordance with para 104 of the new NPPF (July 2018) the alteration and extension to this attic will maximise use in this urban area.



- 4.10 The proposals sought to effectively embrace LDF Core Strategy and Development Policies 2010 CS1 (Distribution of Growth) CS5 (Manage impact of growth) CS14 (Promoting high quality places and conserving our heritage) DP24 (Securing high quality design) DP25 (Conserving Camden's heritage) DP26 (Managing the impact of development on occupiers and neighbours) St John's Wood conservation area appraisal and management strategy 2009 Camden Planning Guidance 2013 - CPG 1 (design) & CPG 6 (amenity).

## 5.0 Condition Report on Existing Building

- 5.1 We understand that the existing walls are structurally sound and could accommodate support for the proposed additional dead & people loadings.
- 5.2 The existing roof voids have no effective thermal insulation. As part of the proposals the reformed roof would have a U value of 0.2 W/m<sup>2</sup>/K. This would substantially reduce the carbon footprint (as noted in 4.9 above) of all the existing accommodation, as well as establishing new accommodation within a highly insulated enclosure.

## 6.0 Design Objectives

- 6.1 To utilise previously under developed built volume.
- 6.2 To design additional accommodation that is visually subservient to the main buildings form and does not seek to add to the units already in existence.
- 6.3 In redeveloping the site we had 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 as much new accommodation as possible within a site that is within easy walking distance of the commercial center of Harrow Road thus decreasing the dependency on car use that additional accommodation elsewhere would retain.

## 7.0 Design Solution

- 7.1 Taking all government directives and initiatives into account it is clear that a comprehensive redevelopment of the roof void would involve adaptation of the existing structures and their replacement with a new form built to match and enhance the standards achieved on the adjacent properties at 4 & 6 Bolton Road.
- 7.2 The most visually significant feature of Bolton Road are the front facades. Our design retains this features dominance unaltered. The roof of this main façade is much less visually dominant as it is at a low pitch and is visually diminished by the front parapets. The rear dormers will minimise the visual impact by being set back from the rear facade and of a design and formed in materials sympathetic to the period of the original building.



## **8.0 Access**

- 8.1 The site lies close to the Boundary Road local Centre affording access by foot to these facilities, together with the associated bus, car, tube and pedestrian links.
- 8.2 The proposed accommodation will all be accessed by the existing ground floor entrance door and common hallway. The private internal staircases are as previously permitted.

## **9.0 Landscaping**

- 9.1 The proposals have no external space associated with the existing accommodation.

## **CONCLUSION**

This application addresses the need for consistency in the design of dormers, together with improvements to the sustainability of the present accommodation.

**Donald Shearer**



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