



# **DESIGN AND ACCESS STATEMENT**

*Flat C, 14 Boscastle Road,  
London NW5 1EG*

*18-12-2023*

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### ***1 - INTRODUCTION***

This Statement is submitted in support of the retrospective planning application at the the property flat C, 14 Boscastle Road.

The proposal seeks to regularise the new side window and the structural elements introduced at the front of the property.

### ***2 - SITE AND SURROUNDINGS***

The application site is located in Bocastle Road. The property is within a conservation area, however it is not subject to statutory listing.

The current building is a Victorian end of terrace house, which was divided into 3 flats, Flat A on the Lower ground floor, Flat B on the upper ground floor, and Flat C occupying the first and second floors, which is the one relevant to this application.

Within the same road, there are a number of similar properties of residential use.

### ***3 - PROPOSAL***

This application proposes the installation of a number of metal plates on the front elevation, with the purpose of retaining the structural integrity of the building. The works had to be done with a certain level of urgency, therefore a planning application was not submitted at the time.

Additional information of the need for these elements can be found in the structural reports included with this application

A new window on the side elevation has been included as well in this application. The window frame colour is white to match the existing windows and the glass is obscure to avoid any chance to overlook any neighbour's properties.

### ***4- SCALE***

The scale of the host building will remain the same with no additions in volume.

### ***5 - ACCESS***

Access to the building has not been altered.

### ***6 - CONCLUSION***

We consider the insertion of the new structural elements were necessary to maintain the safety of the occupants and the integrity of the building. The new side window is of a modest size and not overlooking other properties, and therefore we consider the proposal should be acceptable the way it has been built.