

Camden Planning Department
5 Pancras Square,
Judd Street,
WC1H 9JE, London

25th January 2024

Re: 23 Boscastle Road, London, NW5 1EE

Householder Planning Application for Extensions and Alterations to 23 Boscastle Road, London, NW5 1EE

DESIGN AND ACCESS STATEMENT

Dear Sir/Madam,

Please find enclosed a full set of Existing and Proposed drawings, photosheets and neighbouring precedents for the above-mentioned property.

Please note that the existing building at 23 Boscastle Road has recently received planning approval for the conversion of two existing flats into one single-family dwelling house (your ref.: 2023/3828/NEW).

Following the above-mentioned approval, a pre-planning application advice (your ref.: 2023/4533/PRE) was submitted for the proposed changes that form part of this planning application. The comments made on the pre-planning report by Camden Planning Department have been incorporated onto the drawings submitted as part of this planning application.

Design:

The proposed scheme proposes to extend the building at Ground floor and Loft floors together with some internal and external alterations.

The proposed Ground floor extension will infill the existing patio area between the rear wing and the boundary wall with no. 21 Boscastle Road. The infill extension will have a total length of 8m and a width of 2.5m approximately. It should be mentioned that we are also proposing to reduce the length of the existing rear wing (by 1.09m exactly as per our drawing no. "567 PL02"). The infill extension will blend with the existing rear wing to create a unified extension which will be finished in brickwork to match existing. This new extension will incorporate a new set of double doors, two fixed windows, a rooflight, two rear wall lights and a manually operated retractable awning.

Following the submission of this application, a Sunlight/Daylight report will shortly be submitted to Camden Planning Department to demonstrate how the proposed rear extension does produce unacceptable amenity related effects (specifically daylight or sunlight) on no. 21 Boscastle Road.

A 2.5m depth terrace is proposed to the rear garden, with a new retaining wall and central steps leading up to the grassed area.

At the front of the property it is proposed to re-build the existing boundary wall in brickwork to match the existing on the front elevation of the property and to include metal railings and a metal gate which are characteristic of the area. A new hedge will be introduced behind the new front boundary wall as advised on the pre-planning report. The front path and steps to the main front door will be re-paved with tiles (exact tiles material and type tbc). The front garden which currently has concrete tiles will also be re-tiled (exact tiles material and type tbc).

It is also proposed to the front of the property to install a new lamp on the ceiling porch.

At first floor there will be internal alterations to enable a new master bedroom and guest bedroom with en-suite. The previously proposed rear terrace at first floor has been removed as advised on the pre-planning report.

At second floor it is proposed a new bathroom and utility area together with the new staircase to the loft. We are also proposing the use of the existing roof of the rear wing at first floor as a terrace for the second floor. The existing rear window will be converted into a door to enable this and the existing metal railings will be replaced with a new traditional metal balustrade towards the rear of the terrace and a new brickwork parapet (1m high) with timber paneling (0.5m high) on top. To avoid overlooking into no. 25 Boscastle Road, a new timber paneling (0.5m high) will be installed on top of the existing brickwork parapet (1m high).

At loft floor, three conservation style rooflights are proposed to the front and rear slopes of the main roof. This new floor will accommodate a new bedroom with an en-suite.

Lastly, it is proposed to replace all existing in the property for new double glazed timber windows to match existing.

Access:

The access to the house will continue to be via the front door and rear doors to the garden.

Should you have any queries regarding this application please do not hesitate to contact us.

Yours sincerely,

Judit Martínez Cerezo
and Simon Miller
for and on behalf of
Simon Miller Architects Ltd