

2a Boscastle Road London NW5 1EG

4orm

Design & Access Statement

Householder Planning Application

Town and Country Planning Act 1990 (as amended)

August 2024

Revised October 2024

Contents

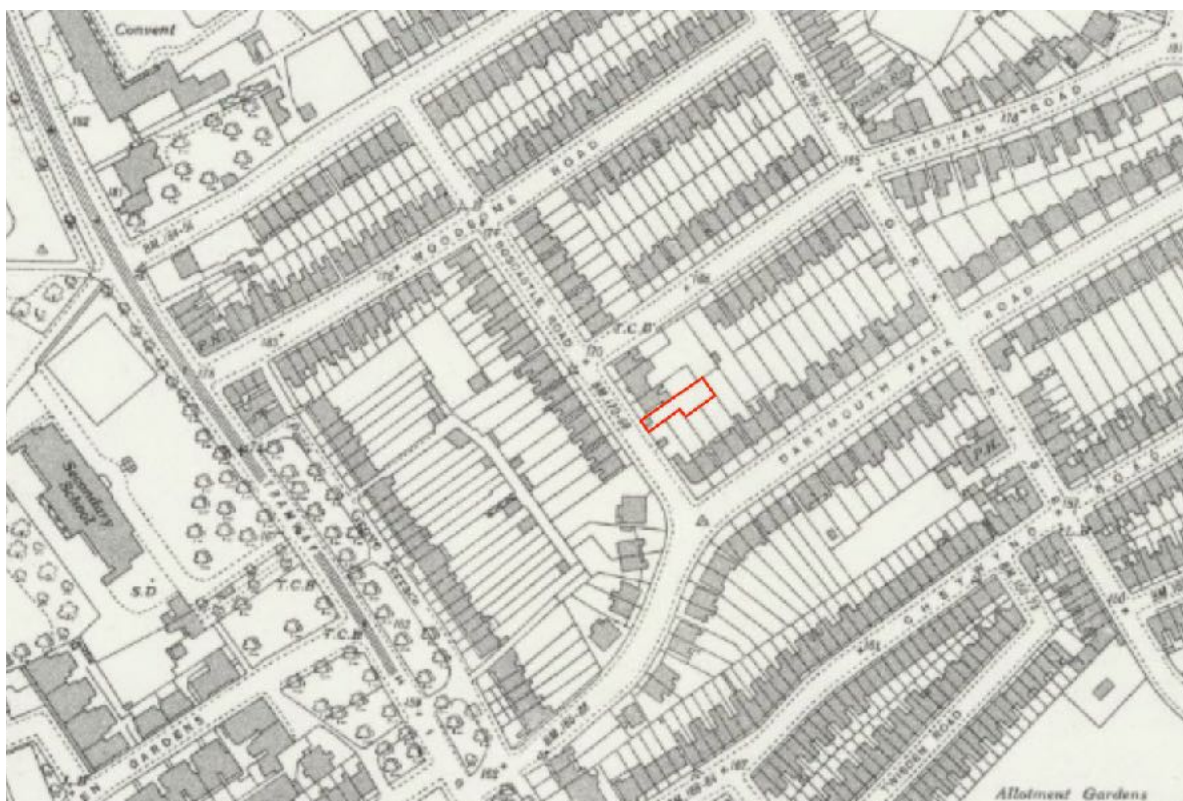
- 1. Introduction**
- 2. Context**
- 3. Proposals**
- 4. Access**
- 5. Summary**

1. Introduction

- 1.1 This statement has been prepared by 4orm on behalf of the applicant to support the Householder Planning application for the demolition of an existing structure and the erection of an annexe building within the rear garden of the dwelling house at 2a Boscastle Road NW5 1EG.
- 1.2 The application Site is a part two/ three-storey semi-detached dwelling on the north east side of Boscastle Road. The Site benefits from a large rear garden, approximately 16m long and 9m wide. The rear garden backs on to other rear gardens of several surrounding residential properties.
- 1.3 The site is not statutorily or locally listed. The site is not designated as a scheduled monument.
- 1.4 The site is located within a Conservation Area.
- 1.5 The proposal is for the: *“Demolition of existing structure and erection of outbuilding.”*

2. Context

- 2.1 The Site lies within a predominantly residential neighbourhood of late nineteenth century houses.
- 2.2 The OS map of 1936 and aerial photograph of 1947 shows an undeveloped site.
- 2.3 The current garden annexe structure was erected sometime in the mid twentieth century as three garages. It is constructed of single skin common half brick walls on minimal foundations with more recent roof covering of polycarbonate sheeting.
- 2.4 The principal dwelling house was constructed during the late 1980s/ early 1990s.



Ordnance Survey map 1936



Aerial Photograph 1947

2.4 The relevant planning history is as follows:

- 2.4.1 PL/8401419/R1 Planning Approval: Granted on 18 December 1984
The erection of a 2 storey dwelling house with an integral garage Granted on 18 December 1984
- 2.4.2 PL/9301364 Planning Approval: Granted on 7 March 1994
Retention of use of rear garages as garden shed/store room.
- 2.5.1 There are five individual trees and one group of trees nearby. The client has appointed Tracy Clarke Tree Consultancy to assess any impact of the proposal upon the trees, provide a method statement and any mitigation measures to ensure risks from demolition and construction operations associated with the proposal can be reasonably managed where necessary.
- 2.5.2 The Arboricultural Impact Assessment and Method Statement accompanies the application

3. Proposals

- 3.1 It is proposed to demolish the current annexe structure and erect a building to accommodate a home office and gym, ancillary to the dwellinghouse.
- 3.2 The single storey annexe is full width at the end of the rear garden, on the footprint of existing structure. The windows overlook the garden towards the principal house.
- 3.3 The external walls are of yellow stock bricks, similar in colour and tone with the enclosing garden walls. Windows and doors will have painted aluminium frames.
- 3.4 A Wallbarn M-Tray green roof system planted with mixed sedums will be installed on the low pitched roof. Details of the system, plant material and maintenance regime is included with the appendix.

Green roof selected

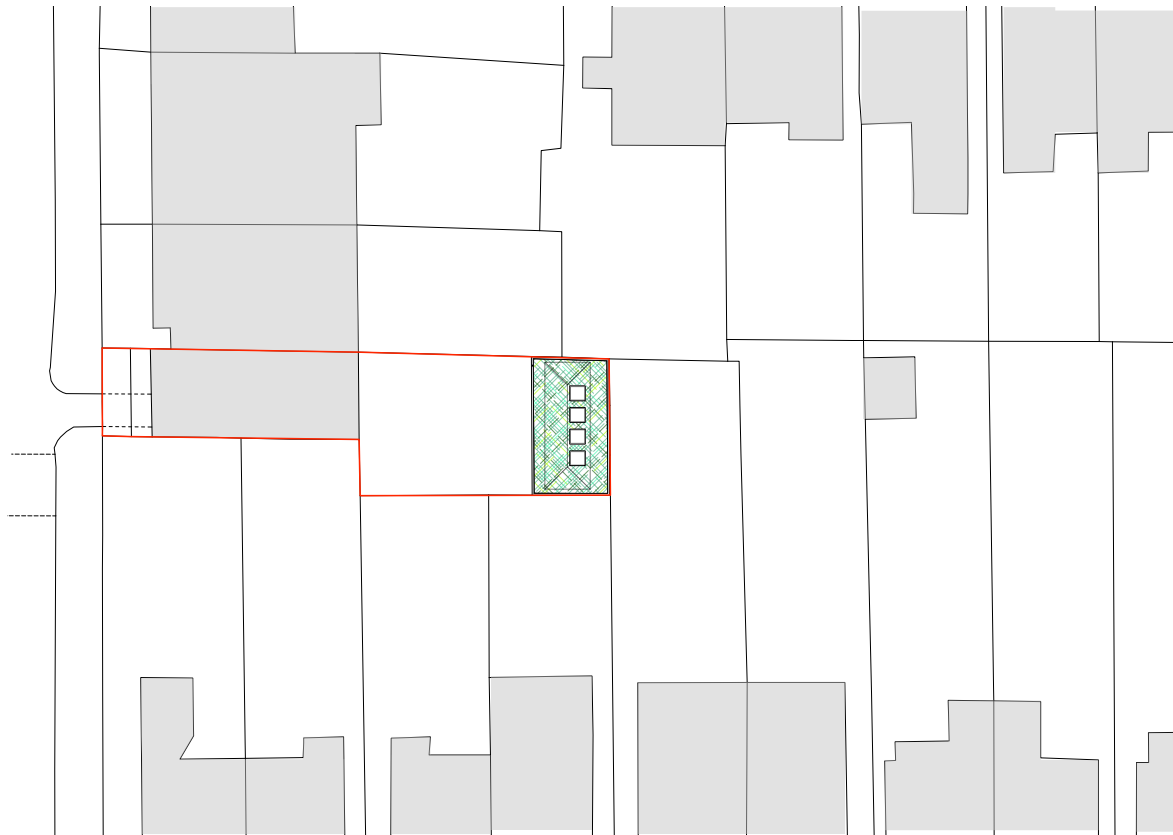
- 3.4.1 The green roof area is small (approx 40 square metres), within the rear garden of an existing house. All construction materials and arisings have to be hand carried through the applicant's home. This has influenced the choice of the pre-planted Wallbarn M-Tray system resulting in considerably less dirt and disruption within an occupied house avoiding the messiness of transferring bags of loose aggregate, growing medium and plant material to lay a roll-out system.

Green roof planting mix and density

- 3.4.2 The species mix for the sedum variety of M-Tray® is attached. The seeds are sown at a rate of 2 g/sq.m, germinate, established and grown outdoors. The species that become established more quickly and dominant across each individual tray varies due to the season, weather, location and environmental factors during the growing period.

Green roof choice of Sedums

- 3.4.3 The proposed roof is at 15 degrees sloping to the west and east, this will influence the amount of rainwater falling on, the speed of run off from each slope and the retained moisture level within the growing medium. Sedums are hardy, are drought tolerant and have been selected upon the advice of the green roof specialists at Wallbarn as appropriate to their situation on a pitched roof. Wildflowers are more vulnerable to drought with stress resulting in the drying of stems and leaves without irrigation.
- 3.4.4 Sedums flower through most months and can provide nectar through much of the year. This is particularly beneficial for various species such as bumble bees and many native solitary bees whose numbers are in decline particularly within urban areas.
- 3.5 Rooflights within the planted roof provide natural light and ventilation to the interior and are located to avoid causing nuisance to neighbouring properties.



Site plan with surroundings

4. Access

- 4.1 Access arrangements to, and levels within, the house and garden are not affected by these proposals.

5. Summary

- 5.1 The proposed annexe will replace an existing building, occupying a similar footprint.
- 5.2 The extensive green roof will reduce rainwater run off, provides an ecological benefit and enhance the outlook from neighbouring upper floor windows.
- 5.3 The proposed works are modest in scale and will use materials that reflect and complement it's rear garden location.

Appendix

Wallbarn M-Tray Green Roof Details

1. Installation Guide
2. Trays Materials Datasheet
3. Sedum Species - 2023
4. O & M manual for M-Tray Modular Green Roof System

4orm drawing No. 4180-A.210

Details of the planted roof build up.