

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

22nd November 2024

Re: 23 Boscastle Road, London, NW5 1EE

Householder Planning Application for the Conversion, Extension and Alterations to the Property along with the Demolition of the Existing 1st Floor Rear Outrigger with a like for like replacement 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, and photo sheets for the above-mentioned property.

This Design and Access Statement has been updated from the original submission and combines previously approved information as well as a new proposal for the 1st Floor Outrigger on the advice of Miriam Baptist, the Planning Officer, received on 21st November 2024.

Planning History:

The existing building first received planning approval for the conversion of two existing flats into one single-family dwelling house (Ref: 2023/3828/NEW)

A further approval (Ref: 2024/0306/P) was granted for a rear ground floor extension and alterations to the front and rear glazing amongst other items.

The current application is being submitted to seek permission to replace the existing 1st floor rear outrigger with a like for like replacement due to the poor state of the existing brickwork discovered by the contractor as works started in respect of the previous approval. This has also been assessed by a structural engineer and a submission has been prepared by the latter supporting the findings – please refer to the attached information.

Design

- 1. Conversion, Extension, Internal & External Alterations** *(Note: This section, with minor modification, as previously approved as part of the D & A Statement on the prior application)*

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 2PL02")*. 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.

A Sunlight/Daylight report was issued in respect of the previous application and approved. *

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.

2. Outrigger

The proposal is seeking permission to replace the existing 1st Floor outrigger only with a like for like alternative that matches the existing finish of the brickwork. The roof of the outrigger will also be rebuilt with all finishes and levels shown as per previous approvals. No other works are planned over and above the approvals already granted – these include the following:

The existing configuration of window openings for the proposed outrigger will be retained with all the windows being replaced by double glazed units.

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,

Wajid Bokhari
for and on behalf of
Simon Miller Architects Ltd

**Note: Modified sentence from previously approved Statement*