



DESIGN & ACCESS STATEMENT

Project: **21 Boscastle Road, NW5**
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A. Introduction

This design and access statement relates to an application for planning consent for the replacement of a single-storey conservatory side infill to a single dwelling house, and improvements to the its fenestration. The property, which is not listed, lies in the Dartmouth Park Conservation Area at no. 21 Boscastle Road, a street of Victorian terraced properties close to the Dartmouth Park Road. The owner-applicant intends to generally update and refurbish the house which is in need of modernisation, and to make it suitable for 21st century habitation.

The following chapters set out the character of the house and its immediate context, the policy framework, and how the design proposals have been generated and evolved from and within the background of this framework and context.

B. Related Applications

An almost identical application for a Certificate of Lawfulness has been submitted for the proposed scheme (no Camden reference no. available yet). The proposals, it is felt, fall by and large under the Town and Country Planning (General Permitted Development) Order 1995 (as amended). Namely the replacement of the existing side infill conservatory constitutes an improvement and alteration to the house under Class A, as would the proposed alterations to the first floor windows. The insertion of new roof lights to the rear slope, three of which replace existing rooflights, would fall under Class C. This planning application differs from that CoL application in that proposed materials for window framing are slightly altered to achieve a more coherent whole of the proposals.

There is also a second application for a Certificate of Lawfulness (no Camden reference no. yet) which has recently been submitted for the small enlargement of the existing cellar. This element does not form part of this planning application and has been submitted for the sole purpose to establish whether – considering the current climate and public discourse regarding any below-ground development – this might be possible under permitted development. As such it is speculative and this application should be assessed completely independently.

C. Assessment



Birds Eye view of Boscastle Road

Site and Context

The application site lies in the Western corner of Dartmouth Park Conservation Area in close vicinity to Parliament Hill. The immediate area is almost exclusively residential and characterised by wide streets with large terraced houses. All properties have rear gardens, roof terraces and substantial rear extensions.

Boscastle Road, in the area of the application site, is marked by tall terraced properties. The building material along the street is predominantly London yellow stock brick with white stone trims. The roofs are pitched and often have roof lights installed. The roof material throughout the street is slate tiles. In terms of parking space the street has on-street parking.

The existing house at no. 21 is treated in that predominant materials palette.



21 Boscastle Road - Existing front elevation



21 Boscastle Road - Existing rear elevation

C. Evaluation

Policy Framework

The following policies and guidelines are considered to be relevant and have been taken into account in developing the proposals:

- Town and Country Planning (General Permitted Development) Order 1995 (as amended)
- PPG 15: 'Planning and the Historic Environment',
 - *'Guidance on the Management of Conservation Areas'* (2005);
- PPS1 "Delivering Sustainable Development" (2005)
- London Plan (2004);

- Camden's adopted UDP (Saved Policies Version July 2009);
- Camden's Supplementary Planning Guidance (SPGs), in particular:
 - CPG1 – Design Planning Guidance;
 - CPG2 – Housing (Residential development standards chapter)

Planning History

The records for 21 Boscastle Road indicate no applications dating back to 1978.

There are more recent planning applications relating to properties in the immediate vicinity which are deemed relevant for this application in that they are very similar in nature to this application:

- 2 Boscastle Road (2001): Ref. [PEX0100050](#) (granted)
 - Erection of a two storey side extension and new front railings.
- 24 Boscastle Road (2001): Ref. [PEX0100334](#) (granted)
 - Change of use and conversion from two maisonettes to a single family dwelling together with the formation of new window openings at the basement and ground floor levels in the side elevation facing onto Woodsome Road, along with other minor changes.
- 12 Boscastle Road (2002): Ref. [PEX0201072](#) (granted)
 - Erection of a part single-storey, part first floor extension at rear to a single-family dwelling house.
- 16 Boscastle Road (2006): Ref. [2006/0493/P](#) (granted)
 - Erection of a single storey rear infill extension at lower ground floor level and installation of metal railings to flat roof at rear second floor level to allow use as a roof terrace. All to single dwelling (Class C3).
- 5 Boscastle Road (2011): Ref. [2011/5891/P](#) (granted)
 - Conversion of 1 x one bedroom flat and 1 x two bedroom flat into three bedroom dwelling house (Class C3), erection of single storey rear extension at ground floor level and second floor extension to rear closet wing following removal of roof terrace.
- 19B Boscastle Road (2013): Ref. [2013/2807/P](#) (granted)
 - Creation of a new rear roof terrace and replacement of window with door at second floor level of existing maisonette (Class C3).
- 25 Boscastle Road (2010): Ref. [2013/6496/P](#) (granted)
 - Single storey side extension with glazed roof, installation of three roof lights to rear and one to front, and replacement of metal framed doors and windows to existing rear extension with timber framed glazed doors and windows to dwelling house (Class C3).

D. Design Proposals

Design Concept

The design proposals pertaining to this application derive both from the context and the policy framework described above and, naturally, from the client brief, which is to create a home suitable for a family.



Concept Sketch for Rear of 21 Boscastle

Summary of Proposed Works

The proposal for the property is to carry out:

- Alterations to the existing internal floor layouts to provide a better space for a family residence and improve the energy efficiency of the house;
- Replacement of the lean-to glazed infill extension with a new structure featuring a frameless glass roof lantern and a minimal-framed glazed sliding screen to the rear;
- Replacement of the un-insulated suspended timber floor in the closed wing and conservatory extension with a slightly lower, insulated floor to increase head height;
- New minimal-framed window to 1st floor rear elevation to replace existing non-original sash window;
- Replacement of existing windows with new timber sliding sash windows to emulate the original detailing;
- Replacement of existing roof lights with larger roof lights to conservation style; and
- Introduction of new roof light to allow a continuous flow of light internally on all floors.

Design

The design entails minimal interventions within the existing fabric, both respecting and actively enhancing the parent building. The detailing will follow this minimalist approach with an emphasis of clarity and simplicity over complexity and exuberance.

Materials

The choice of materials follow the design approach described above in the use of minimal framing for glazed elements, clean interfaces between traditional and modern materials; those being brick, slate and painted timber on the one hand; and frameless glass, minimal aluminium framing and blackened metal cladding on the other.

Amenity

Privacy & Overshadowing

The proposed extension massing is treated so that there is no increase in overbearing on, and overlooking or overshadowing to, neighbouring properties compared with the existing conditions.

Impact on local Services

The proposed development will not add to the existing housing density so that there will be no increased demands on local services such as schools, hospitals etc.

Access Statement

Boscastle Roads residents rely mainly on public transport (Underground and Bus Services). There is also on-street parking available. The proposal does not alter any on-street parking. The property will remain a single family home, thus there will be no additional vehicles parked outside the property and no additional pressures are created on local traffic conditions.

With regards to accessibility for disabled these considerations do not apply in this instance as the proposals relate to a private domestic dwelling.

Trees & Landscaping

The proposals do not affect any of the existing trees on or near the application site.

E. Conclusion

The proposed works to 21 Boscastle Road, in their contextual, high-quality detailing, massing and siting are compliant with the relevant planning guidance and policies set by Camden Council. In fact the majority of the intended works would fall under Permitted Development. The proposals respect the character and the established rhythm and massing of Boscastle Road; they do not pose a risk to the amenity or integrity of the adjoining properties. In short, the proposals are compliant with current council policies and constitute an enhancement of the Dartmouth Conservation Area as a whole, and Boscastle Road in particular.