

## **Design Access Statement - 7 Boscastle Road, London, NW5 1EE**

This imposing three storey, semi-detached house, constructed in brick with stone detailing, was built circa 1850. The property sits within the Dartmouth Park Conservation area on Boscastle Road, an attractive road close to Hampstead Heath and other local amenities, with the majority of its properties of a similar style and scale to No. 7.



The property's exterior has been left in poor decorative order by the previous owners and the proposed renovation includes its proper repair and redecoration. This is in line with the Dartmouth Park Management Statement that encourages the maintenance of historic buildings to ensure the preservation of the special character and appearance of the Conservation Area. In addition to the renovation and repainting the exterior stonework and re-pointing of the brickwork, as required, the windows will be replaced with new timber copies of the existing also aiding with energy conservation.

Internally, the property is in need of refurbishment and repair and the sanitary facilities, particularly, require updating along with the electrical and plumbing services.

The environmental impact, generally, will also be addressed as part of the building works and along with new insulation and glazing, solar panels will be installed on the south facing roof slope.

### **Design**

#### **The Rear Ground Floor Extension**

The proposed rear extension is wholly concealed from the street being contained across within the existing rear elevation width and the proposal has been designed with consideration to the concealment from the street.

The rear extension is to be constructed in brickwork to match the existing and to reflect the local architectural styling being sympathetic with other the buildings in the locality. The new and replacement windows are to be painted timber double glazed sash casements and painted aluminium frames double glazed sliding doors to the new kitchen.

A number of neighbouring properties have rear extensions of similar scale, most notably No. 13 Boscastle Road.

We feel that the proposal reflects acceptable siting, scale and design which do not harm the character or appearance of the building itself or the nearby buildings of landscape merit. It extends no further into the garden than that recently permitted at No.5 and as exists at No. 13 – i.e. c5.2m from the rear face of the original dwelling.

### **The Rear Closet Wing**

Within the local area there are many examples of extension work which are similar to that proposed to the closet wing. Some of the closely adjacent houses have carried out alteration to the height and depth of the rear closet wing.

The existing closet wing contains the bath and shower rooms for the property although there is an unacceptable step down into the second floor shower room and a very low ceiling to the first floor toilet. The height of the closet wing is being raised to address both of these issues and its width has been increased by apx 400mm to ensure that modern sanitary facilities are available to each floor in line with what would be expected within a property of this stature.

Aerial photographs of the area and on-site observations suggest that the rear closet wing extension to No.9 Boscastle Road (and Nos. 11 & 13) is higher and deeper than the existing one at No.7.

However the proposal shows an increase in the width rather than the depth of the closet wing at No 7 so as not to blur the historic physical and visual distinction between the closet wing and the main body of the house.

### **The Garage and the Garden**

The existing garage is large and in disrepair and the proposal includes reducing the size of the garage on two sides and repairing where required. There is precedent for replacement garages being permitted in the immediate vicinity, therefore, we would hope that a reduced and repaired structure should be acceptable to LB Camden.

It is anticipated that only one tree within the existing garden will need to be felled to facilitate the building works, however, we have been advised by a consultant Arborist that the trees within the garden are in poor health and that they are not subject to a TPO. It is intended that with the exception of the Yew tree, T6, and the Fig tree, T7, they will all be removed as part of the garden landscaping works. The privet hedge to the front of the property will be removed. The Arborists report is included as part of this application.

### **Accessibility**

The ground floor extension will be finished throughout to the same floor level as the existing ground floor and will be accessed via the existing rear reception room and hallway. The renovation of the closet wing will improve accessibility by bringing the floor level of the current sanitary facilities in line with the half landing and improving ceiling height.

Vehicular and pedestrian street access is unaffected.