



GARAGES TO THE REAR OF 17 BOSCASTLE ROAD

Planning Application Design and Access Statement
January 2016

vPPR
ARCHI
TECTS

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vPPR's scheme for Vaulted House, awarded a 2015 London RIBA Award.

1.0 Introduction

The proposed development is a single-storey, one-bedroom house at the rear of 17 Boscastle Road, a semi-detached townhouse. The site is partly occupied by two garages and a garden store. There is an existing mews road serving the back of the garages and this will form the access of the proposed house.

The applicants are an elderly couple living in their house at 17 Boscastle road for 55 years, they are looking to downsize to a new home to suit their accessibility needs while remaining in this neighbourhood.

Architectural excellence is central to this proposal. vPPR is an award-winning practice with extensive experience of new-built residential projects, they have been shortlisted for RIBA House of the Year Award 2015 for Vaulted House and RIBA London Award 2014 for Ott's yard.



Photograph of existing garages and garden store on the proposed site



Site plan 1:500

2.0 Location

The site of the proposed house is located at the rear half of the back garden of 17 Boscastle Road. There is an existing private road, Grove Terrace Mews, giving direct access to the site. There are currently two single-storey garages and one single-storey garden store on site with car access from Grove Terrace Mews.

Boscastle Road is situated within Dartmouth Park Conservation Area. The site is located in a perimeter block bounded by Boscastle Road, Woodsome Road, Dartmouth Park Road and Grove Terrace. The buildings along Grove Terrace are Grade II* listed and in part Grade II townhouses, set back from the main road, Highgate Road. Boscastle Road is lined with elegant three-storey terraced and semi-detached houses, although these buildings are not listed.



Aerial photo



1. Listed buildings along Grove Terrace
2. Street view of Boscastle Road
3. Back elevation of 17 Boscastle Road looking from site

Dartmouth Park conservation area map from Camden Council (Red as listed buildings; Green identified as positive buildings)



Site photo of the back garden from 17 Boscastle Road

Grove Terrace Mews is a no-through private road connecting to Grove Terrace, it serves a number of single-storey brick garages owned by residents living along Boscastle Road, Darmouth Park Road and Grove Terrace. There is also an existing detached family house accessed from the Mews.

This perimeter block is unique in this conservation area. Apart from having listed buildings along Grove Terrace and a private road serving the back gardens, it also has one of the widest block depths, with the back gardens of most buildings being unusually long. The back gardens of houses along Boscastle Road are approximately 25m to 30m long.



Site photo of the existing garages and garden store from Grove Terrace Mews access road



Open space adjacent to site with one detached family house in background



View along Grove Terrace Mews



Entrance to Grove Terrace Mews

3.0 Program

The client is an elderly couple in their eighties, they are looking to down-size to a new home with complete level access and suitable manoeuvring space to accommodate their potential need for wheelchair use in the future. They have been living in their current house for more than 55 years and they would very much like to stay in this neighbourhood that has been their home for such a long time. They are, therefore, proposing to build a house at the back of their garden tailored to their specific needs and funded by selling their current house at 17 Boscastle Road and front half of the back garden.

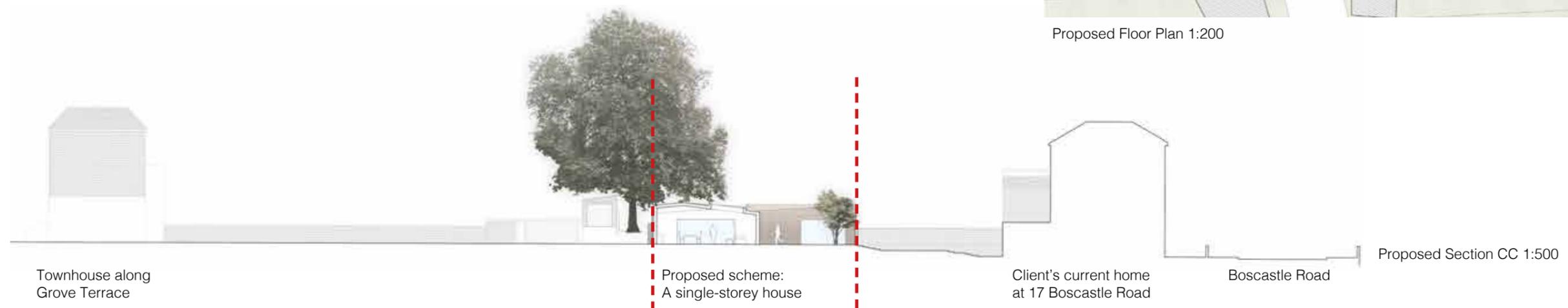
The proposed scheme is a single-storey one-bedroom house with two courtyards, with all rooms and external spaces fully accessible and bathroom designed for potential wheelchair use.

The two existing garages and garden store will be demolished, the total footprint of existing buildings is 46 sq.m.

The total proposed site area including external spaces is 150 sq.m.
The total internal floor area is 82 sq.m.
The total external floor area is 61 sq.m.



Proposed Floor Plan 1:200



4.0 Proposal

The site is set to the rear of a long back garden; it is surrounded by greenery punctuated by some small brick garden sheds and garages.

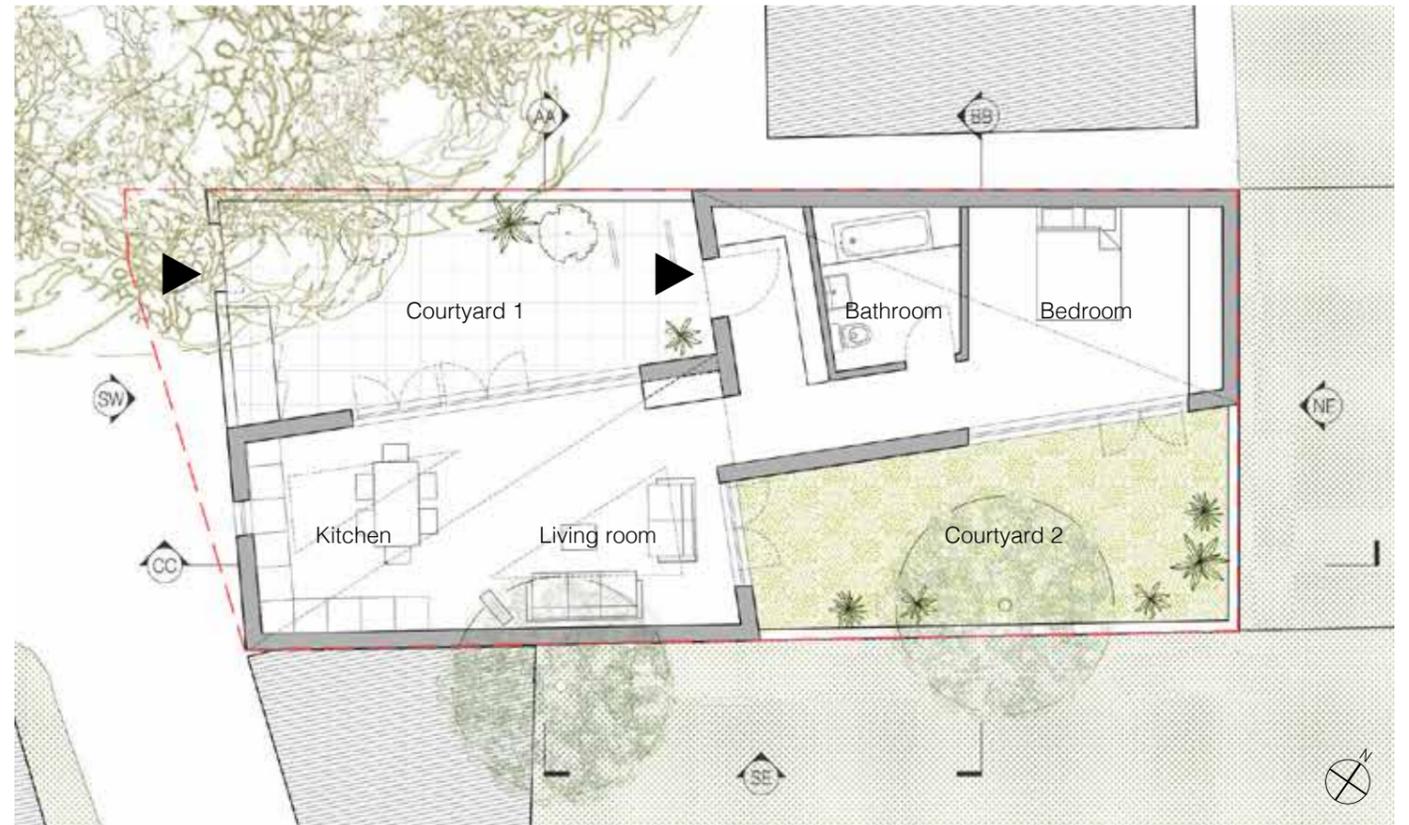
Drawing inspiration from this picturesque setting, the massing of the proposed scheme is split into two small volumes in order to match the scale of the surrounding garages. The volume towards Grove Terrace Mews will accommodate the kitchen and living room, while the other will accommodate the bedroom and bathroom.

By placing the two volumes diagonally across the site, it creates two private external courtyards. One courtyard adjoins the living room and the other adjoins the bedroom allowing the continuation of the interior space to the outside. The courtyards also bring light into the house without the need of forming openings that will create overlooking issues with neighbouring properties.

The entrance will be through the front courtyard via the access road, Grove Terrace Mews.

The roof ridge runs diagonally across each volume, this allows the roof height to vary to suit the design needs and constraints. This also brings a sculptural quality to the proposed scheme. The roof height varies between 2.7m to 3.8m, this will be explained in further detail in a later section of this document.

The proposed material is brick for both the walls and the roofs, this will enhance the sculptural quality of the proposal whilst remaining in keeping with the context.



Proposed Ground Floor Plan 1:100



Site Model at 1:200
Studying the massing of the proposed scheme in context



Existing photo of the proposed site from the first floor window of
17 Boscastle road



Photomontage of proposed scheme as seen from the first floor
window of 17 Boscastle Road

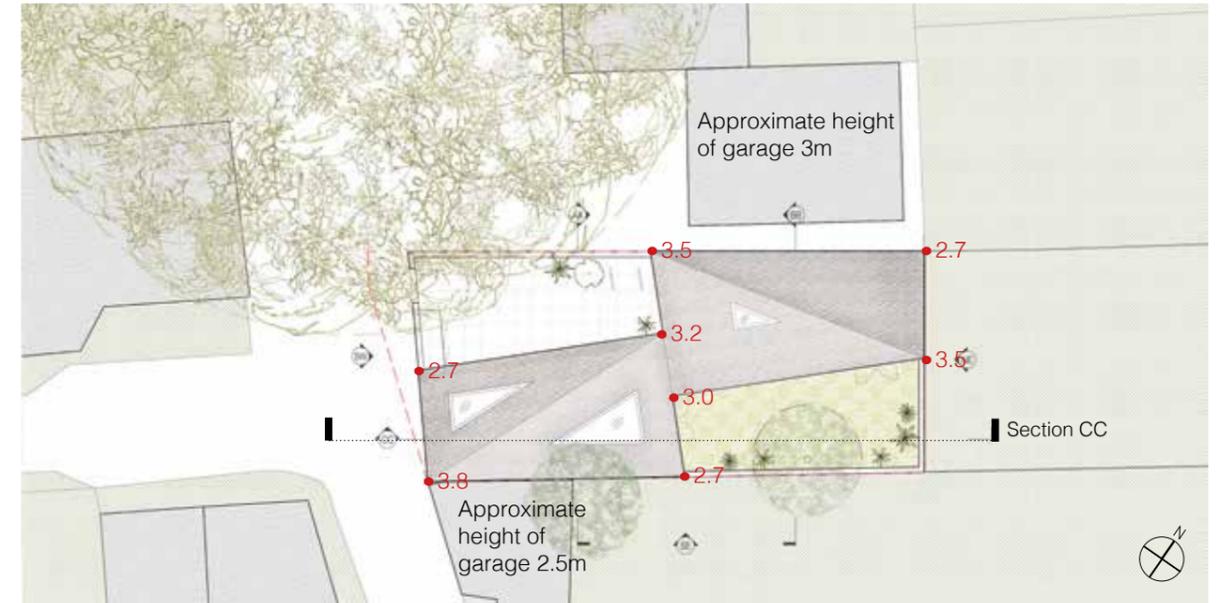
5.0 Height and impact on neighbours

The roof height is generated by balancing the need to create generous ceiling heights to the interior living spaces and to minimize the impact to the neighbours.

The highest points of the roof of the two volumes are 3.8m and 3.5m, they are placed strategically either along Grove Terrace Mews or facing back onto the back garden of 17 Boscastle Road. The roof edges abutting the neighbouring garages have been brought down to 2.7m. This aims to minimize the visual impact and the reduction of sunlight to the neighbouring back gardens.

A photomontage study has been carried out specifically to show the visual impact of the proposed scheme to the immediate neighbour on 15 Boscastle Road.

A daylight analysis has been studied to understand the impact of daylight to the surrounding back gardens on different times in both the summer solstice and winter solstice.



Proposed Roof Plan 1:200



South-East Elevation facing 15 Boscastle Road 1:100



Front Elevation 1:100



Back Elevation 1:100



Proposed Section CC 1:500

A photomontage study of visual impact to neighbour at 15 Boscastle Road:



Existing photograph of proposed site from the first floor window of neighbour at 15 Boscastle Road

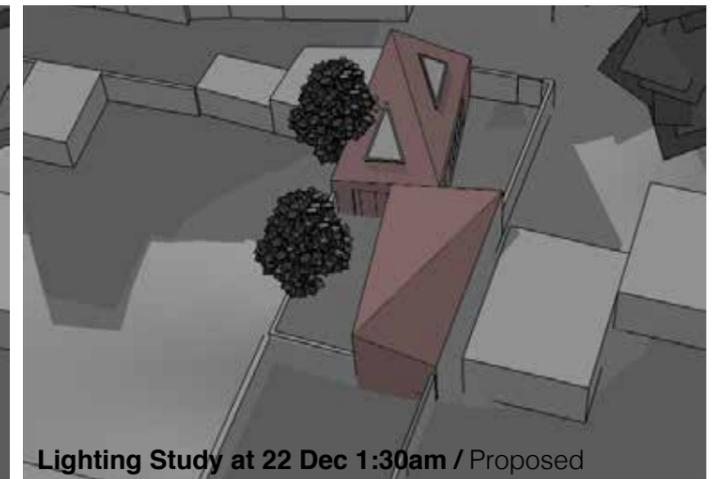
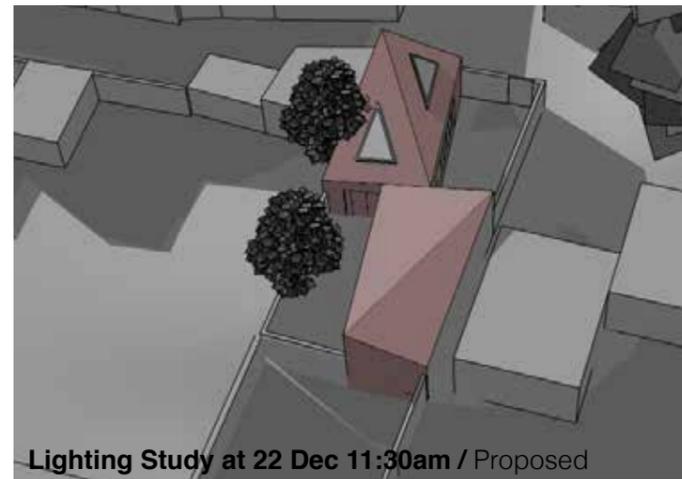
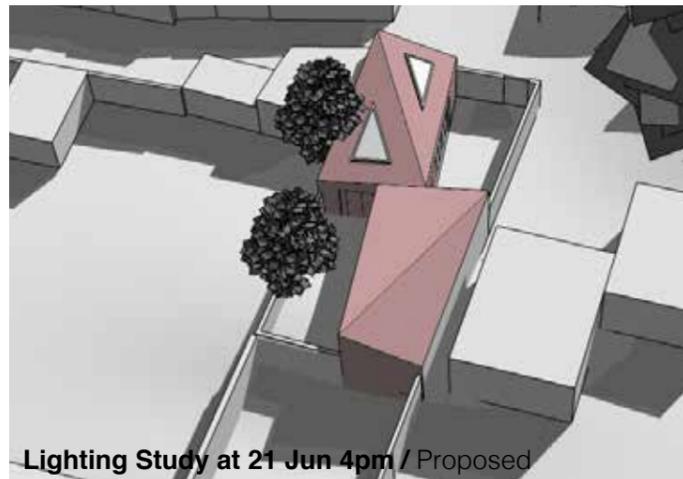
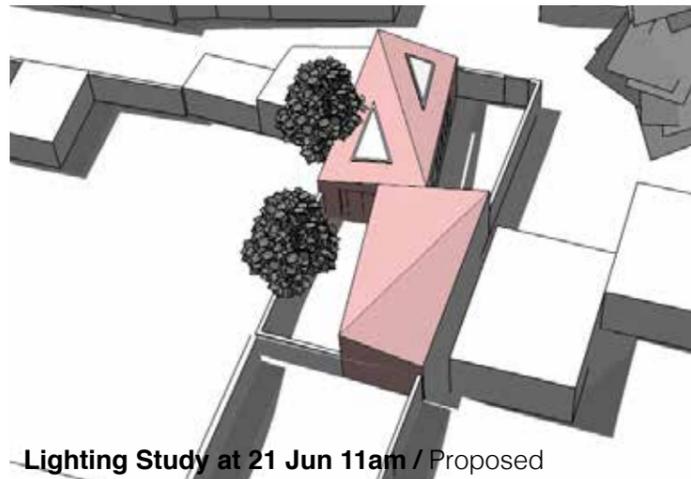
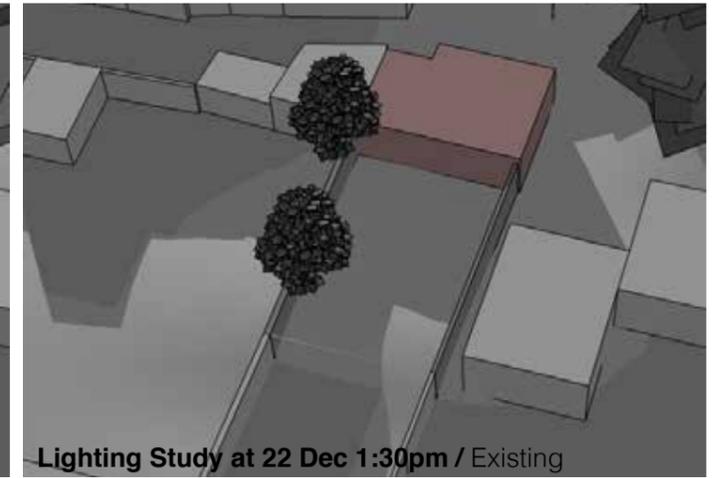
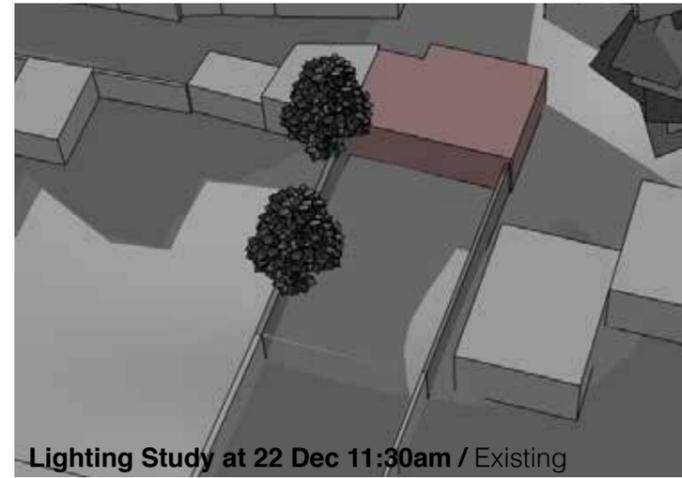
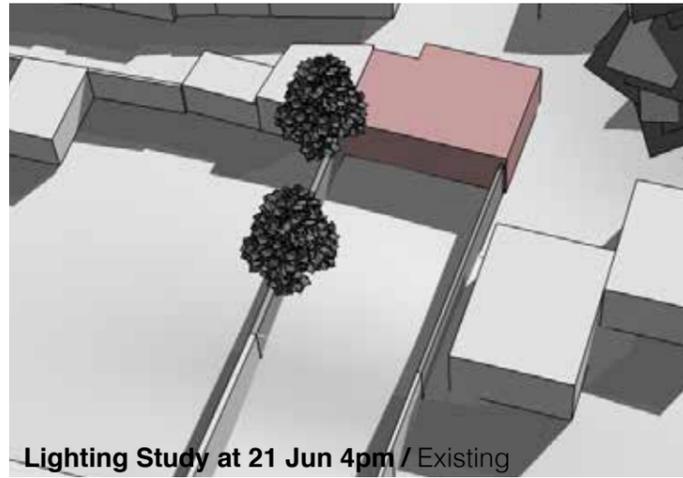
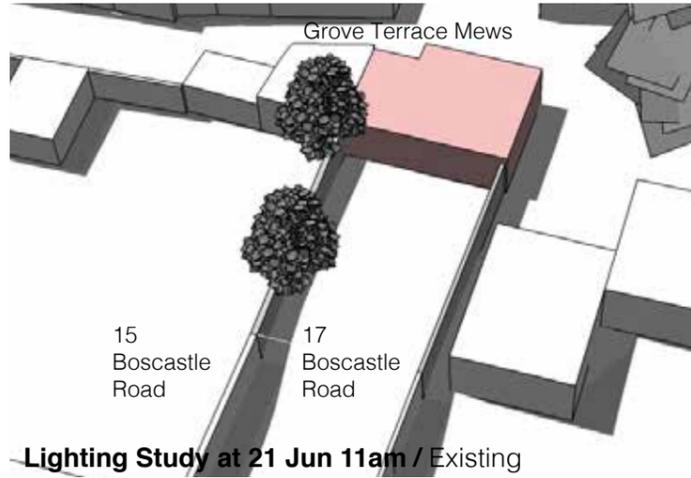


Photomontage of the proposal as seen from the first floor window of neighbour at 15 Boscastle Road

The roof of the volume adjoining the neighbouring garden shed has sloped down towards the garden side to 2.7m in height, so as to avoid bringing any significant visual impact to the neighbour.

The proposed courtyard acts as a buffer between the bedroom opening and the neighbouring garden, this aims to alleviate the concern of loss of privacy.

A daylight study to show the impact of daylight to the surrounding properties:



A comparison of daylight and shadow between existing and proposed scheme in summer solstice

A comparison of daylight and shadow between existing and proposed scheme in winter solstice

As shown in above diagrams there is no consequential loss of sunlight to the neighbour at 15 Boscastle Road in both summer and winter solstices. The open space adjacent to the entrance of the proposal has in fact been benefitted marginally as the building mass has been pulled away from the corner of site boundary.

A small amount of shadow is cast to the back of garden of 17 Boscastle Road during the summer afternoon when the sun is coming from the west, but for the majority of time the future residents of 17 Boscastle Road will not be affected at all. This study also aims to show no existing residents have been affected adversely.

6.0 Windows and outlook

The proposed house has no window directly facing the adjacent gardens, it only has one discreet window looking down the access road Grove Terrace Mews. The living room and bedroom gain light from the external courtyards through the sliding door openings.

The courtyard adjoining the bedroom is east facing and it brings morning light; while the other courtyard adjoining the living room is west facing and it brings afternoon light. The arrangement of the courtyards ensures the internal spaces will have natural daylight throughout the whole day. The different quality of the light brings a dynamic to the house and it suits the different functions of the internal spaces.

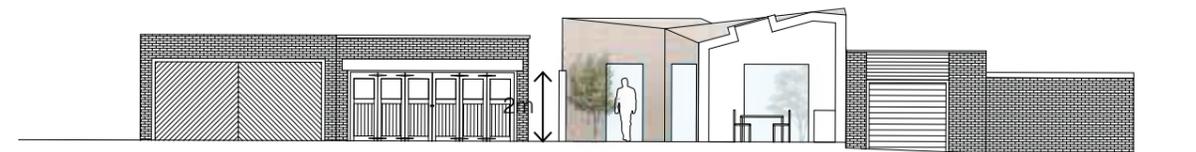
The courtyards are screened off from the adjacent gardens by garden walls to respect the privacy of the neighbours and the residents in the proposed house. The garden walls of the east-facing courtyard is 1.8m high, this is just raised above eye level without the feeling of being enclosed. The garden walls of the west-facing courtyard is 2m high, this is slightly higher for security reasons as the courtyard is facing onto Grove Terrace Mews.



Proposed Ground Floor Plan 1:200



Front Elevation 1:200 - A discreet window allows view out to Grove Terrace Mews



Section AA - Garden wall of west-facing courtyard is 2m high for security reasons



Section BB - Garden wall of east-facing courtyard is 1.8m high

7.0 Access

Grove Terrace Mews is an existing private road, it is well used by the residents for their garages, car parking in the spaces immediate to the site and as a primary route to access of one detached family house.

Access to the proposed house will be by foot from Grove Terrace via Grove Terrace Mews road. The proposed house will not include parking space, this helps to avoid increased vehicular traffic in Grove Terrace Mews and to maintain the idyllic nature of the road. This will be explained in further detail in section 9.1 of "Planning and Heritage Statement".

There will be infrequent delivery or weekly refuse collection for the proposal. Existing refuse collection has already been established along Grove Terrace Mews for the garages and the detached family house, discussions with Camden Council and Grove Terrace Mews Association will be arranged for the best arrangement for the proposed scheme.



Photo of open space adjacent to site with an existing detached family house at background

View down Grove Terrace Mews



Existing garages and their bin arrangement

Existing garages at end of Grove Terrace Mews



Existing photograph of two garages and garden store on the proposed site



Photomontage of the front elevation of the proposed scheme facing Grove Terrace Mews

8.0 Material and form

The external walls, roofs and garden walls of the proposal will be constructed with bricks. Different materials have been considered for the proposed scheme, brick has been chosen as it fits well within the context and it also enhances the sculptural form of the proposal.

The choice of brick is warm-grey with subtle colour and texture variations, this colour will blend in with the neighbouring brick sheds comfortably without drawing attention. There will also be a subtle playfulness to the brickwork detailing including hit and miss brickwork proposed for the garden walls.



Hit and miss brickwork for the garden walls of the proposed scheme



Houses along Boscastle road are mainly made with bricks



Existing brick garages along Grove Terrace Mews



Options of potential brick choice:
 Left: Polaris of Floren range by The Bespoke Brick Co.
 Middle: Pollux of Floren range by The Bespoke Brick Co.
 Right: Precedent building using Polaris bricks, a residential house in London.



Brick is proposed to be the roof material to accentuate the sculptural quality



Precedents of brick and masonry buildings:

1. Ott's yard, two residential houses in London by vPPR Architects
2. Employment Academy in London by Peter Barber Architects
3. Montebar Villa in Switzerland by JM Architecture
4. Luker House in London by Jamie Fobert Architects
5. Maison D in Lille, France by Emmanuelle Weiss

9.0 Construction

The delivery of construction material and the day-to-day site access will be via 17 Boscastle Road, this aims to minimize disruptions to residents using Grove Terrace Mews.

There might be some potential special cases of delivery requiring access through Grove Terrace Mews, but this will be an one-off arrangement and agreement will be sought in advance with the residents and the Grove Terrace Mews association.

Grove Terrace Mews is a private road and it has cellars located underneath, hence it has weight restriction and special care will be taken by all parties during the construction phase of the proposal.

All proposed incoming services will be routed through from 17 Boscastle Road where possible to avoid bringing inconvenience to the neighbouring residents.



Entrance to Grove Terrace Mews



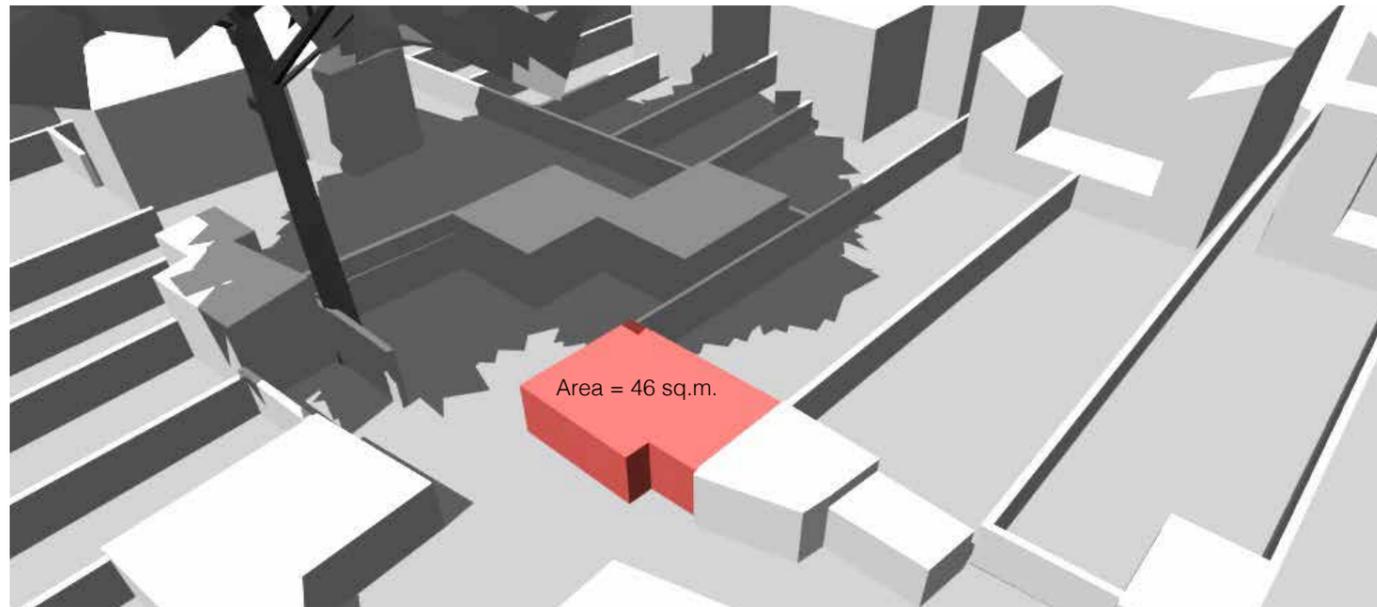
Site plan showing site access from 17 Boscastle road during construction phase of the proposal

10.0 Permitted Development

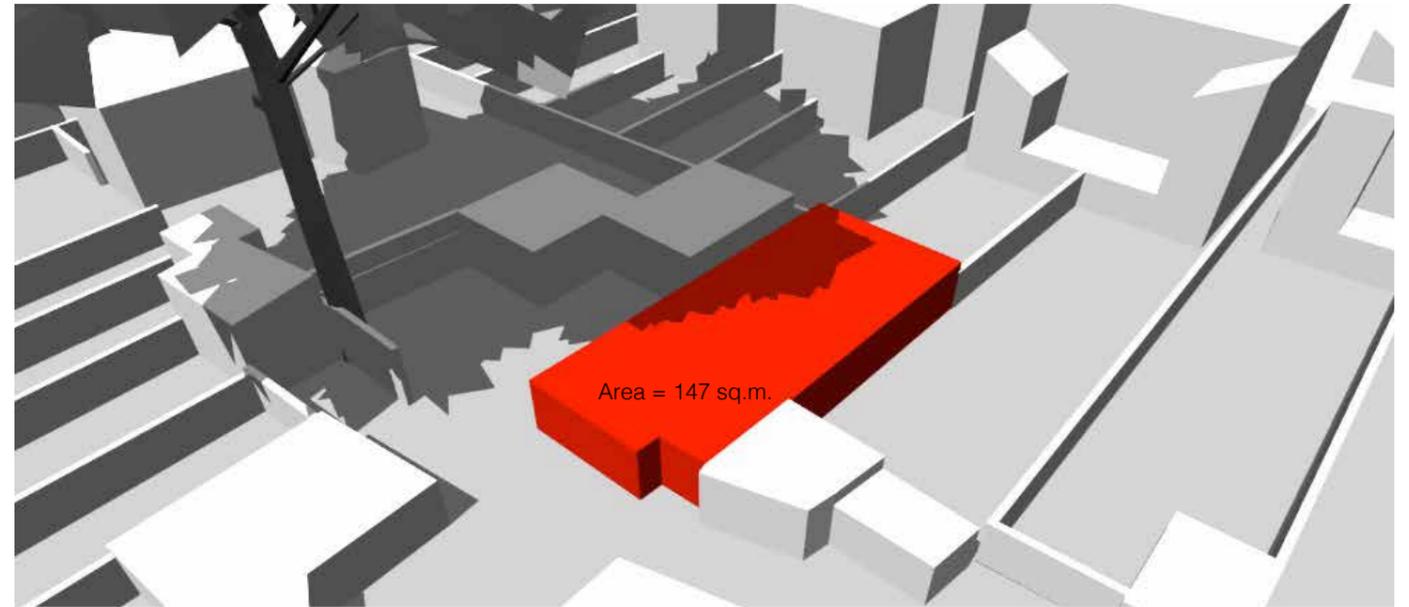
Under permitted development the owner of the 17 Boscastle Road can develop 50% of the total area of the curtilage for an outbuilding.

Being 50% of the total area of the curtilage, the area of the footprint of the outbuilding would be 147 sq.m. The height of the building can be of maximum 2.5m high.

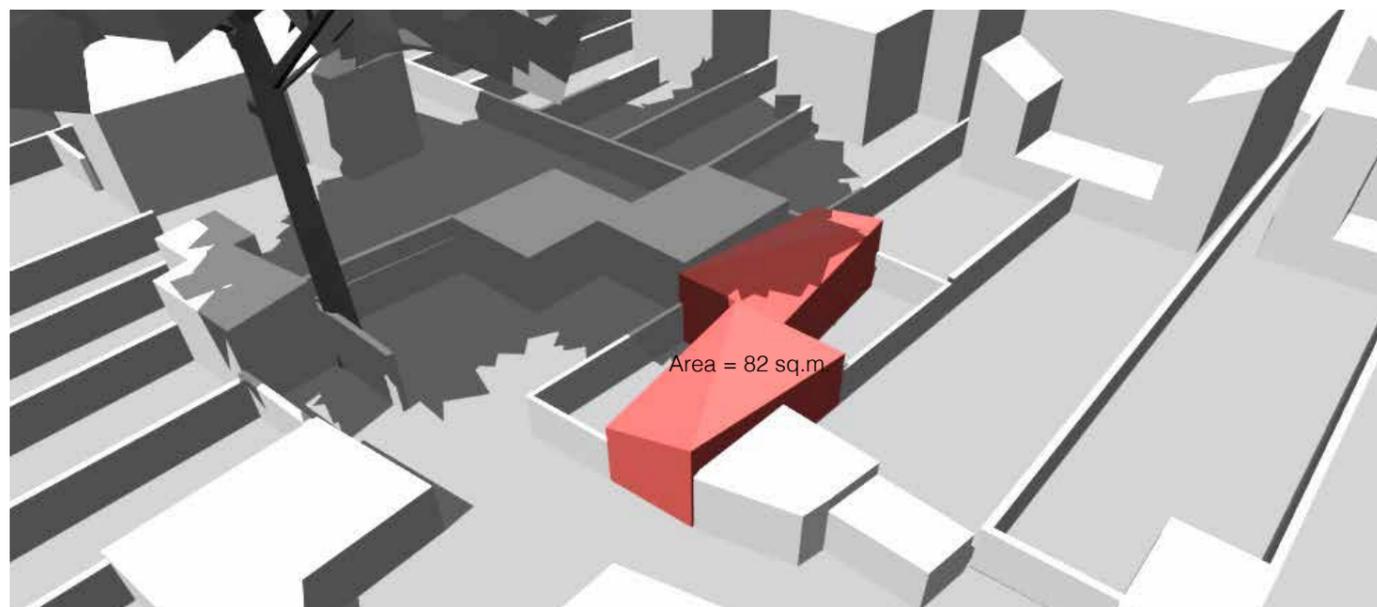
In comparison, the area of the footprint of the proposed scheme is 82 sq.m., and the massing of the house is further divided up into two small volumes to match the scale of the context.



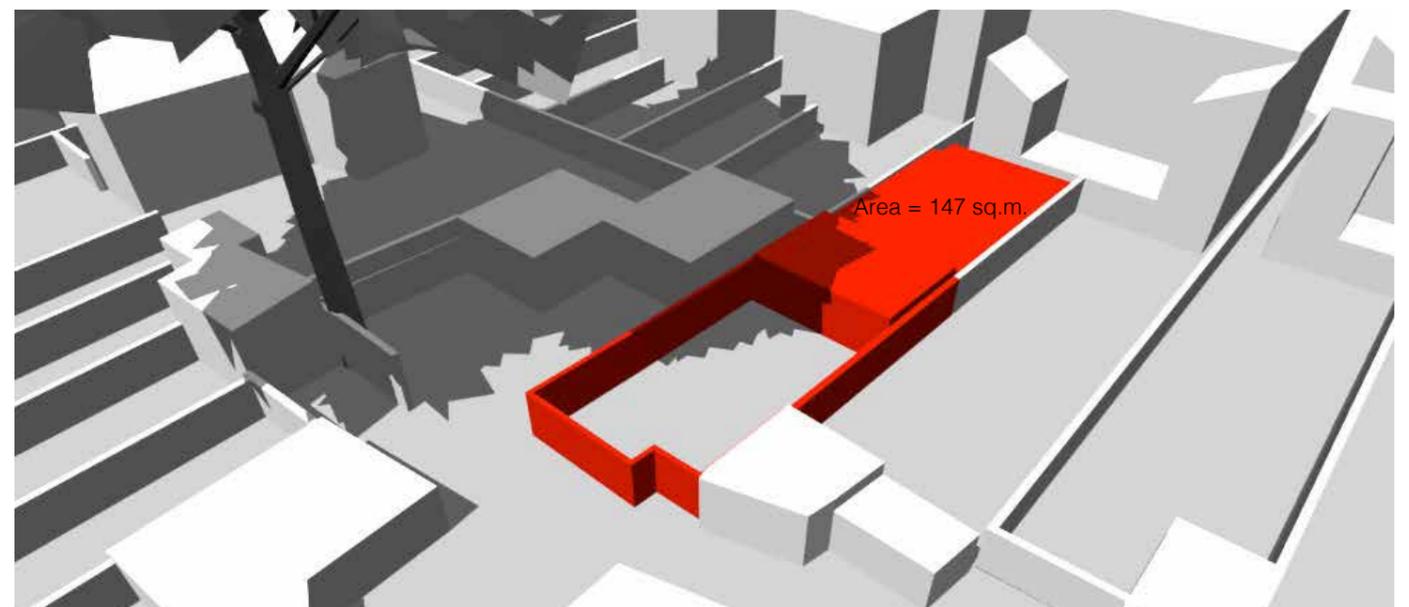
Massing of existing garages on the proposed site



Massing of outbuilding under permitted development option A - with building located at rear end of back garden



Massing of the proposed scheme



Massing of outbuilding under permitted development option B - with building located close to 17 Boscastle Road

11.0 Neighbour Consultation

vPPR Architects believe strongly with engaging with residents who may be affected by our work, we place great importance on giving neighbours an opportunity to express their views on the proposals and to feed into the design process. To this end, A neighbour consultation was held on 12th of December 2015 at 17 Boscastle Road. Invitations for this consultation were posted to the residents living in the same perimeter block.

We presented the scheme by means of a physical model, visualisations and brick samples in order to allow neighbours to understand the nature of the proposal.

There were 27 neighbours attending this consultation. The feedback we received has been used to inform the development of the design.



Physical model at 1:200 scale showing the proposal



Invitation for the neighbour consultation meeting on 12th of December 2015



A1 Presentation boards



Brick samples shown in neighbour consultation

APPENDIX 1: SITE PHOTOGRAPHS



Photograph of existing garages and garden store from first floor window of 17 Boscastle Road



(Top) Existing garages and level change of back garden
(Bottom) View back to 17 Boscastle Road from site



Photograph of existing garages and garden store on site facing Grove Terrace Mews



Neighbouring garages at end of Grove Terrace Mews



Open space adjacent to site



View down along Grove Terrace Mews



Entrance of Grove Terrace Mews

APPENDIX 2: RENDERINGS



Rendering image showing the front elevation of the proposal along Grove Terrace Mews

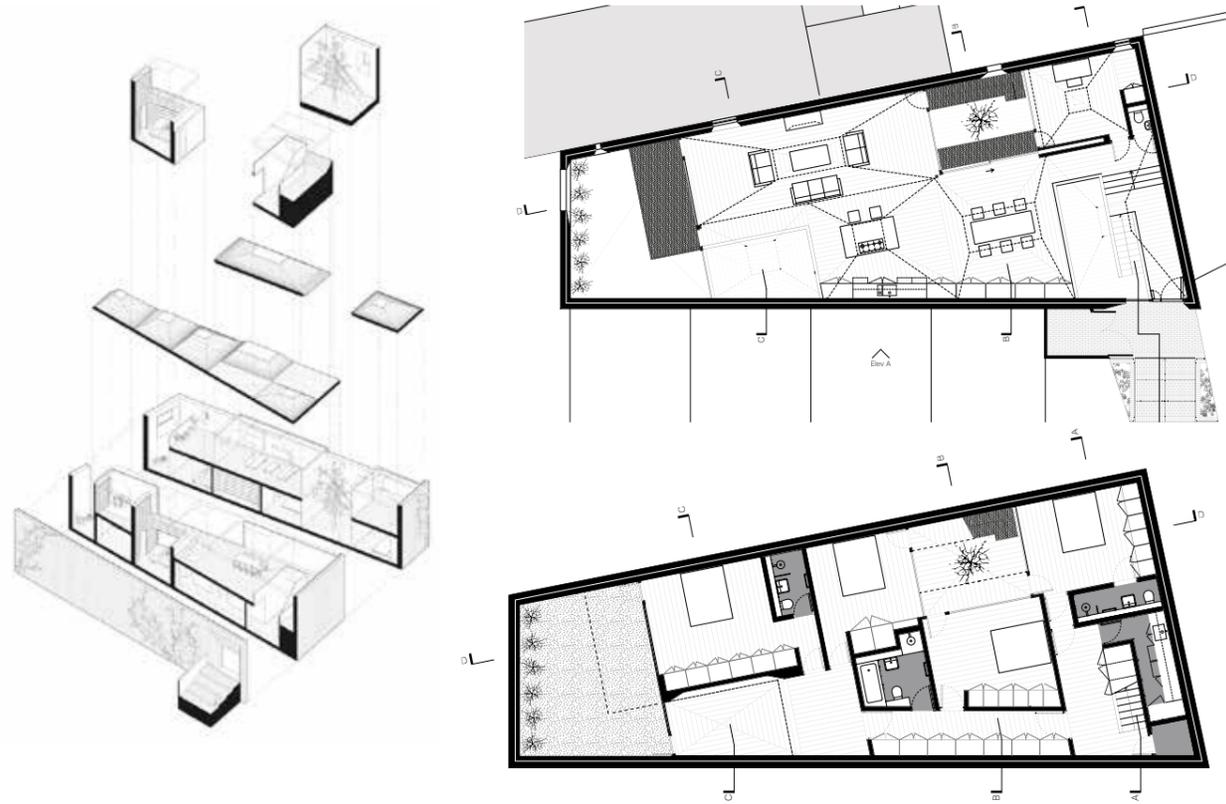


Rendering image showing the overall sculptural form of the proposal



Rendering image showing the view from the first floor window of neighbour at 15 Boscastle Road

APPENDIX 3: PRECEDENTS

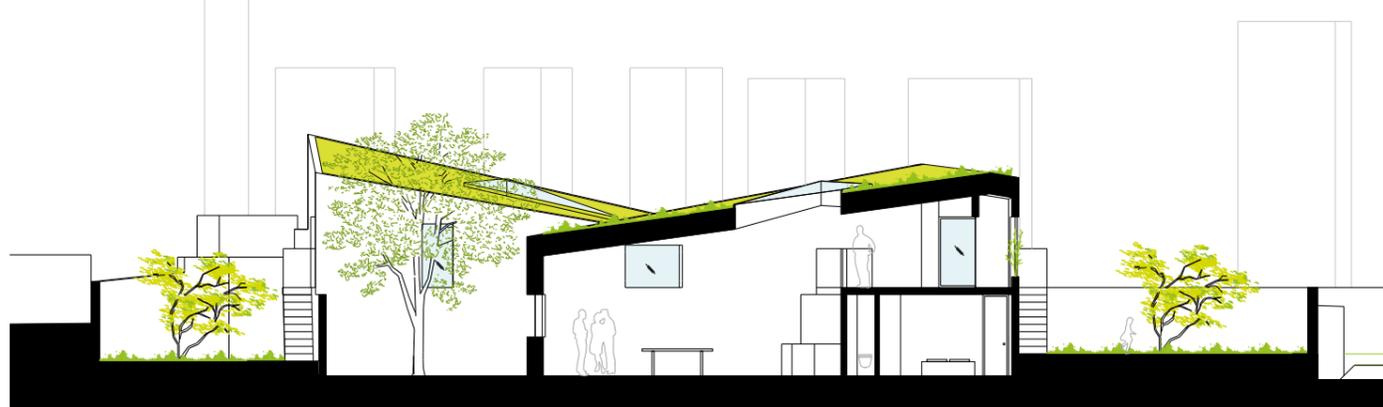
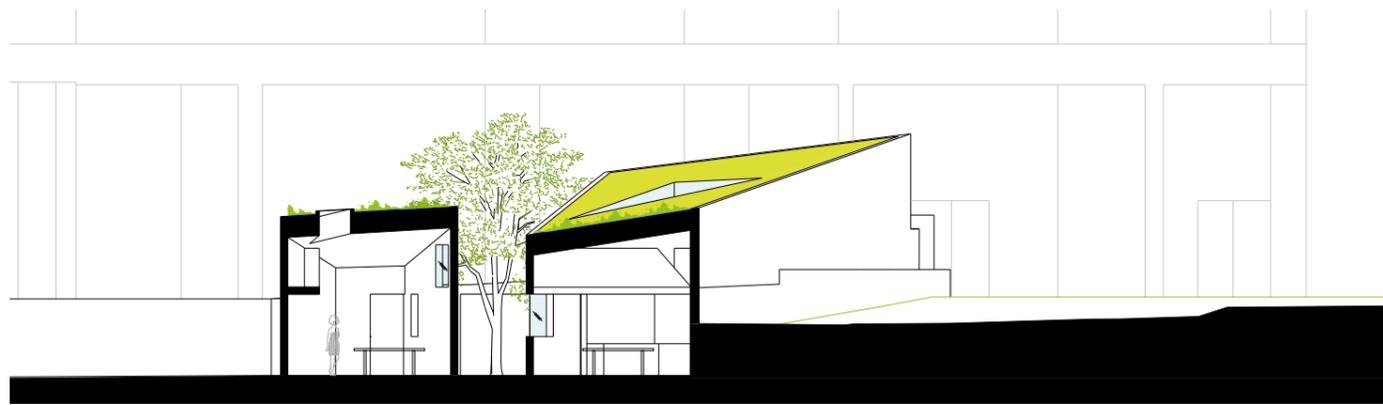


PRECEDENT: Vaulted House, **vPPR Architects** - Winner of RIBA London Award 2015 and shortlisted for RIBA House of the Year Award 2015.

vPPR Architects is the agent for this application.

Four-bedroom family house in Hammersmith.
New build house in an infill site. Striking roofscape over open plan upper ground floor and bedrooms on the lower ground floor. Light brought in through two courtyards and double height spaces as well as the rooflights over different spaces.





PRECEDENT: Ott's Yard, **vPPR Architects** - Winner of RIBA London Award 2014 and shortlisted for the RIBA Stephen Lawrence Award 2014

vPPR Architects is the agent for this application.

Two two-bedroom houses on an infill site in North London.
Form of the houses is taken from fractals of the triangular shape of the site running through the design from tile pattern to rooflights to form of the whole house and courtyards.

