



DESIGN & ACCESS STATEMENT

Project: 21 Boscastle Road, NW5
Date: 19.02.2016
Revision: P4
Ref: 21BOS-B-PL-DA160219

Table of Contents

A. Introduction

B. Related Applications

C. Assessment

Site and context

D. Evaluation

Policy Framework
Planning History

E. Design Proposals

Design Concept
Amenity
Access statement
Flood Risk
Trees & Landscaping

F. Conclusion

A. Introduction

This design and access statement relates to applications for planning consent for:

- Material amendment application for the change to condition 3 from application [2015/1434/P](#) (2016/0258/P) ;
- Erection of a single storey full-width rear extension ([2015/1434/P](#));
- Replacement of roof lights to rear roof slope, alterations to rear elevation fenestration and balustrade, demolition of rear garden shed, rear landscaping ([2014/7318/P](#));
- Installation of rooflight on rear roof slope ([2015/0644/P](#)); &
- Extension to an existing cellar.

Most works have been granted by Camden Council for the works at this single family dwelling except for the extension to the existing cellar, therefore, this application should solely concentrate on the proposal for extending the existing cellar to the footprint of the property. Please refer to drawings which accompany this D&A Statement, BIA and Structural Scheme – 21BOS-Proposed Drawings.

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 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

Several applications have been submitted for works to 21 Boscastle. Including:

- [2014/7246/P](#) – Withdrawn: Extension to existing basement under permitted development;
- [2014/7318/P](#) – Granted: Erection of a single storey rear extension as replacement to existing, replacement of roof lights to rear roof slope, alterations to rear elevation fenestration and balustrade, replacement of rear garden shed and rear landscaping;
- [2015/0644/P](#) – Granted: Installation of 1 x rooflight on rear roof slope; &
- [2015/1434/P](#) – Granted: Erection of a single storey full-width rear extension.
- [2016/0258/P](#) – Undecided: Variation of a condition to granted application 2015/1434/P (above)

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)
- PPS25 "Development and Flood Risk"
- PPS9 "Biodiversity and Geological Conservation"
- Core Strategy Policy CS13 "Tackling Climate Change & Promoting Higher Environmental Standards"
- 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)
 - CPG4 – *Basements and Lightwells*
- Camden's Development Policy DP27.3: *Basements and Lightwells*
- Camden's Development Policy DP23: *Water*

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.

Summary of Proposed Works

The proposal for the property is to carry out:

- Enlargement of existing cellar at lower ground level to create 45sqm for a utility room and storage spaces for client's collectables. The basements design has respected and adhered to document CPG4: Basements & Lightwells.
- Continuation of existing bay window to lower ground level to create a light well, which will provide natural light and ventilation to the proposed basement enlargement. The lightwells design adheres to CPG4: Section 2 - Lightwells.
- [2014/7318/P](#) – Granted: Erection of a single storey rear extension as replacement to existing, replacement of roof lights to rear roof slope, alterations to rear elevation fenestration and balustrade, replacement of rear garden shed and rear landscaping;
- [2015/0644/P](#) – Granted: Installation of 1 x rooflight on rear roof slope; &
- [2015/1434/P](#) – Granted: Erection of a single storey full-width rear extension.

Design

The layout and scale of the proposed basement has been carefully designed to respect and respond to the original architectural form of the building, and to respond to the established character of the surrounding area.

The only visible part of the proposed works is the proposed light well and bay window at the front of the building, which will continue down to the basement level and will be secured by a balustrade in a traditional design. The bay window will also be in keeping with the existing character of the bays above. Due to the basement location, together with the distance from the street, the proposed light well will be largely hidden from view and will have no major impact on the setting of the building. Furthermore, opposite the street at 8, 10 & 12 Boscastle Road (see images below) there are existing basements assimilated in to the character of the buildings that follow the same approach of carrying the light well down to basement level.

A Basement Impact Assessment submitted provides further detailed information to meet the requirements of Policy DP27 'Basements and lightwells' and the further guidance contained in Camden Planning Guidance 4: 'Basements and lightwells'.



From elevations at 8, 10 & 12 showing basement level with extended bay windows.



Basement level with bay window at 12 Boscastle Road.

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 (sash windows) 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.

Flood Risk

Boscastle Road is not in a flood risk zone. Please refer to Basement Impact Assessment investigation and Structural Scheme documents accompanying this application, which will provide further information.

In regards to drainage and PPDs in Camden's basement policy CPG4 5.11, a submersible packaged pumping station will be installed below basement level, which will connect to the main drainage system at ground level. This is to avoid any risk of sewer flooring. All drainage elements which will need to be connected to the submersive packaged pumping station at basement level include the lightwell, cavity drain system, WC and utility room.

Trees & Landscaping

The proposal affects a small shrub in the front and a palm tree in the rear garden (see images and indication of location below, refer also to submitted drawings).

The proposal does not remove the trees, but only requires them to be pruned and respects Camden's Policy Guidelines CPG1 in particular Section 6: *Landscape Design and Trees*.

There will also be protective measures in place during the construction phase.



Location of palm tree to rear of property (T1)



Location of shrub to front of property (T2)

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. 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 as an enhancement to the Dartmouth Conservation Area as a whole, and Boscastle Road in particular.