

# DESIGN AND ACCESS STATEMENT

## Planning Application for Alteration and Extension Works

At

1 Boscastle Road, NW5 1EE



### INTRODUCTION

Our clients are considering purchasing the property at 1 Boscastle Road, subject to planning permission for a number of alterations and extensions to the property which seek to increase the existing space and layout of the property.

A pre-application has been submitted to the Council and a positive response was received on the 24<sup>th</sup> February 2017.

This design and access statement is written in support of this application.

### SITE CONTEXT

The application site is located at the junction of Boscastle Road and Dartmouth Park Road in the jurisdiction of Camden. The property is a detached, two-storey Victorian dwelling located on the West side of Boscastle Road. The property is designated as a 'Positive Contributor' and has an iconic porch (built between 1850 and 1860).

The dwelling is located within the Dartmouth Park Conservation Area (designated in June 1992) and is largely surrounded by three-storey residential units, of which the majority have rear gardens and some have roof terraces and substantial rear extensions. The site backs onto a number of statutorily listed buildings on Grove Terrace (both Grade II and Grade II\* listed).

## **HISTORICAL INFORMATION**

The dwelling was originally constructed during early to mid-eighteenth century and makes a 'positive contribution' to the character and appearance of the Conservation Area. The property is made of brown brick and features arched windows along the first floor and a porch to the front. Historically, the property incorporated a parapet which extending around the roof.

In 1987 a two-storey building was erected as an extension to the right of the house. The ground floor is used as a garage and the first floor accommodates a bathroom and games room. The two-storey garage building was formed from materials that resembled the existing dwelling.

## **PROPOSAL, USE AND AMOUNT**

The applicant is extremely passionate about increasing the floorspace of the property in a sympathetic manner that remains traditional in appearance and maintains the symmetry and rhythm of the street. The detailed design proposal seeks to extend the property, whilst maintaining its attractive exterior and traditional appearance. Surrounding buildings' detailing, relationships between properties, as well as the original detailing of the subject property, have all been thoroughly investigated to ensure that the property is carefully brought back into residential use.

## **LAYOUT, SCALE AND APPEARANCE**

In terms of the layout, scale and appearance of the proposal, the following should be noted:

- The existing rear extension will be replaced with a new larger extension, including Crittal glazed doors and a long skylight to the roof. The existing side extension will be removed and new windows and doors will be provided;
- A terrace will be incorporated above the extension with traditional cast iron balustrading and a skylight to the dining area below;
- A timber infill link will be created at ground level between the house and the garage to the side of the property. This will include a skylight above and modernisation of the rear façade of the garage;
- The historic parapet detailing which has disappeared from the property will be re-instated and the existing butterfly roof will be replaced by a traditional mansard roof, including timber sash dormer windows (the mansard will not be visible from street level due to the parapet wall re-instatement); and
- 1 additional window will be installed to the study at first floor level.

## **LANDSCAPING**

No changes to landscaping- it is to remain as existing.

## **ACCESS**

The property will maintain its existing entrance from the street, but the proposals also involve the removal of the existing side extension and so new windows and doors will be provided. Additionally, the existing windows at the rear will be converted to doors as part of the rear extension, to allow for access at this location.