

Planning and Heritage Statement

1 Boscastle Road, London, NW5 1EE



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1. Planning Policy Review
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17/3439

1. Executive Summary

- 1.1. An application for planning permission has been submitted to Camden Council in respect of proposals for the alteration to 1 Boscastle Road, Dartmouth Park, London.
- 1.2. The approach taken by the project team has been to design the scheme in a manner sympathetic to the character and architectural language of the original house and indeed to the surrounding area. The proposals seek to re-instate lost historic fabric to the property and bring overall symmetry, rhythm and balance to the host building.
- 1.3. The application is submitted followed by a positive pre-application meeting with Camden Council and is supported by a Design and Access Statement and a number of plans both outlining and justifying the proposals in full. The documents submitted demonstrate that the design proposals have been carefully considered to ensure they are in full accordance with the Local Development Plan.

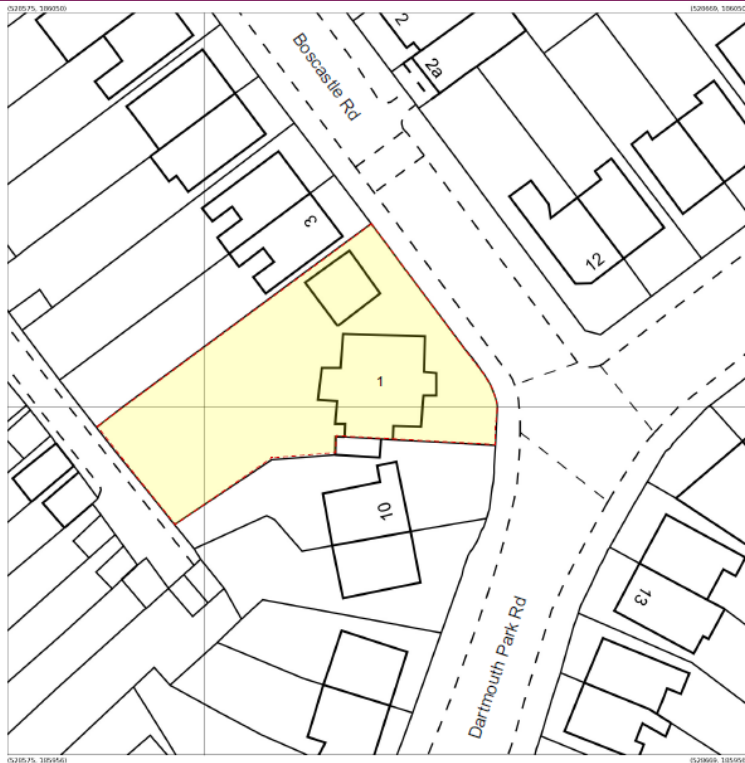
2. Introduction

- 2.1. This planning application submission has been prepared on behalf of our clients in respect of their proposals for sympathetic alteration at 1 Boscastle Road in Dartmouth Park. The application is submitted following a positive pre-application response from the Council on the 24 February 2017.
- 2.2. Our clients are considering purchasing the property, subject to a number of positive changes (that require planning permission) that will increase the existing space and layout of the property in order to make it more appropriate for 21st century living.
- 2.3. If a purchase is made following planning decision, our clients are keen to ensure that the house remains very attractive both internally and externally, safeguarding the heritage value of the property by re-instating key features which have been lost over time such as the bottle parapet detailing.
- 2.4. This report sets out the site context and planning history, outlines the proposals and briefly touches on planning policy considerations.

3. Site Context and Planning History

- 3.1. The application site is located in a prominent position at the junction of Boscastle Road and Dartmouth Park Road in the jurisdiction of Camden. The site's location can be viewed on the site location plan below:

Site Location



Source: MBA Site Location Plan drawing

- 3.2. The property is located on the southern end of Boscastle Road and comprises a two-storey detached double-fronted Victorian dwelling with an Ionic porch (built between 1850 and 1860) and a double garage. The site is located within the Dartmouth Park Conservation Area (designated in June 1992) and is 'a positive contributor' to the character and appearance of the Conservation Area.
- 3.3. The dwelling is surrounded by a number of residential units (some of which are also 'positive contributors'), and the site also backs onto a number of statutorily listed buildings on Grove Terrace (both Grade II and II* listed). Most of the properties have rear gardens and some have roof terraces and substantial rear extensions.
- 3.4. The site is located within close proximity of Hampstead Heath and lies approximately 0.7 miles from Tufnell Park and 0.4 miles from Gospel Oak which provide transport links into London.
- 3.5. Images of the front and back of the property can be found below:

Image of the Front of the Property



Source: Planning Potential Research

Image of the Rear of the Property



Source: Planning Potential Research

Relevant Planning History

Site Specific

- 3.6. In 1987, an application was approved for “the erection of a two-storey building comprising a double-garage on the ground floor and games room with bathroom on the first-floor as an extension to the house and the construction of two crossovers”. This application was approved under reference: PL/8700484/R2 on the 21 July 1987. It would appear that only the ground floor double garage element of the proposal was carried out.
- 3.7. In addition, and given the site's location with a Conservation Area, a number of applications have been submitted for works to trees.

Neighbouring Applications

Rear Extensions

- 3.8. A large majority of the properties along Boscastle Road (7, 12, 14A, 16, 19B, 21, 25 and 33 included) have been extended to the rear. The majority of rear extensions are single storey in height and some also include for the use of the roof of the extension as a roof terrace (see no.s 16 and 19B below). Further details on these applications can be found below:
- 7 Boscastle Road (2014/7405/P) rear extensions including a replacement single storey element and the widening, deepening and raising in height of an existing three storey closet wing (submitted 15/12/2014, granted in 10/03/2015);
 - 12 Boscastle Road (PEX0201072) part single storey, part first floor extension at rear (submitted 11/12/2002, granted in 01/04/2003);
 - 14A Boscastle Road- (2004/2825/P) conservatory and single storey rear extension (submitted 06/07/2004, granted 30/06/2004);

- 16 Boscastle Road- (2006/0493/P) single storey rear and side infill extension at lower ground floor level, **roof terrace** at second floor level (submitted 01/02/2006, granted 27/03/2006);
- 19B Boscastle Road-(2013/2807/P) new rear **roof terrace** (submitted 25/05/2013, granted 11/07/2013);
- 21 Boscastle Road- (2016/0953/P) single storey rear extension, introduction of parapet wall to roof terrace (submitted 15/03/2016, granted 16/06/2016);
- 25 Boscastle Road- (2013/6496/P) single storey side extension with glazed roof, installation of three rooflights to rear and one to the front (submitted 16/10/2013, granted 12/12/2013);
- 33 Boscastle Road-(PEX0100068) glass conservatory to the rear (submitted 31/01/2001, granted 02/04/2001).

3.9. In addition, an application was submitted at 5 Dartmouth Park Road (reference: 2005/5189/P) for the alteration to roof of existing ground floor extension to create **a terrace** at upper ground floor level (submitted 06/12/2005, granted 23/01/2006).

Roof Extensions

3.10. There are examples of roof extensions along Dartmouth Park Road and it is clear from the planning history information that the mansard roof extension at 2 Dartmouth Park Road was granted consent in July 2014 under application reference: 2014/3623/P. This application is also highlighted within the Council's pre-application response (part 3).

Side Extensions

3.11. The neighbouring property to the left of 1 Boscastle Road, 10 Dartmouth Park Road, has recently been granted permission in June 2016 for a single storey side extension, following the demolition of the existing garage and storage shed (reference: 2016/1277/P).

3.12. A two storey side extension at 2 Boscastle Road was granted in April 2001 under reference PEX0100050.

Pre-application Advice

3.13. As noted, the proposals were submitted to Camden Council in January 2017 as part of a pre-application. A meeting was held on site on the 15th February and the Council's response as received on the 24th March 2017.

3.14. The response was positive. The Council supported the replacement rear extension, side infill and alterations to the fenestration as proposed. Once historic imagery was sent to the Council showing that the property once incorporated bottle parapet balustrading detailing (which has since been removed from the roof), the Council felt that the mansard extension could also be supported.

4. Site Proposals

- 4.1. As noted, our client is extremely passionate about increasing the floor space of the property in a sympathetic manner that remains traditional in appearance, maintaining the symmetry and rhythm of the street and re-instating lost features.
- 4.2. The specific proposals put forward as part of this application are outlined below:
- Replace existing rear extension (currently used as a dining room) with a new larger extension with Crittall glazed doors and long skylight to the roof. In doing so, the existing rear extension will be removed and new windows and doors will be provided;
 - By virtue of the creation of the rear extension, the proposals also incorporate for a terrace above the extension with traditional cast iron balustrading and a skylight to the dining area below. The windows will be converted to timber doors at this location to allow access;
 - Creation of a timber infill link between the house and the garage which lies to the side of the property (at ground floor level), this will contain a skylight above, and seek for the modernisation of the rear facade (garden face) of the garage;
 - Historically, the house incorporated a parapet (bottle balustrading) similar to the parapet found at Number 4 Boscastle Road (see heritage research note at **Appendix 2**). The proposals include for the re-instatement of the historic parapet with bottle balustrading (which has been removed from the property) and for the construction of a traditional mansard behind the parapet which would not be viewed from street level. The mansard roof would replace the existing butterfly roof and would incorporate timber sash dormer windows, mirroring other examples found on the street;
 - Existing side extension to be removed and 4 new windows at Ground Floor level will be provided on the South Elevation;
 - Install 1 new window (to match existing) to study at First Floor level on North Elevation.

Summary

- 4.3. The proposals aim to respect the property whilst providing a number of facilities that will sustain its future use. The design approach is sympathetic to the key features of the original house, re-instating lost historic fabric. Importantly, the proposals accord with local policy as demonstrated in the next chapter.

5. Planning Policy and Key Policy Headlines

Brief Policy Overview

- 5.1. The planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The Framework is a material consideration in planning decisions. It also provides guidance on how to draw up Development Plans and policies.
- 5.2. The overarching National Planning Policies comprise the National Planning Policy Framework (NPPF) (2012), supported by the National Planning Practice Guidance.
- 5.3. The Development Plan consists of the following documents:
 - The London Plan (FALP) 2016 which sets out the spatial development strategy for the City;
 - The LDF Core Strategy (2010) and Development Management Policies Document (2010).
- 5.4. On 24 June 2016 the Council submitted the Camden Local Plan and supporting documents to the Secretary of State. When finalised the Local Plan will replace our current Core Strategy and Camden Development Policies documents as the basis for planning decisions and future development in the borough. Although the policy only has limited weight, we have still considered the key policy relevant to the proposals.
- 5.5. Given the site's historic designations, we have also reviewed the Dartmouth Park Conservation Area Appraisal and Management Statement (2009), specifically the chapter addressing 'Sub Area 2- Dartmouth West'; and Camden's Planning Guidance (CPG – 1 'Design' and CPG – 6 'Amenity').
- 5.6. A full policy overview can be found at **Appendix 1**.

6. Planning Justification

- 6.1. The proposals seek to improve the space layout and character of accommodation for the potential new owners, whilst re-instating key historic features which have been lost historically in line with local policy CS5.
- 6.2. The scheme has been designed to the highest quality in order to preserve and enhance the heritage asset and maintain the character of the conservation area in line with local policy CS14, DP25 and emerging policies D1 and D2.
- 6.3. It is considered that the newly proposed elements blend seamlessly with the existing (i.e. when linked to the main house) or remain subordinate if comprising unoriginal features (i.e. the link to the existing garage) and for this reason, the proposals respond well to the existing context. In addition, the proposals seek to re-instate important historic fabric which has been lost overtime, both preserving and enhancing the conservation area.
- 6.4. We touch on the various proposals below, stating we have addressed policy requirements and the Council comments.

Mansard Roof Extension behind Re-instated Bottle Balustrading Parapet

- 6.5. The client team have undertaken historic analysis which demonstrates that the property once incorporated a parapet (with bottle balustrading) similar to the parapet detailing evident at number 4 Boscastle Road. The historic image can be found within the heritage research note at **Appendix 2**. The proposals seek to re-instate this lost historic fabric and provide a mansard behind, which would not be clearly visible from street level. The proposal would therefore comply with CPG1, as the architectural style of the building would in fact be enhanced by the proposals.
- 6.6. The traditional mansard addition (which would meet internal headroom requirements), would be in-keeping with the existing building, providing windows that follow the symmetry of the existing, mimicking the design of the windows at first floor level. The re-instatement of lost historic fabric seeks to re-emphasise the historic roofline, adding interest to the continuity and character of the streetscape.
- 6.7. On page 4 of the Council's pre-application response, it is noted that the detail design of the mansard is acceptable and compliant with CPG1 in relation to the pitch and profile; external materials proposed and the windows proposed. The gentle pitch is considered an 'acceptable profile' for the host property and it is clear that the Council feel that the windows 'maintain the symmetry' and 'character of the property'.
- 6.8. Importantly, the majority of the houses along Boscastle Road and the surrounding area are all three storeys in height. This is highlighted in the 'Dartmouth Park Conservation Area Appraisal and Management Statement' (2009), whereby Boscastle Road is clearly characterised by 'three-storey semi-detached houses and groups of terraces'. It is considered that the extension would infill a gap and actually reunite the group without the extension being visible from street level.
- 6.9. In addition and as noted in the Council's pre-application response, there is an example of a nearby roof extension which was permitted in 2014 post the

appraisal being published in 2009 (at 2 Dartmouth Park Road under application reference: 2014/3623/P).

Replacement Rear Extension with Terrace Above

- 6.10. Council guidance suggests that rear extensions will not be acceptable where they 'diverge significantly from the historic pattern'. However, given the building already comprises a later addition rear extension, the precedent is already set.
- 6.11. The proposals include for the replacement of the existing extension with a single storey extension of 4 metres in height (which does not extend the full-width of the property). Although it would be 1.4 metres deeper, it would have less of an impact on the rear elevation due to its reduced height (when compared to the existing). Within their pre-application response, the Council state that the extension would therefore 'retain its subordinate relationship with the large host property'.
- 6.12. The terrace (at first floor level) would be set back from the edge of the roof appropriately so it does not dominate the rear elevation, and this proposal was also welcomed by the Council. In addition, at pre-application stage, the Council also supported the use of black metal railings noting that they were an 'appropriate choice of balustrading'.
- 6.13. The angle of the property is such, that the amenity of nearby residents should not be affected by the terrace proposals. As noted, the structure is lower than the existing (to be removed) the planning history analysis highlights other examples in the area where terraces have been permitted. (No.s 16 and 19B).
- 6.14. It is also demonstrated in the planning history section, the area comprises many precedents for approved rear extensions and terraces above rear extensions.

Side Infill Extension at Ground Floor Level

- 6.15. The proposals include for a timber triangular infill between the property and existing garage to provide additional residential floorspace. The timber link to the garage is proposed to remain subordinate to the main building. The pre-application response states that as the infill is at ground floor level only, set back from the principal elevations and concealed by the boundary wall, its prominence 'would be reduced in accordance with CPG1' (the Council's design guide on extensions).
- 6.16. The infill has been carefully designed in timber to allow for the infill extension to be read separately to the brick of both the house and the garage, and this was supported by the Council in the pre-application response.
- 6.17. Side extension precedents can also be found in the area. For example, at 10 Dartmouth Park Road, a recent timber side extension was approved (2016/1277/P) and at 2 Boscastle Road a more recent two storey side extension was permitted in 2001.

Alterations to the Fenestration

- 6.18. The existing fenestration to the property is a mismatch of window styles and sizes which the Council considers 'does little to complement the host building'. In line

with policy, the new timber windows at first floor level seek to 'maintain an appropriate hierarchy of windows'.

- 6.19. New crittall windows are proposed at ground floor level to both the extension and the garage. The new crittall glazed doors include decorative window bars which match the existing windows at first floor level and the new doors proposed onto the terrace. This is considered appropriate given the fact that these are non-original parts of the building and lie in non-prominent locations.
- 6.20. The fenestration proposals are appropriate as they bring balance, symmetry and cohesion to the existing building, bringing positive improvements to the rear elevation.

Impact on Residential Amenity

- 6.21. The proposals have been designed so there is limited impact on amenity in line with policy DP26, CPG6 and emerging policy A1. However, it should be noted that the property is at an angle to the street, whereby overlooking is less of an issue. This is acknowledged within the Council's pre-application response, where it is noted that the proposals are situated a 'sufficient distance away from surrounding occupiers for there to be no adverse impact on amenity' (page 5).
- 6.22. In addition, we have highlighted within our planning history analysis other examples in the area where terraces have been permitted where property is directly adjacent to other property and therefore impact would be much greater (No.s 16 and 19B).

7. Conclusion

- 7.1. This application submission has been prepared following a positive pre-application response from Camden Council on behalf of our clients in respect of their proposals for sympathetic alteration at 1 Boscastle Road in Dartmouth Park.
- 7.2. If a purchase is made following a decision on the application, our clients are keen to ensure that the house remains very attractive both internally and externally, safeguarding the heritage value of the property and re-instating key historic features lost over time.
- 7.3. The proposals aim to respect the property whilst providing a number of facilities that will sustain its future use. The design approach is sympathetic to the key features of the original house, and importantly, the proposals accord with local policy as demonstrated.
- 7.4. In addition, the statement identifies many precedents set in the area which show to serve that the development proposals are acceptable as presented.

Appendix

1. Planning Policy Review

The key National, Regional and Local policy that should be considered as part of any application submitted is noted below.

National Planning Policy Framework (2011)

The National Planning Policy Framework (NPPF) sets out the Government's overarching planning policies and how these should be applied, and states a presumption in favour of sustainable development.

Delivering a wide choice of quality homes

In respect of housing, the NPPF aims to significantly boost the supply of housing, and in that respect, housing applications should be considered in the context of the presumption in favour of sustainable development, which is set out at **paragraphs 47, 49 and 197**.

Requiring good design

Paragraph 56, sets out that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 57, notes it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.

Paragraph 60, notes that although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations.

Conserving and enhancing the historic environment

Paragraph 128, sets out that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance

Paragraph 132, identifies that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting

Paragraph 134, notes that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 137, identifies that Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Paragraph 138 sets out that not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Loss of a building (or other element)

which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 133 or less than substantial harm under paragraph 134, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

Importantly, the NPPF states at Paragraph 186 that the Local Planning Authorities (LPAs) should approach decision-taking in a positive way to foster the delivery of sustainable development. It also notes that LPAs should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible (paragraph 187).

The London Plan (2016)

The London Plan is the strategic plan for London.

- **Policy 7.4 - Local Character** - addresses local character, stating that development should have regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings.
- **Policy 7.6 – Architecture** - Architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context.
- **Policy 7.8 - Heritage Assets and Archaeology** - seeks to protect and preserve heritage assets.

Local Planning Policy

Adopted Core Strategy (2010)

- **Policy CS5 ‘Managing the impact of growth and development’** – The Council will manage the impact of growth and development in Camden. In particular, they will protect and enhance the heritage of local communities (d) and protect the amenity of Camden’s residents.
- **Core Strategy Policy CS14 ‘Promoting high quality places and conserving our heritage’** – The Council will ensure that Camden’s places and buildings are attractive, safe and easy to use. Development should be of the highest standard of design (a) and preserve and enhance heritage assets (b).

Adopted Development Management Policies Document (2010)

- **Development Management Policy DP24 ‘Securing high quality design’** – The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design. Consideration should be given to (a) character, setting, context and the form and scale of neighbouring buildings and (b) the character and proportions of existing buildings where alterations and extensions are proposed.
- **Development Management Policy DP25 ‘Conserving Camden’s heritage’** – In order to maintain the character of Camden’s conservation

areas, the Council will take account of conservation area statements when assessing applications (a) and (b) only permit development within conservation areas that preserves and enhances the character and appearance of the area.

- **Development Management Policy DP26 ‘Managing the impact of development on occupiers and neighbours’** – The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity.

Emerging Camden Local Plan (2017)

- **Policy A1 (Managing the impact of development)** states that the council will protect the quality of life of Camden’s residents by only allowing development that does not cause harm to amenity. Amenity will be protected by ensuring that a) the impact of development is fully considered, b) the development contributes towards the needs of the community and c) requires mitigation measures where necessary. Development proposals should consider d) overlooking, e) daylight/sunlight, f) artificial lighting levels, g) impact on transport networks, h) inclusion of attenuation measures, i) noise and vibration levels, j) odour, fumes and dust, k) microclimate and l) contaminated land.
- **Policy D1 (Design)** states that the Council requires development to be of high design and architectural quality by ensuring that development a) is attractive and high standard, b) is respectful of local context, c) sustainable, d) is carefully designed, e) is made of high quality materials, f) positively contributes to street frontage, g) is inclusive and accessible, g) promotes health, h) improves movement, j) is secure, k) is robust and flexible in use, l) responds to natural features, m) offers well designed landscape design, n) offers outdoor amenity space, o) preserves views, p) meets housing standards and q) integrates building services equipment.
- **Policy D2 (Heritage)** states that the council seek to preserve and enhance Camden’s heritage assets, including conservation areas and listed buildings. In order to maintain the character of conservation areas, Camden will a) consider conservation area statements and appraisals, b) require that development preserves the character and appearance of conservation areas, c) resist the demolition of an unlisted building if it positively contributes to a conservation area, d) resist development outside of a conservation area if it will harm the conservation area and e) preserve trees that contribute to a conservation area. Development will not be permitted if it causes harm to a conservation area, unless public benefits outweigh the harm. Camden seek to protect the listed buildings in the borough by f) preventing demolition of a listed building, unless exceptional circumstances are presented, g) resist proposals that would cause harm to the architectural and historic interest of the building, h) resist development that would cause harm to the setting of the building. Permission would be refused if proposals would result in substantial harm to, or the loss of, a listed building.

Dartmouth Park Conservation Area Appraisal and Management Statement (2009)

- The Dartmouth Park Conservation Area Character Appraisal discusses Boscastle Road at paragraph 7.26 and notes that it consists of mainly three storey dwellings. It is noted that No. 1 Boscastle Road (Boscastle House) is a detached two storey house with an Ionic Porch similar to No. 4 and 2 Dartmouth Park Road in style. Later in the document on page 44 it is noted that the building is locally listed or makes a positive contribution to the area.

CPG – 1 ‘Design’

- **CPG 1 ‘Design’** – On ‘Heritage’ the document notes that the Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area. On ‘Extensions and Alterations’, the document notes that alterations should always take into account the character and design of the property and its surroundings; windows, doors and materials should complement the existing building; and rear extensions should be secondary to the building being extended. The main considerations when proposing a roof terrace are the following:
 - The scale and visual prominence;
 - The effect on the established townscape and architectural style;
 - The effect on neighbouring properties.

CPG – 6 ‘Amenity’

- **CPG6 ‘Amenity’** – In relation to ‘Overlooking, privacy and outlook’, the document notes that development should be designed to protect the privacy of existing dwellings; mitigation measures are to be included when overlooking is unavoidable; and outlook from new developments should be designed to be pleasant.

2. Heritage Research Note- Heritage Collective

Research Note

1 Boscastle Road, Camden

Introduction

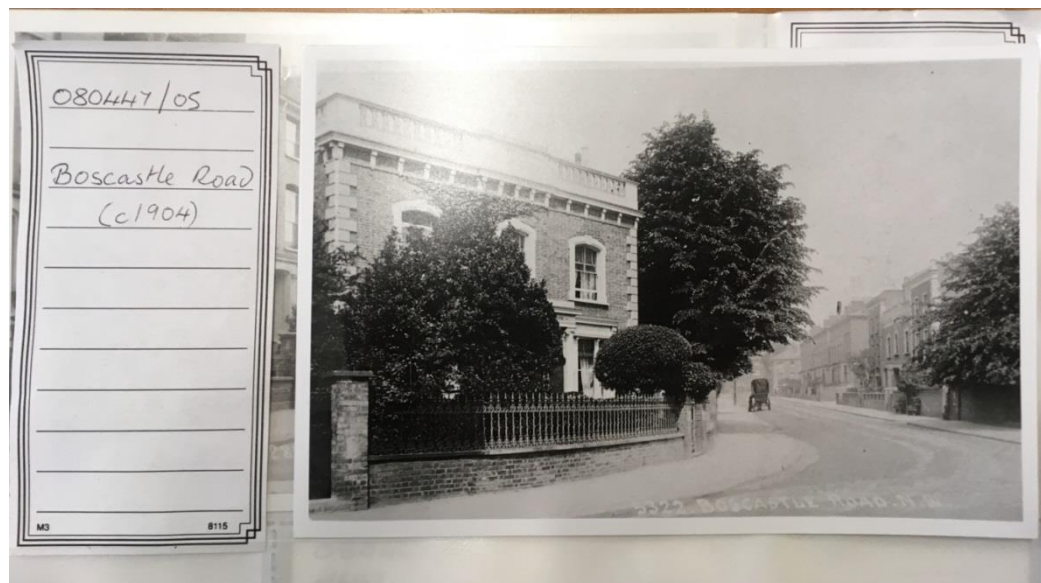
1. Heritage Collective has been instructed by Planning Potential to find the source of a photograph showing 1 Boscastle Road. (Shown below).



2. Desk based and archival research was carried out to find and establish the source of the photograph. A summary of the findings is given below.

Camden Local Studies

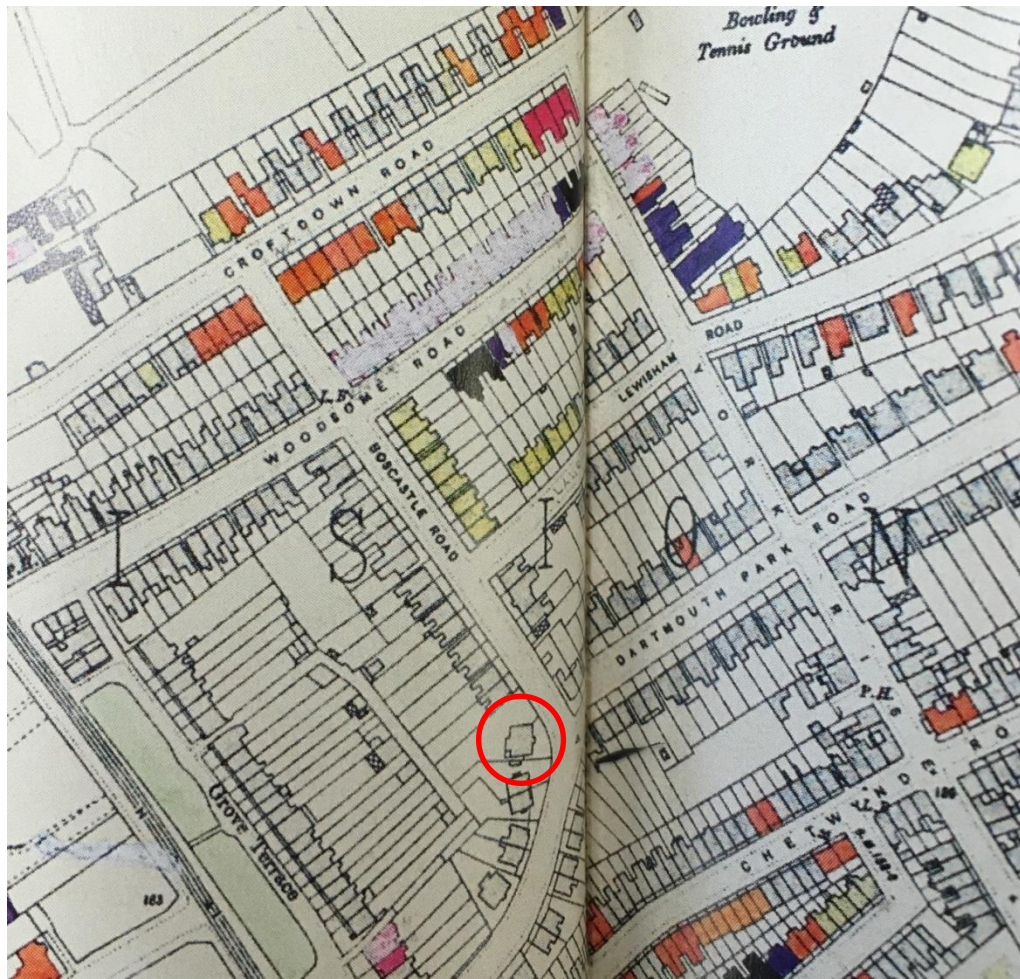
3. A copy of the photograph was located in 'Views of Camden', a private collection of David Jones, purchased by the London Borough of Camden.
4. The caption reads Boscastle Road, c.1904 (Camden Local Studies Reference: 080447/05)



5. A further photograph of Boscastle Road was found in the collection taken from a different location further down the road in c.1904 (Camden Local Studies Reference: 080447/04). This photo is believed to be taken at a similar time as the above due to the presence of a cart noticeable in both photographs.



6. Bomb damage maps were viewed to consider if this may have resulted in the changed appearance of the building but there appears to have been no damage the property recorded.



Ward, Laurence, *The London County Council, Bomb Damage Maps, 1939-1945* (Thames and Hudson Ltd, 2015)

Bibliography

Camden Archives - Sources

Photograph, 'Boscastle Road', unknown photographer. c.1904. 080447/05. Part of the private collection of David Jones, purchased by L.B. Camden in June 2003.

Photograph, 'Boscastle Road', unknown photographer. c.1904. 080447/04. Part of the private collection of David Jones, purchased by L.B. Camden in June 2003.

Photograph, 'No.1 Boscastle Road', unknown photographer. 1975. H3. Camden History Society Photographic Survey, Highgate New Town.

Drainage Applications and Plans. 1 Boscastle Road.

Secondary Sources

Ward, Laurence, *The London County Council, Bomb Damage Maps, 1939-1945* (Thames and Hudson Ltd, 2015)