



4 Boscastle Road, NW5 1EG
Design and access statement
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This statement accompanies the submitted drawings:

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*Photo 01: Front facade, house
4 Boscastle Road (photo March 2017)*



*Photo 02: Rear facade, house
4 Boscastle Road (photo March 2017)*



*Photo 03: Existing glazed conservatory,
4 Boscastle Road (photo March 2017)*

Introduction

The statement below outlines the understanding of the local character of the property at 4 Boscastle Road, a private home. It states how the design proposal fits into its environment, improves the existing building, makes a positive and improved impact on the character of the Dartmouth Park Conservation Area, and suits the clients ongoing and future needs.

It should be noted that the client is amenable to discussions with the planners, if there are any concerns regarding the proposals, while approval is being considered. The client should be contacted at the earliest convenience in this instance.

This Design and Access statement has been prepared in the format as advised by the Commission for Architecture and the Built Environment, in their 2007 revision of their publication. It should be read in conjunction with the drawings submitted with the planning application.

A DESIGN

A1 USE

The site is within the Dartmouth Park Conservation Area, located in Sub Area 2: Dartmouth West (according to the Dartmouth Park Conservation Area Appraisal and Management Statement). There are a number of types of house in this sector, ranging from late 18th century terraces to contemporary housing estates. This sub-area was developed from the 1850s through to the late 1880s with wide roads. There are Italian features inserted in classical Georgian terrace form. Most of the houses have three storeys.

The client's house is a part of the group of three houses (No. 2- No.6) and is considered as a 'Building that make positive contribution' (according to the Dartmouth Park Conservation Area Appraisal and Management Statement). The neighbours' houses (Nos.2 and 6) are three storey flat fronted properties with parapet and valley roof behind. The client's house is a two storey doublefronted house. The rear facade of the house can be seen from Laurier Road. It has a rear garden.

The house is in residential use and there are no plans to deviate from this use, only to provide additional residential floor space.

Number 4 Boscastle Road is two storey terrace house with mezzanine floor occupied by single family. The changes proposed will mostly impact the rear of the property. There will be no loss to the original fabric of the house at the front elevation as the only change is to build the additional loft floor which will be mostly hidden behind the balustrade on the roof level.

A2 AMOUNT

The house currently provides permanent accommodation for one resident family. The proposal will increase the size of the property in floorspace by providing the additional loft floor. An existing conservatory will be replaced by a new one, occupying roughly the same footprint.

It is important to note that a recent building survey has highlighted that the existing roofs are leaking and need repair, including the main roof of the building, the conservatory, and the extension/projection to the rear. The works proposed will address these issues and improve the building.

The application proposals seek planning permission specifically for following:

Rear facade single storey extension: An existing ground floor layout is slightly changed to create an open space kitchen/living and dining space. The existing fully glazed conservatory is replaced by new single storey extension with a flat green roof, linear skylights and sliding folding doors which open to the garden. The new extension is of similar volume and height to the existing one (see Photo 03 for existing glazed conservatory- 4 Boscastle Road).

The existing door from the kitchen to the garden will be replaced by a window of similar material and appearance to existing windows at the rear facade.

First Floor and Mezzanine:

The layouts are slightly changed to provide a bigger Study at mezzanine level and improved bathroom layout at first floor level. A new staircase serving the new second floor is proposed from the corridor.

Second Floor: The existing attic will be converted to a loft floor with additional accommodation in the form of two bedrooms and a bathroom. The dormer windows at the front facade are set back and mostly hidden from the street by the balustrade on the roof level. The front and rear mansard walls are set back in comparison to the external wall of the floor below. New glazing is introduced to the garden side to provide the natural light for the new bedrooms and corridor. Windows on this elevation are reduced in scale, appearing subservient in proportion to those below. The ridge of the new roof is lower than the adjacent external walls of the neighbours' properties.



Photo 04: Example of similar roof loft conversion, on Dartmouth Park Road. (photo March 2016)

The proposed changes are in keeping with the local character (see Photo 04 for an example of a similar loft conversion in the neighbourhood).

There is no removal of existing trees proposed. The volume, spaces and materials are all planned to be of high quality and durability (as required in the Dartmouth Park Conservation Area Appraisal and Management Statement).

A3 LAYOUT

The overall footprint of the building is not changed.

The internal changes on the Ground Floor include the connection of the Family Room, Kitchen and Conservatory to create an open space which will serve for kitchen/living and dining purposes. The connection with the garden is improved by sliding folding doors and a new terrace.

The Mezzanine layout is slightly changed to enlarge the existing Study. A smaller bathroom is proposed.

The layout of the First Floor Bathrooms is adapted to suit the client's needs. The new staircase serving the second floor is proposed from the existing stairwell.

Two new bedrooms and a bathroom is proposed at the second floor.

A4 SCALE

The proposed development of the site is in line with external works and rear facade changes made to other properties nearby. The volume and amount of change is a small percentage of the existing building overall.

The scale of the proposals take into account the restrictions of the site, in addition to good design and the needs of the client. The character and constraints of the site have been considered in the proposals. Materials, texture and colour are considered to be compatible, and the elevations carefully designed (as required in the Dartmouth Park Conservation Area Appraisal and Management Statement).

The proportions and scale of the new extension to the terrace will complement the existing. The new window at the rear facade is similar in scale and pattern to the existing. The new rear extension replaces and improves on the existing one, whilst the scale is similar. The glazing of the rear extension (skylights and sliding folding doors) increases the resident's quality of life, allowing more light and ventilation to the house.

The roof extension is similar to a villa nearby (Photo 04). The overall height of the building is slightly higher than existing but does not go over the height of the party walls to adjacent properties.

A5 LANDSCAPING

The landscape will not be changed in essence. The proposed design improves access from house to garden via sliding doors and provides a terrace for the garden. To make up levels, steps at the leading edge of the terrace will be introduced.

Existing trees will be maintained.

The new green roof to the conservatory will add to the biodiversity of the site and provide additional green space and habitat.

A6 APPEARANCE

The existing terrace at 4 Boscastle Road is a traditionally constructed Victorian villa typical of the area. It is a two storey building between two three storey buildings. It has traditional brick facade with white painted window details and a white painted balustrade at the roof level, a pitched slate roof. There are Italian features on the facade. There is a one storey existing glazed conservatory to the rear of main volume of the house (Photos 05 and 06).

Number 4 Boscastle Road is not a Listed Building. It is in a Conservation Area and it can be classified as a 'Building that make positive contribution'. The proposed alterations are of a high quality modern design, utilising good quality materials. Detailing and materials have been carefully considered and align with the local requirements.

There will be no detrimental change or loss to the original fabric of the house: an existing extension will be modified and the new loft floor will be hidden behind the balustrade. As such, there will be a minimal impact on the character of the house and local area. The repairs and improvements aim to add to the character.

Materials proposed for external work are of good quality and are sympathetic to existing. Durable and natural materials have been proposed where possible.



*Photo 05: Street view from Boscastle Road
(Source: Google maps)*



*Photo 06: Street view from Laurier Road
(Source: Google maps)*

Materials chosen suit the existing Victorian building and area. The infill brick for an existing window at the rear facade is proposed to match the existing brick. New windows will be timber framed, reflecting traditional materials. The exceptions are the painted metal framed sliding folding doors, skylights and windows of the loft floor. These, however, are discrete.

The proposal has been designed in a sustainable manner: utilising existing building stock and rhythm, using natural materials where possible, and using durable and long lasting materials.

The key design principles and concepts in this project are:

- To create good connection between interior space and garden.
- To improve the use of garden by creating the new terrace.
- To create an open kitchen/living and dining suitable for family daily.
- To add the additional accommodation on the new second floor for a future/expanding family.
- To add and improve the space efficiency of storage.
- Materials chosen age well and are sympathetic with existing.
- To utilise natural light and ventilation as much as possible.
- To design new volumes and spaces that have simple, clean lines, that are complementary to existing.
- For the elevational treatment, materials and proportions are to be in keeping with the site and surrounding buildings.

B ACCESS

VEHICULAR/TRANSPORT LINKS

The vehicular/transport links will not be changed or affected by this project. They are as existing.

INCLUSIVE ACCESS

Access to the house is via an entrance door to the ground floor from Boscastle Road. There are existing steps in the front garden. Thus, it is not wheelchair accessible. Any new additions will meet Building Regulation requirements.

CONCLUSIONS

The design proposed is suitable for a Dartmouth Park Conversation Area terrace house and its residents, improving quality of living. Various statutory design requirements, as discussed above, have been examined and balanced in order to achieve a suitable design.

The proposals are in line with guidance documents listed below:

Camden Local Plan

Dartmouth Park Conservation Area Appraisal and Management Statement

Camden Planning Guidance 1- Design

Camden Planning Guidance 3- Sustainability

Camden Planning Guidance 8- Planning Obligations

None of the buildings original features will be lost during the development and no works will be carried out to compromise the significance of the main building and its heritage asset.

The design proposed will repair and improve the existing residence and building fabric, and fits into the overall character and quality of the area.