

Allde

DESIGN AND ACCESS STATEMENT

September 2017
14 A Boscastle Rd
NW5 IEG
London





The existing property and the Heritage asset of its context

This statement is issued in support of the proposed works to the Garden Flat located at no. 14 A Bostastle Road. The flat is part of a three- storey semi-detached house - end of terrace - located on the East side of Boscastle Road in London, within of the Dartmouth Park Conservation Area. The flat has a front Patio and a generous rear garden, extending 11 m in depth from the existing rear wall.

Boscastle Road is a pleasant terraced street dating from the late 19th century, originally called Grove Road. It consists mainly of three- storey semi-detached houses and groups of terraces.

The east side properties, where No. 14 is located, mostly have houses grouped in threes, with semi-basements and raised front doors. The front of the houses maintain their integrity, the building material along the street is predominantly London yellow stock brick with white bays and surrounds.

According to the Dartmouth Park Conservation Area Appraisal and Management Statement the buildings from No. 8 to No. 24 were built in 1873. In the above statement 14 Boscastle Road is indicated amongst the buildings that make a positive contribution to the character and appearance of the conservation area.

There are no views onto the rear of Boscastle Road from the public realm. There are potentially some views from the rear of properties on Laurier Road, but the rear gardens are heavily planted, therefore the views are limited.

Planning History

The records for 14 A Boscastle Road show the following applications submitted by the former owners of the flat:

- **Ref. 2004/4349/P** (11-11-2004) Application for Lawful Development to change the design of the roof of conservatory from a lean-to to an apex. (granted)
- **Ref. 2004/2825/P** (06-07-2004) Application for Lawful Development for the erection of a conservatory and single storey rear extension. (granted). We quote from the applicants' form: "Permission was granted 01/09/1989 for a rear conservatory and extension (...). The foundations and floor slab of the conservatory were built before the end of the 3 years expiry period (...) applicant proposes to complete the conservatory in accordance with the attached, revised drawings"
- **Ref. 9293312** (02-10-1992) Removal of an Ash tree in rear garden. (Agree to Tree removal without replacement)
- **Ref. 8903295** (09-05-1989) To erect a conservatory and a single storey extension at rear to form a bedroom on the ground floor level as shown on 1 unnumbered drawing revised on 17th July 1989. (Grant Full or Outline Perm. with Condit.)



Current Kitchen.



Back room to become new Kitchen.



Blocked window to be reinstated.



Entrance to Flat A and flank elevation.



Heavily planted back garden boundary fence with No. 16.



Location of shrub to back of property. Boundary wall with No. 12.



Mismatched pointing colour into back elevation.



Reference for of lime slurry finish into a facing brick wall.

The proposal

The flat is in need of remedial works. The proposal seeks to reinstate an existing window on the flank elevation, currently blocked with timber boards, (see enclosed pictures) and form a bedroom where the kitchen is currently located, as well as moving the kitchen to the bedroom at the back of the house, to have natural light and ventilation. Here a new timber box with glazed window and door is proposed in lieu of the existing sliding door leading to the back garden, aiming to achieve sufficient space to accommodate the kitchen for the Client’s young family with two children of school age.

The finish of the box would be whitened timber cladding. We also propose that a thin layer of lime slurry is applied to the existing rear wall, in order to mitigate the visual impact of the existing mismatched pointing colours into the brick facing wall.

The total number of bedrooms remains unchanged, a new ensuite shower room is proposed by reworking space in the existing bathroom. The ensuite will require installing a fan into the flank elevation.

The proposal is line with the recommendations of the PPG15. We strongly believe that quality design is key for the heritage conservation and the best way of securing the upkeep of historic buildings is to ensure that they are lived in. The DP25 stresses how we have the “duty to maintain these for the present and future generations”. Our Client has the commitment to preserve the flat, improve it in keeping with the character and the standards of the area. In general, the proposal has been carefully considered so that via a micro intervention, a pleasant family accommodation is created.

Overlooking, Sunlight & Daylight

The proposal will not increase overlooking. The timber box is north-east facing and its position and mass are such that it would not cast any shadow or create loss of light to the adjacent property of 12 Boscastle Rd. No. 16 is not affected as it is too far from the proposed timber box.

Views

The proposal is not visible from outside the site, other than potential limited views from the rears of some of the properties on Laurier Road, reducing its impact on the conservation area. Moreover the rear gardens are heavily planted, therefore the views are limited.

Quality of accommodation

The quality of the accommodation will be improved overall, with the provision of the necessary well lit and ventilated family spaces.

Access

Access arrangements remain unchanged.

Sustainability, Trees and Flood risk

The new timber box will be detailed in line with measures set up in Camden Policy DP22 (Promoting sustainable design and construction) and in compliance to Chapter 5 of the London Plan March 2015.

The back garden is kept as existing with the exception of a minor amendment, in compliance with Camden Policy DP23, the project proposes to minimise the impact of surface water run-off by keeping the ratio of hard and soft landscaping almost as existing. The proposal only affects a small shrub at the back and it does not remove trees.

Boscastle Road is not in a flood risk zone.

Existing Rear Elevation



Sliding doors to be replaced by proposed timber box for new Kitchen.

Reference for white timber cladding.



Proposed Part Side Elevation



Proposed Rear Elevation

