

Heritage Advice Note



4 Boscastle Road, Camden

On behalf of Mr E Phillips

December 2017

Project Ref: 3561

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Introduction

1. This note has been prepared by Heritage Collective on behalf of Mr E Phillips regarding the proposed mansard extension¹ of 4 Boscastle Road in the London Borough of Camden. The property is located within Dartmouth Park Conservation Area and is identified as making a positive contribution but is not locally listed.² This note has been informed by a site visit to the property and surrounding area.³

Background

2. An application for the addition of a mansard roof was made on 9 September 2017 (LPA Ref: 2017/2899/P). The application has received comments from local residents who raised concerns regarding the effect the extension may have on the character and appearance of the conservation area.
3. A report was undertaken on behalf of a resident by CGMS who have identified less than substantial harm to the designated heritage assets by the proposed new mansard roof. This is not the conclusion of this report. As discussed below the proposed new extension would preserve the character and appearance of the conservation area.

4 Boscastle Road

4. 4 Boscastle Road has architectural interest as being the central part of a composition of three classically detailed properties which date to the early speculative development of the area (mid-19th century). Their front elevations give them a notable presence within the street scene.
5. The application site is a two-storey property with a distinctive parapet and shallow pitched roof behind. The front elevation has a number of classical style details including an entrance porch flanked by Ionic columns and dentilled cornice to the window surrounds at ground floor. The original boundary treatments survive in the form of a stone capped brick wall and original tiles leading to the front porch.

¹ This note does not consider the other proposed alterations to be undertaken.

² A Heritage Statement provided by CGMS erroneously refers to the building as locally listed and therefore a non-designated heritage asset.

³ CGMS have provided a Heritage Statement on behalf of a neighbour which has undertaken archival research and there is no reason to suppose this is inaccurate or incomplete. As such no additional research has been undertaken.



2, 4 and 6 Boscastle Road

6. There has been alteration to the rear elevation with the early addition of a scullery wing and a later addition of a conservatory across the full width of the building.



Rear Elevation

7. The application site is in the middle of a tripartite composition of houses which date to the mid-19th century and form part of the early development of the Dartmouth Park Conservation Area prior to the introduction of the railway. 4 Boscastle Road has a similarity of design and detailing with 1 Boscastle Road and 2 Dartmouth Park Road which are both detached villa buildings. There has been some speculation that 4 Boscastle Road was also intended to be a standalone building, although the Heritage Statement by CGMS states documentary evidence shows numbers 2, 4 and 6 were all built at the same time between 1849-1862. There is no apparent scarring on the any of these buildings to suggest later alterations or changes.

8. In July 2017 Historic England declined to include 4 Boscastle Road on the National Heritage List due to the relatively commonplace features of the building. In their reasoning they noted:

' Lack of architectural interest: whilst featuring neat classical detailing and original internal fittings of some distinction, the house is of a relatively standard mid-C19 design;*

** Degree of survival: structural additions to the rear of the house have altered its appearance and plan arrangement of the ground floor;*

** Lack of historic interest: there are no known associations with notable historic figures or events and the house does not demonstrate any specific developments or innovations in suburban housing in the mid-C19.'*

9. In addition, it was stated:

'Whilst there is some local interest to the building as an early example of the area's suburban development, there is no evidence that it was formative or innovative in any wider planning or design terms within the context of mid-C19 suburban housing.'

10. The predominant interest of this building is as part of the early development of the area and its position as the central building in the tripartite composition.

Contribution of 4 Boscastle Road to Dartmouth Park Conservation Area

11. Dartmouth Park Conservation Area was designated on 4 February 1992. London Borough of Camden have undertaken a conservation area appraisal (January 2009) which sets out the characteristics that contribute to the significance of the area. This has informed the assessment of the contribution 4 Boscastle Road makes to this, which is detailed below.

12. 4 Boscastle Road undoubtedly contributes to the character and appearance of the Dartmouth Park Conservation Area as a building that represents part of its mid-19th century development prior to the railway.
13. It forms part of a composition of three buildings which are noticeably different to other speculative development on Boscastle Road. The other buildings form the later, denser, speculative development that occurred after the introduction of the railway. These are pairs of semi-detached or terraced buildings of three storeys with a similarity of design including to the roofscape which provides a continuous eaves line.
14. The style of the buildings, their height and the use of parapet and butterfly roofs to 2,4,6 Boscastle road are clearly in contrast to these speculative developments.

Proposed Mansard

15. It is proposed to provide a mansard roof extension to 4 Boscastle Road. The proposed design is in accordance with Camden Planning Guidance 1 (Design) for a True Mansard. This will replicate a traditional style mansard roof respecting the lower pitch and using traditional materials – slate and lead coping to ensure the building preserves the characteristic traditional roofing materials found within the conservation area. The dormer windows will be of traditional timber sashes, the height and width of which have been minimised to reduce their visibility.
16. The proposed mansard will be set back from the existing parapet to ensure that there is minimal visibility to the new roof from Boscastle Road. The roof height of the building has been lowered since the application was initially submitted to respond to comments made by the council and ensure that the step down in roof height is still appreciable when considering the new roof type from Laurier Road (where any change will be most appreciable). There may be some glimpsed views from the north and south of Boscastle Road but in spring and summer these will be obscured by the modern tree planting found along the street. There will be a filtering effect year-round in longer views along Boscastle Road by the existing built development.
17. The new roof will be most appreciable from Laurier Road, but this is to the plainer, altered and traditionally subservient rear of the properties. Due to the set-back of the rear elevation of 4 Boscastle Road and the height of the party walls of numbers 2 and 6 Boscastle Road the proposed new roof will have a limited effect on this view. Where the mansard will be appreciated this will be a traditional roof form that is not out of keeping with the character and appearance of the conservation area. Other examples of permitted mansard roof extensions can be found on 2 Dartmouth Park Road and a consented proposal for 1 Boscastle Road.

18. Whilst there will be a slight change to views from Laurier Road this will be seen in the context of the already altered elevations that are visible from this location. All of the properties (2,4 and 6 Boscastle Road) have undergone change with modern extensions visible. The proposed new mansard is a traditional roof form which will use materials suited to the local area, preserving the character and appearance of the conservation area.



View from Laurier Road

Effect of the Proposed Mansard on 4 Boscastle Road

19. There will be no effect on the interest of the application site as a positive contributor to the conservation area by the proposed change. The new mansard roof is a traditional feature which is commonly found on Victorian buildings. Similar extensions have been allowed on 2 Dartmouth Park Road and 1 Boscastle Road showing these features, as long as they remain subservient to the host building, can be accommodated without causing harm.
20. The proposed mansard roof will remain subservient to the scale of the building. The proposed ridge height will still be below those of 2 and 6 Boscastle Road retaining the lower roofscape of the application property in comparison to these two buildings. The mansard roof is only likely to be glimpsed from Boscastle Road and where it will be

visible its traditional materials, form and style will all ensure that it does not affect the architectural and historic interest of the building.

Effect of the Proposed Mansard Roof Extension on Dartmouth Park Conservation Area

21. As discussed above, there will be a very limited change by the introduction of a mansard roof to 4 Boscastle Road. The proposed roof form is traditional in terms of style and materials and would respect the predominately Victorian character of the area.
22. The front elevation of 4 Boscastle Road which does contribute to the character and appearance of the conservation area would remain largely unchanged. There may be glimpsed views to the new roof form in long views to the north and south of the application site, but these will be limited. Where it will be visible it will not alter the tripartite composition of these buildings which is best appreciated when standing immediately in front of the properties. All elements of the building which contribute to the character and appearance of the conservation area – the porch, boundary wall, traditional windows and parapet will be retained.
23. The change would only be perceptible in views to the altered, subservient rear of the building from Laurier Road. This is not identified as a key view within the conservation area and currently makes no contribution to the special architectural or historic interest of the conservation area. Due to the setback of the rear elevation and the height of the party walls there will be limited change to this view arising from the proposals.
24. Overall the character and appearance of the conservation area would be preserved by the change to one building within the conservation area. The careful design of the new mansard (which has responded to the council's comments during the application process) will not alter the contribution of the application site to the conservation area. The tripartite composition of the group of buildings will be retained. 4 Boscastle Road will still be visibly lower than numbers 2 and 6 which flank it. The proposed set back will mean the proposed mansard roof will only be visible from limited areas within the conservation area where it makes no contribution to identified views.
25. The proposed mansard extension would preserve the significance of the Dartmouth Park Conservation Area.

Policy Compliance

26. The proposed works would preserve the significance of the conservation area in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) 1990. No harm is identified and paragraphs 132-134 of the NPPF are not engaged. The proposed works are compliant with the London Plan policies 7.4 and 7.8 as no harm will be caused to any of the identified heritage assets.
27. London Borough of Camden adopted a new Local Plan in July 2017. The relevant heritage policies include;
 - Policy D1 Design - this seeks high quality development that responds to the local context and character and preserves or enhances the historic environment including conservation areas.
 - Policy D2 – Camden will preserve and where appropriate enhance heritage assets.
28. The proposed works are in compliance with these local policies as they will preserve the character and appearance of the conservation area.

Summary

29. The proposed new mansard roof would preserve the character and appearance of Dartmouth Park Conservation Area. It is a traditional roof form in appropriate materials that will not affect any key views within the conservation area. No harm would be caused to the conservation area and the proposal is in accordance with Section 72 of the Planning (Listed Buildings and Conservation Areas) 1990. No harm is identified and paragraph 134 of the NPPF is not engaged.