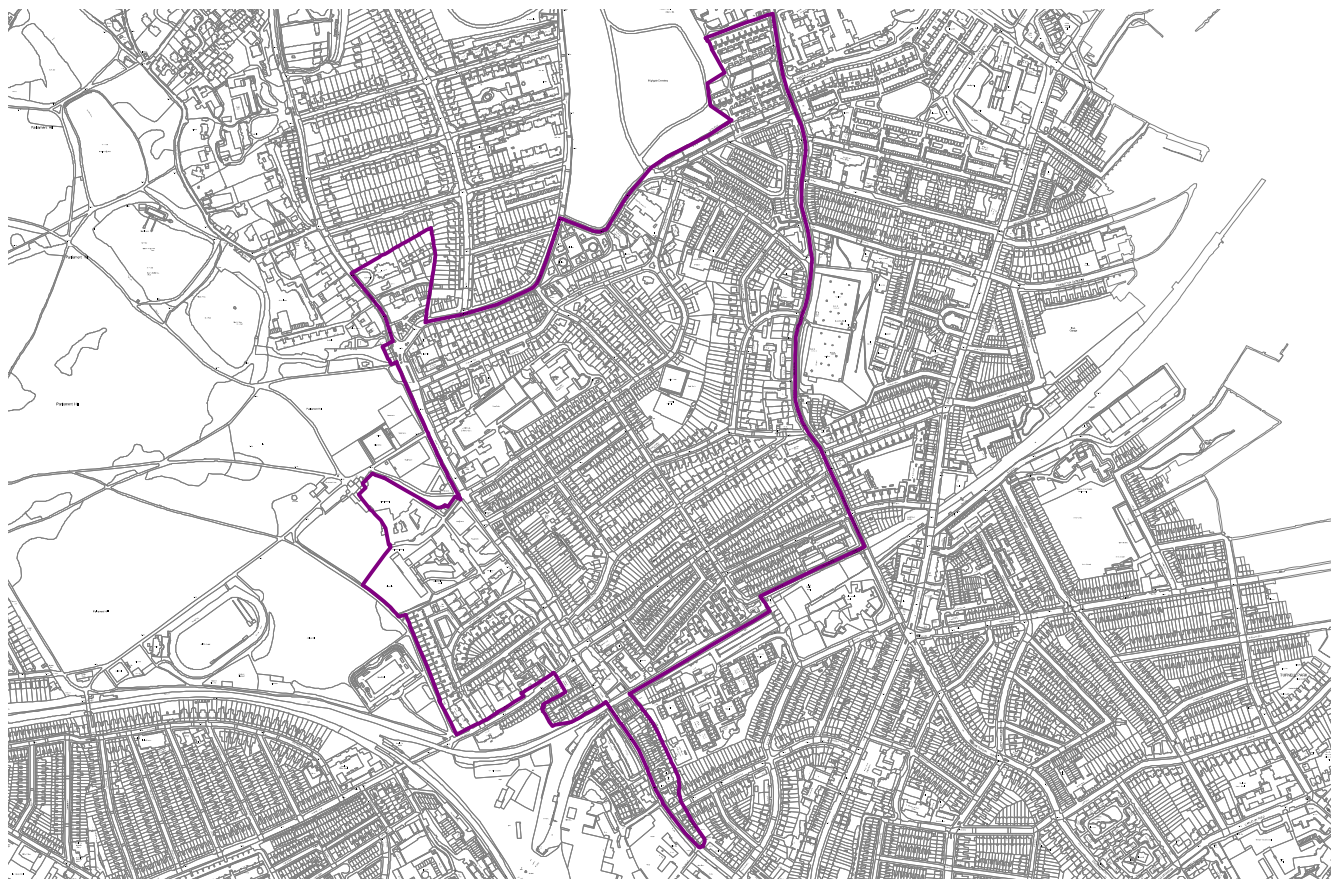


Design & Access Statement

17 BOSCASTLE ROAD, LONDON, NW5 1EE

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Dartmouth Park Conservation Area Map

1.0 INTRODUCTION

Finkernagel Ross have been instructed by the property owners to prepare a full planning application for extension and modifications to the property at 17 Boscastle Road, Highgate, NW5 1EE.

The site currently consists of a single-family dwelling over a ground floor level, small cellar, plus two upper floors. Access to the property is gained at ground floor level and there is also a side passage leading to the rear garden. The property has a generously sized garden with an ancillary building at the southern end, comprising of garage and storage space. The occupants can access Grove Terrace Mews via this building.

The extension and modifications requiring planning consent comprise:

1. Replacement of existing rear infill extension;
2. Second floor extension to existing closet wing;
3. Full internal refurbishment;
4. Modifications to main roof;
5. Minor modifications to landscape design

The proposed alterations will create a more cohesive internal layout and bring the dwelling up to a modern day standard of living.

The following chapters set out the character of the house and its immediate context, the policy framework, and the design proposals that have derived from this context and framework.

1.0 INTRODUCTION *(cont.)*

This Design and Access Statement is to be read in conjunction with the following drawings:

Existing and Proposed Drawings *by Finkernagel Ross*

17BOS-000_Location Plan & Existing Site Plan
 17BOS-001_Existing Cellar & Ground Floor Plan
 17BOS-002_Existing First & Second Floor Plan
 17BOS-003_Existing Roof Plan
 17BOS-004_Existing Section A
 17BOS-005_Existing Section B
 17BOS-006_Existing Front Elevation
 17BOS-007_Existing Rear Elevation

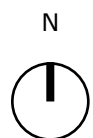
17BOS-100_Proposed Site Plan
 17BOS-101_Proposed Cellar & Ground Floor Plan
 17BOS-102_Proposed First & Second Floor Plan
 17BOS-103_Proposed Mezzanine & Roof Plan

17BOS-200_Proposed Section A
 17BOS-201_Proposed Section B


17BOS-300_Proposed Front Elevation
 17BOS-301_Proposed Rear Elevation

and following supporting documents:

Pre-Application Feedback *received from Camden*



Site Plan - 1:1250 @ A3

Site Boundary 

2.0 RESPONSE TO PRE-APPLICATION ADVICE

The applicant sought pre-application advice from the planning authority. The report is appended to this document.

Further to receiving the pre-application advice, the following features were revised to comply with the feedback received:

CLOSET WING EXTENSION

The original proposal for the second floor extension to the closet wing included a flat roof profile. Pre-application advice recommended that the design be revised to incorporate a pitched roof form to mimic the adjoining property.

ROOFLIGHTS

Pre-application advice states that rooflights on the front roofslope are not considered acceptable as the semi-detached pair currently has an intact roof form on the front elevation.

Flush rooflights have been located at the rear section of the main roof and also to the flat part of the main roof as part of the planning proposals.

REAR EXTENSION

Pre-application advice states that the design and form of a full wrap-around extension is not considered to be acceptable in principle.

It is worth noting that the pre-application was submitted very early on in the design process when the extension was a simple schematic diagram that was aimed to present the planning officer with an idea of massing only.

The design of the extension is now at detailed design stage and contains detail, materiality, form and scale. Page 15 of this document illustrates an artist’s impression of the proposed rear extension, with annotation that highlights the main design decisions and how they reject the idea of the wrap-around extension as a dominant form.

It is worth noting that the neighbour at No.15 was consulted on the rear extension proposals by the applicant. It was mutually agreed that the projection be reduced to 0.8m to minimise the impact on the neighbour.

This proposal is of highest standard of design and is arguably a very positive enhancement to the character and appearance to the conservation area.

The scheme now submitted has therefore addressed the comments raised in the pre-application report.



Site Plan - 1:200 @ A3

Site Boundary

3.0 SITE CONTEXT

The application site lies in the western corner of Dartmouth Park Conservation Area, in close vicinity to Parliament Hill. The immediate area is almost exclusively residential and characterised by wide streets consisting of late-19th century terraced and semi-detached houses.

The building material along the street is predominantly London yellow stock brick with white stucco ornamentation. The roofs are pitched and often have roof lights installed. The original roof material along the street is slate tiles. The residents have on-street parking. The property is not listed.

The proposed alterations to the house are aimed to enhance the appearance of the house from both front and rear and therefore enhance the house's contribution to the conservation area.



Birds-eye view of front of site with boundary line



Front elevation: View from street

3.0 SITE CONTEXT (cont.)

The front elevation of No.17 appears to have been unaltered over time and all the original features are well intact.

The existing sash windows are painted metal, single glazed and not original to the house. The main front entrance door, fan and side lights appear to be original to the main house and are in generally good condition.

The front garden requires maintenance, specifically the hard landscaping which is mismatched to the entrance steps and is cracked and uneven in places.



Existing boundary fence with No.15



Existing front entrance and side door



Existing timber sash windows



Birds-eye view of rear of site with boundary line



Rear elevation: View from garden

3.0 SITE CONTEXT (cont.)

The existing rear façade comprises a pitched closet wing extension that has been modified in the past. The ground floor fenestration has been altered to a square modern window. The original opening has been untidily patched in with newer brickwork. A modern PVC downpipe picks up the run-off from the pitched roof.

A single storey infill extension has been added to the fabric, date of construction is unknown. The materials used are of poorer quality than those used on the original house.

Photovoltaic solar panels are located on the roof of the closet wing and the main roof.

There are several rear extensions to the properties on Boscastle Road. This includes extensions to closet wings.



Modern window to closet wing



Existing secondary timber door

3.0 SITE CONTEXT (*cont.*)



Photograph of neighbouring closet wings (looking south-east)



Photograph of No.17 existing garages



Photograph of garden (looking north)



Street view of No.17 and No.15



Photograph of original ornamentation to front elevation



Photograph of typical house typologies along Boscastle Road

The records for 17 Boscastle Road indicate no applications dating back to 1978. There are more recent planning applications relating to properties in the immediate vicinity which are deemed relevant for this application and share similar design proposals:

1 Boscastle Road

Planning ref: 2018/1464/P

- Alterations to fenestration of rear and side infill extension; increase in height of side extension; and installation of rooflight on mansard roof, as an amendment to planning permission ref. 2017/2223/P (dated 31/08/17) for erection of mansard roof extension; replacement of existing two storey rear extension with single storey extension with terrace above; single storey side infill extension

21 Boscastle Road

Planning ref: 2015/1434/P

- Erection of a single story full-width rear extension

21 Boscastle Road

Planning ref: 2014/7318/P

- Erection of a single storey rear extension as replacement to existing, replacement rooflights, alterations to rear elevation fenestration, replacement of rear garden shed and rear landscaping.

4.0 PLANNING HISTORY

2 Boscastle Road

Planning ref: PEX0100050

- Erection of a two-storey side extension and new front railings.

12 Boscastle Road

Planning ref: PEX0201072

- Erection of a part single-storey, part first floor extension at rear to a single-family dwelling house.

16 Boscastle Road

Planning ref: 2006/0493/P

- Erection of a single storey rear infill extension at lower ground floor level (Class C3).

5 Boscastle Road (2011)

Planning ref: 2011/5891/P

- Conversion of 1 x one bedroom flat and 1 x two bedroom flat into three bedroom dwelling house (Class C3), erection of single storey rear extension at ground floor level and second floor extension to rear closet wing following removal of roof terrace.

25 Boscastle Road

Planning ref: 2013/6496/P

- Single storey side extension with glazed roof, installation of roof lights to rear and one to front, and replacement fenestration (Class C3).

5.0 PLANNING POLICY

The following policies and guidelines are considered to be relevant and have been taken into account in developing the proposals:

CAMDEN CORE STRATEGY (2010)

Core Strategy Policy CS14 states that the Council will require development of the highest standard of design that respects the existing context, character and appearance of the surrounding area.

The policy goes on to state that the Council will require development to contribute positively to the context of the townscape addressing matters such as scale, height, mass, proportion, building lines, street form, materials, vistas etc.

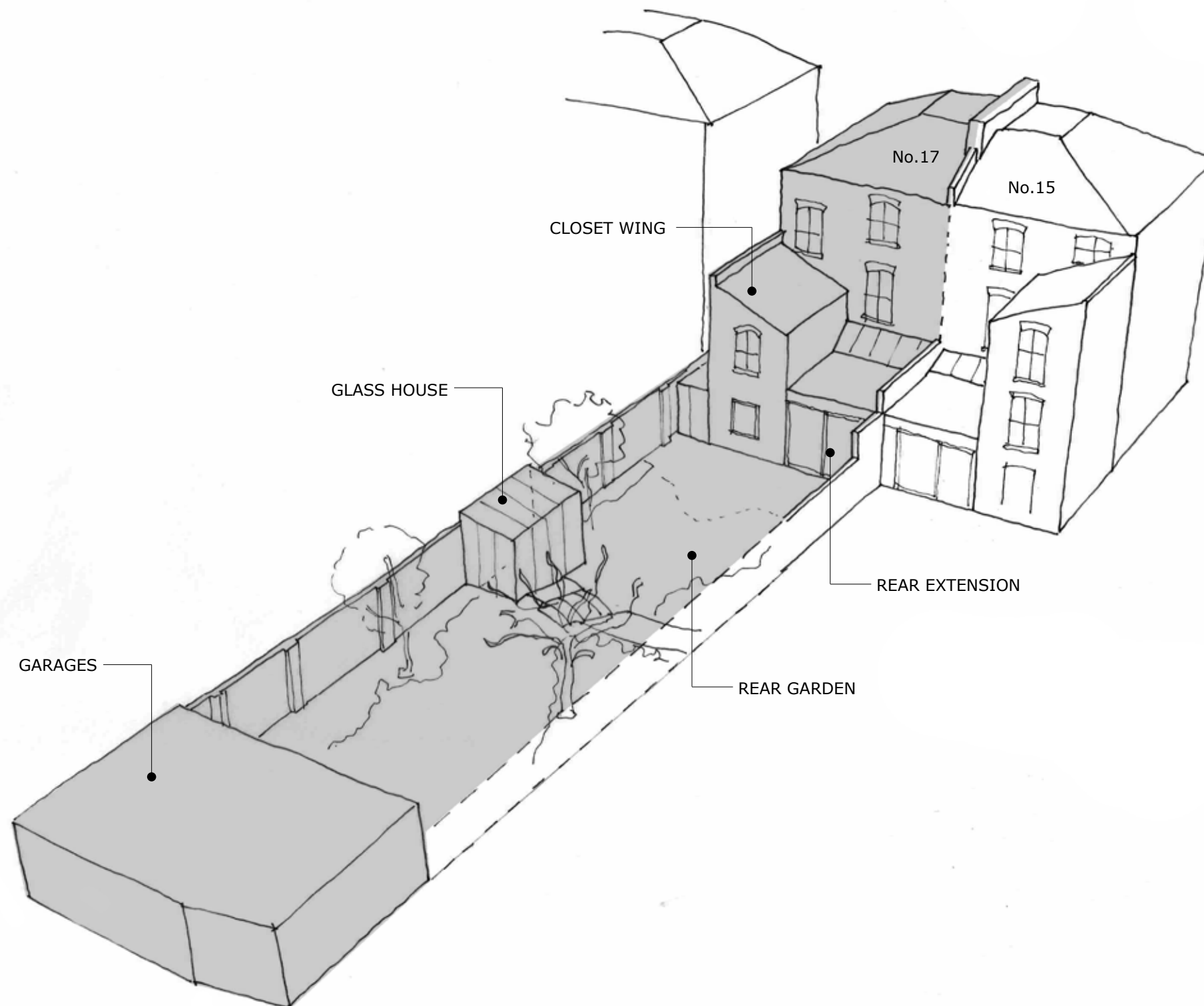
CAMDEN DEVELOPMENT POLICY (2010)

Development Policy DP24 contributes to implementing the Core Strategy by setting out a detailed approach to alterations and extensions to existing buildings. It states that the Council will require alterations and extensions to be of the highest standard of design and will expect developments to consider:

- character, setting, context and the form and scale of neighbouring buildings;
- the character and proportions of the existing building, where alteration and extensions are proposed; and
- the quality of materials to be used.

The policy states that modification should respect those aspects of character and integrity of the original building and group of buildings that contribute to local distinctiveness such as height, width, depth, building line, footprint, position, symmetry, rhythm, materials, detailed design, important gaps and sense of garden openness.

The property is located within the Dartmouth Park Conservation Area. Development Policy DP25 deals with conservation areas and states that the council will require development to preserve and take opportunities to enhance the appearance of conservation areas.



Artist's impression showing rear of existing property

6.0 DESIGN STATEMENT

The design proposals pertaining to this application derive both from the surrounding context, the policy framework described in chapter 4.0 and from a client brief to improve and enhance the existing dwelling to suit their modern-day family.

The design concept is to introduce minimal interventions of the highest quality within the existing fabric, that both respects and actively enhances the parent building. The detailing will follow this minimalist approach and there will be an emphasis on clarity and simplicity over complexity and exuberance.

The choice of materials will follow the design approach described above in the use of minimal framing for contemporary glazed elements and clean interfaces between traditional and modern materials. Original fabric that needs to be repaired or replaced will be done so in a sensitive manner.



Existing Front Elevation

1:100 @ A3



Proposed Front Elevation

1:100 @ A3

6.0 DESIGN STATEMENT (cont.)

6.1 ENHANCEMENTS TO FRONT OF PROPERTY

By applying minor and sensitive modifications to the front facade and garden, this property could contribute more positively to the appearance of the area by enhancing the continuity of the street scene. The proposed works include:

- General clean of brickwork and rendered elements.
- Localised repair and repointing of brickwork to match existing.
- Replace all existing (metal) sash windows with painted timber versions that would have existed on the original house. The new windows will replicate the size and profile details of the originals. Applying double glazing to the replacement windows will help improve the energy efficiency of the building.
- Refurbish the existing front door, fan and side lights.
- New planting and hard landscaping.
- Repair and repaint metal railings and gate.
- Replace side access timber screen and door.

6.0 DESIGN STATEMENT (*cont.*)

6.2 REPLACEMENT REAR INFILL EXTENSION

This proposal seeks to replace the single-storey infill extension. As previously mentioned, this extension has no distinct architectural value and detracts from the overall aesthetic of the rear elevation.

The design and construction of the existing extension has been carried out in a way that attempts to blend it into the main house by using the same London stock brick and by positioning the wall line flush with the line of the closet wing.

A very thorough and considered design approach was adopted for the redesign of the extension, referencing the aforementioned planning policies at all times. The highest standard of design has been implemented to ensure that the character of the existing property and surrounding context is protected and enhanced.

A key planning precedent to reference is the recent works carried out to 21 Boscastle Road (Planning ref: 2015/1434/P). Permission was granted for the creation of a full width rear extension to the ground floor. The consented extension has a wrap-around element, sharing a similar form to that proposed in this application. Refer to Appendix 8.3.

The following page illustrates an artist's impression of the proposed rear extension, with annotation that highlights and explains the main design decisions.

6.0 DESIGN STATEMENT (*cont.*)

6.2 REPLACEMENT REAR INFILL EXTENSION

The new rear extension will keep within the parameters of the scale and proportions of the surrounding group of houses.

The facing brickwork to the new extension will match the bond style and proportions of the original house. However, there will be variation in the colour and tone to clearly distinguish the modern intervention from the original house.

The new extension will be single storey only so as to remain subservient to the main house.

Frameless structural glazing to the roof and wall creates a definitive break between the old and new elements and characterizes the extension as a subservient lightweight structure.

The wrap-around element helps distinguish the extension as an entirely new intervention to the main house as the external wall lines do not correspond, run flush or merge into one another.

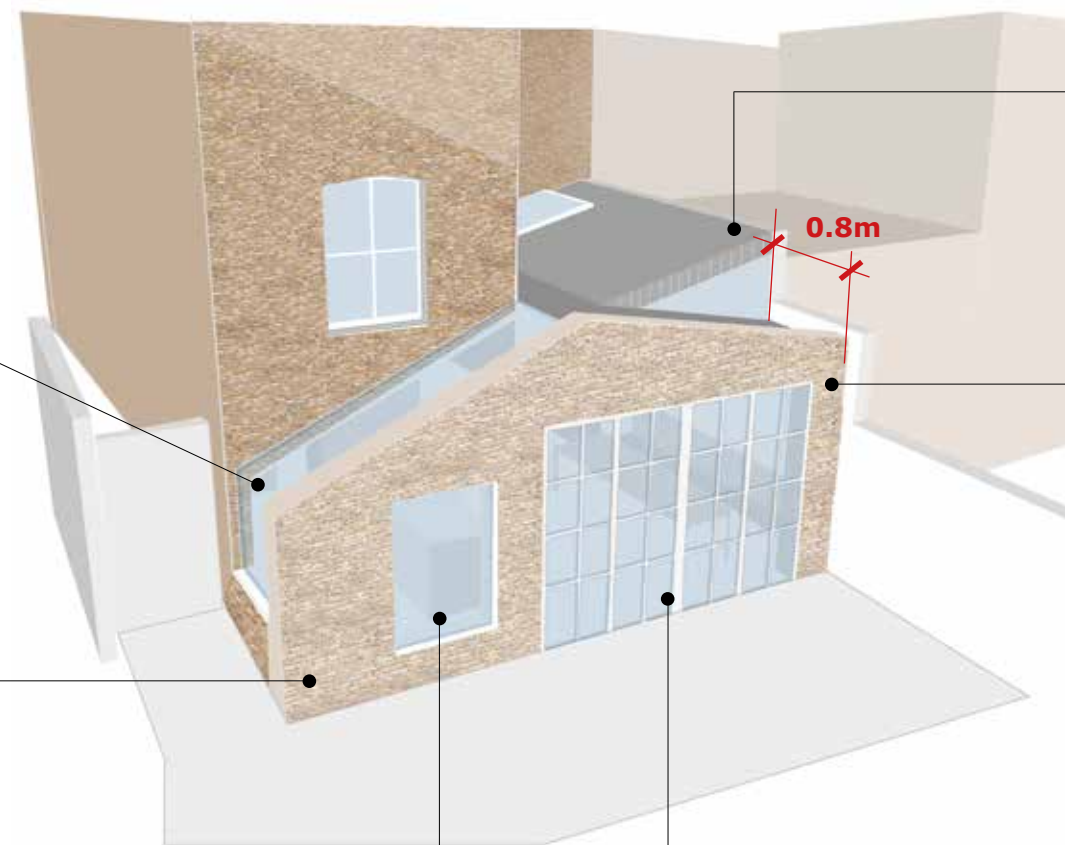
The size and scale of the new window is proportionate to the windows in the closet wing and original house, respecting the integrity of the original fabric. The design and detailing will be simple and contemporary to clearly distinguish it as new.

The door opening is very generous, adding emphasis to the lightweight and subservient character of the new extension. The design of the door system incorporates PPC metal framed opening and fixed elements, with glazing bar divisions that give a nod to the original sash windows.

This metal clad roof form is aligned with the closet wing wall line and does not exceed the height of the existing party wall. The form - with an operable sliding rooflight and a vertical glass element - helps maximise headroom and natural light in the internal space.

The extension form allows the roofline to be lowest where it abuts the adjoining neighbours side, so their view and light levels are not compromised.

The geometry of the new external envelope reflects the angle of the existing pitched closet wing roof and is intended to appear less dominant than the more commonly seen square box-like extension.





Existing Rear Elevation

1:100 @ A3



Proposed Rear Elevation

1:100 @ A3

6.0 DESIGN STATEMENT (cont.)

6.3 CLOSET WING EXTENSION

This proposal seeks to extend the closet wing extension by a floor, in order to introduce a new room to the house. The extension is within the 3-dimensional envelope of the existing (Wwith the exception of the height). A pitched roof is proposed to match the existing and the existing solar panels will be re-used on the new roof.

The extension aims to respect and actively enhance the original rear elevation, while simultaneously allowing it to have its own identity. This is done by expressing the existing closet wing roof profile in the form of a contemporary shadow line detail to define the new (above) from old (below).

Like the rear infill extension, the facing brickwork will match the bond style and proportions of the original house. However, there will be variation in the colour and tone to clearly distinguish the modern intervention from the original house.

It is proposed to replace all original sash windows on the rear elevation to bring them up to modern day standards. Replacement sash windows are to be painted timber, double-hung and will replicate the size, material, profiles and detailing of the original sash windows.



6.0 DESIGN STATEMENT (cont.)

6.4 INTERNAL REFURBISHMENT

Careful consideration will be taken with regards to the retention and restoration of historic building fabric and features as part of the internal refurbishment proposals.

6.5 MODIFICATIONS TO THE MAIN ROOF

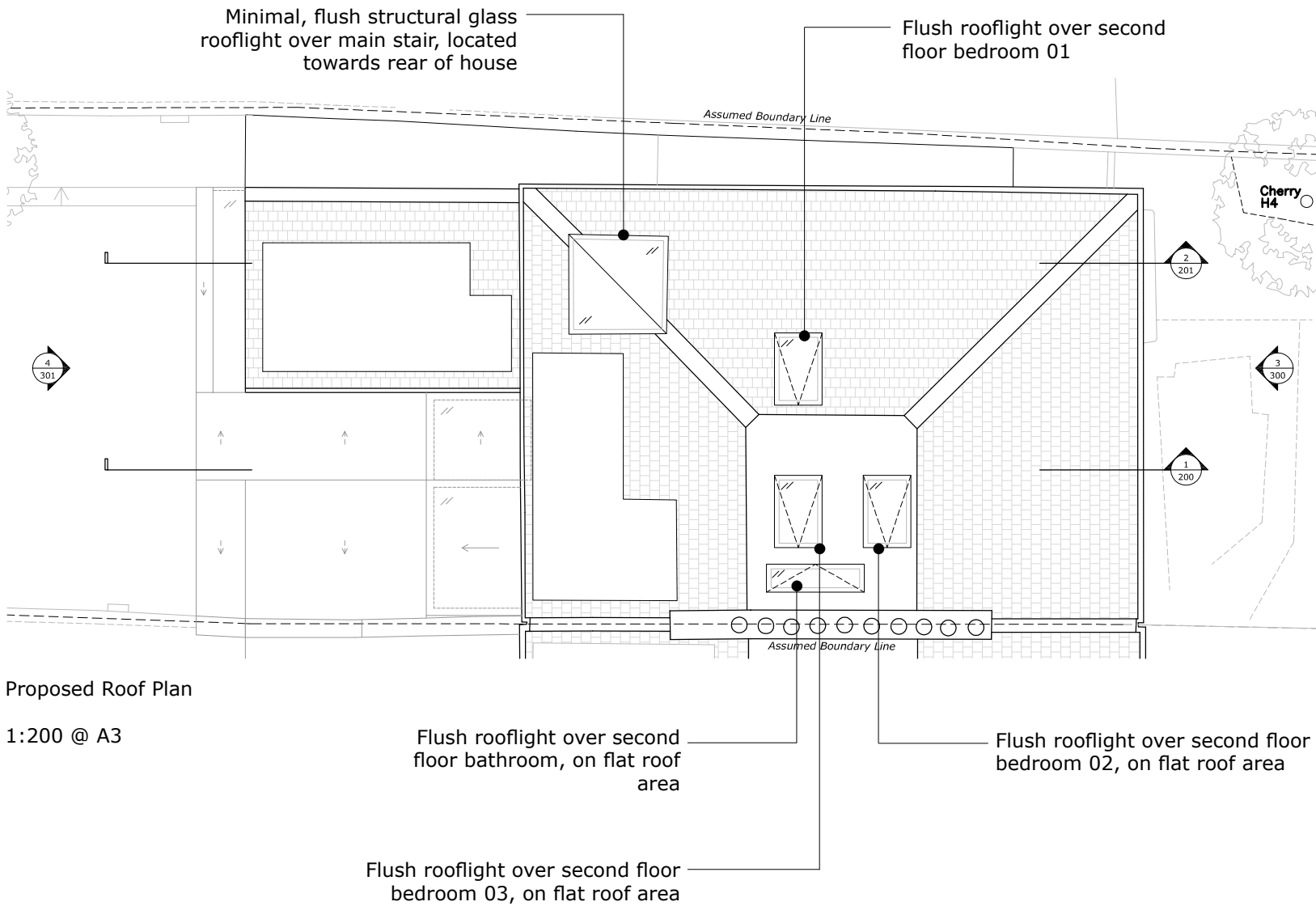
The introduction of flush skylights to the main roof would vastly improve the quality of the habitable spaces below.

Site observations show that many neighbouring properties have skylights installed. The skylights cannot be seen from the street (see photograph on left of page) and therefore would not negatively impact the character of the conservation area.

6.6 LANDSCAPE DESIGN

The existing front and rear hard landscaping require repair and upgrading in areas. The applicant wishes to only repair and upgrade where necessary.

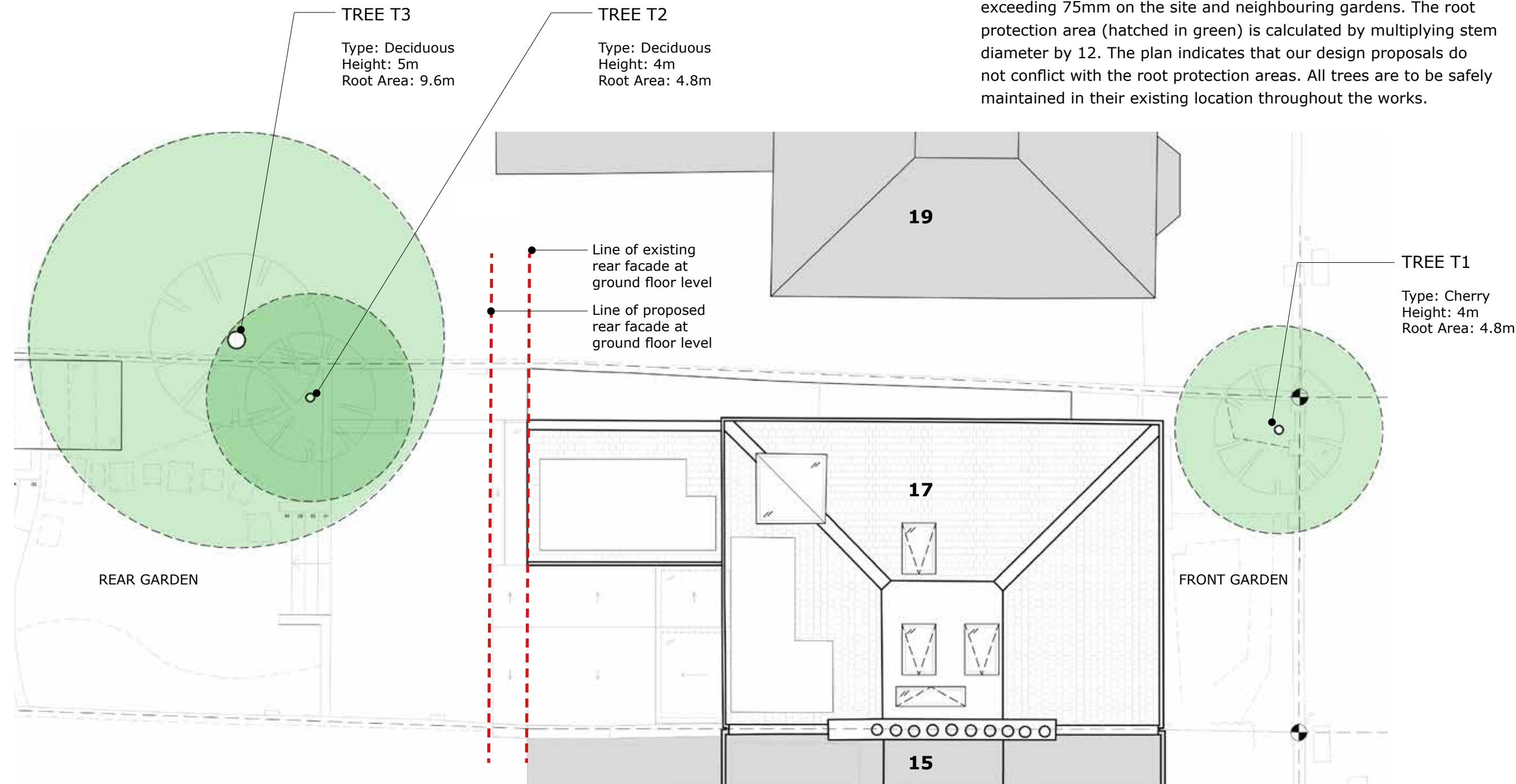
Camden’s planning records show that there are no tree preservation orders at 17 Boscastle Road. However, the site does fall in the Dartmouth Park Conservation Area and so any trees with a stem diameter of 75mm when measured at a height of 1.5m are protected.



6.0 DESIGN STATEMENT (cont.)

6.6 LANDSCAPE DESIGN

The plan below identifies existing trees with a stem diameter exceeding 75mm on the site and neighbouring gardens. The root protection area (hatched in green) is calculated by multiplying stem diameter by 12. The plan indicates that our design proposals do not conflict with the root protection areas. All trees are to be safely maintained in their existing location throughout the works.



7.0 CONCLUSION

The proposals outlined in this document seek to preserve and enhance the character of the existing property and contribute positively to the conservation area, whilst augmenting the amenity of the existing home.

Careful consideration has been given to the design of the proposals with regards to neighbourhood character. Only sensitive repair work will be carried out to the front façade, including replacing the windows to bring the house up to modern day standards.

The rear façade is not visible to the public. The proposed alterations would enhance its appearance whilst being sensitive to the detail, scale and proportions of the existing house and its neighbours. The proposed design aims to increase the quality of life for the occupants.

The proposals will result in significant enhancements to the contribution of the house to the character and appearance of the conservation area. This should be accorded significant weight in the determination of the application.

8.0 APPENDIX

8.1 PRE-APPLICATION FEEDBACK



Planning Solutions Team
Planning and Regeneration
 Culture & Environment
 Directorate
 London Borough of Camden
 2nd Floor
 5 Pancras Square
 London
 N1C 4AG

Date: 24/04/2018
Our ref: 2018/1048/PRE
Contact: Alyce Keen
Direct line: 020 7974 6253
Email: Alyce.Keen@camden.gov.uk

Dear Ms Chadney,

Re: 17 Boscastle Road, London, NW5 1EE

www.camden.gov.uk/planning

Thank you for submitting a pre-planning application enquiry for the above property, which was received on 23rd February 2018 and with payment of £426.00 on the 28th February 2018. I write following our meeting at the property on 26th March 2018.

Development Description

Erection of new outbuilding. Replacement of existing single storey rear extension with full width/wrap around extension. Second floor extension to rear closet wing. Enlargement of existing cellar. Installation of rooflights to main roof. Landscaping works.

Assessment

The following elements of the proposal in their current form are acceptable for the following reasons:

- The replacement of the infill extension is considered acceptable in principle on the basis that it does not project further than the existing two storey rear projection, the detailed design will need to be reviewed once an application is submitted with further detail. The replacement infill would not result in any adverse harm in terms of amenity on the adjoining property.
- The second floor extension on existing two storey rear projection is considered acceptable in principle on the basis that it would restore the symmetrical balance with the semi-detached pair. Please see the recommended revision section below, which details the changes that would be required in order to consider this element appropriate.
- A limited number of conservation style rooflights on the rear elevation would be acceptable.
- The extension to the existing cellar at basement level could be considered to be acceptable on the basis that it complies with the key criteria in Policy A5 Basements.
- Landscaping would be acceptable on the basis that it maintains the verdant character of the garden. Also as stated correctly in the pre-application submission, there are no tree preservation orders at 17 Boscastle Road. However, the site does fall in the Dartmouth Park Conservation Area and so any trees with a stem diameter of 75mm when measured at a height of 1.5m are required to be protected. Council would recommend that an Arboricultural Assessment be provided to ensure green areas including gardens and retain and protect trees of significant amenity value and which make a positive contribution to the character and appearance of a conservation area.

The following elements of the proposal in their current form are unacceptable for the following reasons:

- The scale of the outbuilding is considered unacceptable if Council were to assess it against Camden's local policies. Council acknowledges that the applicant could submit a Lawful Development Certificate to determine whether this outbuilding could be considered as permitted development. However the proposed scale and size is too large for the outbuilding to be considered ancillary to the dwellinghouse, Council would not grant a lawful development certificate for this proposed outbuilding. London local authorities have proceeded to refuse outbuildings for the reason that the floor space would be more than the footprint of the original dwellinghouse, and therefore the proposed outbuilding would not be

considered ancillary to the main dwelling as a result of its scale and size. This case has also been supported by the Inspector through a number of appeals. However please note that a lawful development certificate has already been granted which is detailed in the relevant site history section in Appendix 1.

- The proposed wrap-around element of the extension is considered dominant and rather than subservient to the host dwelling, and it would neither preserve or enhance the character and appearance of the conservation area. As a result of this proposal scheme the existing two storey rear element is not perceived to be a legible architectural element. Therefore, the design and form of a full wrap-around extension is not considered to be acceptable in principle.
- Rooflights on the front roofslope are not considered acceptable as the semi-detached pair currently has an intact roof form on the front elevation and views are present from Laurier Road.

Recommended revisions

It is advised that the following alterations are undertaken prior to the submission of a future planning application:

- Remove the full width wrap around from the proposal.
- Revise the design of the second floor extension to mimic the adjoining properties second floor extension with a pitched roof form and brickwork to match existing.
- Remove the outbuilding as a lawful development certificate has already been granted.
- The enlargement of the existing cellar could be considered acceptable however the Screening stage of the Basement Impact Assessment would need to be submitted with the planning application. If the screening stage highlights some concerns a full BIA may be required. The submitted BIA will be required to be independently assessed by a third party, at the applicant's expense, to satisfy the Council that the development would not lead to any unacceptable impacts on the land stability, groundwater flows and surface flows of the area should the development be granted. Please note that the Council's preferred provider for the audit service is Campbell Reith. When an audit is required, Campbell Reith charges a fixed fee dependent on the category of basement audit, outlined in Appendix A of Camden's BIA audit service terms of reference. As the BIA will require a third party audit, it will be expected that your report is in line with the Council's Pro Forma. You will need to complete the Basement Impact Assessment Audit Instruction Form on Camden's website; please see Section B for a full list of items to be included in your BIA. You will need to fill out this section of the form and return to us alongside any formal submission.

Please see appendix 1 for supplementary information and relevant policies.

Thank you for using Camden's pre-application advice service; I trust this is of assistance in progressing your proposal.

Yours sincerely,

Alyce Keen

Planning Officer
Planning Solutions Team

Appendix 1:

Relevant Constraints:

Dartmouth Park Conservation Area

Relevant History:

2017/0703/P - Erection of single storey outbuilding in rear garden. Certificate of Lawfulness granted 08/02/2017.

2016/5916/P - Erection of single storey outbuilding in rear garden. Certificate of Lawfulness refused 13/12/2016.

2016/0758/P - Construction of a single storey 1 bedroom dwellinghouse (Class C3) following demolition of garages and a garden store. Refused 08/07/2016. Appeal dismissed 07/04/2017.

Relevant policies and guidance:

National Planning Policy Framework (2012)

The London Plan March 2016

Camden Local Plan (2017)

G1 - Delivery and location of growth

A1 - Managing the impact of development

A4 - Noise and vibration

A5 - Basements

D1 - Design

D2 - Heritage

Camden Planning Guidance 2018

CPG1 - Design

CPG6 - Amenity

CPG - Basements

Dartmouth Park conservation area appraisal and management strategy 2009

Planning application information:

The following documents should be included with the submission of a full planning application:

- Completed householder planning application form
- The appropriate fee (£206.00)
- Location Plan (scale 1:1250)
- Site Plan (scale 1:200)
- Floor plans and roof plan (scale 1:50) labelled 'existing' and 'proposed'
- Elevations and sections (scale 1:50) labelled 'existing' and 'proposed'
- Design and Access statement (necessary for Major applications, Listed Buildings, development within conservation areas, change of use applications (with physical changes), and development of over 100sq. m).
- Basement Impact Assessment
- Arboricultural Assessment
- Please see the following link to supporting information for planning applications

<https://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/making-an-application/supporting-documentation--requirements-/>

We are legally required to consult on applications with individuals who may be affected by the proposals. We notify neighbours by displaying a notice on or near the site and placing an advert in the local press. We must allow 21 days from the consultation start date for responses to be received. We encourage you to engage with the residents of adjoining properties before any formal submission.

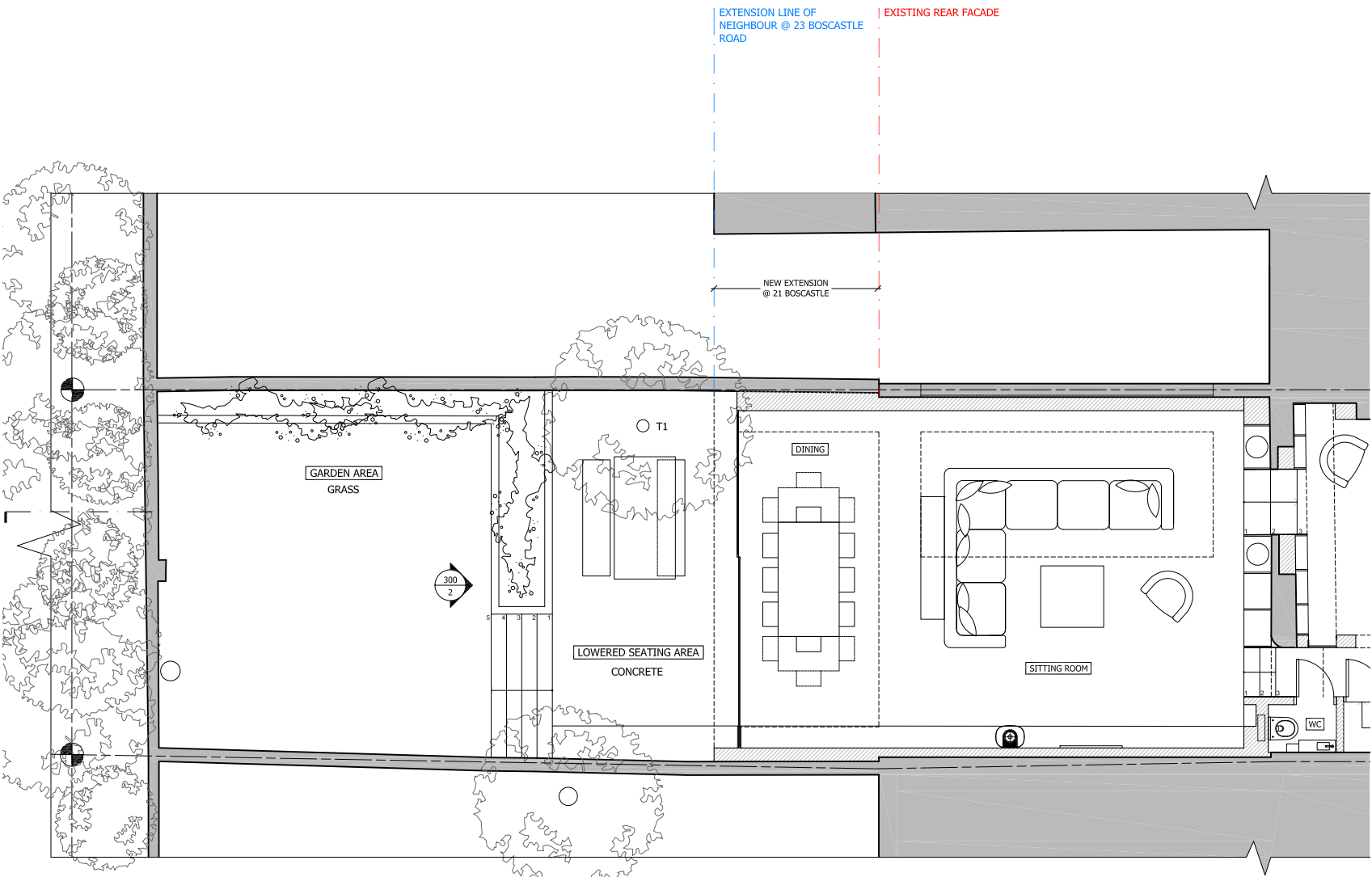
Non-major applications are typically determined under delegated powers. However, if we receive three or more objections from neighbours, or an objection from a local amenity group, the application will be referred to the Members Briefing Panel if officers recommend it for approval. For more details click [here](#).

Please Note: This document represents an initial informal officer view of your proposal based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

8.0 APPENDIX

8.2 PLANNING PRECEDENT

Camden have granted planning permission for a rear extension at 21 Boscastle Road that projects 2.7m from the existing rear wall line (Planning ref: 2015/1434/P). The applicant at 17 Boscastle seeks approval for their rear extension to project only 0.8m from the existing wall line.



21 Boscastle Road - Proposed ground floor plan with wrap-around rear extension, designed by Finkernagel Ross (Planning ref: 2015/1434/P)



21 Boscastle Road - Photograph of full width extension under construction, designed by Finkernagel Ross (construction was completed in September 2017)