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Design and Access Statement

**19 Boscastle Road
London
NW5 1EE**

Prepared on behalf of
**London Borough of Camden
33-35 Jamestown Road
London
NW1 7DB**

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Prepared By: Zachary Munro BSc (Hons)

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For and on behalf of Baily Garner LLP

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-	September 2019	To accompany Planning Application

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1.0 Introduction

1.1 General

- 1.1.1 This Design and Access Statement has been prepared by Baily Garner on behalf of London Borough of Camden. It accompanies the full planning application for the replacement of the existing single-glazed timber casement windows, single-glazed timber double hung sliding sash windows and the single-glazed timber doors with new double glazed units.
- 1.1.2 This report responds to the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 (the GDPO) for planning applications (with some exceptions) to be accompanied by a Design and Access Statement.
- 1.1.3 The structure and content of the statement has been informed by DCLG Circular 01/2006 Guidance on Changes to the Development Control System (12 June 2006) and Design and Access Statements: How to Write, Read and Use Them (CABE, 2007). Together these have provided advice on what a Design and Access Statement should include.

1.2 Structure of the Statement

- 1.2.1 Based on the Circular 01/2006 and CABE advice, the following sections of the Statement comprise:
- Section 2.0 - Understanding the Context
 - Section 3.0 - Design
 - Description of Proposal, Use, Layout, Scale and Appearance
 - Section 4.0 - Heritage Statement
 - Section 5.0 - Access
 - Section 6.0 - Summary and Conclusion

2.0 Understanding the Context

2.1 Site Description

- 2.1.1 19 Boscastle Road is a three storey end of terrace property, constructed in 1873, which has been subdivided into two flats.
- 2.1.2 The property is of a solid wall construction and is set back from the public footpath separated by a one brick thick boundary wall. Access to the property is secured through the front elevation.
- 2.1.3 The roof is of a traditional hipped construction with a slate covering with clay hip and ridge tiles. The rainwater goods are a combination of cast iron and uPVC.
- The existing windows are a combination of single glazed casement and double hung sliding sash windows. The existing roof terrace door is a single glazed timber patio doorset. The front entrance door is a single leaf single glazed timber door with a fan light and side lights.

3.0 Design

3.1 Description of the Proposal

- 3.1.1 The proposed works include for the removal of the existing single-glazed timber casement windows, single-glazed timber double hung sliding sash windows and single-glazed timber doors. These are to be replaced with double glazed timber casement windows, double

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glazed double hung sliding sash windows and double glazed timber doors. It is proposed that Slimlite glazing, produced by 'Slimlite Double Glazing (Edin) Ltd.' with structural glazing bars is utilised. This will provide improved thermal performance whilst enabling the replacement windows to match, as far as possible, the fenestration of the existing windows. No works are proposed to the front entrance door or the door on flank elevation, as identified on the accompanying plans.

3.2 Use

3.2.1 19 Boscastle Road is currently of residential use, comprised of 2no. separate flats, no change of use proposed.

3.2.2 The property is not listed however is located in the Dartmouth Park Conservation Area.

3.3 Layout

3.3.1 The proposed development does not make any alterations to the existing layout.

3.4 Scale

3.4.1 No change in scale is proposed.

3.5 Appearance

3.5.1 The proposed works are designed to match the appearance of the existing windows, as far as practically possible. Minor alternations have been made to frame thickness and glazing type.

4.0 Heritage Statement

4.1.1 The property is not listed, however is located in the Dartmouth Park Conservation Areas, as designated on 4th February 1992. Dartmouth Park Conservation Area is a mainly residential area with some interspersed uses scattered throughout it. There is a variety of domestic architecture for the late 18th century to the present day.

4.1.2 19 Boscastle Road is located in 'Sub Area 2 – Dartmouth West'. Originally the road was called Grove Road. The street primarily consists of three storey semidetached houses and groups of terraces. 19 – 29 Boscastle Road mark a distinct change of style to the rest of the street with two storey bays and decorative details.

4.1.3 The proposed works are not believed to have a detrimental impact to the building or the surrounding Conservation Area as they have been designed to match the appearance of the existing windows, as far as practically possible.

5.0 Access

5.1.1 The proposed development does not make any alterations to the existing access arrangements.

6.0 Summary

6.1.1 The proposal includes the replacement of the existing single glazed windows and doors with new double glazed units. Consideration has been given to the property's location in the Dartmouth Park Conservation Area. The proposed works have been designed to match the appearance of the existing windows so as not to affect the character of the building or surrounding area.