

20 Rosecroft Avenue

Flat No 6, Coach House

Design & Access Statement

Garden Shed/Room

088_PLA_DAS
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View from Rosecroft Avenue

Flat No.6, Coach House



View of the entrance to Flat No 6, Coach House

1.0 Assessment

The property is situated on the east side of Rosecroft Avenue a residential road within a conservation area. The property is Flat No. 6 known as the Coach House, it is part of the detached House and set back from Rosecroft Avenue. The house is accessed via a side alleyway.

Planning Policies relevant to this area include:
 Planning Policy Guidance 15.4, Conservation Areas
 Design Guidance Note No: 5 Extensions to Houses
 Approved Document Part M, Access to and use of Buildings

2.0 Summary of Proposal

The application proposes the following:

- Erection of timber shed/ garden room at rear of garden. This is in connection with Planning Application 2011/0410/L & 2011/0409/P which is currently under construction.

3.0 Involvement

Advice was sought from Camden Council Planning and a response was received from Edward Bailey in the Advice and Consultation Team. He advised that both Listed Building Consent and Planning Permission would be required.

4.0 Historical Background

No. 20 is a detached red brick house built in 1898 and designed by CHB Quennell for Horace Regnart and built by Boddy & Chapman. The main House is two storeys high, with slated hipped roof with a dormer on each bay, It has tall slab chimney-stacks and overhanging bracketed eaves with moulded cornice. The front facade design is symmetrical with five windows with a recessed central entrance bay at ground floor forming a porch. Like most other houses in the street, the building has been subject to a series of conversions through the 20th century, resulting in its division to form a number of flats within. Although the front facade has for the most part been well preserved the rear of the property has seen significant unfortunate historical alterations.

The Coach House is attached to the rear corner of the main House and is significantly set back from Rosecroft Avenue and has no street presence. Although called Flat 6, No.20 Rosecroft Avenue it has a separate freehold.

The original coach house was most likely single storey with an ornate chimney stack. It is uncertain when the second storey was added but the coursing of the brick clearly shows that it is from a much later period. From the planning application in 1978 (see next para) the second storey already existed and was probably built in the 1960's. The porch looks commensurate with the second storey however the 1915 Ordnance survey already shows the presence of a porch which must have been replaced.

20 Rosecroft Avenue

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Rear garden to No.20 "Coach House" (Application site)



Rear garden to No.20 "Coach House" (Application site)

Although the building was never in competition with the main house, at a single level with large coach house doors and chimney it must have had some practical integrity in connection with the impressive house. Unfortunately the additions including the additional storey have not been kind to it and the addition of the UPVC windows throughout and the oddly proportioned windows to the front and rear have eroded its character considerably.

5.0 Planning History

There is only one architectural application associated with the property which was proposed in 1978 which was to enlarge the porch. It attempted to bring the building line forward and was refused permission.

2011/0410/L & 2011/0409/P internal alterations involving reconfiguration of partition walls and external alterations including side roof extension, raising height of main roof by 25cm, installation of rooflights, replacement of windows and doors on front, rear, north side and south side elevations, basement excavation to form ground floor rear extension and sunken garden, relocating rear patio at first floor and associated re-landscaping to Coach House (two storey side part of 20 Rosecroft Avenue). were approved in January 2011 and are currently under construction.

6.0 Proposal

The proposal is to erect a 12' x 8' garden shed room which is split into a small room with glass opening doors and window and a shed. Neither areas are heated or insulated. It is intended to be used as a storage area and for intermittent use as summer room in connection with the adjacent patio.

6.1 Design

The shed is clad entirely in tongue and groove timber boarding and will be landscaped into the rear corner of the large garden with little visual impact on its surroundings or the listed building .

6.2 Scale

The shed is 12'x8' (3.6x2.5m) in plan and 6' 11" (2.1m) in height.

6.3 Appearance

Stained pine timber tongue and groove boarding with timber doors.

7.0 Impact Assessment

7.1 Sustainability

All wood used in the construction of the shed is FSC certified

7.2 Disabled Accessibility

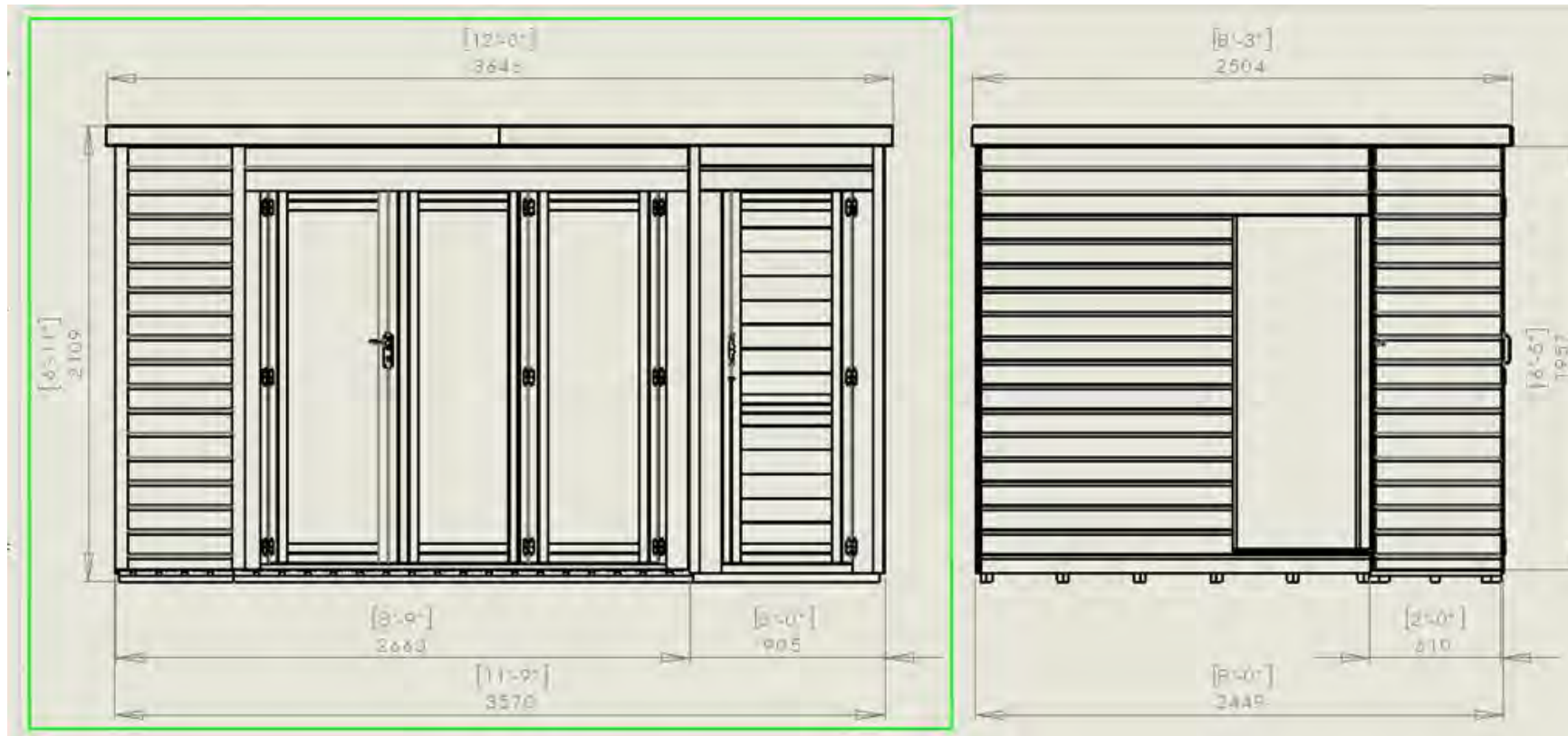
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7.3 Refuse Strategy

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8.0 Appendices

8.1 Drawings and image



Design Drawings



Similar shed design

8.0 Appendices

8.2 Abbreviated Schedule of Work

1. Cast shallow concrete footings for corner posts nearest to house.
2. Lay timber railway sleepers to corners adjacent to existing tree
2. Construct timber frame to span between footing posts and sleeper
3. Erect shed on timber frame.