

Aerial: Rosslyn Hill and surrounding area. No. 39 (red)



39 Rosslyn Hill
London NW3 5UJ
Planning Submission
August 2014



SQUARE FEET ARCHITECTS

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Introduction

Square Feet Architects have been appointed by our client to provide additional accommodation for their family home, a lower ground floor flat within a semi detached Italianate townhouse. The house lies within Fitzjohns/Netherhall Conservation area. It is not listed.

A Pre-Application Enquiry was submitted in June 2014.

Purpose of the report

The purpose of this report is to show the extent of the works we are seeking planning permission for and to demonstrate our understanding and fulfilment of the Councils Conservartion Area development requirement.

'The Council will seek to ensure that development in conservation areas preserves or enhances their special character or appearance, and is of high quality in terms of design, materials and execution.'

Drawings

All drawings in this report as Not To Scale. For scaled drawings please see Planning Application set.

Recent Planning History

2014/4310/P - Ground Floor Side Extension - **To be determined**

2011/5684/P - Erection of a single storey rear and side extension as replacement for three separate single-storey rear extensions at lower ground floor level and associated works - **Granted**

2008/4179/P - Replacement of an existing roof access hatch with a roof light and installation of an additional roof light to the internal valley roof of the residential building - **Granted**

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Location Plan. No.39(red) NTS

1.0 Context

1.1 Existing site

The site lies within the Fitzjohns/Netherhall Conservation Area within the London Borough of Camden.

There is currently no off street parking but there are very good public transport links. The site is close to a number of underground train stations and bus stops and is urban in character with a high density of development and sporadic areas of greenery.

Rosslyn Hill forms part of the main road from Hampstead to central London and is a broad street with wide pavements. (Fitzjohns/Netherhall Conservation Area Statement).

The conservation area is mainly residential but there are a large number of institutional and educational uses that have an impact on the streetscape. Further up Rosslyn Hill there are a number of shops and restaurants that form Hampstead Village town centre.

The site at 39 Rosslyn Hill measures approximately 585m² with a particularly large rectangular garden to the rear of the house. There are a number of trees on the site and an arboriculturalist's report has been included as part of this application.

The Lower Ground Floor flat has exclusive access to the rear garden. Due to the relative levels in the area the garden slopes up dramatically from lower ground floor level and as a result the trees at the back of the rear garden exit the ground at a level much higher than the level of the lower ground floor.

Birds eye view of area



1.2 Planning Policy

Whilst planning this proposal and preparing this application, careful consideration has been paid to the relevant local and national planning policies.

Particular attention has been attributed to the Camden's Planning Guidance (CPG) for residential dwellings as well as the borough's Core Strategies (CS) and the Local Development Framework (LDF).

DP24 within the LDF requires any alterations to be done so with full consideration of the host buildings scale, the context and quality of materials used and CS14 also strives to achieve the dual role of providing a high quality of life for the buildings users while preserving the conservation heritage of the building and area. Our proposal aims to address all these issues, seeking to improve the family's use of the building whilst retaining the characteristics of the building and area that make them important.

Basements

CPG4 which relates to proposed basements and lightwells states that basements will only be considered where the proposals will not:

- cause harm to the built and natural environment and local amenity;
- result in flooding; or
- lead to ground instability.

In order to verify that the proposal conforms to these requirements a Basement Impact Assessment (BIA) has been included within this application.

As works to basements can be intrusive to neighbouring properties full care and consideration will be attributed to the local residents and all construction and

demolition processes will be in accordance with the Considerate Constructors Scheme standards.

CPG4 also goes on to state that any exposed area of basement development to the side or rear of a building will be assessed against CPG1 on Extensions, alterations and conservatories. In general, this expects that any exposed area of basement to be:

- subordinate to the building being extended;
- respect the original design and proportions of the building, including its architectural period and style; and
- retain a reasonable sized garden.

Muted colours and scale achieve the sympathetic and subservient addition to the host building. It is understood that whilst respect for local design characteristics must always remain at the forefront of design considerations it need not mean slavish replicas with no element of originality. The use of characteristic traditional features unrelated to any overall design concept is generally not advised.

CS14 strives to achieve the dual role of providing a high quality of life for the buildings users while preserving the conservation heritage of the building and area.

Trees

As the site is in a Conservation Area, no works should be carried out to any of the trees without the prior written agreement of the local authority.

It is not currently known if any of the trees on the plot are covered by a Tree Preservation Order (TPO). An Arboricultural Impact Analysis has been included as part of this application which details how these trees will be affected by the proposed works. Following

Pre-Application advice the proposed scheme was substantially altered to avoid the root protection areas of the important trees and allow for their continued welfare.

Amenity

With a shortage of development land and high land values in the borough the development of basements is becoming increasingly popular as a way of gaining additional space in homes without having to relocate to larger premises (CPG4). Another benefit of basements is their relatively small effect on neighbouring amenity once construction has been completed.

Due to their very nature issues such as overlooking, privacy and rights to light are generally permissible with basement developments. Depending on location, impact on outdoor space is often a concern though due to the site's existing change in levels very little of the external areas will be adversely affected by this proposal. The extension will be formed underneath the rear garden with a soil zone above to allow for planting. A detailed Construction Management Plan can be sent to Camden to detail how the impact to neighbouring amenity can be minimised throughout.

Pre Application Advice

The main issues raised within the initial Pre-Application related to the protection of the adjacent trees and the cumulative loss of 'garden' associated with the proposed works. The planning officer expressed concern with the affect on the absorption properties of the garden once works have been completed. In response the proposal has carefully considered this aspect and is detailed in the section 2.0. It was noted that the existing subsoils within the area are largely clay and the absorption rates are not particularly beneficial at present.

1.3 Existing Building

39 Rosslyn Hill is named within the Fitzjohns/Netherhall Conservation Area Statement as one which makes a positive contribution to the area.

The house was built alongside 29-37 Rosslyn Hill as part of development on Thurlow Road and Eldon Grove and have the same design; three storey italianate semi-detached with semi-basement and raised ground floors, rusticated stucco at ground floor and basement, hipped roof, sash windows with tripartite at centre' (Fitzjohns/ Netherhall Conservation Area Statement).

The four storey dwelling is set well back from the street and features a generous rear garden. There is an existing side and rear basement extension along with a balcony at the rear to the raised ground floor flat. Since it's construction it has been subdivided into three self contained units. This application relates to the lower ground floor flat.

The lower ground floor extension opens onto a large level courtyard. Beyond this decked area the ground rises in a series of terraces with rendered retaining walls to the rear boundary of the plot. At its highest point the uppermost terrace, which occupies approximately 50% of the plot to the rear of the dwelling, the ground level is nearly 5m above the level of the courtyard.

The occupants have outgrown the existing living quarters within the lower ground floor flat and due to the size and nature of the rear garden would like to extend into this space.



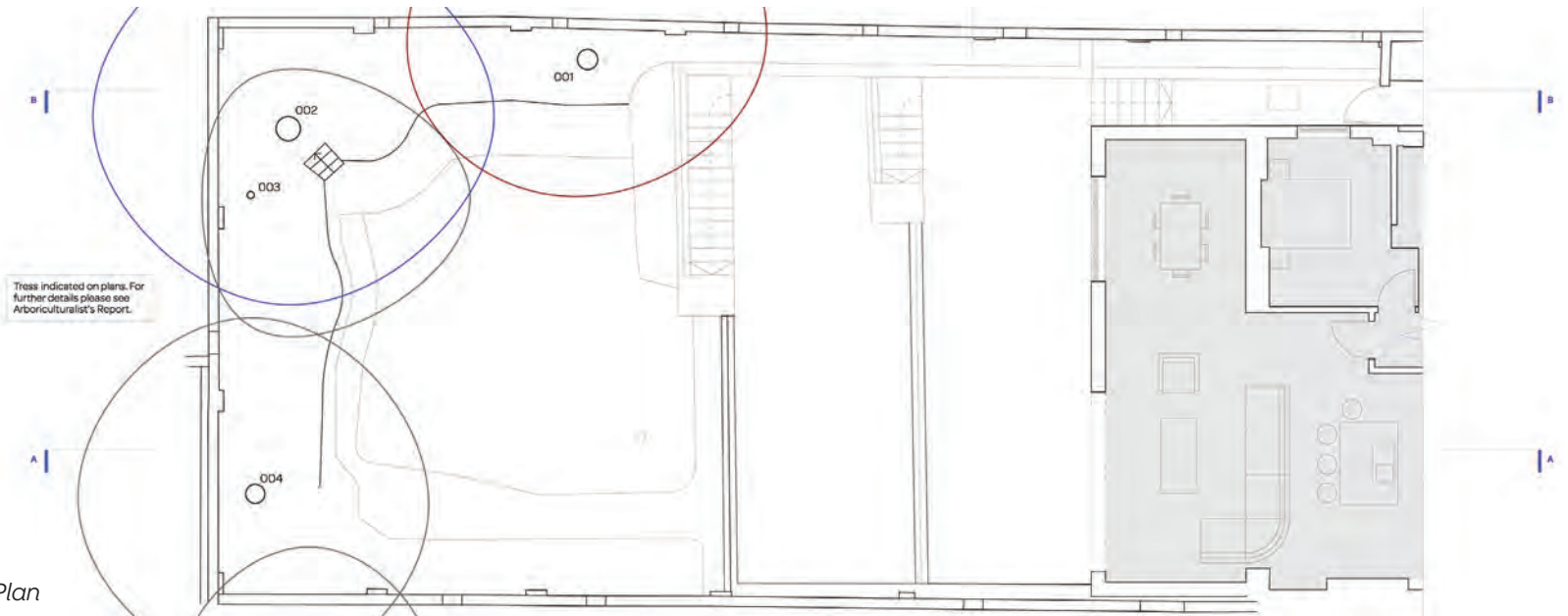
39 Rosslyn Hill - Rear Elevation



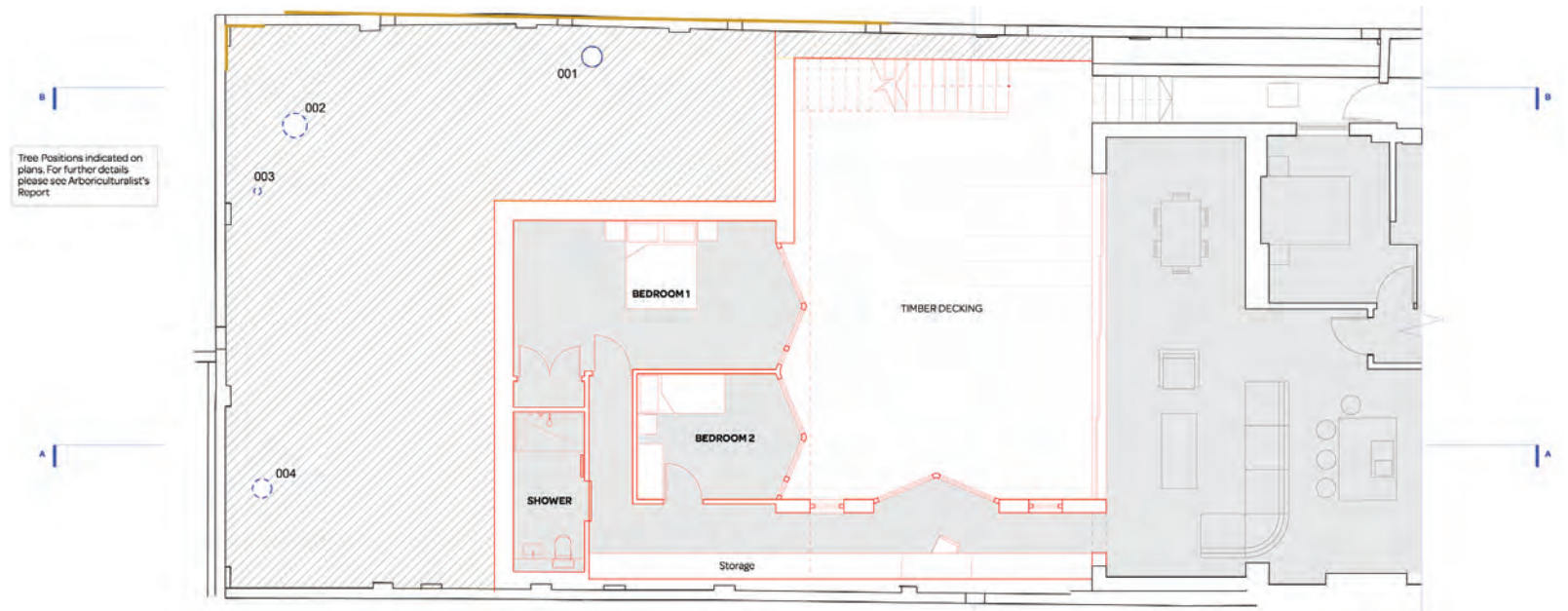
Stepped Rear Garden



39 Rosslyn Hill - Front Elevation



Existing Lower Ground & Raised Garden Plan



Proposed Lower Ground Plan

2.0 Proposal

2.1 Design

The proposals focus on providing additional accommodation for the lower ground floor flat in such a way that avoids affecting the Conservation Area, the character of the house or the neighbouring amenity in an adverse way.

Subterranean Extension

The additional sleeping accommodation is proposed underneath the rear garden with a link from the existing flat.

The relative levels in the garden have allowed the extension to be positioned so that only a single elevation be visible. Large full height glazing will overlook the courtyard area in order to provide natural light to the new habitable rooms, otherwise lacking due to the nature of the development and the omission of any rooflights. This will allow for the reinstatement of the lawn area above the new extension with a slight change to the levels.

The windows are angled and screened to maintain privacy to and from the upper flats. The new rooms will have good daylight, good outlook and are well sized. The proposed would not be visible from the street - neither from Rosslyn Hill or Thurlow Road.

Once the extension has been constructed two additional bedrooms and a bathroom will be provided, transforming the unit into a family friendly flat.

2.2 Access

Access to the flat is down a short flight of steps at the front. Internally the flat provides excellent single level accommodation, and with small modifications would be suitable to someone with disabilities. The proposals don't negatively affect the access to or within the flat.

3.0 Amount/ Scale

The proposed works to the garden are in keeping with the scale and proportion of the host building and are deemed to integrate well with the character and appearance of the dwelling and conservation area.

The proposed development is relatively modest in scale and the size of the site is such that a level of development can be comfortably accommodated without adversely affecting the nature of the house.

4.0 Landscaping + Tree

Rear Garden

The arboriculturalist's report annexed within this application has described how the root protection zones of the adjacent trees will be affected by the proposed works. The proposals are cognisant of the existing trees on the site and the extent of the proposed development has been carefully considered so as to avoid encroaching too far into these zones.

Externally the garden has been landscaped in line with the proposed extension. A new stair will allow access to the upper portion of the garden from the courtyard area. A concrete soffit above the glazed facades will provide the elevation with a modern design feature and provide a platform for some new planters. At least 600mm (increasing to over 1.2m at the rear) of new aerated earth will be provided on top of the new structure allowing for planting to be reintroduced and improving the saturation of the garden. As an additional measure a granular backfill will be added beyond the extension to further aid with this drainage.

Refuse/ Recycling Storage

The proposal retains the current refuse/ recycling area to the front of the site. No.39 has a front garden at ground floor level which will be unaffected by the works.

5.0 Appearance/ Materials

Subtle materials have been proposed in order to minimise the visual impact of the proposed extension. Muted colours, contrasting materials and scale help to achieve the sympathetic and subservient addition to the host building. Transparent glass balustrades will appear almost invisible from distance.

The proposed finishes will complement the main building acknowledging the design standards required. Timber cladding will be utilized to help blend the extension into the garden setting. The link connecting the existing portion of the flat to the new will have a contemporary feel akin to the existing rear extension at lower ground floor level.

6.0 Sustainability

Wherever possible, all building materials to be used must be environmentally friendly products accredited by the Environmental Statement/ISO 14001.



Sketched Perspective of Proposed Extension