

DESIGN AND ACCESS STATEMENT

Alterations to the Front Garden and Access at

**10 Rosslyn Hill
LONDON NW3 1PH**

June 2015

Introduction

10 Rosslyn Hill is located in the London Borough of Camden. This Design and Access statement accompanies an application for householder planning permission for proposed alterations to front garden including a new crossover for off-street parking.

It should be read in conjunction with:

Drg. No.	Description
RH.PK.01	Alterations to Front Garden
RH.PK.02	Existing Elevation to Rosslyn Hill
RH.PK.03	Proposed Elevation to Rosslyn Hill
RH.PK.04	Existing Section Through Garden
RH.PK.05	Proposed Elevation to Rosslyn Hill

Site Location & Setting

Rosslyn Hill is a main thoroughfare forming part of the main road from central London to Hampstead. 10 Rosslyn Hill is situated on the north eastern side of Rosslyn Hill between Hampstead Hill Gardens and Pond Street at the south eastern extremity of the Hampstead Conservation Area. It forms the northern edge of a group of two large semi-detached stuccoed properties with pedimented porches, and overhanging eaves with dentil cornice. The front walls and gate posts facing Rosslyn Hill are stuccoed with channeling. The Conservation Area Statement identifies this group as making a positive contribution to the special character and appearance of the area.

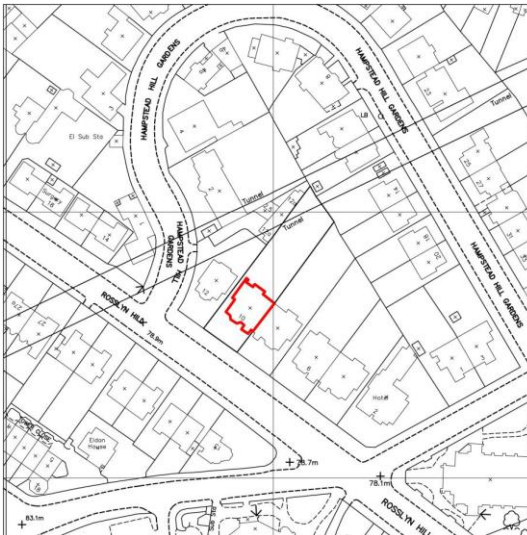


Fig. 1 Location Plan

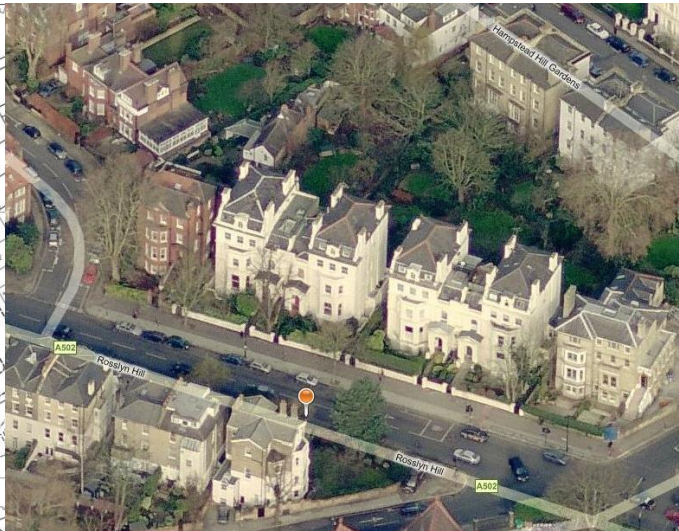
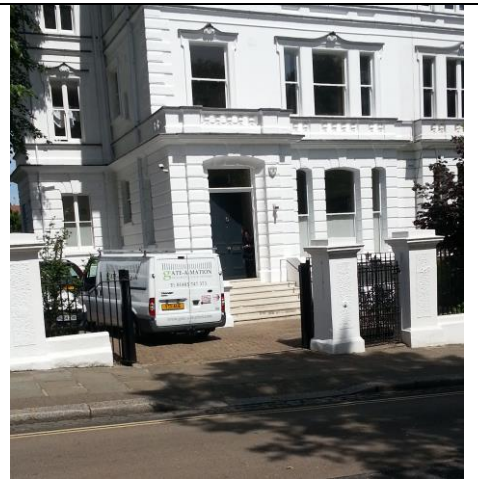


Fig. 2 Ariel View from West

To the north west the neighbouring property is a red brick detached building with hipped roof and overhanging eaves possessing more similarity in scale, materials and design with the properties on Hampstead Hill Gardens. The front wall facing Rosslyn Hill consists of a low brick wall with wrought iron railings above. The entrance gates are wrought iron set in tall brick posts topped with stone ball finials. This property including the wall, railings and gates are Grade II Listed.

Along the length of Rosslyn Hill, in the immediate vicinity and opposite the application site many similar properties enjoy dropped kerbs with off street parking within their front gardens. Below is a non-exhaustive list to illustrate the point.

1 Pond Street



3 Pond Street



2 Rosslyn Hill



15 Rosslyn Hill



14 / 16 Rosslyn Hill



18 / 20 Rosslyn Hill



19 Rosslyn Hill



25 Rosslyn Hill



27 Rosslyn Hill






2a Hampstead Hill Gardens



3 Hampstead Hill Gardens



<p>7 Hampstead Hill Gardens</p>	
<p>7 Hampstead Hill Gardens</p>	
<p>9 Hampstead Hill Gardens</p>	

Relevant Planning Policy

The proposals have been developed with reference to the following:

Development Policies

DP16 The transport implications of development

DP18 Parking standards and limiting the availability of parking

DP19 Managing the impact of parking

DP24 Securing high quality design

DP 25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning guidance (2011)

CGP6 (Amentity) and CPg1 (Design)

Design Proposals

Use

The property is used as a single family dwelling. The proposed alterations relate solely to the front garden area and boundary wall. No change of use is proposed.

Amount

The proposals require alterations on one side of the front garden as detailed in the submitted plans.

Access

The existing pedestrian access will remain via the south eastern front gate to the property. An additional vehicular access is proposed by widening the secondary entrance gate from 1170mm to 2100mm and installing a new dropped kerb to access the north western side of the garden as shown in the submitted plans.

Layout

Alterations to the layout of the front garden are proposed to allow for a parking space together with the relocation of waste disposal bins to a new enclosure.

Scale

The scale of the proposal retains the existing boundary wall and gate positions and is in keeping with similar front gardens on Rosslyn Hill.

Appearance

The proposals seek to rebuild a stuccoed gate post to match the existing and to repair the existing walls and posts which have suffered from poor maintenance and show signs of the destabilising action of trees planted in close proximity undermining the existing foundations. We believe that this will enhance the integral characteristics of the Conservation Area noted in the Conservation Area

Statement by repairing the fabric of the walls alongside the road which add to the appearance of the front gardens and architectural setting of the buildings.

Materials

The property has recently undergone extensive refurbishment. The proposed works will be carried out in original, traditional materials and workmanship. We believe that this will ensure a seamless integration into the street scape. In particular masonry will be rendered and painted with care taken to restore the original channelled banding and coping details. The gates to both openings will be painted timber similar to those at No.8 Rosslyn Hill.

Landscape

The current front plantings at the property are dominated by a series of trees and hedging, mostly native species, from the Tilia, Prunus, Acer and Fraxinus families. Two of these self-set trees have permission to be removed and will allow more light for the proposed ground plane plantings that will be created. At present these areas are uncultivated, but the landscaping plan proposes to create three distinct areas of planting which abut the two Yorkstone paths that cross the space. These borders will comprise a mix of structural and perennial planting, interspersed with bulbs and various groundcovers. It is proposed that the runoff from the surfacing is pitched directly into these planting areas, thus removing the need for capture and removal via drains or gullies. With the permeable paving proposed for the car parking, the soft landscaping and planted areas will account for 75% of the front garden.