

Design and Access Statement
ref REP J171/4.01

Planning Application
ref PP-04409922
Lower Ground Floor Extension

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21 Rosecroft Avenue, NW3 7QA

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DESIGN

Description of the works

The house is an existing 1960's property located on Rosecroft Avenue in the Redington and Frognal Conservation Area. It is a semi-detached, brick-built, single family dwelling on three storeys above ground with an existing lower ground floor at garden level.

This application is for a small, rear, single storey addition to a permitted lower ground floor extension, application number 2012/6688/P, which was granted consent on 28 March 2013, but has not yet been built.

1. Response to Context

The existing house is located towards the edge of the Redington and Frognal Conservation Area and is a post-war, semi-detached house built on a vacant site with large mature gardens on the boundaries.

The closest property to the rear is approx. 35m away and the period house at no.23 is set in ample grounds and screened to the side by mature trees. The site plan and aerial view with red outline show that the house at no.21 is relatively small and narrow compared to the period properties and gardens in this road and nearby roads.

The Conservation Area statement clearly states that these c1960 houses are considered neutral in the Conservation Area, lacking as they do any historic features and being unremarkable in their design.

The proposed alteration has thus been carefully considered to respect the context and to remain neutral and preserve the character and appearance of the Conservation Area.



Conservation Area plan with property highlighted



Location plan with the site outlined in red



Aerial view showing large secluded gardens



View from the street, no.21 is on the right



View from the rear showing no.19 obscured at garden level

It has been established through the grant of consent for the (unbuilt) lower ground floor rear extension that development at this level is acceptable.

In any case the pair of modern houses already differ in some minor ways and to the rear, mature greenery on the garden boundary means the two houses are never seen in true elevation, indeed as the photograph (above right) shows, even standing at a distance from the houses, you cannot see the full garden elevation of no.19, and the houses step in plan as well as section.

The proposed extension to the previously granted extension, is to the left (north west) side, in line with the existing side wall of the house.



View of the extensive garden of 21 Rosecroft Avenue

2. Amount

The amount of new floor area and volume is small and proportionate to the existing house and the consented lower ground extension. It comprises 13 sq m (approx 2.6m x 5m) at lower ground floor level.

3. Use

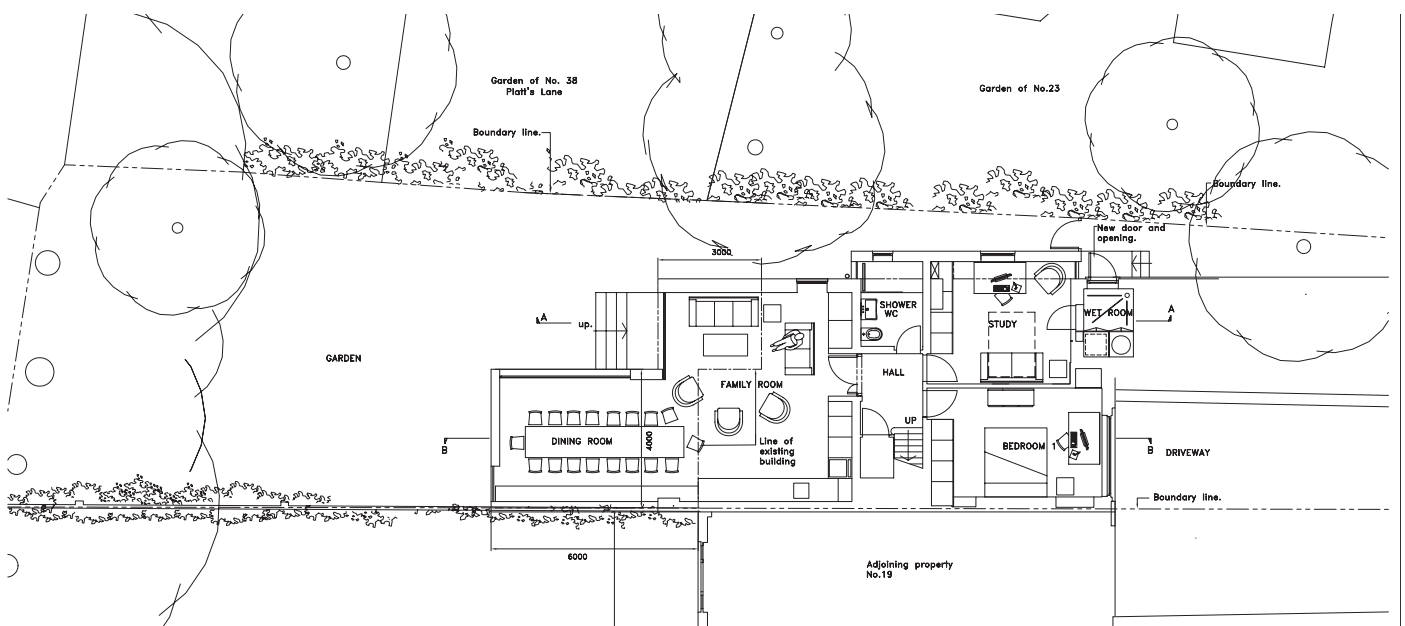
There is no change of residential use to the existing single family dwelling.

4. Layout

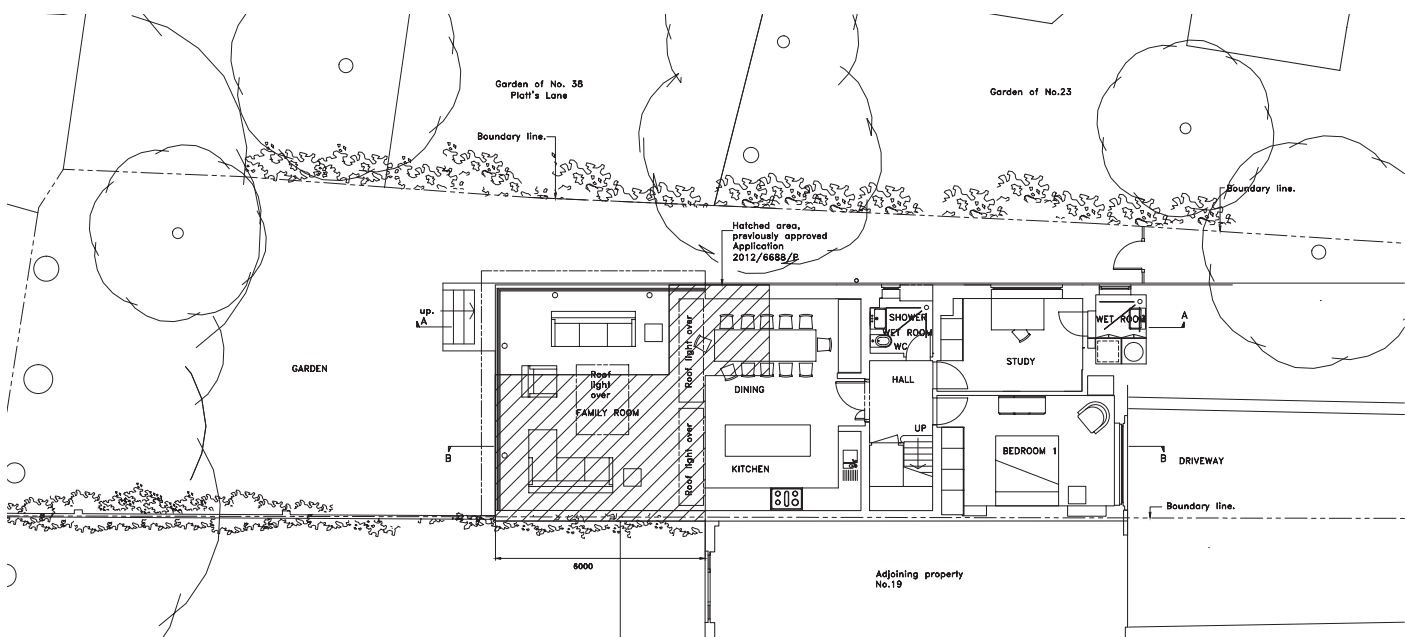
The proposed extension is at the rear lower ground floor level and would square off the already permitted rear garden extension.

5. Scale

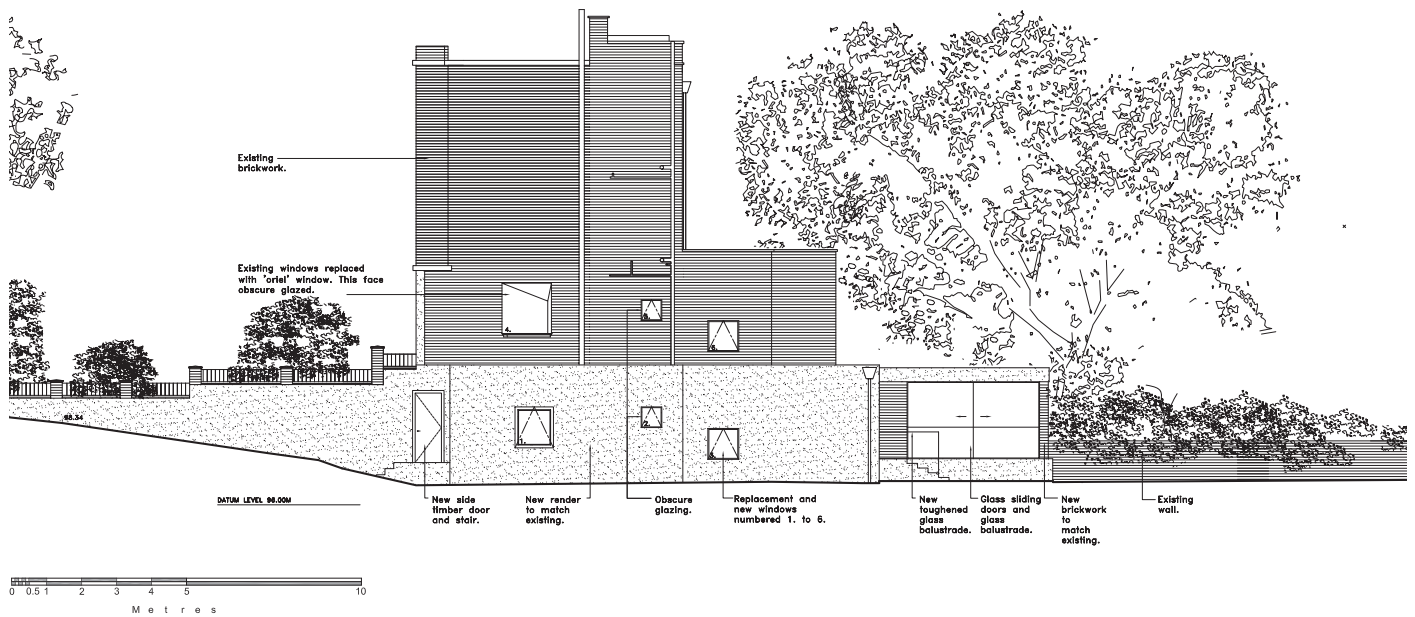
The proposed extension is of modest scale and is aligned with the permitted rear extension to form a more regular and more usable living/dining/kitchen space.



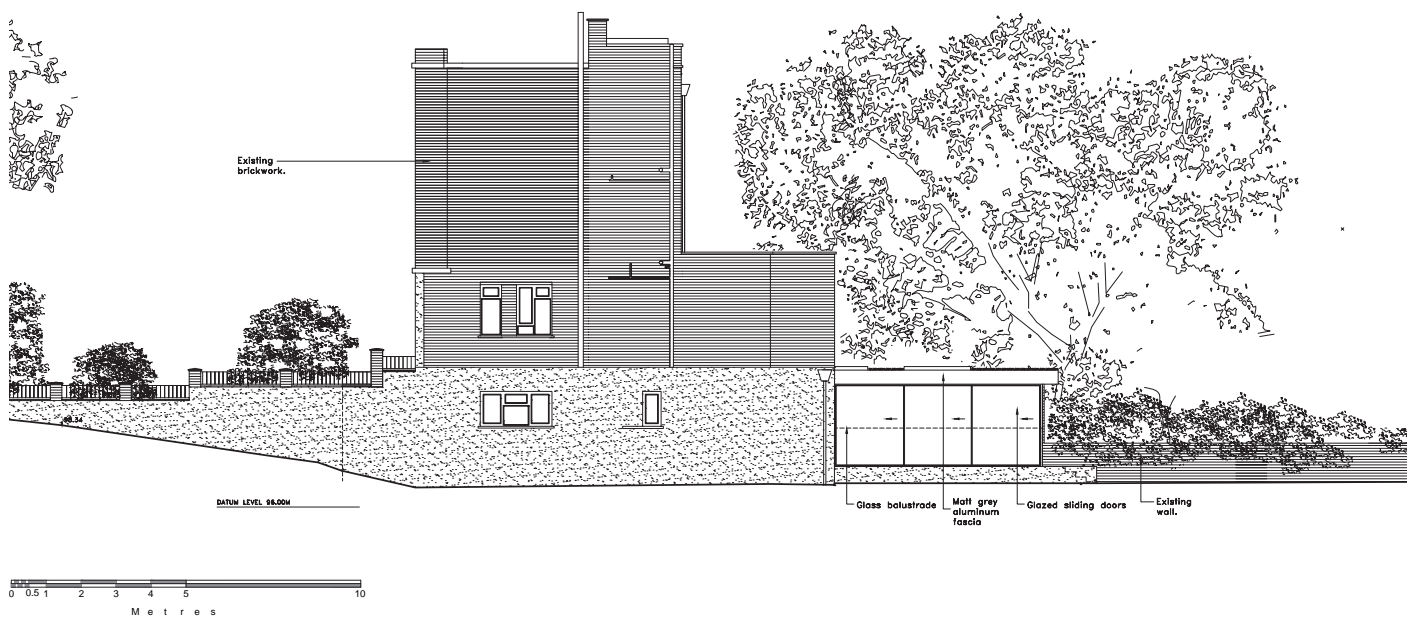
Lower ground floor plan showing the previously consented lower ground floor extension



Proposed lower ground floor plan showing the hatched area of the previously consented lower ground floor extension. This plan shows the kitchen moved down to this level from the upper ground floor, hence the need for the larger open plan space.



Side elevation showing the permitted lower ground floor extension



Proposed side elevation showing the amendment to the permitted lower ground floor extension



Rear elevation showing the permitted lower ground floor extension



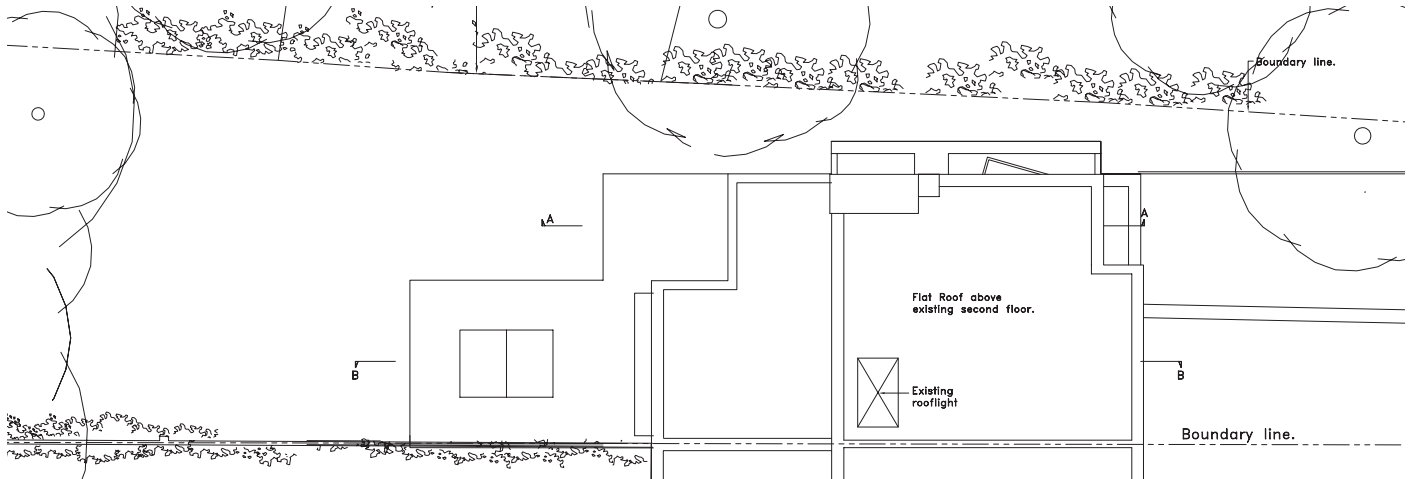
Proposed rear elevation showing the amendment to the permitted lower ground floor extension

6. Appearance

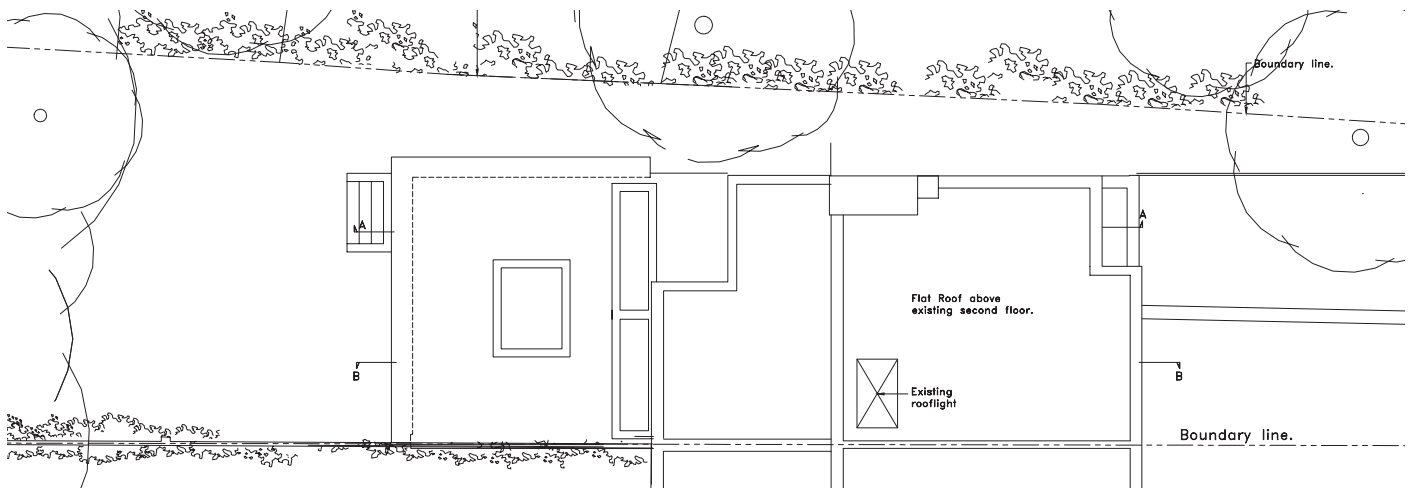
The proposed extension is designed to complement the existing modern house. It will have the same green/sedum roof as permitted in the previous lower ground floor extension. It's appearance will be of high quality in terms of materials and execution. A small roof overhang is proposed, to provide some shading and to articulate the roof as a 'floating' element.

Rooflights

The permitted rooflight to the previously granted extension is re-positioned more centrally in this proposal, and the linear rooflight is extended to bring more daylight into the kitchen and dining areas.



Permitted roof plan of the 2013 extension



Proposed roof plan

7. Landscaping

Not applicable to this proposal.

ACCESS

This is an existing single family dwelling and no changes to access are proposed.

Planning Policy

The proposals have addressed the relevant policies in the UDP and Supplementary Planning Guidance and the tenets of the Redington and Frognal Conservation Area statement.

OTHER CONSIDERATIONS

Sustainability

The family have lived here for a number of years and would like to stay here whilst accommodating their changing family needs. It is more sustainable to create a small addition to release the longterm usefulness

of this house than to move or demolish it.

Privacy and amenity

The proposal would not cause overlooking or loss of privacy to the neighbours. The distance to the neighbours, the extensive garden and mature trees on the boundaries will protect privacy and amenity.

The distance from the proposed extension of 21 Rosecroft Avenue to the neighbouring houses at Hollycroft Avenue is c35m away and obscured by mature trees and garden fences.



View towards no.23 Rosecroft is heavily screened by mature foliage

CONCLUSION

We believe this application should be granted planning permission because:

- The proposal is a carefully considered, sensitive addition to the main 1960's house
- The proposal sits within the implied footprint of the consented lower ground extension (by squaring it off)
- The quality of the design and execution will be high
- The proposal is to the rear and not visible from the street or public domain
- The proposal is hidden from view from most neighbouring properties due to ground levels, mature trees and extensive gardens
- The scale of the proposal is subordinate to the host building and leaves ample garden area remaining
- The single storey proposal would not affect neighbours
- The proposal complies with planning policy
- It is more sustainable to increase the floor area by a modest amount to accommodate a family, than to relocate or rebuild
- The existing house makes a 'neutral contribution' to the Conservation Area and the scale, design and form of the proposal respect the Conservation Area setting
- The proposal does not demonstrably harm the character and appearance of the Conservation Area
- The proposal is an amendment of a recently permitted extension

For all the above the reasons we commend this application for approval.