

Design and Access Statement
ref REP J173/4.01

Planning Application
ref PP-04756750
Consolidated scheme

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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 Frogmal 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 consolidates extensions at different floor levels, to the side or rear, that have already been granted permission but which have not hitherto been shown together as they were applied for incrementally as the client's brief changed, and none has yet been built.

1. Response to Context

The existing house is located towards the edge of the Redington and Frogmal 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 vicinity.

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

The proposed alterations have 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 previous consents that development is acceptable and the resulting asymmetry to the rear, with no.19 is also acceptable. Moreover the inspector for the second floor rear extension appeal stated that the character and appearance of the Conservation Area remained unharmed and granted consent in the context of these other permissions.

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. No significant changes are proposed/permitted to the front elevation.

The proposed extensions are subordinate to the host dwelling and have flat roofs like the existing building, all as noted by the inspector who commented favourably on the previous permissions.

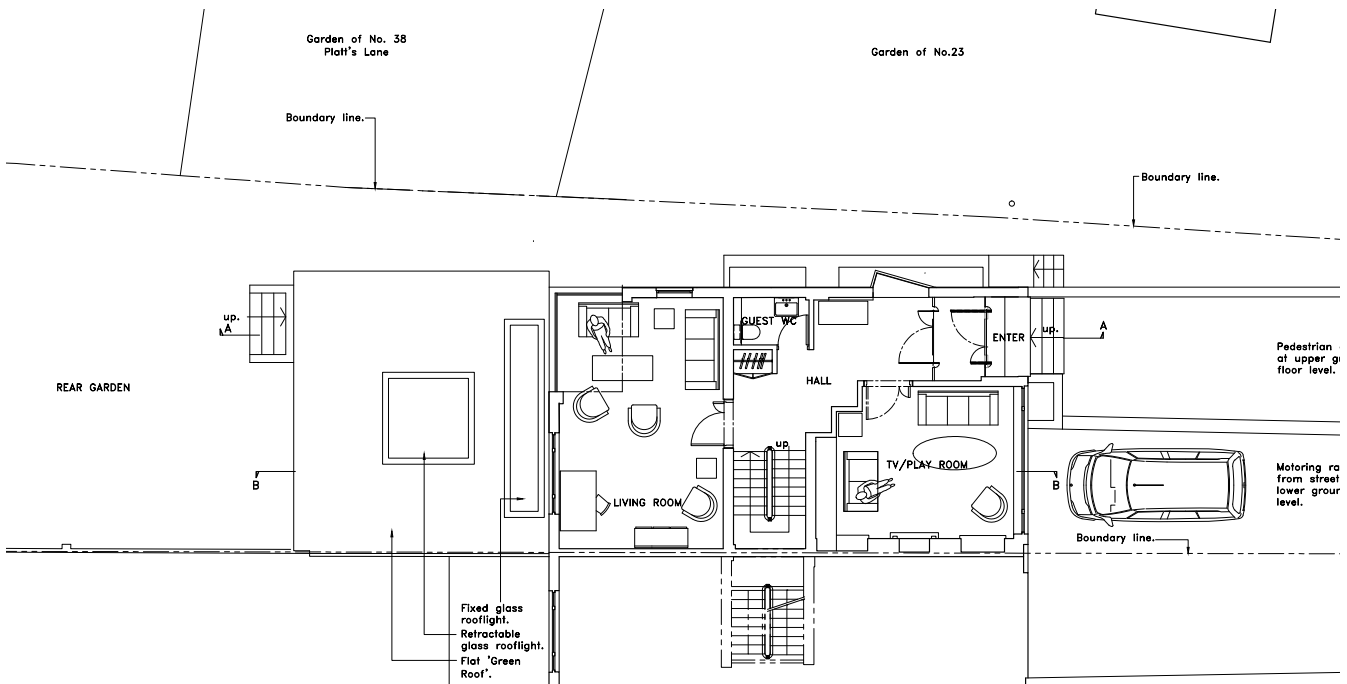


View of the extensive garden of 21 Rosecroft Avenue, and mature trees and shrubs

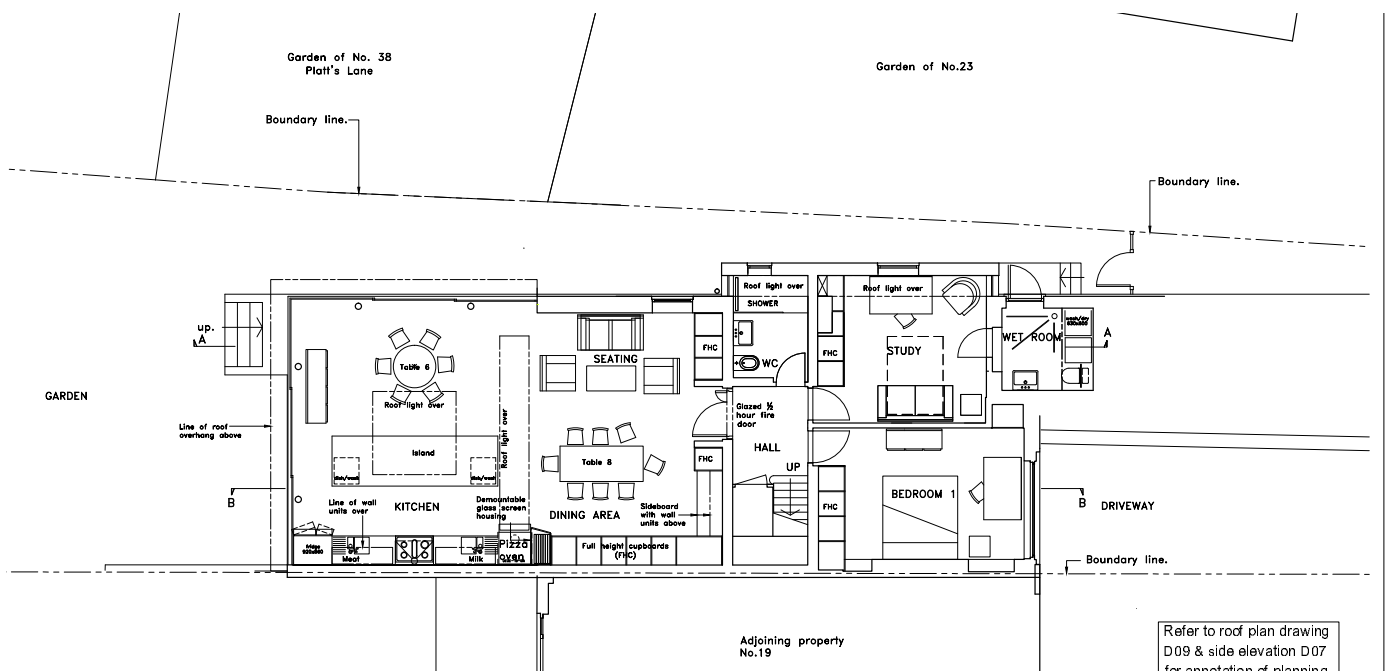
Planning History

There have been five previous applications and permissions for this house in the last three years, as per the following list, and as shown on the consolidated drawings:

- 2012/6688/P - Lower ground floor rear and part side extension and 'oriel' window to upper ground floor side
- 2013/6298/P - Upper ground floor glazed infill corner
- 2014/4402/P - First floor rear extension
- 2014/6453/P / APP/X5210/D/15/3004848 - Second floor rear extension
- 2015/4575/P - Lower ground floor addition to square off corner of lower ground floor extension and revise rooflights



Proposed upper ground floor plan showing the previously consented corner infill to square off the living room



Proposed lower ground floor plan showing the previously consented rear and part side extensions

2. Amount

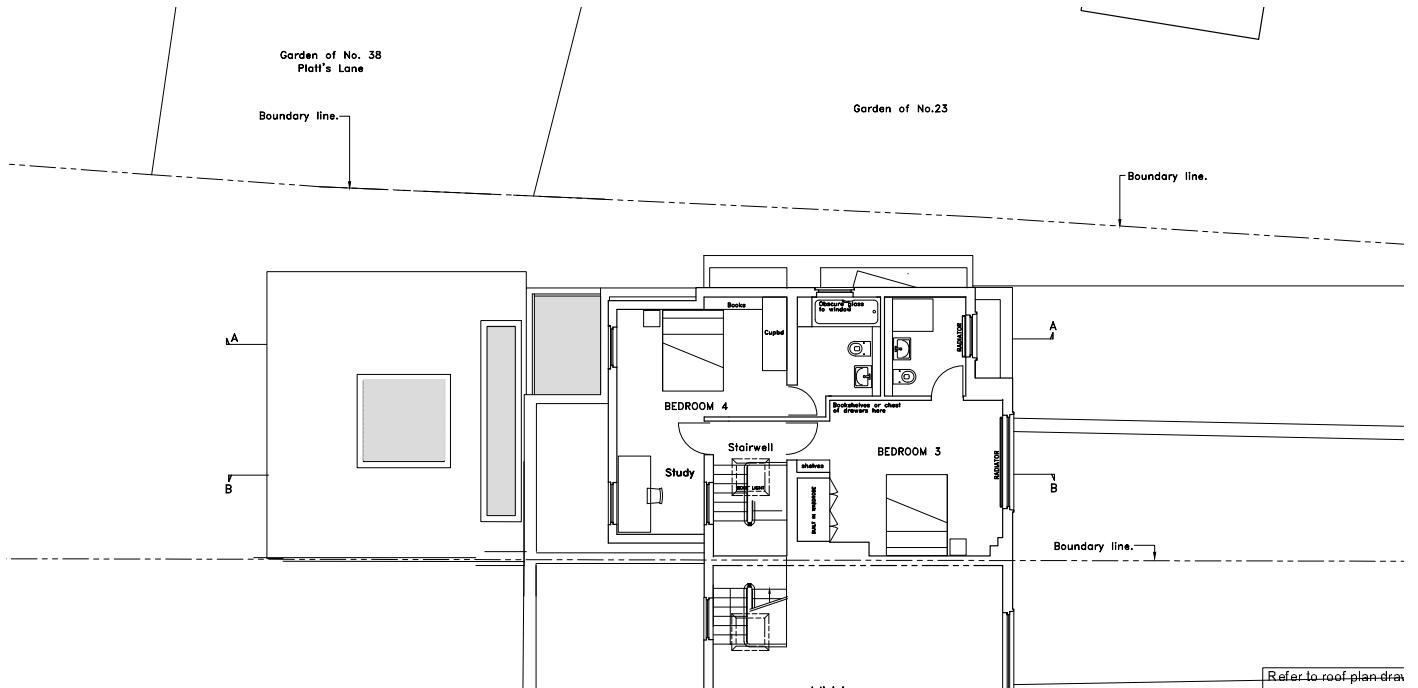
The amount of new floor area is approximately 87m² (GEA) which is modest in relation to the area of the existing house which comprises approximately 248m². The volume is also subordinate to the existing house.

3. Use

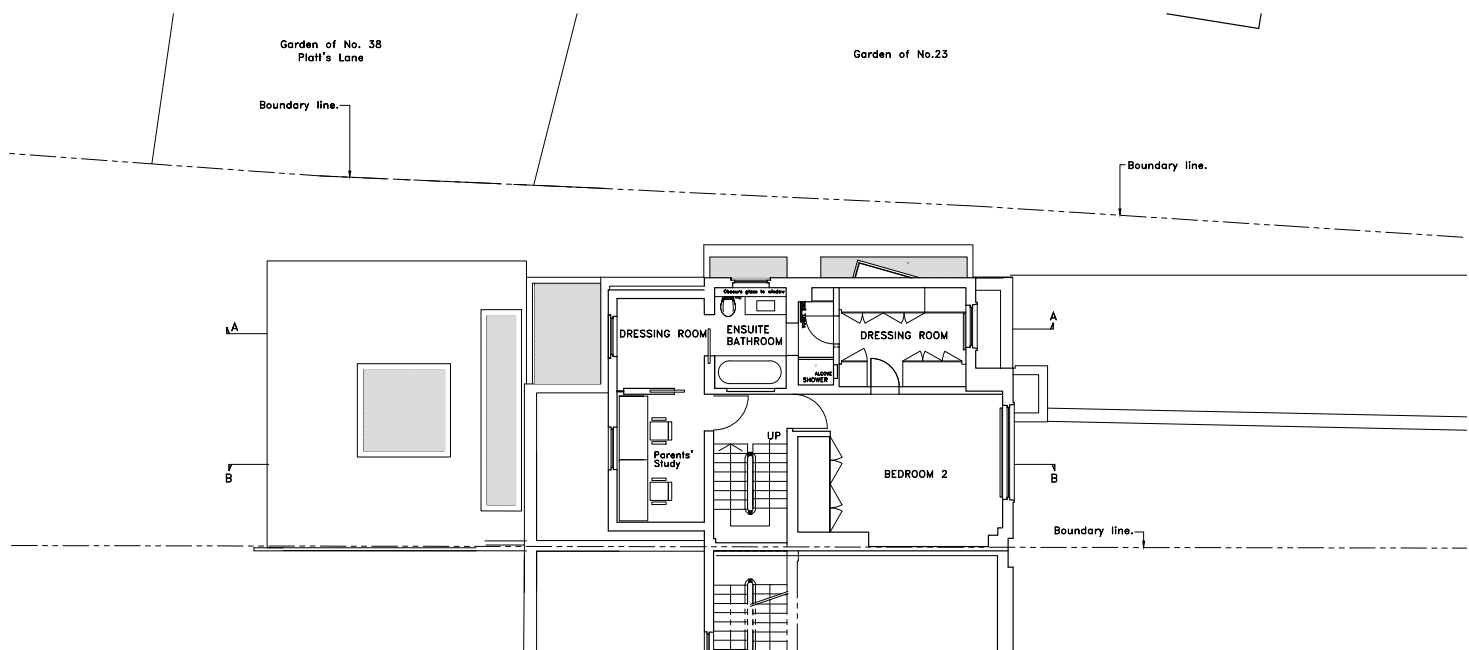
There is no change of residential use to the existing single family dwelling.

4. Layout

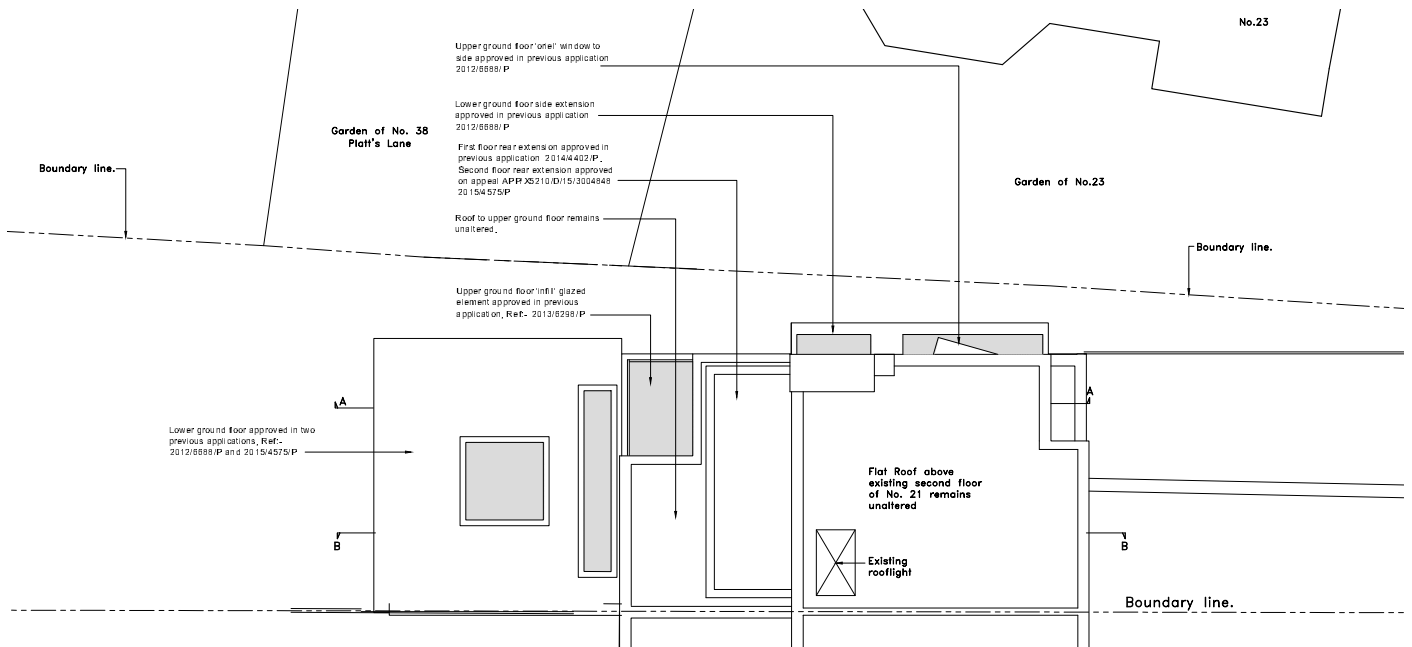
The proposed extensions are at the rear on all levels and at the side at lower ground level.



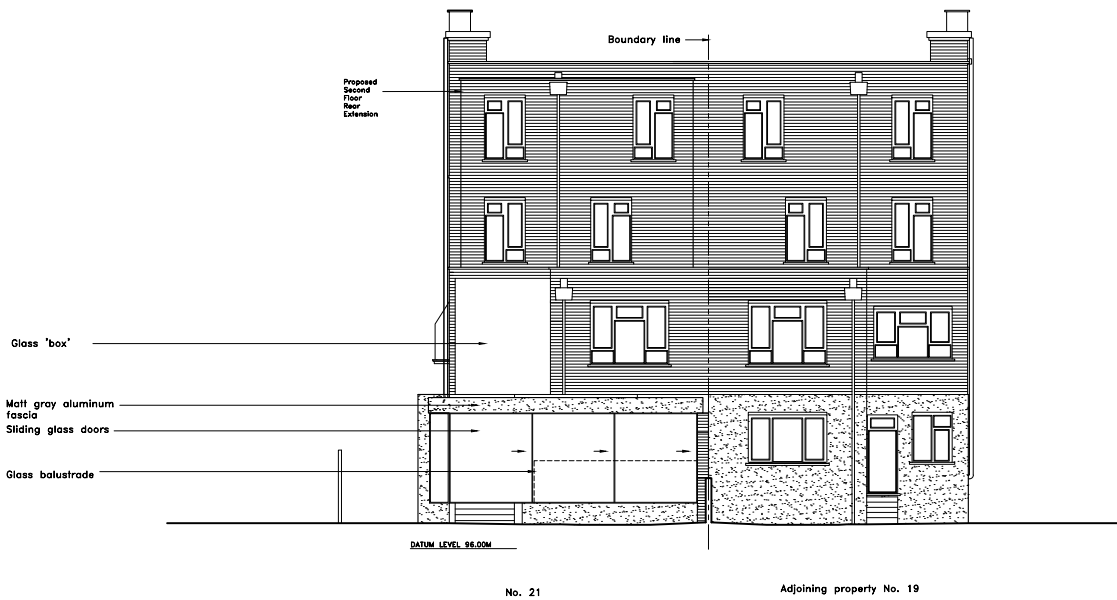
Proposed second floor plan showing the previously consented rear extension



Proposed first floor plan showing the previously consented rear extension



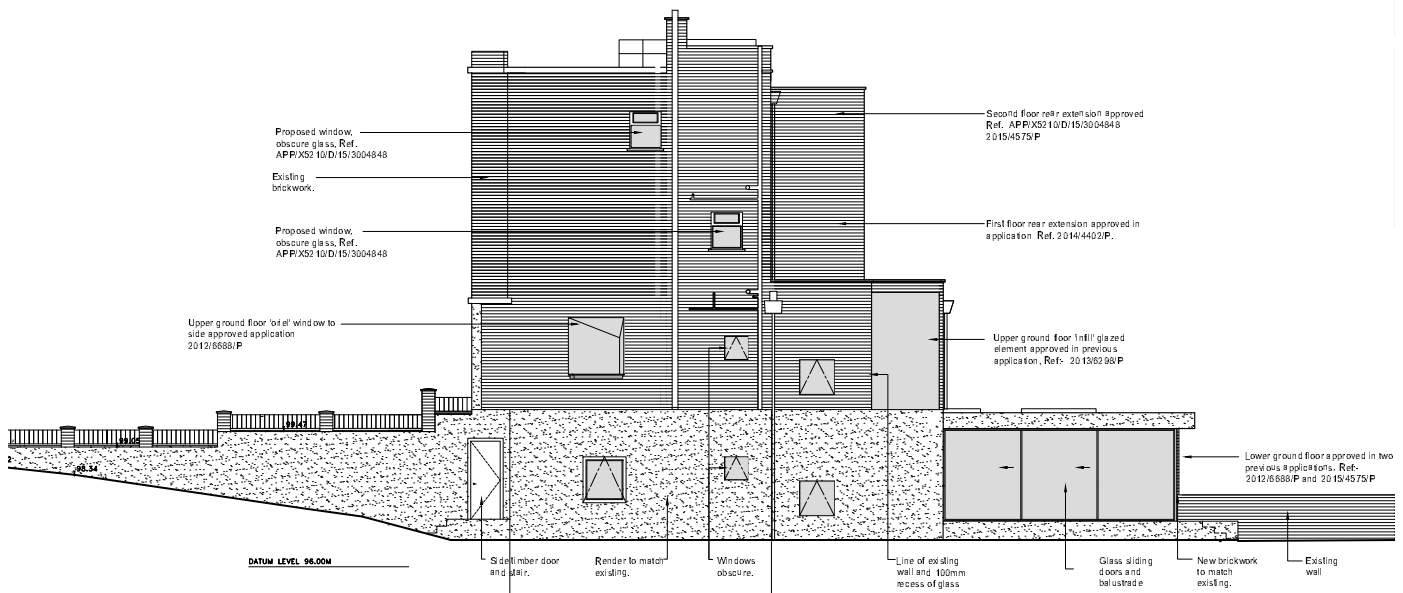
Proposed roof plan



Refer to roof plan drawing D09 & side elevation D07 for annotation of planning history

This drawing brings together elements approved in previous Applications, Ref- 2012/6688/P 2013/6298/P 2014/4402/P 2014/6453/P Granted on Appeal - Decision APP/X5210/D/15/3004848 2015/4575/P

Proposed rear elevation



Proposed side elevation showing windows permitted in various applications

5. Scale

The proposed extensions are of modest scale and sit well within the large, mature garden.

6. Appearance

The proposed extensions are designed to complement the existing modern house. Their appearance will be of high quality in terms of materials and execution.

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 Froggnal Conservation Area statement.

They comply with the Camden Core Strategy 2010-2025, Policy CS14, Camden Development Policies 2010-2025, and Policies DP24 and DP25 which include conserving Camden's heritage and securing high quality design. They are also in line with the National Planning Policy Framework.

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 these additions to release the long term usefulness of this house than to move or demolish it.

Privacy and amenity

The proposals 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, together with some windows having obscured glass.

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. The window of no.19 that is closest to the proposals at second floor level serves a staircase and the local authority has previously not considered it to be a reason for objection. The inspector concurred especially due to the open outlook to the rear.



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

CONCLUSION

We believe this application should be granted planning permission because:

- The proposals have previously been granted consent separately
- The proposals are carefully considered, sensitive additions to the main 1960's house
- The proposals at upper ground floor and above sit within the footprint of the house
- The quality of the design, materials and execution will be high
- The proposals are mainly to the rear and partially to the lower ground floor side, and not visible from the street or public domain
- The proposals are hidden from view from most neighbouring properties due to ground levels, mature trees and extensive gardens
- The scale of the proposals is subordinate to the host building and leave ample garden area remaining
- The proposals would not affect neighbours, as has been evidenced in previous consents
- 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 proposals respect the Conservation Area setting and preserve it
- The proposals do not demonstrably harm the character and appearance of the Conservation Area, indeed they have been deemed in previous consents and by the inspector to have an 'absence of any detrimental impact'.

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