

Design and Access Statement  
ref REP J174/4.01

Planning Application  
ref PP-05135696

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21 Rosecroft Avenue, NW3 7QA

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Index	page
DESIGN	
1. Response to Context	1-3
Planning History	4
2. Amount	5
3. Use	5
4. Layout	5
5. Scale	5-6
6. Appearance	7
7. Landscaping	7
ACCESS	7
Planning Policy	8
OTHER CONSIDERATIONS	
Sustainability	8
Privacy and Amenity	8
CONCLUSION	9

# 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 change of materials at the upper level extensions. It follows previous approvals that were consolidated in the last permission granted on 22 March 2016, ref 2016/0218/P. The extent of floor-space remains the same as previous approvals, and none has 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 approximately 38m away and the neighbouring period house at no.23 Rosecroft Avenue 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 distinct asymmetry to the rear, with no.19 was also accepted. 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 rear view of the two houses (above right) shows they are never seen in true elevation. Even 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, creating perspective views. No significant changes are proposed/permitted to the front elevation, and no new amendments to the front are proposed in this application.

The approved upper level extensions are set back and down by 400mm making them subordinate to the host dwelling, and they have flat roofs like the existing building. This application seeks to enhance views out from these upper levels by using more glazing, in a contemporary and minimal way, which was considered acceptable for other fenestration in previous approvals.

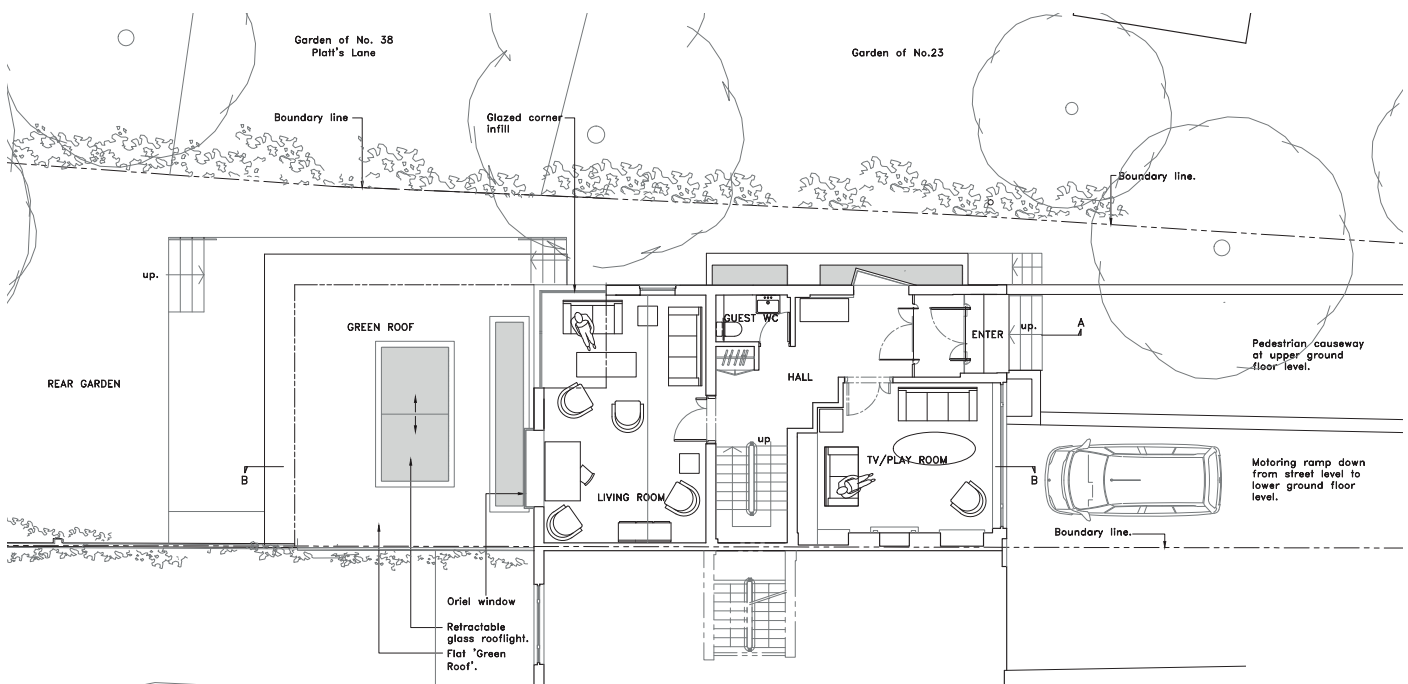


View of the extensive garden of 21 Rosecroft Avenue, mature trees and shrubs and the views beyond

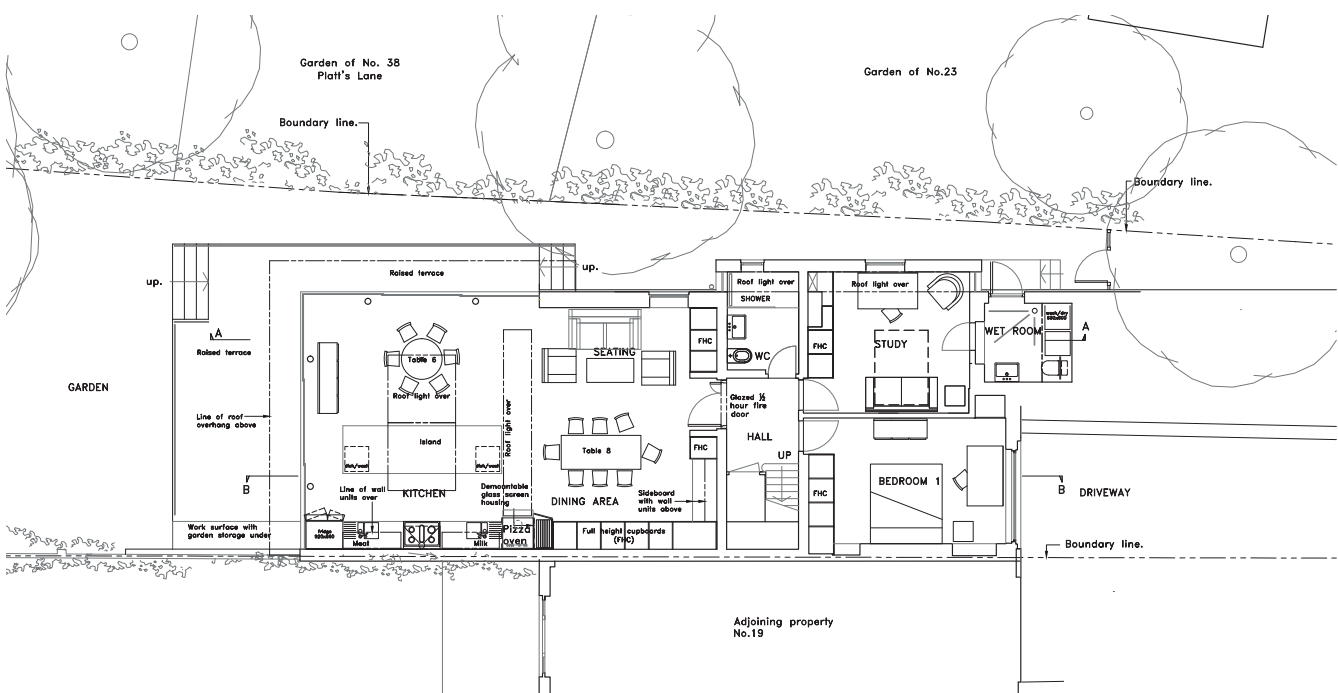
## Planning History

There have been six previous applications, all approved, for this house in the last three years, as per the following list :

- 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
- 2016/0218/P - Consolidation of previous approvals



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



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



## 2. Amount

There is no change to the amount - this application does not add any more new floor area to that which has been previously permitted.

## 3. Use

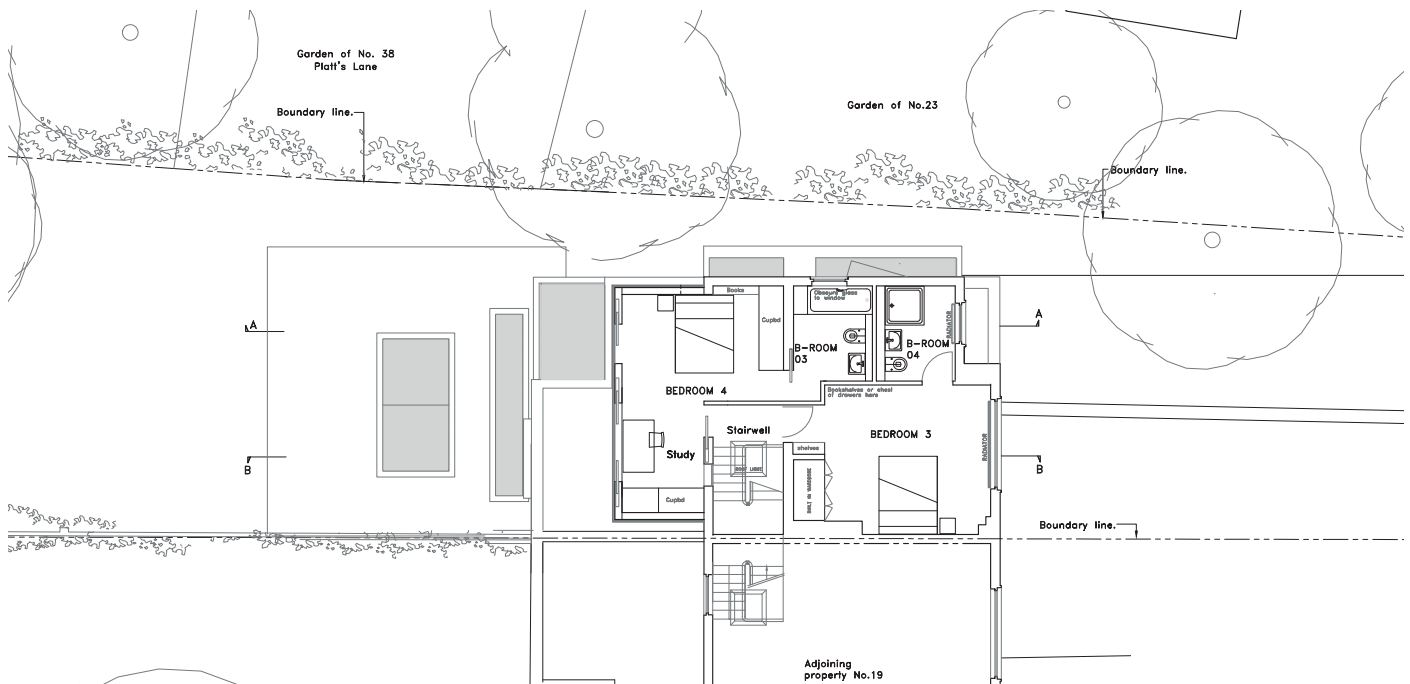
There is no change of residential use to the existing single family dwelling.

## 4. Layout

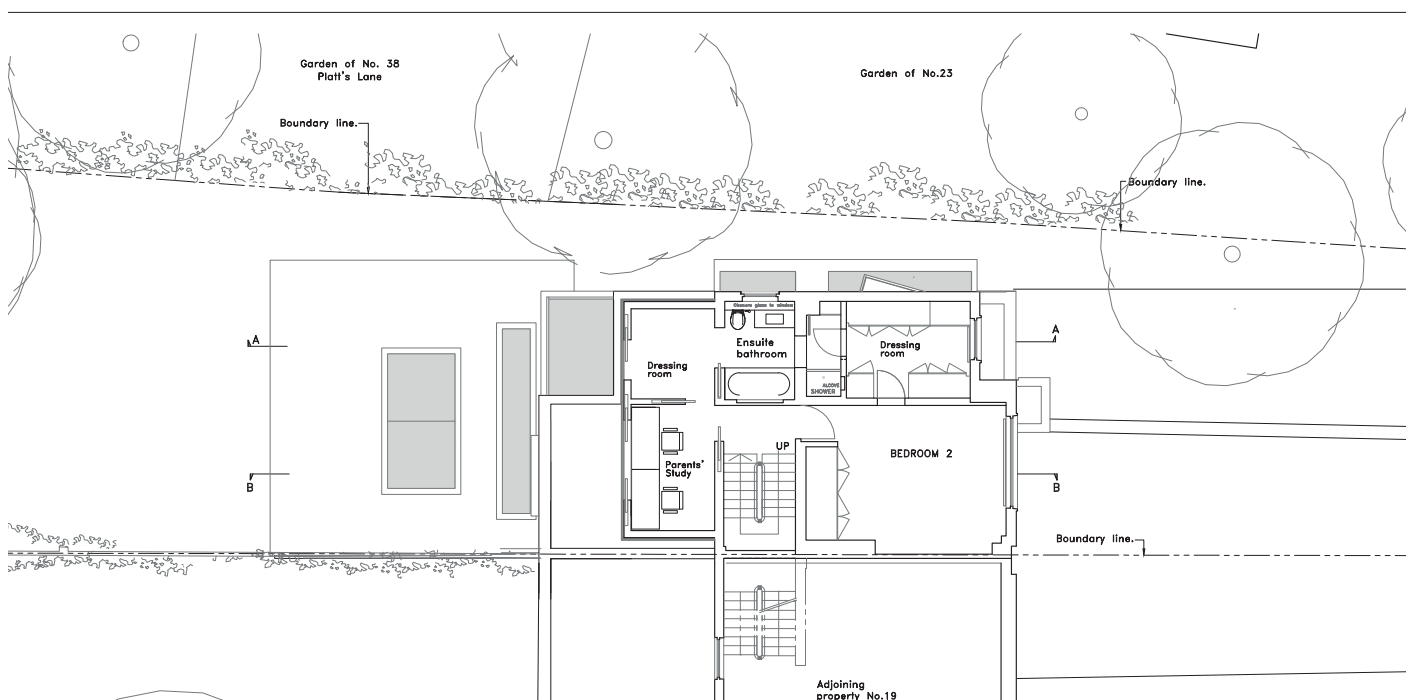
There is no change to the layout - previously approved extensions are included.

## 5. Scale

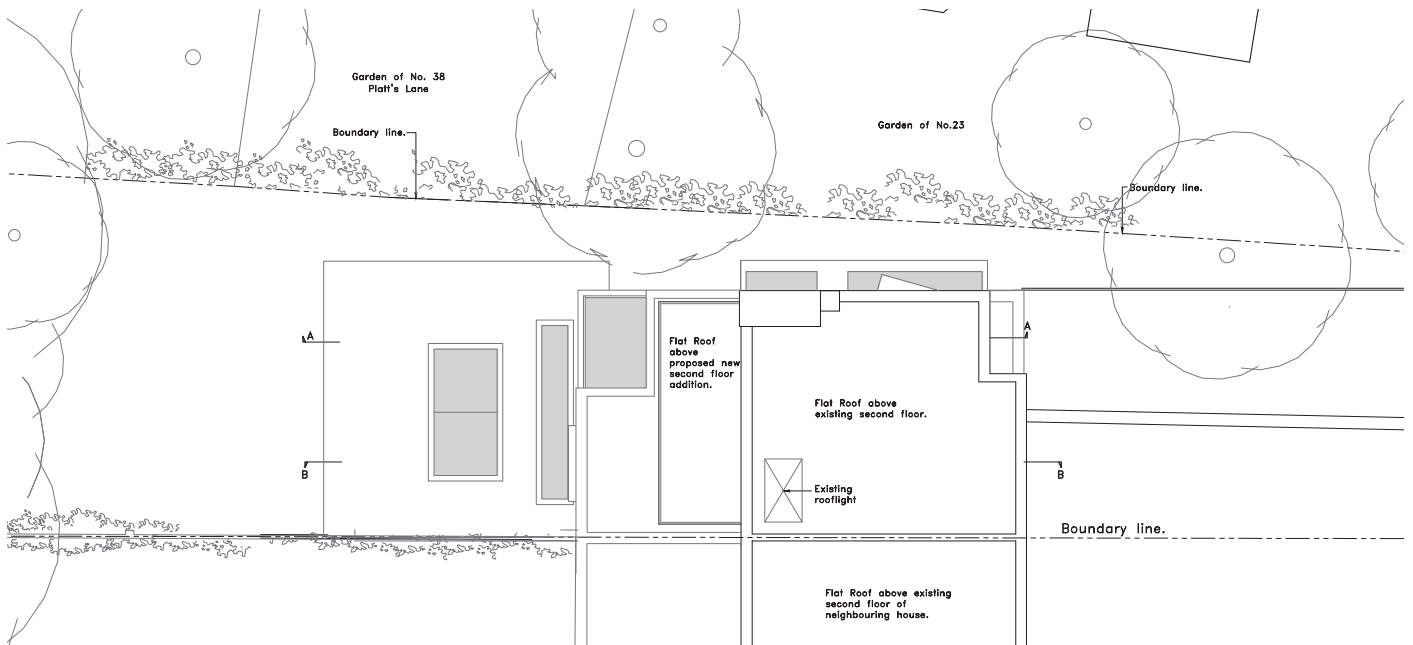
There is no change to the scale - previously approved upper level extensions are of modest scale (as noted in the reasons for approval in the previous application) and sit within the footprint and elevation of the house.



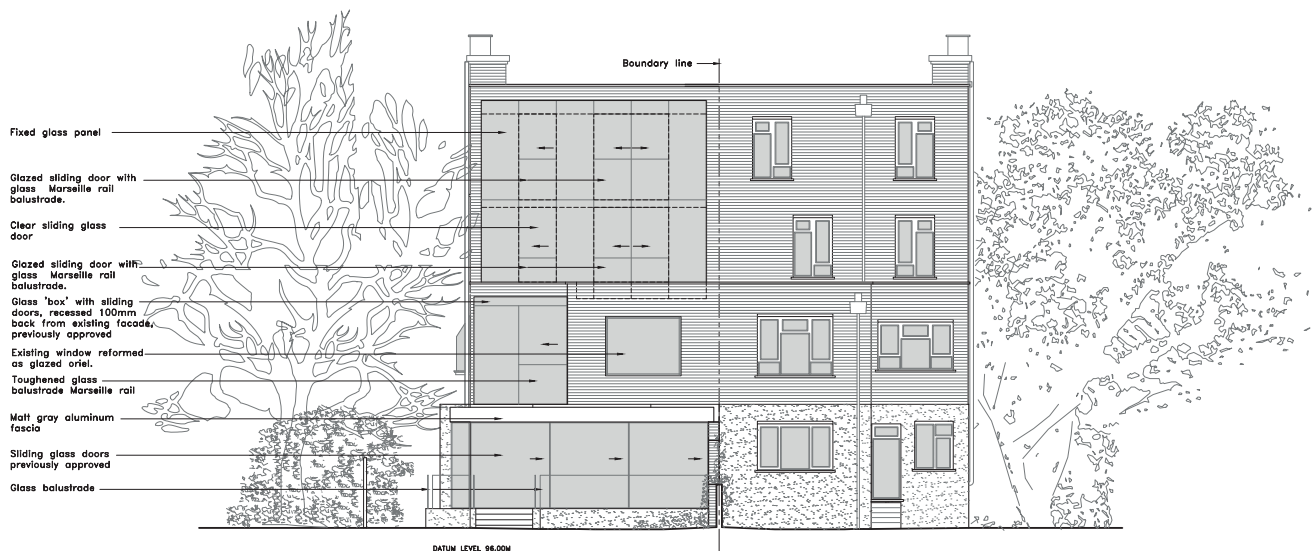
Proposed second floor plan incorporating the previously consented rear extension



Proposed first floor plan incorporating the previously consented rear extension



Proposed roof plan

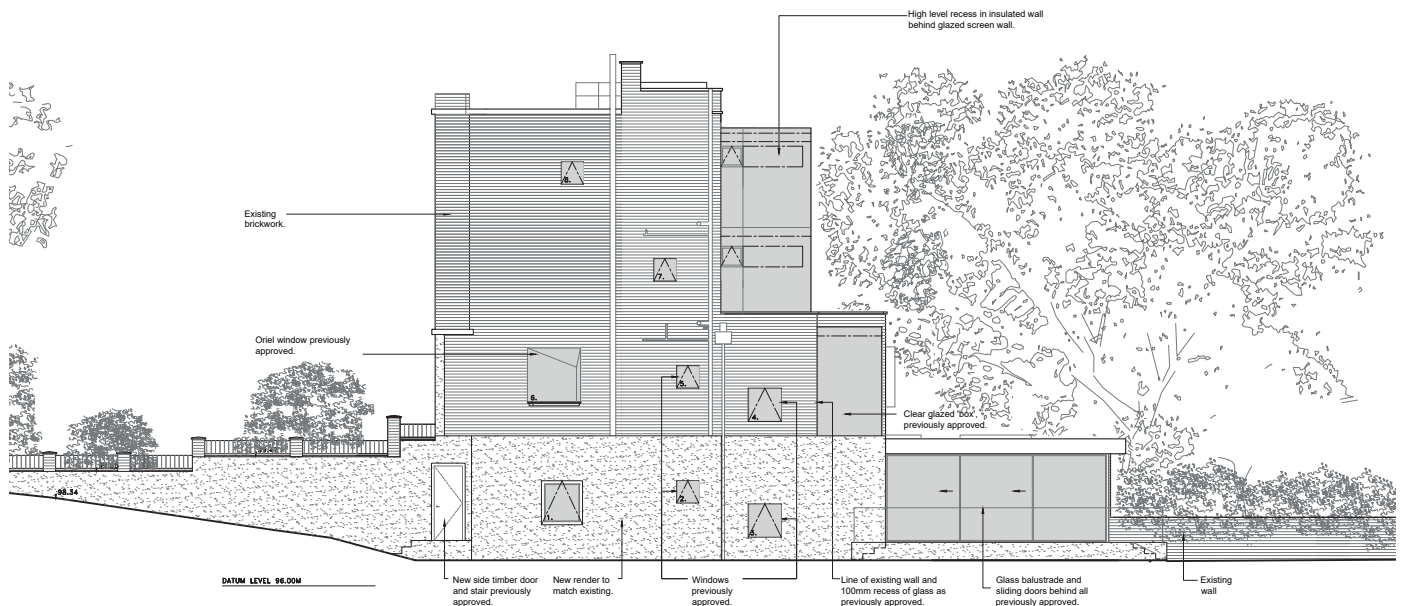


Glass balustrade

No. 21

Adjoining property No. 19

Proposed rear elevation



Proposed side elevation showing windows permitted in previous applications

## 6. Appearance

The previously approved rear, lower level extensions have been designed in a minimal, contemporary way to complement the existing 1960's, brick house, and the proposed treatment of the elevations to the rear upper floors is intended to unify the whole rear elevation. The views to the west are dramatic and far reaching but the two existing windows per floor, are small and heavily framed, thus closing off these views to the occupants. The previously approved upper levels elevation replicated these unappealing white UPVC windows, which are not original to the house, but now there is an opportunity to glaze this facade at first and second floor levels. The lightweight appearance of the glazing would be more consistent with the approved glazed extensions at the lower ground levels, than the previously approved brick would be. The appearance of the proposed glazed elevation will be of high quality in terms of materials and execution.

Marseille rails, which are 1.1m high glass panels, would provide safety when the full height glass door panels are slid open. At the upper ground floor level this balustrade would prevent use of the green roof as a terrace (except for emergency purposes) all as conditioned in the last permission. The arrangement of sliding doors could echo the asymmetric pattern of existing openings when they are open.

The existing rear window to the upper ground floor is proposed to be simplified in line with the minimalist appearance of the other glazed elements. Thus the white upvc frames with six sub-divisions would be replaced by a single glazed panel, projected slightly beyond the facade to create a subtle, fully glazed, oriel window.

The central rooflight of the lower ground floor rear extension is now proposed to be rectangular rather than square (as previously permitted) to even out daylight across the dining and kitchen areas, and reduce consumption of artificial lighting.

## 7. Landscaping

Not applicable to this proposal.

## ACCESS

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



Existing view from first floor staircase window



Existing view from first floor bathroom window

The existing windows, which were replicated in the previous application, are relatively small and their heavy framed sub-divisions limit the view out. The proposals widen the outlook to the magnificent views over the treetops towards the west of London.

At second floor level the views open up even more and would dramatically enhance the amenity of the occupiers with regard to outlook, as well as significantly improving daylight levels internally.



## 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. They comply with the Camden Core Strategy 2010-2025, Policies CS5 and CS14, Camden Development Policies 2010-2025, and Policies DP22,24,25 and 26 which include conserving Camden's heritage and securing high quality design. They are also in line with the National Planning Policy Framework and the London Plan.

## 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 realise these proposals, to release the long term usefulness of this house than for the family to move, or demolish and rebuild this house.

### Privacy and amenity

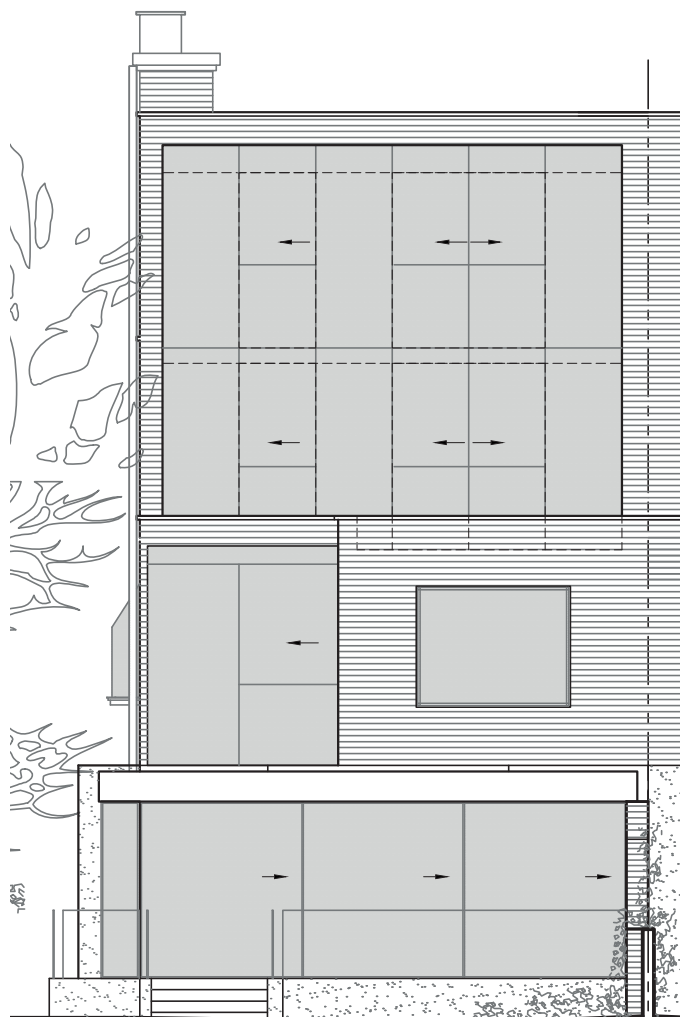
The proposals would not cause overlooking or loss of privacy to the neighbours. The distance to the neighbours and the extensive garden and mature trees on the side boundaries will protect privacy and amenity, together with some obscured glass to side return glazing facing north and south (towards nos 19 and 23), notwithstanding that previous officer's reports have said there are no overlooking issues.

The distance from the proposed upper level glazing of 21 Rosecroft Avenue to the neighbouring houses at Hollycroft Avenue is c38m 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.

Blinds are proposed to be recessed into the ceiling and would be lowered to provide privacy to occupants, control solar glare and contain any night light pollution; notwithstanding that it has been established that neighbours are a long distance away and the side elevations of the glazing would be in obscured glass where applicable.



View towards no.23 Rosecroft is heavily screened by mature foliage. The side elevation of the upper levels glazing would be in obscured glass (translucent or opaque).



Proposed rear elevation showing all new additions in glass, distinguishing them from the original 1960's brick building.

## CONCLUSION

We believe this application should be granted planning permission because:

- The quality of the design, materials and execution will be high
- The proposals are carefully considered, sensitive additions to the main 1960's house
- The upper level glazing proposals bring cohesion to the rear elevation, being complementary to the previously permitted glazed elevations of the lower levels
- The floorspace of the proposals has previously been granted consent
- The current proposals are to the rear 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 (each previously approved extension sits within the footprint of the house and is indented in plan and elevation)
- The proposals would not affect neighbours, as has been evidenced in previous consents
- The proposal complies with planning policy
- It is more sustainable to change the materials to give coherence to an already permitted scheme, 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 approved 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.



Existing view from second floor bathroom window is limited by a heavily framed window, sub-divided into four uneven panes.



Proposed view from the second floor. Photo taken through one of the opening panes of the bathroom window (shown left). The proposed wider, glazed, full height panels would open up spectacular views.