

DESIGN AND ACCESS STATEMENT

Reinstatement of Front Boundary Wall at

**10 Rosslyn Hill
LONDON NW3 1PH**

April 2017

Introduction

10 Rosslyn Hill is located in the London Borough of Camden. This Design and Access statement accompanies an application for planning permission for the reinstatement and proposed alterations to the front garden boundary wall including the installation of new gates. It should be read in conjunction with:

Drg. No.	Description
RH.OS.01	Location Plan
RH.GA.01	Existing and Proposed Plans at Garden Level
RH.GA.02	Existing Elevation to Rosslyn Hill
RH.GA.03	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.

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.

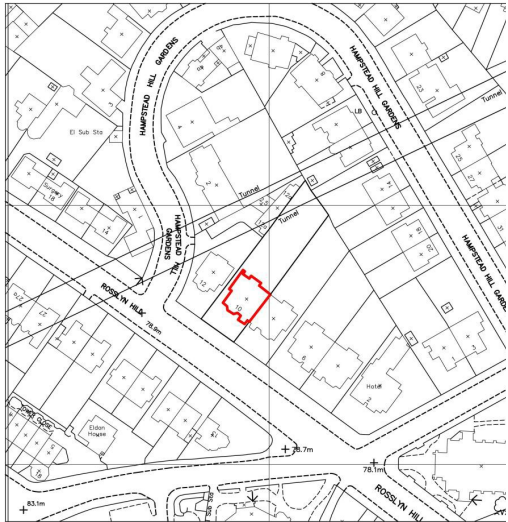


Fig. 1 Location Plan



Fig. 2 Ariel View from West

Relevant Planning Policy and Considerations

The proposals have been developed with reference to the following:

Development Policies

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)

Inspector's comments at Other Matters in
Appeal Decision Ref.APP/X5210/D/15/3141370

Design Proposals

Use

The property is used as a single family dwelling (C3). The proposed alterations relate solely to the front garden boundary wall. No change of use is proposed.

Amount

The proposals include rebuilding the existing stucco boundary wall and piers, enlarging one opening and installing new wrought iron gates. A new bin enclosure built in painted render is proposed adjacent to the enlarged side access with an area of paving to facilitate access to and movement of rubbish bins.

Access

The existing visitor access will remain via the south western front gate to the main entrance to the house. The existing secondary access, north west of the visitor access, adjacent to No.12 Rosslyn Hill, is to be widened from 1170mm to 2100mm to create a service access to a bin enclosure in the front garden and the side entrance to the house.

Scale

The scale of the proposals 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 reinstate / 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. New wrought iron gates are also proposed similar in material to the adjacent gate at No.12 Rosslyn Hill.



Fig. 3 Gate at 12 Rosslyn Hill

The applicant believes 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.

Although a previous scheme, submitted in 2015 (Ref. 2015/3516/P) which included proposals for off street parking not sought in this application was dismissed at appeal, the inspector noted:

"The appeal site is located within Hampstead Conservation Area and the neighbouring property No 12 Rosslyn Hill is a grade 11 listed building. I have had special regard to the desirability of preserving the setting of No 12 Rosslyn Hill which is a distinct detached property with a well defined curtilage, and I am satisfied that the appeal proposal would not affect its setting. I have also considered the third party representations and concerns raised in the Council Officer's report regarding the impact the proposal may have on the character and appearance of Hampstead Conservation Area. The proposed hardstanding would be limited in size and its proposed location would mean that the majority of the garden area directly in front of the property would be retained. *Furthermore the gateway would not be significantly altered and its location at one end frontage of the semi-detached pairs, with the pedestrian gateway leading to the property's prominent entrance porch remaining intact, would minimise its overall visual impact on the character and appearance of the host property and the street scene as a whole. The effect of the proposal on the Conservation Area was not a reason for refusal and I also consider that proposal would preserve the character and appearance of Hampstead Conservation Area.*"

(Italics added)

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 wrought iron similar to those at No.12 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.