

Design and Access Statement

Planning application submission

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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 Froggal 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 proposes the modifications to the previously granted planning consent reference : 2016/0218/P

These modifications are listed as follows:

- a. To change the existing fenestration from white uPVC sections to white metal sections (aluminium), and to alter the configuration nominally in some instances.
- b. To alter one previously approved window opening to the side elevation at the lower ground floor level.
- c. To lower the existing lower ground floor level, as well as the floor to the previously approved lower ground floor rear extension, by 354mm.
- d. To add two number roof lights. One to the previously approved flat roof to the glazed first floor corner glass box infill, and the other at the main flat roof level behind a parapet.
- e. Air conditioning unit to rear of flat roof to existing house.

1. Response to Context

The existing house is located towards the edge of the Redington and Froggal 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 houses are considered neutral in the Conservation Area, lacking as they do any historic features and being unremarkable in their design.

The proposed modifications have thus been carefully considered to respect the context and to remain neutral and preserve the character and appearance of the Conservation Area and the property itself.

2. Amount

There is no addition to the floor area, as a 'new' floor has not been proposed and the footprint where the limited excavation is to take place conforms to that already approved outline of the existing and proposed new areas.

There is also no addition to the overall 'volume' of the development. The space (volume) released by lowering the lower ground floor level by 354mm, is that space previously occupied by undercroft of the house.

Trial holes and soil tests, already implemented, indicate that there are no structural changes required to the existing foundations as the proposed reduced level lies well above the level of the existing foundations and no undermining of the foundations is thus required.

3. Use

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

4. Scale

The changes are modest and does not impact on the overall previously approve proposals.

5. Appearance

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

Changes to fenestration.

Change the existing fenestration, from white uPVC sections to white metal sections (aluminium), is in keeping with the character of the fenestration that predates the use of uPVC. UPVC was not available when this house was built. The period of the property would probably have utilised Crittall type fenestration. Crittall type fenestration uses steel metal sections which have a considerably narrower section than does uPVC sections. This results in a more elegant external appearance and, from internally, a more enhanced 'sight line'. However, steel window sections, even though currently available with a 'thermal break' have inadequate thermal performance. Thus we propose to use aluminium sections for the fenestration. This appears to us to be a reasonable compromise and aesthetically bridges the difference between the over chunky uPVC and the more slender Crittall sections while still being environmentally friendly from the point of view of heat loss over time. The colour proposed is white to match the existing.

Changes to the configuration of the fenestration within the individual window opening – To the front elevation, which is less altered, the new configuration follows the existing layout to the individual windows. The side elevations, remains largely as previously approved. None of the openings to the rear elevation are original, and in accordance with what has previously been approved in application 2016/20118/P, the symmetry the of this elevation is no longer retained. The fenestration has been simplified within the framework of the openings, as well as keeping some of the horizontal elements of the original window types.

To the side elevation at the lower ground floor level, a square window opening was proposed and approved. We propose to amend this opening and revert back to a more horizontal and traditional rectilinear window opening, more akin to what is currently present on the existing house in that location before the proposed side extension is built. Please compare the three side elevations submitted – the Existing North West Elevation (side) J173/D09; Proposed North West Elevation (side) J173/D59 (part previous approved application Ref: 2016/2018/P) and the relevant elevation for his application Ref: J173/D28 Rev A.

External air conditioning unit.

It is proposed to locate this unit on the flat roof to the main house, well back from the front façade. The unit would not be visible from the road. The unit would also be housed in a sound attenuating enclosure which would serve to both screen the unit as well as reducing the possibility of the unit being heard by neighbours.

6. Landscaping

By lowering the floor level to the rear extension, there would be no need for a raised plinth and any paving immediately surround the new extension would be less prominent.

7. Access

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

8. 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.

9. Privacy and Amenity

Many of the factors that applied to the previous application continue to apply to this revised proposal.

There would be no cause for 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.

10. CONCLUSION

We believe this application should be granted planning permission because:

- The proposals are carefully considered, sensitive additions to the main 1960's house
- The proposals to lower the lower ground floor level sits within the footprint of the house
- There is no change to the floor area of the proposal.
- The quality of the design, materials and execution will be high
- The proposals are mainly to the rear, on the roof and partially to the lower ground floor side.
- Any changes visible from the street or public domain have been kept to a minimum
- 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 not affected
- The proposals would not affect neighbours, as has been evidenced in previous consents
- The proposal complies with planning policy
- 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.