



Design & Access Statement



26 Rosecroft Avenue, London, NW3 7QB

City Planning Limited

on behalf of **Mr Vipul Panchal**

January 2018

City Planning Ltd

2nd Floor West Wing, 40–41 Pall Mall, London, SW1Y 5JG

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Introduction

- 1.1 This full application seeks permission for the following development on site

Alterations to the front garden and hardstanding area, including, changes to the soft and hard landscaping, replacement refuse and recycling store, replacement of the steps leading to the main entrance, reinstatement of the boundary wall at the front of the site, replacement boundary wall along the site's north boundary and between parking and landscaped areas.

- 1.2 This Design and Access Statement should be read alongside the rest of the documents submitted as part of this application where appropriate.

The Site

- 1.3 The site is located in the Hampstead area in North London, on the east side of the Rosecroft Avenue, near the junction with Platt's Lane. The site has an area of 747m² and is rectangular in shape. It is bound by No.28 Rosecroft Avenue and its garage to the north, the grounds of No.22 Rosecroft Avenue to the east, grounds of No.24 Rosecroft Avenue to the south and fronts the Rosecroft Avenue to the west (Fig.1).

Figure 1. The site and surrounding area.



- 1.4 The property is a detached three storey with basement Edwardian villa (Fig.2.). It is configured as two maisonette flats. Each flat has a separate entrance. The ground and basement floor maisonette is accessed via the front of the property at ground floor level. The first and second floor maisonette is accessed via an entrance at the side of the property. There is an existing vehicle crossover, which provides access to a driveway at the street level (Fig.3.).

Figure 2. The street elevation of 26 Rosecroft Avenue.



Figure 3. Driveway and hardstanding of 26 Rosecroft Avenue with the entrance to the upper floor's maisonette at the rear.



- 1.5 A 0.6m brick wall separates the hardstanding of the site, from the driveway of the No.28 Rosecroft Avenue (Fig.4 & 5.) There is a brick pier at the end of the wall, fronting Rosecroft Avenue.

Figure 4. The existing 0.6m brick wall between Nos. 26 and 28 Rosecroft Avenue.



Figure 5. Brick wall on the boundary with the garage and bin store of No.28 Rosecroft Avenue.



- 1.6 At the rear of the hardstanding, there are stairs leading to the entrance of the upper floor's maisonette. The stairs are flanked by soft landscaping in brick enclosures (Fig.6.).

Figure 6. Soft landscaping at the rear of the driveway.



- 1.7 Also, at the rear, there is an existing fully enclosed refuse and recycling store measuring 0.885m x 2.716m x 0.950m (Fig. 7&8). Next to the store, there are stairs leading up to the soft landscaped area (Fig.7.).

Figure 7. Existing refuse store and stair to the front landscaped area.



Figure 8. Close up of the existing refuse and recycling store that is no longer able to accommodate the new wheelie bins.



Figure 9. Close up of the brick wall separating hardstanding and garden area.



- 1.8 The front boundary wall is 1.6m high 1970s brick wall with concrete render at the footing (Fig.10). In the middle, a set of semi-circular steps lead to a Lynch gate, which provides pedestrian access to the property.

Figure 10. Existing front boundary wall and Lynch gate.



- 1.9 The wall has been damaged and is leaning out towards the main footway on Rosecroft Avenue, therefore improvement works are necessary (Fig.11.).

Figure 11. Damage to the existing front boundary wall.



The Surrounding Area

- 1.10 The surrounding area consists of late 19th and early 20th century inner suburban residential development. Houses are predominantly large detached and semi-detached buildings. Most often, they are built of red brick with hung tile or render detail, and clay tiled roof.
- 1.11 The majority of the properties are set behind brick boundary walls with varied detailing. Commonly, this consists of solid brick and coping stone finish (Fig.12-14.). Piers and brick walls are the dominant feature on the majority of the front boundary treatments. In some cases, however, the front boundaries have been fully lost to hardstanding and car parking area.

Figure 12. The brick front boundary with piers and coping stone finish at 32 Platt's Lane.



Figure 13. New brick wall with piers and coping stone finish at 30 Hollycroft Avenue.



Figure 14. Example of more historic brick front boundary wall with piers and coping stone finish at 16A Fencroft Avenue.



Figure 15. Brick front boundary wall with black metal railings and piers with a coping stone finish at 3 Oakhill Avenue.



The Proposed Development

1.12 The development proposal includes the following:

- To regularise hardstanding driveway area by straightening out its south boundary and resurfacing it with resin bounded permeable SUDS compliant finish;
- To enlarge existing refuse and recycling store to accommodate new wheelie bins;
- To replace the boundary wall between No.26 and 28 Rosecroft Avenue with 0.97m high brick wall;
- To replace the existing retaining wall between hardstanding and garden area with 1.36m brick wall;
- To replace the front boundary wall with 1.6m brick wall;
- To replace the semi-circular steps at the front of the site to match existing; and
- To replace the removal of the five Bay trees approved in 2016 (LPA ref: 2016/0231/P) with two Magnolia trees.

1.13 All replacement boundary and retaining walls and piers would be constructed from London Red Stock Brick in English Cross Bound pattern with the coping stone finish. As evident from *The Surrounding Area* section of this DAS, these materials are prevalent in the conservation area. Finally, replacement of the partially rendered front boundary wall with London Brick wall will enhance the streetscene, as well as the character and the appearance of the Conservation Area.