

DESIGN AND ACCESS ASSESSMENT FOR THE PROPOSED REMOVAL OF THE REAR GLASS CONSERVATORY AND THE SINGLE STOREY REAR EXTENSION AND REPLACE IT WITH A SMALLER SINGLE STOREY REAR EXTENSION WITH A PITCHED TILED ROOF; A PROPOSED SMALL SIDE DORMER TO FIRST FLOOR ROOF AND LOW PROFILE ROOFLIGHTS TO MAIN REAR ROOF SLOPE. MINOR AMENDMENTS TO WINDOWS TO THE FLANK WALL



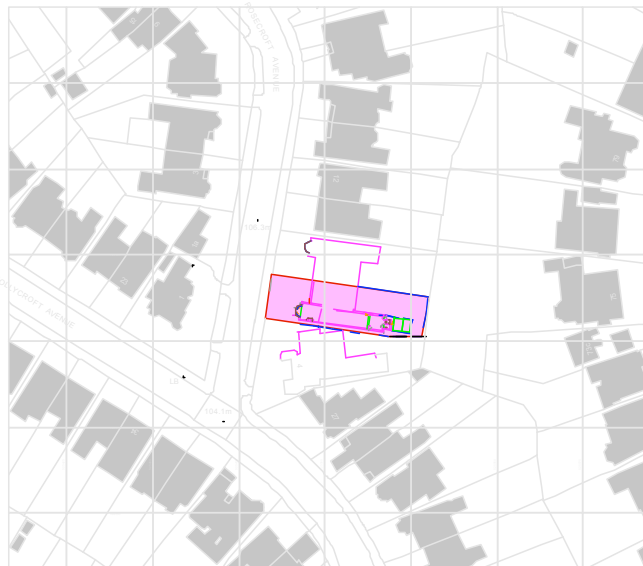
**REAR VIEW OF 6 ROSECROFT AVENUE,
HAMPSTEAD, LONDON NW3 7QB**

LOCATION

The property lies within The Redington and Frognal Conservation Area. The conservation area is further subdivided and Rosecroft Avenue lies within Sub Area 2. There are three roads known as The Crofts. Rosecroft Avenue is one of these roads. Rosecroft Avenue largely comprises of semi-detached houses of varied individual appearance but with a “mix and match” set of elements and materials. This gives the street an overall coherent appearance. While most of the houses are built of red brick, these are interspersed by houses with rendered elevations or part tile hanging. The continuity of a small palette of materials play a significant roll in the overall harmony of the appearance of Rosecroft Avenue but this is also helped by the regular spacing of mature London Plane trees that dominate the view looking upwards along Rosecroft Avenue.

Windows are timber framed traditional sash and casement style.

The fronts of the houses are set mainly as pairs of houses. However, the rears of the houses have changed considerably over the years. There is an eclectic mix of sizes and styles of architecture from traditional to modern. There are large mainly traditional style extensions and multiple single and double storey extensions that have grown over the years giving a patchwork of heights and depths to the rear views.



LOCATION PLAN VIEW OF 6 ROSE CROFT AVENUE,
LONDON NW3

HISTORY

There is little planning history within the Camden planning department that I can find.

The most recent is an application for tree works in 2005.

The Camden search is showing a withdrawn application that shows the greenhouse conservatory to the rear as built. This application is dated December 1986

The property was built as a family house and has been used a single family house for recent years

Planning Application Search Results

2005/2293/T	6 Rosecroft Avenue London NW3 7QB	REAR GARDEN 1 x Maple - trim off lower branches, thin 20%.	FINAL DECISION	10-06-2005	No Objection to Works to Tree(s) in CA
8602345	6 Rosecroft Avenue NW3	Erection of a greenhouse conservatory in the rear garden.*(Plans submitted)	FINAL DECISION	05-12-1986	Withdrawn after Reg'n (not used on PACIS

The original rooms of the house have been preserved and much of the original detailing is still apparent.

There is visual evidence that the house has been used as a single- family residential house. This appears historic and long established.

PLAN VIEW OF THE HOUSE OBTAINED FROM THE ESTATE AGENTS



Rosecroft Avenue, Hampstead NW3



APPROX. SCALE
1:250

This plan is a reproduction of existing information and is not intended to be used for any purpose other than the purposes for which it was prepared. It is not to be used for any other purpose without the prior written consent of the architect.

DESCRIPTION OF THE PROPOSAL

This application is to remove the old fashioned glazed cold conservatory and replace it with a much smaller and much better insulated single storey extension. The application is to request further minor modifications, mainly to the interior, to create a large family home. We would want to use the large attic as residential space to compensate for the loss of floor space when removing the glass conservatory. This modification will require 3 no low profile style roof lights within the rear roof slope.

The client's brief is to achieve a full improvement and renovation to the house to make it sustainable for future generations. The family has three children and the rear garden should be made larger as this will be used by the children while the mother is able to maintain control of the house and see the children play safely at all times.

It is proposed to have a further small dormer window to the flank roof slope, using traditional detailing to its construction, thereby enhancing the light and views from the Second floor Gymnasium room. See application drawings.

The ground floor has magnificent rooms of good proportion. The house is not Listed and internal works are not controlled by Camden.

It is necessary to create a new kitchen to the rear of the property – enhancing the ground floor accommodation and, thereby, maintaining a fully functioning family home at both Ground and all upper floors. The kitchen has been positioned away from the adjoining semi-detached property to avoid and noise or disturbance to their main rooms.

It is proposed to create a modern pavilion style extension to the rear with greater internal height, contained beneath a natural clay tiles pitched roof with a parapet gutter to collect the rainfall. The internal height of the rear extension to the Ground floor area is to give a constant floor to ceiling height over the entire Ground floor. See detailed drawings

PROPOSAL - USE

The current use of the building is that as a single house – Class C3 use

It is intended to retain the use and create a large home for the client's family.

In this way the house will be fully SUSTAINABLE for more generations.

The use is to remain Class C3 - residential.

THE DESIGN PROPOSALS



REAR GARDEN VIEW SHOWING TRADITIONAL CLAY TILED ROOF TO PAVILLION

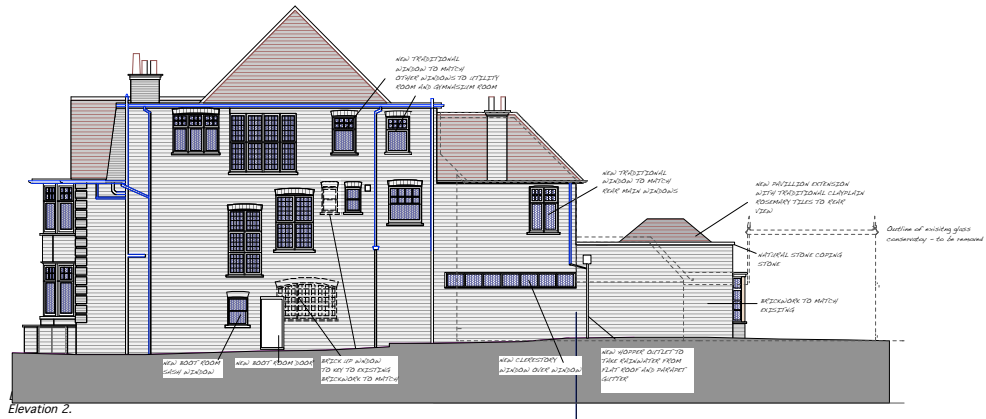
FOR DETAIL SHEET SEE Drawing No. 06.961.19 REV A

REAR VIEW

There are only minor alterations to the host building.

- 1) The large glass conservatory will be removed and a new single storey Pavilion style rear extension built.
- 2) New sliding doors will be provided at Ground level to give access to the garden
- 3) New side dormer window to roof space of the First floor
- 4) New low profile rear roof lights to the main roof

The proposed design of the rear extension does not harm the balance and architectural integrity of the main house.

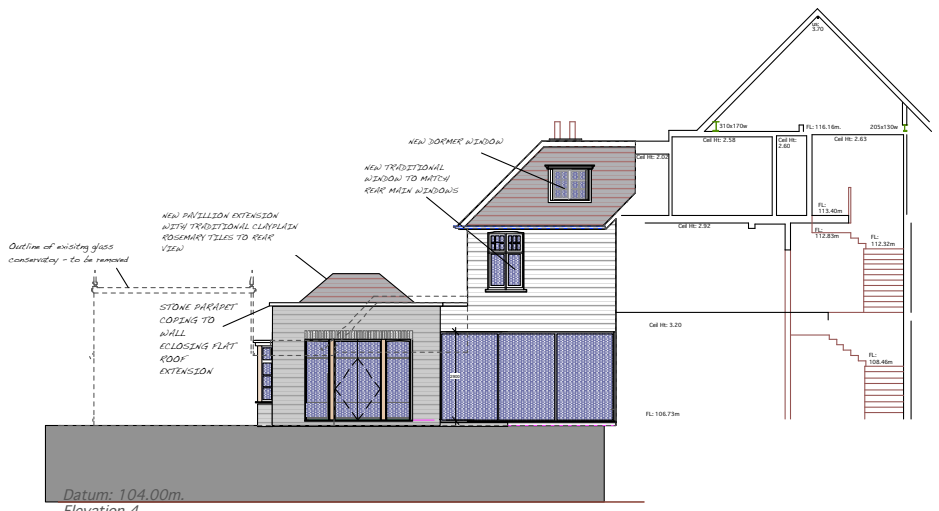


FLANK WALL VIEW SHOWING TRADITIONAL CLAY TILED ROOF TO PAVILLION

FOR DETAIL SHEET SEE Drawing No. 06.961.19 REV A

SIDE VIEW

- 1). Minor alterations to the windows only helps to improve the design and generally enhances the look of the flank elevation.
- 2) New location for side door access.
- 3) Removal of windows no longer required will be bricked up using second hand bricks to match, keyed to adjoining brickwork, with bond and mortar to match existing.



SIDE GARDEN VIEW SHOWING TRADITIONAL CLAY TILED ROOF TO PAVILLION

FOR DETAIL SHEET SEE Drawing No. 06.961.19 REV A

GARDEN SIDE VIEW

- 1) The large glass conservatory will be removed and a new single storey Pavilion style extension built.
- 2) New sliding doors will be provided at ground level to give access to the garden
- 3) New side dormer window to roof space of the First floor



FRONT VIEW

1). NO CHANGES ARE PROPOSED

ASSESSMENT OF PROPOSAL FOR PLANNING PERMISSION

EXTRACTS FROM THE POLICY GUIDANCE

Rear extensions

4.9A rear extension is often the most appropriate way to extend a house or property. However, rear extensions that are insensitively or inappropriately designed can spoil the appearance of a property or group of properties and harm the amenity of neighbouring properties, for example in terms of outlook and access to daylight and sunlight.

Neighbouring properties have been fully considered with regard to daylight/sunlight and any possible overlooking

The removal of the large glass conservatory and, thereby, gaining garden area, is a huge benefit to the overdevelopment of the rear of this house. The heat loss through the glazing is very high. The thermal performance is poor.

The replacement with a smaller "Pavilion" style single storey extension should enlarge the rear garden and the new design shall fit in with the architectural elements of this part of the Conservation Area. The Pavilion extension has been sympathetically designed to harmonise with the host building.

The dormer window to the rear is small and of traditional design. There are many examples of dormer windows to the rear elevation of neighbouring houses

The proposal will cause no loss of light to adjoining properties.

There will be no loss or damage to any trees caused by this proposed application.

General principles that have been taken into account with this proposal.

4.10 Rear extensions should be designed to:

- be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing;

YES

- respect and preserve the original design and proportions of the building, including its architectural period and style;

YES

- respect and preserve existing architectural features, such as projecting bays, decorative balconies or chimney stacks;

YES

- respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space;

YES

- not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure;

YES

- allow for the retention of a reasonable sized garden;

YES

- retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.

4.11 Materials should be chosen that are sympathetic to the existing building wherever possible (see also CPG3 Sustainability on Sustainable use of materials).

YES

Materials have been chosen that are sympathetic to the existing building. The windows to the front and flank elevations can be timber framed painted white. Removal of window openings will be in filled with salvaged bricks and be properly keyed into surround brickwork with pointing to match.

Height of rear extensions

4.12 The new extension is subordinate to the original building. Its height respects the existing pattern of rear extensions. Ground floor extensions are generally considered preferable to those at higher levels.

Width of rear extensions

The width of rear extensions should be designed so that they are not visible from the street and should respect the rhythm of existing rear extensions.

See earlier notes and examples of other rear extensions within the larger plot size.

The new extension is subordinate to the original building, its height respects the existing building heights.

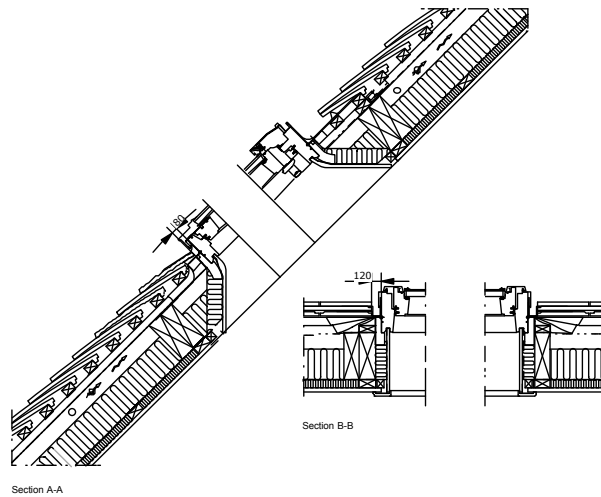
The rear extension has reduced the overall bulk by removing the glass conservatory. The width at the rear is only 5.500 mm wide.

Roof lights

5.21 Roof lights can have an adverse impact upon the character and appearance of buildings and streetscapes.

5.22 Roof lights should be proportioned to be significantly subordinate both in size and number and should be fitted flush with the roof surface.

It is intended to only use the Conservation style roof light that will sit flat with the surrounding roof tiles. See drawing 06.961.18 for details



VELUX WINDOW DETAILS. Scale 1:25
Conservation roof system window for plain tiles.
Type M06 603x930 visible glass.

ENERGY SAVING AND RENEWABLE ENERGY PROPOSAL

A range of thermal efficiency measures are proposed to be implemented.

These include:

1. Ensure that the building is in a good state of repair.

A FULL REFURBISHMENT OF THE PROPERTY IS TO BE UNDERTAKEN TAKING HIGH HEAT LOSS BUILDING INTO A LOW THERMAL HEAT LOSS AND WELL INSULATED BUILDING.

2. Minor interventions - upgrade the easier and non-contentious elements:

- insulate roof spaces and suspended floors;

THE ROOF SLOPES ARE TO BE FULLY INSULATED TO CURRENT BUILDING REGULATION STANDARDS. THE SOLID LOWER GROUND FLOOR SLAB IS TO BE FULLY INSULATED TO CURRENT BUILDING REGULATION STANDARDS.

- provide energy efficient lighting and appliances

LIGHT FITTINGS WILL BE LOW ENERGY TYPE

- draught-seal doors and windows;

ALL WINDOWS WILL BE DOUBLE GLAZED AND FITTED WITH THERMAL BREAK WHERE APPLICABLE TO THE SLIDING ALUMINIUM DOORS AT THE REAR GROUND AND LOWER GROUND FLOOR.

- provide hot water tank and pipe insulation.

ALL NEW PLUMBING INSTALLATION WILL BE FULLY INSULATED

- install high-efficiency boiler and heating controls;

HIGH EFFICIENCY BOILER WILL BE SUPPLIED AND FITTED

EXTRACTS FROM THE CAMDEN DESIGN GUIDANCE NOTES

4.7 Good practice principles for external alterations

Alterations should always take into account the character and design of the property and its surroundings. A harmonious contrast with the existing property and surroundings may be appropriate for some new work to distinguish it from the existing building; in other cases closely matching materials and design details are more appropriate so as to ensure the new work blends with the old.

The design of the extension does not harm the architectural integrity of the main house. The proposed alterations to the rear extension complies with Guidance Note 19.12. - *A rear extension is often the most appropriate way to extend a house or property. However, rear extensions that are insensitively or inappropriately designed can spoil the appearance of a property or group of properties and harm the amenity of neighbouring properties, for example in terms of outlook, daylight and sunlight. The infill extension is sensitively designed. The rear extension fully complies with the BRE guidance Site Layout Planning for Daylight and Sunlight to adjoining properties. The existing extension will remain only be partially visible from the rear garden no 18 Ferncroft Avenue.*

4.8 Scale: Extensions should be subordinate to the original building in terms of scale and situation unless the specific circumstances of the site, such as the context of the property or its particular design, would enable an exception to this approach. More detailed guidance on design considerations is contained within CPG1 Design (Design excellence chapter).- *Rear extensions should be designed to be subordinate to the building being extended, in terms of location, form, scale proportions and dimensions; respect the original design and proportions of the building, including its architectural period and style; respect existing architectural features, such as projecting bays or decorative balconies; respect the historic pattern and established grain of the surrounding area, including the ratio of built to unbuilt space; make sure it does not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, overshadowing, light pollution/spillage privacy/overlooking, and sense of enclosure; and allow for the retention of a reasonable sized garden.* With this proposed extension the host building is clearly undisturbed and the extension will not do any harm to the host building or its locality

RELEVANT DEVELOPMENT POLICIES

Trees, landscape, and biodiversity

The proposal does not involve the loss of any tree on the application site or of its neighbour

IMPACTS TO NEIGHBOURS FROM DEMOLITION AND CONSTRUCTION

Some of the problems affecting amenity are experienced during the demolition and construction phases of a development. Although this is temporary, it tends to create noise, vibration, dust, air and light pollution.

Considerate Contractors Scheme

Full care and consideration shall be given to neighbouring properties. All construction and demolition processes are expected to be in accordance with the Considerate Constructors Scheme standards. Construction and demolition processes are also expected to conform to the ICE Demolition Protocol (www.ice.org.uk) and should have regard to the Guide for Contractors working in Camden, Feb 2008, which is available the Camden Council website and to the GLA's best practice guidance document The Control of Dust and Emissions from Construction and Demolition (www.london.gov.uk).

RESIDENTIAL DEVELOPMENT STANDARDS

Guidance on residential development standards General principles

All residential developments in the Borough are required to be designed and built to create high quality homes:

Layout

There should usually be a permanent partition between eating and sleeping areas. Kitchens and living rooms that are permanently separated are preferable. However, combined kitchen and living areas are considered acceptable as long as the floor area is sufficient to allow for the greater range of activities that will take place in them.

THE APPLICATION HAS SEPARATE SLEEPING ROOMS AND WILL FULLY COMPLY WITH THE BUILDING REGULATIONS FOR FIRE SAFETY.

Rooms

- All rooms should be able to function for the purpose for the purpose for which they are intended.
- They should have an adequate size, shape, door arrangement, height, insulation for noise and vibration and natural lighting and ventilation.
- They should lead off a hallway or lobby so that it is possible to access any habitable room without passing through another habitable room, although Building Regulations Part B - Fire Safety allow inner rooms provided they meet certain criteria.

**THE APPLICATION SHOWS ROOMS ABOVE THE MINIMUM STANDARD.
THE APPLICATION COMPLIES WITH THE FIRE ESCAPE REQUIREMENTS OF THE CURRENT BUILDING REGULATIONS**

Internal space standards Ceiling heights

All habitable rooms should have minimum headroom of 2.3 metres.

THE APPLICATION EXCEEDS THESE MINIMUM HEIGHTS

Although planning cannot control the precise internal layout of individual proposals, it is important to ensure that dwellings are capable of providing a suitable layout and adequate room sizes that reflect the use and type of accommodation. The Council will be flexible in the application of these guidelines in order to respond to site-specific circumstances.

The Council has set minimum space standards to ensure rooms are large enough to take on varying uses. Space standards relate to the occupancy of a home rather than number of bedrooms and the developer will be required to state the number of occupants each dwelling has been designed to accommodate. The occupancy of housing at the time of its first occupation is not a reliable prediction of future levels of occupancy over the lifetime of a home. The only sensible assessment of occupancy is therefore the designed level of occupancy.

The Council will expect bedrooms to meet or exceed the following minimum sizes:

- First and double bedrooms - 11.0 sq m • Single bedrooms - 6.5 sq m
- External amenity space is provided

THE APPLICATION EXCEEDS THESE MINIMUM FLOOR SPACE REQUIREMENTS FOR EACH ROOM AND THE OVERALL SIZE OF UNIT

Storage and utility spaces

All accommodation should have sufficient internal storage space to meet the likely needs and requirements of potential occupiers. Dwelling layouts should make suitable provision:

- for washing machines and drying clothes;
- a storage cupboard with a minimum floor area of 0.8 sq m should be provided for 1- and 2-person dwellings;
- for each additional occupant, a minimum of 0.15 sq m storage area should be provided;
- storage for bicycles and prams should also be provided, located at the ground or lowest level of the dwelling, preferably accessed from a hall or lobby area;
- for waste and recycling bins, reference should also be made to the section

**THE APPLICATION COMPLIES WITH THE STORAGE REQUIREMENTS.
THERE IS A SPACE FOR STORING BICYCLES WITHIN THE SIDE PASSAGEWAY**

ACCESS

Unfortunately the main front door has a stepped access to this property. It does not offer any scope for improvement for disabled users.

The front door is only accessible from the steps.

The side passage is narrow but could take a wheelchair. It would be possible to create a level access through the rear garden and sliding doors for visitors.

The side access door is also only accessible by a long narrow passageway and there are internal steps within the house preventing easy wheelchair use.

SUMMARY

The rear extension has been sympathetically designed to harmonise with the host building without dominating it.

There will be no harm to the environment, other than the process of building, which will be limited to about 6 months.