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## Design & Access Statement



26 Rosecroft Avenue, London, NW3 7QB

City Planning Limited

on behalf of **Mr Vipul Panchal**

July 2019

**City Planning Ltd**

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

[www.city-planning.co.uk](http://www.city-planning.co.uk)

## Introduction

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

*Reinstatement of the original window on the ground floor level of the front elevation, levelling of the front garden, the addition of one step to the front staircase, as well as removal and replacement of the Japanese maple in the rear garden.*

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- 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

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- 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 747m<sup>2</sup> 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 The first floor window on the front elevation has been altered over the years. As evident from the photo below (Fig. 4), it has been reduced by the three brick height.

Figure 4. The close-up and wider elevation of the existing window at ground floor level on the front elevation with additional brick build up evident below the sill line.



1.6 The main staircase leading to the front entrance of the house is made of red brick (Fig.5).

Figure 5. The main staircase at the front of the house, leading to the lower floors maisonette.



## The Surrounding Area

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1.7 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.

## The Proposed Development

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1.8 The development proposal includes the following:

- Reinstatement of the originally sized window at ground floor level on the front elevation;

- Levelling of the front garden;
- The addition of one step to the front staircase that leads to the entrance of the house; and
- Removal of the existing Japanese Maple in the rear garden and replacement by new Japanese Maple.

1.9 The window will be white painted timber to match the existing. The additional step will be red brick to match the existing.

1.10 As evident from *The Site* section of this DAS, these materials are typical to the building and the conservation area. Furthermore, the reinstated window size will return the balanced appearance to the front elevation. Therefore, the proposal will enhance the appearance of the building, as well as the character and the appearance of the Conservation Area.