



Heritage Statement

Land at Phylliss
Court, 22 Rosecroft
Avenue, Hampstead



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1. Introduction

- 1.1** This Heritage Statement has been prepared by Heritage Collective (part of HCUK Group). It relates to an application for proposed outdoor pool and changing room facilities on land between Phylliss Court, 22 Rosecroft Avenue and Hill House, 87 Reddington Road, Hampstead. The determining authority is the London Borough of Camden.
- 1.2** The application site is within Reddington Road/Frognaal Conservation Area, designated in 1985 and extended on several occasions, the last being 2003. Divided into sub areas the application site is within sub area 2, 'The Crofts' (Ferncroft, Hollycroft and Rosecroft Avenues). To the south-west there are two listed houses, No.18 and No.20 Rosecroft Avenue. Phylliss Court is specifically referred to within the conservation area appraisal for its siting but not its architecture.
- 1.3** Land to the south and east slopes upwards from Phylliss Court. The application site is located south-east of Phylliss Court and north-west of 87 Reddington Road, which is set down from the level of the application site. The area proposed for development is screened by vegetation within the gardens and on the boundaries with the close by properties. There are no long distance views out from the site, but Hill House is visible to the north-east. Phylliss Court is glimpsed through the tree cover from the application site. A staircase from the Phylliss Court driveway provides access to the application site area.

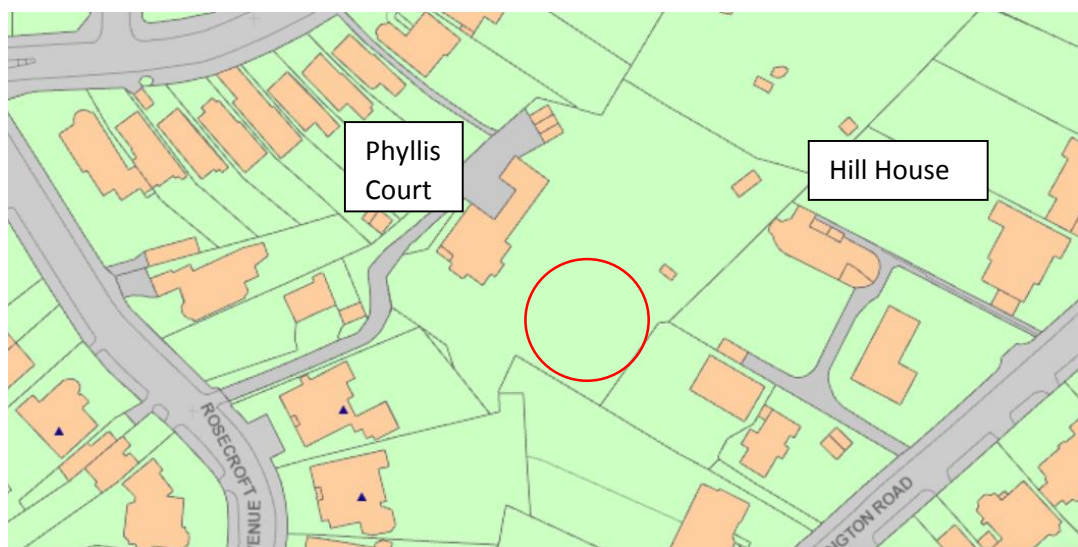


Figure 1: Site Location showing approximate location of proposed changing room facilities

Purpose of the Report

- 1.4** The purpose of this document is to assist with the determination of the application by informing the decision takers on the effects of development on the historic built environment. Value judgements on the significance of the heritage assets affected are presented and the effects of the proposals upon that significance are appraised.
- 1.5** Specifically, this report assesses the effect on the historic built environment as a result of the new development and the capability of the identified heritage asset to absorb change within its setting without causing harm to its significance. Particular regard is given to the provisions of Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act, 1990. The report also sets out how the proposal complies with the guidance and policy of the National Planning Policy Framework (NPPF) 2019 and local planning policy.

2. Relevant Planning Policy Framework

- 2.1** The decision maker is required by section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.¹
- 2.2** There is a broadly similar duty arising from section 72(1) of the Act in respect of planning decisions relating to development within conservation areas.
- 2.3** For the purposes of this statement, preservation equates to an absence of harm.² Harm is defined in paragraph 84 of Historic England's Conservation Principles as change which erodes the significance of a heritage asset.³
- 2.4** The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest.
- 2.5** The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:
- "The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."*
- 2.6** The NPPF requires the impact on the significance of the designated heritage asset to be considered in terms of either "substantial harm" or "less than substantial harm" as described within paragraphs 195 and 196 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high

¹ Barnwell Manor Wind Energy Limited v East onshire District Council and others [2014] EWCA Civ 137.

² South Lakeland v SSE [1992] 2 AC 141.

³ Conservation Principles, 2008, paragraph 84.

test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.⁴ The Scale of Harm is tabulated at Appendix 1

2.7 Paragraphs 195 and 196 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit. Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 195 or 196 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

"Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated."

2.8 Paragraphs 193 and 194 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that affect its significance, irrespective of how substantial or otherwise that harm might be.

2.9 Paragraph 197 of the NPPF refers to the approach to be taken towards non-designated heritage assets as follows:

"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."

2.10 Paragraph 197 of the NPPF is relevant to Phylliss Court, 22 Rosecroft Avenue, which has previously been assessed as a non-designated asset through applications relating to its redevelopment.

⁴ Bedford Borough Council v SSCLG and Nuon UK Limited [2013] EWHC 4344 (Admin).

The London Plan (2016)

- 2.11** The London Plan is the spatial development strategy for greater London. Policies 7.8 and 7.9 relate to heritage and the need to respect the historic environment through good design. The policy requires the significance of a heritage asset to be assessed when development is proposed, and schemes designed so that the heritage significance is recognized, and where possible repaired, restored and put to a suitable and viable use that is consistent with their conservation.
- 2.12** While not yet adopted the July 2019 Draft London Plan holds some weight. Of specific relevance is policy HC1 Heritage Conservation and Growth which notes that “Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets’ significance and appreciation within their surroundings.”

Camden Local Plan (2017)

- 2.13** Policy D2 Heritage is as follows:

“The Council will preserve and, where appropriate, enhance Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

Designated heritage assets

Designed heritage assets include conservation areas and listed buildings. The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss...

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

Conservation areas

Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed 'designated heritage assets'. In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

The Council will:

e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;

f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;

g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and ... "

3. Background and Development

Hampstead

- 3.1** Hampstead was once part of the great forest of Middlesex and sits on a hill in what is now north London. The name Hampstead comes for the Saxon Hamstede, meaning homestead, likely to have originated from a farm in the Frognal area. The first reference to Hampstead was in AD 975, King Edgar granted to his minister Mangoda, the lands of Hampstead. The Domesday Book states that the Abbot of St Peter's holds Hampstead and it continued in the possession of the Abbey until 1550.
- 3.2** In 1798-9 the nearby Telegraph Hill was used as a signalling station by the army because of the threat of an invasion by Napoleonic forces. The hill was again used by the Admiralty in 1808 – 14. The communication line used a semaphore of either disks or shutters and led to Woodcock Hill in Harrow⁵.
- 3.3** Childs Hill took its name from Richard le Child, who in 1312 held a customary house and 30 acres. By the mid 18th century the area was divided in two by a road later to become known as Platt's Lane. Thomas Pell Platt, an oriental scholar who translated the bible into Ethiopian, built Childs Hill house on the area now occupied by Rosecroft Avenue. Hampstead remained a distinct village settlement until the 19th Century when the new Finchley Road was built, connecting it to London.

Map Regression

- 3.4** The 1896 first edition Ordnance survey map shows Childs Hill House just west of the location where 22 Rosecroft Avenue would be constructed in 1903. Redington Road is already laid out at this stage with a handful of properties along its length, the majority of which are to the south, near the centre of Hampstead. In 1896 Ferncroft, Hollycroft and Rosecroft Avenues had their names officially approved and development of the area was begun largely by the builder George Hart, using Charles Henry Bourne Quennell as his architect⁶.

⁵ Wade, *Hampstead Past* (Hertfordshire, 1989)

⁶ Wade, *The Streets of Hampstead* (London, 1984) pp. 23-24.

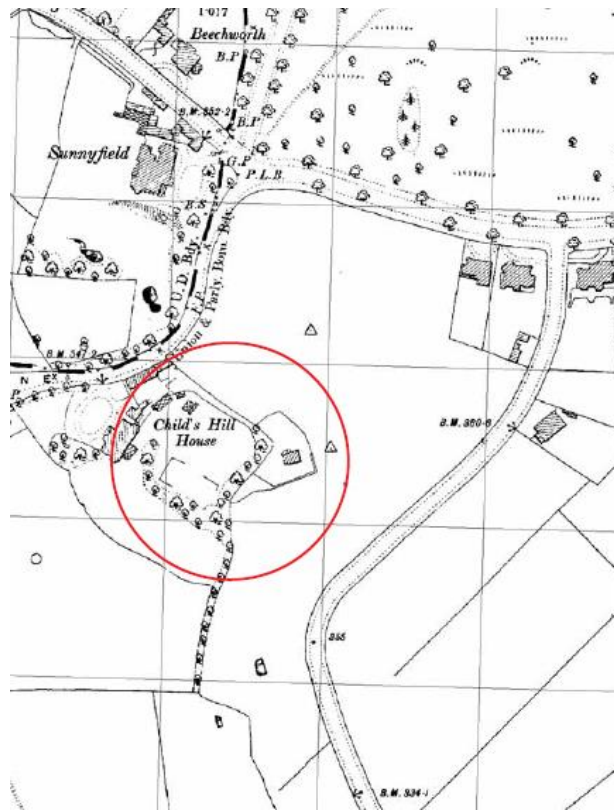


Fig. 2 1896 OS Map

3.5 Quennell was responsible for many buildings in the area, he published details of many of them in his book *Modern Suburban Houses* (1906, London, BT Batsford), which covered his contribution to Hampstead and Hampstead Garden Suburb and other housing projects at the turn of the century. Interestingly although published after the construction of No. 22 Rosecroft, then known as Phyllis Court, it is not mentioned in the book; perhaps he did not think of it as one of his best examples. Quennell is not known as one of the 'great' architects of the period, however, his contribution to Hampstead is well known and should be read alongside an increasing appreciation for suburban architecture and the smaller architects involved in their development among the heritage profession.

3.6 By the 1915 OS map the three 'crofts' – Ferncroft, Hollycroft and Rosecroft - Avenues are shown with the majority of buildings present today. Phylliss Court appears to be in a well designed plot with trees along the north to south boundary. A triangle piece of land and another parcel of land to the north-east appear to be separated.

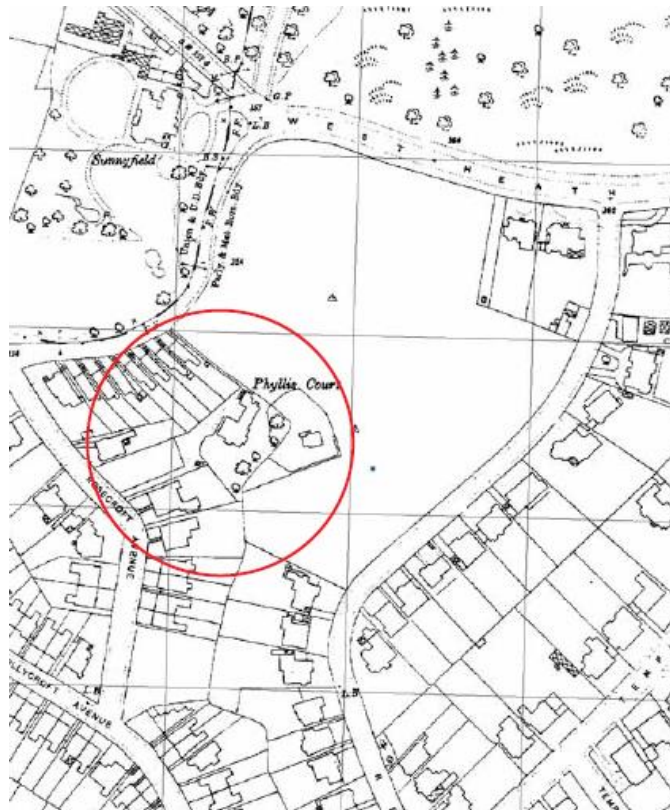


Fig. 3 1915 OS Map

3.7 Rosecroft Avenue is slightly different with some empty plots at its southern end, to the north of the drive up to No.22 and on the north-western side. Platts Lane leading up to West Heath Road, which forms the north and north-western boundaries to the area around the site, were only developed close to the entrance to Rosecroft Avenue although the streets have been laid out the areas to the north and west of the site were still empty at that time.

3.8 By the 1934 OS map No.22 had been enclosed by properties along West Heath Road and Redington Road with the exception of the site now containing 87 and 87.5 Redington Road, which were not constructed until much later (appearing on the 1954 and 1981 OS maps respectively).

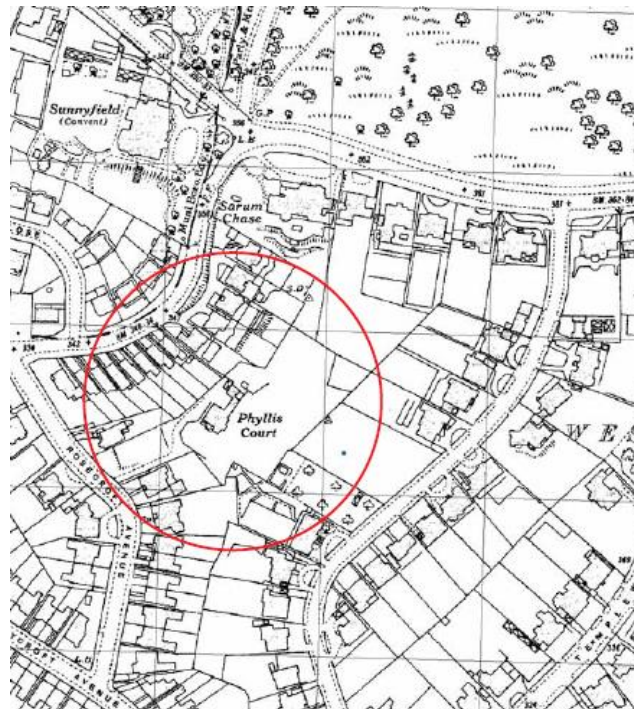


Fig. 4 1934 OS Map

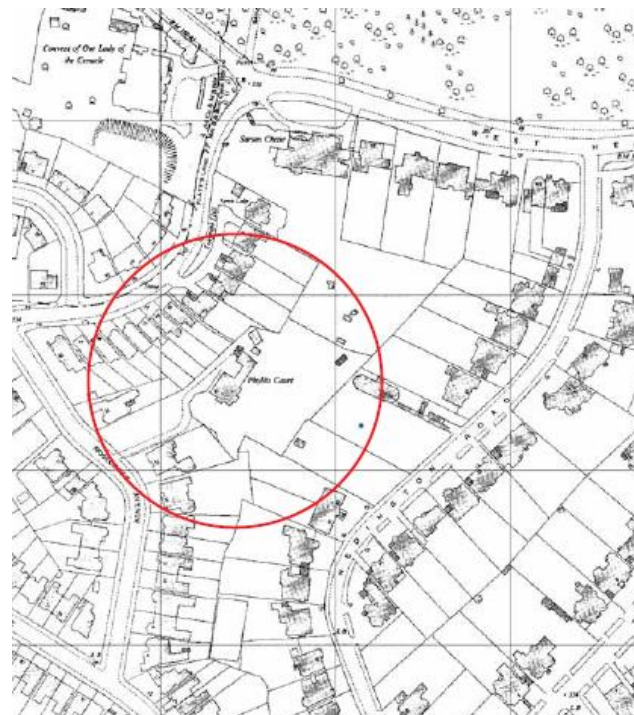


Fig. 5 1954 OS Map

3.9

The 1962-72 OS map shows the property, which was constructed in 1953, on the northern side of the access lane up to No.22. The access lane for No.22 is a narrow driveway for vehicles leading to the house from Rosecroft Avenue.

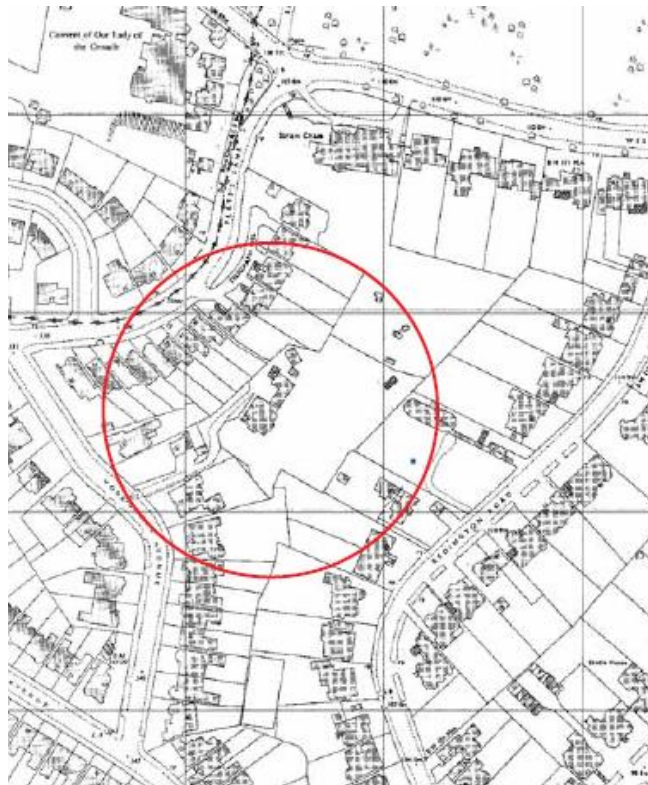


Fig. 6 1972 OS Map

Phylliss Court, No.22 Rosecroft Avenue

- 3.10** It is assumed that Phylliss Court was built by George Hart to the designs of C.H.B. Quennell. Quennell was responsible for many buildings in the area.
- 3.11** The building, a purpose built house from 1903, was converted to four flats in the 1950s. It has a substantial garden and numerous trees and occupies elevated back-land behind street fronting properties to Rosecroft Avenue and West Heath Lane, Platts Lane and Reddington Road.
- 3.12** The property is somewhat different to the majority within the area as it occupies land entirely behind the street fronting houses and does not have a street presence. From the road the address is represented by a gate and drive which is flanked by trees and a two storey 1950s house forming a separate demise. There are limited views into the site as the drive sweeps to one side leaving a tall retaining wall crowned by an established green screen to terminate the view. The drive, entrance and the 1950's property sit at the highest point on the Avenue with the house sitting higher still beyond a lawn terrace. The building is not visible in

views from the surrounding streets and only glimpses of its roof are visible from the lower part of the drive.

- 3.13** The building consists of a main house with a broadly square footprint and hipped roof featuring dormers, chimneys and gently flared eaves. It has a subservient narrow service range to the rear terminating in a garage and chauffer's flat.

4. Statement of Significance

Phylliss Court and its surroundings

- 4.1** Phylliss Court is of moderate architectural and historic interest and is stylistically comparable with many residences in the area. It has local historical interest due to its association with Quennell but is of a lower architectural quality than his other houses. The composition is pleasant but not refined. The architecture responds to the topography with a subservient rear elevation cut into the hillside and its main elevations fronting the lawn terrace and drive approaches.
- 4.2** The architectural interest of the building is diminished by the extent of alterations to it, including extension, loss of plan form, replacement of original windows, altered circulation, partial loss of the principle staircase, the loss of the orangery and piecemeal repair and cosmetic alteration that has reduced the ability to read the historic form of this former single residence.
- 4.3** The unusual placement of the house, set back from the road frontages, can be attributed to this being the site of Child's Hill House. It is the site rather than the extant house that is associated with the earlier house.
- 4.4** The plot is uncharacteristic for the conservation area by virtue of being set back and having no street presence. The topography and tress are such that the house does not feature in views other than in glimpses from private views to the rear of a property. The conservation area appraisal recognizes that the trees provide an important role as a backdrop to the road fronting houses and are a key contributing feature to the suburban character and appearance of the area.
- 4.5** In experiencing the local heritage attribute of the building, the area which is proposed to be built upon for changing room facilities is not intrinsic to its interest. Glimpsed views of the rear elevation of the building can be gained from the area of garden at the top of the hill. The garden is extensive and varied in topography and planting.

Reddington/Frognall Conservation Area

- 4.6** Rosecroft Avenue is the shortest of the 'croft' avenues: Hollycroft and Ferncroft both being substantially longer. It curves away to the north-west and south with the highest point of the avenue being at the entrance to the driveway up to the site from the middle of the street. The houses on the street are set back from the pavement, most having matured planting and garden areas with some driveways and parking areas. The pavement itself features large London Plane trees and red bricks on the outer edge of the path. The street, because of its curved route, is visible in short vistas only with any view taking in only a few houses at one time.
- 4.7** The Conservation Area as a whole has a predominantly residential character, featuring a wide range of 20th century architecture. The Character Statement identifies its character and appearance as a well preserved example of a prosperous late 19th century and Edwardian residential suburb of formal and free architectural styles. It states that there is no wholly consistent style or uniformity to the townscape, although there are common elements to the Arts and Crafts, Queen Anne, Edwardian and neo-Georgian dwellings in terms of materials (redbrick, clay tile roofs). There are, however, several buildings of later date and different character, and Rosecroft Avenue features some of these.
- 4.8** A group of dwellings on Rosecroft Avenue were designed by CHB Quennell; Nos. 17, 18, 20 (all listed) and the site No. 22. Quennell was a prominent and prevalent architect from the late 19th and early 20th century, who, in conjunction with builder George Hart, built many of the properties within the conservation area (Cherry & Pevsner referred to parts of the conservation area as 'Quennell Land'). Numerous Quennell buildings within the conservation area are listed.
- 4.9** There is a general predominance within the conservation area of substantial detached or semi-detached houses from the first two decades of the 20th century, some of which embody classical elevational features. There are however variations to this pattern with examples of modernist and modern influenced designs such as Hill House, 87 Reddington Road. The conservation area statement records that although Rosecroft Avenue can be seen as a continuation of the character of Ferncroft and Hollycroft Avenues by virtue of its street trees and building materials, the houses are more varied in scale and character.

4.10 As recognised in the Conservation Area Statement, there are numerous buildings from the second part of the 20th Century including flats, single dwellings and college buildings. It states that many of the relatively new detached houses are modest, feature mature planting within their front gardens and therefore are relatively neutral elements in the streetscape. Hampstead in a wider sense includes several examples of later architectural styles, particularly buildings in the modernist style, which are now recognised as providing beneficial character to the area: No. 2 Willow Road, Lawn Road flats, Sun House and others on Frognal Way and 49a and 13 Downshire Hill, to name but a few. In the immediate vicinity of the site No.85a is a modern house with flat roofs sunken into the hillside above No.85 Reddington Road. Likewise, No. 87 is in a modernist form.

4.11 The area has both historical and architectural value as a result of its character as described above. Both illustrative historical interest, as evidenced by the historic buildings, and associative interest through CHB Quennell and no doubt some residents within the area of note. Architectural interest is evident in the listed buildings and locally listed buildings throughout the area, as well as high quality additions to the area in the last fifty years.

Nos. 18 and 20 Rosecroft Avenue

4.12 This pair of detached, red brick houses are good examples of Quennell's style. They are of historical and architectural interest as late 19th century high status houses designed for private clients in a manor influenced heavily by the Arts and Crafts movement at the time. The list descriptions describe some of their features (No.18 first, followed by No.20).

"Detached house. 1898. By CHB Quennell for Albert Usher; built by Boddy & Chapman; plaster panels modelled by Benjamin Lloyd. Red brick with tile-hung 1st floor; outer bay gables plastered with reliefs. Tiled hipped roof with dormers, tall diagonally set chimney-stacks on stepped bases and overhanging eaves which continue across the base of the gables to the outer bays. Double fronted design. Central recessed entrance with panelled door and overlight. 1st floor, a narrow sash. Flanking bays have canted bay windows of 4 transom and mullion lights through the ground and 1st floors. Gables with a 2-light window each. INTERIOR: not inspected. (British Architect: 12 August: -1898; The Builder: 28 October: -1899)."

"Detached house. 1898. By CHB Quennell for Horace Regnart; built by Boddy & Chapman. Red brick with brick quoins to angles of central bay and plain brick 1st floor band. Slated hipped roofs, each bay with a dormer, tall slab chimney-stacks and overhanging bracketed eaves with moulded cornice. Symmetrical design. 2 storeys and attics. 5 windows. Recessed central entrance bay the ground floor forming a porch with 2 columns carrying an entablature with blocking course; panelled door with ladder-glazed sidelights and overlight. 1st floor flush framed sash with exposed boxing and gauged brick head. Flanking projecting bays with similar sashes; ground floor with keystones. INTERIOR: not inspected."

- 3.14** The setting of these two houses is overlapping and interlinked. It is formed of other detached houses set out along Rosecroft Avenue, as well as the street trees and topography of the area allowing an appreciation of the architecture. The buildings are best appreciated from the street, looking onto their principal elevations. Due to the steep rise in the topography the houses are imposing on the street as they are raised up from the street level. To the rear there is substantial tree coverage in the back part of the gardens and around the area proposed for the changing room facilities, such that views onto the listed houses from the site are very limited. The garden of Phylliss Court does not specifically contribute to an understanding of the heritage values of the two listed buildings and the only association is Quennell.

5. Heritage Impact Assessment

Proposed Development

- 5.1** The proposal is for an outdoor pool and changing room facilities occupying land south-east of Phylliss Court and south-west of Hill House. It would have an elliptical footprint with a sunken oval swimming pool accessed via a steps from the north down to the pool level from the current ground level. The segment of building providing changing room facilities and a lounge area will have a render finish with full height timber windows along the north, concave, elevation facing the pool. The roof is proposed as zinc clad with an array of solar panels set within a green roof.
- 5.2** Section and elevation drawings demonstrate the height and depth of the building in relation to the boundary fence to the south and east. The building has specifically been designed to be low profile and to avoid being highly visible from its surroundings. It responds to the topography of the site and will bring visual interest in materiality and form. It would create a bespoke outbuilding, designed for leisure and within a garden setting.
- 5.3** The gardens to Phylliss Court are extensive and enclosed from public view. Even private views onto the area of the changing room facilities would be limited to visibility from Hill House, at an oblique angle. No.85's roof is level with the boundary wall to the garden and the houses on Rosecroft Avenue are a significant distance from the changing room facilities, again down the hill.
- 5.4** In assessing the principal of the development this report concludes that the size, scale and design of the new building is sensitive to its surroundings. It offers a high quality building with simple lines and materials that will enrich the built environment of the area. It has similar principles to Hill House, which is the only building it could be seen in conjunction with, in any meaningful way.
- 5.5** Views from Phylliss Court are largely filtered by the existing vegetation within the garden, but even in winter, when some of the leaves are off the trees, the visual effect would not be striking. The building is off to the side of the main elevation of Phylliss Court, tucked into the corner of the garden and will not interfere with an

appreciation of its local heritage values. Nor would it change the contribution of the building to the conservation area.

5.6

The new building will rise above the existing close boarded fence along the boundary with No.81 Reddington Road and will not interact with the boundaries of No.20 or No.18 Rosecroft Avenue. The building will be set back from the boundary, beneath the trees and will be sheltered from view. It is lower than the eastern boundary wall with 85 Reddington Road. Even if the trees were not there, the visual change as experienced from the rear of the listed buildings would be limited and would not affect heritage significance. Appendix 2 contains a tabulated assessment of the factors considered in relation to the effect on setting in accordance with GPA 3 (Historic England).

5.7

This proposed development would represent a good addition to the built environment of the conservation area and would preserve and enhance its character and appearance.

5.8

Development of this form and in this location is assessed as being compliant with the principles of the local and national heritage policies set out in Section 2. There will be no conflict with those policies as no harm will be caused to the heritage significance of any of the designated or non-designated heritage assets.

6. Conclusions

- 6.1** Phylliss Court was constructed in 1903 and designed by CBH Quennell, an architect with much renown in the area for its heavily Arts and Crafts influenced buildings. The building is within a large plot, irregular for the rest of the Reddington/Frogna Conservation Area by its size and location set back from the road frontages. It is an anomaly in the area.
- 6.2** The heritage values of the all the relevant assets, the conservation area, two listed buildings at No.18 and No.20 Rosecroft Avenue, and Phylliss Court itself have been assessed and understood. Inserting a new building into the conservation area has meant a careful consideration of its scale, form, materials and design.
- 6.3** The proposed changing room facilities would be located on land which currently does not strongly contribute in its current form to the heritage values of the assets relevant to this assessment. It is a small part of a much larger garden which was associated with Childs House (replaced by Phylliss Court). Inserting a modest building within it which responds to the topography and site constraints effectively and is positioned in a discreet location will ensure preservation of the character of the conservation area, in line with s.72 of the 1990 Act.
- 6.4** No harm to heritage significance will occur as a result of the proposed development due to its location, context and design and the building will represent a high quality new form of built development in the area.

Appendix 1

Scale of Harm (HCUK, 2019)

| Scale of Harm | |
|----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Total Loss | Total removal of the significance of the designated heritage asset. |
| Substantial Harm | Serious harm that would drain away or vitiate the significance of the designated heritage asset |
| Less than Substantial Harm | High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset. |
| | Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material. |
| | Low level harm that does not seriously affect the significance of the designated heritage asset. |

Heritage Collective, 2019

Appendix 2

Assessment - Historic England's Guidance on Setting, (GPA3, 2017)

In assessing the effect of the proposed changing room facilities on the setting and significance of designated heritage assets, it is relevant to consider how the following factors may or may not take effect, with particular reference to the considerations in Steps 2 and 3 of GPA3. The following analysis seeks to highlight the main relevant considerations.

| <i>Relevant Considerations</i> | Nos. 18 and 20 Rosecroft Avenue |
|-------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Proximity of the development to the asset</i> | c.60m to the north-east |
| <i>Proximity in relation to topography and watercourses</i> | No relevant watercourse. The new building would be higher than the listed buildings, on rising ground. |
| <i>Position of development in relation to key views</i> | The new building would not be visible in key views toward the listed houses, either from the street or from their gardens back toward them. It would not affect any key views. |
| <i>Orientation of the development</i> | The discreet entrance faces south, but the glazed elevation faces north, into the garden area. |
| <i>Prominence, dominance and conspicuousness</i> | The new building would not be prominent or dominant. It would not be seen in conjunction with the listed buildings and is subservient in scale to them. |
| <i>Competition with or distraction from the asset</i> | There would be distraction possible due to the exiting sheltered location of the building. |
| <i>Dimensions, scale, massing, proportions</i> | This is a subservient, modest building designed for private use as an outbuilding. |
| <i>Visual permeability</i> | The visual permeability of the garden would be slightly changed, but there is little already due to the trees that enclose the space. |
| <i>Materials and design</i> | High quality materials are proposed which are contemporary and honest, reflecting the form of the building. |

| | |
|------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Diurnal or seasonal change</i> | The building may be more visible in winter due to fewer leaves on trees but due to its isolated location and diminutive height in comparison to the surrounding built form the visual effect will not be striking. |
| <i>Change to built surroundings and spaces</i> | There will be a change, but not a perceptible one in relation to the listed buildings. |
| <i>Change to skyline, silhouette</i> | There will be no change to the silhouette of the listed houses. |
| <i>Change to general character</i> | No change. |

Appendix 3

Site Photographs



Rear west facing elevation of Phylliss Court with garden beyond to the east and north



Garden of Phylliss Court looking east toward boundary wall of No.85 Redington Road



Proposed location of changing room facilities looking south



View northwards from the site location



Boundary Wall of No.85 Reddington Road (proposed site off to the right)



Hill House, 87 Reddington Road

Standard Sources

<https://maps.nls.uk>

<https://historicengland.org.uk/listing/the-list>

www.heritagegateway.org.uk

<http://magic.defra.gov.uk>

www.history.ac.uk/victoria-county-history

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition). Historic England (2017 edition)

Planning (Listed Buildings and Conservation Areas) Act, 1990

National Planning Policy Framework, 2019

National Planning Practice Guidance, 2019

Conservation Principles, Policies and Guidance, Historic England (2008)