

DESIGN AND ACCESS/HERITAGE STATEMENT (including photographs)

Garden Flat, 45 Rosslyn Hill, NW3 5UH

INTRODUCTION

This Design and Access/Heritage Statement relates to a single-storey garden room within the rear garden serving the garden flat of 45 Rosslyn Hill, NW3 5UH.

APPLICATION SITE

45 Rosslyn Hill is a four storey (with attic) mid-terrace Victorian dwelling. It is located on the southeastern side of Rosslyn Hill close to the junction of Thurlow Road to east. It lies within the Fitzjohns/Netherhall Conservation Area. The dwelling has been divided into 5 residential units with the flat subject to this application located at basement level with direct access to the rear garden. The property is neither a statutory nor locally listed building.

The footprint of the building is typical of the area with the main bulk of the house comprising front and rear rooms at each level. The garden is relatively secluded and sited adjacent to residential properties to the rear. The rear boundary of the garden is also forms part of the side boundary of 1 Thurlow Road to the east.

With regards to neighbouring sites, an outbuilding has been erected within the rear garden of No. 43 Rosslyn Hill which appears to have resulted from an initial approval for a car port back in the 1970's

PROPOSAL

The application seeks approval for the erection of a garden room with a subordinate footprint of 5.3m wide by 3.5m deep, finished with a flat roof height of 2.5m. It would sit comfortably at the end of the garden, set away from the side boundaries by 350mm and rear boundary by between 350mm and 1m. It would be set just in excess of 7m from the rear of the flat. The depth of the garden ensures that the garden room would not appear cramped when viewed from the surrounding area. It is smaller in footprint when compared to the adjacent outbuilding to the east which fronts Thurlow Road.

This modestly sized outbuilding would enhance the garden's appearance whilst providing additional modern living accommodation incidental to the main use of the dwelling.

Were it not for the fact that the building serves a flat, the design of the garden room is such that it would fall under class E of the General Permitted Development Order 1995 as amended. In principle therefore it would be of a size that is considered to generally represent an acceptable addition within residential gardens.

The total area of the existing rear garden is approximately 75 square metres. The footprint of the proposed garden room would be 18.55 square metres. This would ensure that a rear garden area of approximately 56.5 square metres would remain. Due to the modest size of the garden room, in percentage terms, over 75% of the garden area would be retained which is considered more than sufficient for a dwelling of this size and would still be commensurate with the rear gardens serving the adjacent properties.

Other residential sites within both close proximity of the subject site and within the Fitzjohns/Netherhall Conservation Area that benefit from recent planning single storey garden outbuildings of a similar size to that proposed here include:-

2019/3093/P - Erection of outbuilding with green roof to rear garden - Maisonette Basement and Ground Floor 9 Thurlow Road – GRANTED 28 November 2019

2017/5651/P - : Removal of existing outbuilding and erection of single storey outbuilding in rear garden – Flat 1, 16 Thurlow Road - GRANTED 7 December 2017

DESIGN

Policy

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character and appearance of a conservation when determining applications for planning permission to any building or land within the Conservation Area.

National Planning Policy Framework (NPPF 2018 updated 2019) Chapter 15 Preserving and Enhancing the Natural Environment (Habitats and Biodiversity)

National Planning Policy Framework (NPPF 2018 updated 2019) Chapter 16 Preserving and Enhancing the Historic Environment.

London Plan 2016 Policy 7.8 'Heritage Assets and Archaeology' requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail.

London Plan 2016 Policy 7.21 'Trees and Woodlands' seeks to ensure that existing trees of value should be retained.

Camden Local Plan (2017) Policy A1 – 'Managing the impact of development' seeks to protect the quality of life of occupiers and neighbours.

Camden Local Plan (2017) Policy A3 – 'Biodiversity'

Camden Local Plan (2017) Policy D1 – 'Design' seeks to secure high quality design in development.

Camden Local Plan (2017) Policy D2 – 'Heritage' seeks to ensure that 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.

Camden Planning Guidance Design (2019)

Camden Planning Guidance Altering and extending your home (2019) Paragraphs 5.21 – 5.23 Sheds and other garden buildings (outbuildings)

Camden Planning Guidance Amenity (2018)

Fitzjohns/Netherhall Conservation Area Statement (2001)

Scale

The proposed garden room would be of modest scale and style, and of appropriate materials in keeping with the existing built form around the site. Given its discreet location, size and materials, it would have minimal impact on the character and appearance of the surrounding Conservation Area and would not detract from it. The development cannot be seen from within the public realm and will be of a contemporary design that would complement the existing buildings.

As stated above the neighbouring plot to the east benefits from a large flat roof garage visible from Thurlow Road.

Layout and Use

The proposed garden room would consist of one area providing additional ancillary living space for the applicants.

Materials

The garden room will be a single storey, low profile, subordinate structure constructed out of timber with a living sedum roof. Fenestration would be constructed from powder coated aluminum.

Careful detailing along with quality materials would ensure that the garden room enhances the existing private amenity space and would complement the character and appearance of the host dwelling and surrounding area.

Sustainability

In keeping with the character of the area and whilst respecting the design of the original building, the materials and fittings to be used for the garden room will be of a high quality. The works would be carried out to a high standard. No trees of any particular merit would be affected by the proposal.

Access to the property will remain as existing.

The proposal is considered therefore to comply with chapter 16 of the NPPF, London Plan Policy 7.8 'Heritage Assets and Archaeology', policies A3 'Biodiversity', D1 'Design' and D2 'Heritage' of the Local Plan.

Living Conditions

The London Plan (2016) Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings.

Camden Planning Guidance Amenity (2018) and Local Plan Policy A1 relate to managing the impact of development and aims to ensure that the potential impact of development on the privacy and outlook of neighbouring properties and their occupiers is fully considered.

Given the modest scale of the proposal, acceptable design (including materials), form and discreet location to the rear of the existing garden area, it would appear neither unduly overbearing nor visually intrusive to surrounding residents and would not result in an unacceptable loss of light or privacy thereby preserving the existing living conditions of neighbouring occupiers.

ACCESS

The site benefits from excellent public transport links through being located within close proximity to numerous bus routes and rail links.

The proposals do not make any provision for new parking spaces. The proposals do not impact on the demand for on-street parking.

The proposed outbuilding will be accessed from the host flat to the rear of the garden.

HERITAGE (including photographs of site)

In March 1984 the Council agreed the designation of the Fitzjohns/Netherhall Conservation Area. The area sits on the southern slopes of Hampstead between Rosslyn Hill and Finchley Road, below the sandy hills of the village and Heath.

The street layout is dominated by Fitzjohns Avenue running through the centre and the parallel streets to the east and west of it. Finchley Road and Hampstead High Street/Rosslyn Hill form the west and the east boundaries. Overall the Conservation Area is typified by large houses with generous gardens surrounded by the denser areas of Hampstead Village, Belsize Village and Finchley Road.

The Council adopted the current Conservation Area Appraisal in 2001 and for the purposes of that statement, the Conservation Area is divided into two sub-areas; one centred on Fitzjohns Avenue and the second around Thurlow Road.

With regards to the subject site this is located in Sub-Area Two Rosslyn where the street layout has a smaller more intimate character with gentler gradients than Sub-Area One around Fitzjohns Avenue and the architecture ranges from the period of 1860's to 1880's.

There is a section within the statement relating to Rosslyn Hill stating that "the road forms part of the main road from central London to Hampstead and is a broad street with wide pavements."

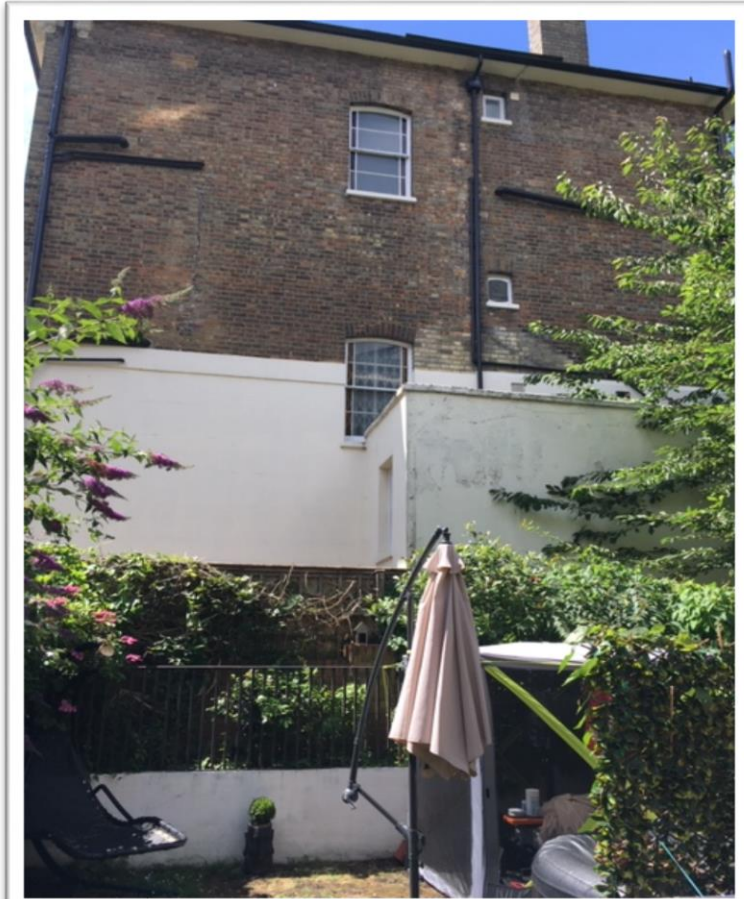
Nos. 43-53 form a terrace dating from the 1860's, three storey with semi-basement, a decorative parapet (some mansards behind) in gault brick, with triple height bays with stucco plaster. The front walls vary in quality. The front wall at the subject site has been removed however the building is included within a number of buildings which according to the Conservation Area Appraisal make a positive contribution to the area.

Although located within the Fitzjohns/Netherhall Conservation Area, given its location to the rear of the garden and modest, height and massing, the garden room proposal is considered to be acceptable in design terms and would be in keeping with the property and surrounding streetscape and would not affect the integrity of the building when viewed from within the streetscene.

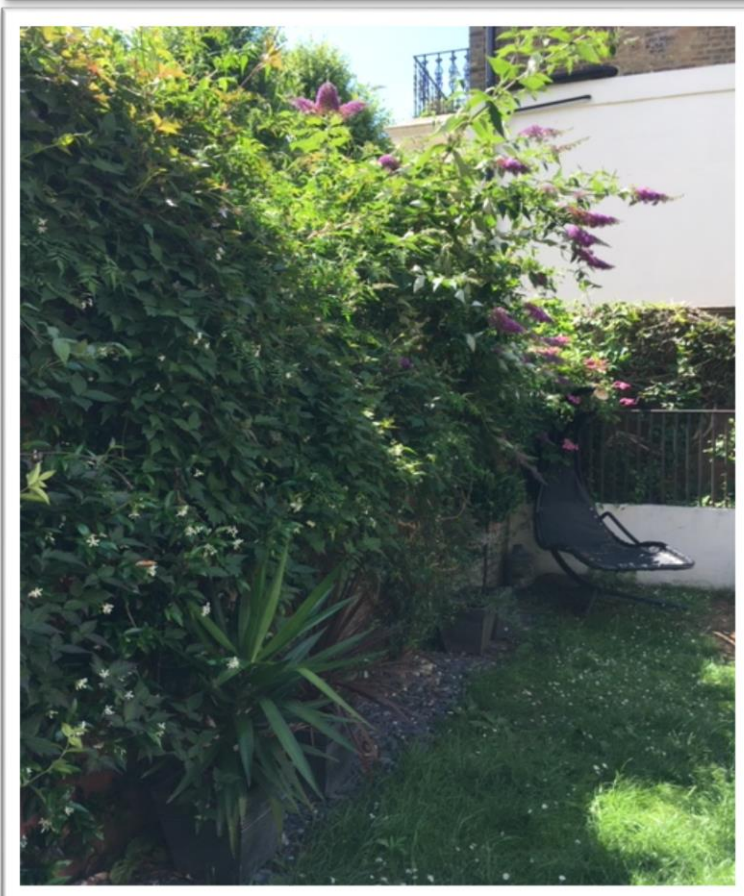
Photographs (July 2020)



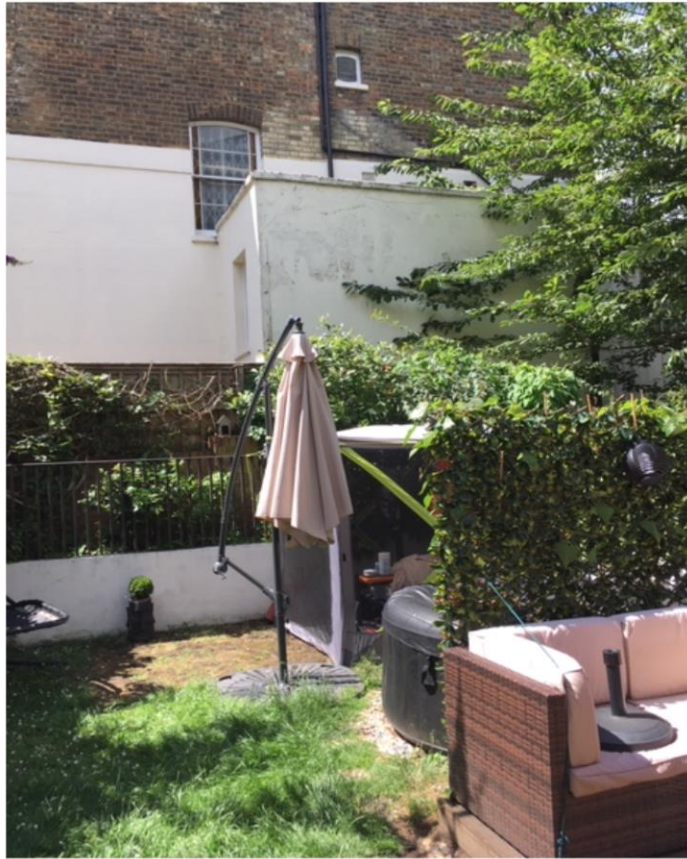
Rear of secluded garden showing area where the garden room would be sited



Location of proposed garden room with three storey (with semi basement) building along Thurlow Road to the rear.



High natural hedge screening to the southwestern boundary of the site with No. 43 Rosslyn Hill



Screening to the northwestern boundary of the site with No. 47 Rosslyn Hill



View back to the rear of the subject dwelling

CONCLUSION

The proposed garden room has been purposely designed in terms of scale, form and materials to enhance its environs and not to detract from the Fitzjohns/Netherhall Conservation Area. The proposal is therefore considered to comply with relevant National and Local policy and guidance.