



Design & Access Statement

Ground Floor Flat, 10 Rosecroft Avenue
London NW3 7QB

Revision P4: 27.01.2023

vitua architects

42 Braxfield Road, London SE4
t: 07956097206
www.vitua-architects.com
info@vitua-architects.com

1.0 Introduction

The Document

This Design and Access Statement has been prepared by Vitua Architects to support an application for planning permission for the refurbishment and rear extension of the ground floor flat at 10 Rosecroft Avenue, London NW3 7QB.

The statement illustrates the history of the site, the existing context, the property in its current state and the design proposals for the internal and external refurbishment.



2.0 Site and Context

Site Location

10 Rosecroft Avenue is a three storey semi-detached house located on the southern half of Rosecroft Avenue. The property is located within The Redington and Frognal Conservation Area.



The Redington and Frognal Conservation Area

The property is located within The Redington and Frognal Conservation Area. The following considerations are derived from the Redington and Frognal Conservation Area Assessment which is available online at the Camden Planning website.

The Redington Frognal Conservation Area encloses an area of Hampstead to the north-west of Camden, east of Finchley Road. The area is mainly suburban in character. It was designated in 1985 and extended in 1988 and again in 1992. The boundary was modified in 1991, with part being transferred to the Fitzjohn's and Netherhall Conservation Area.

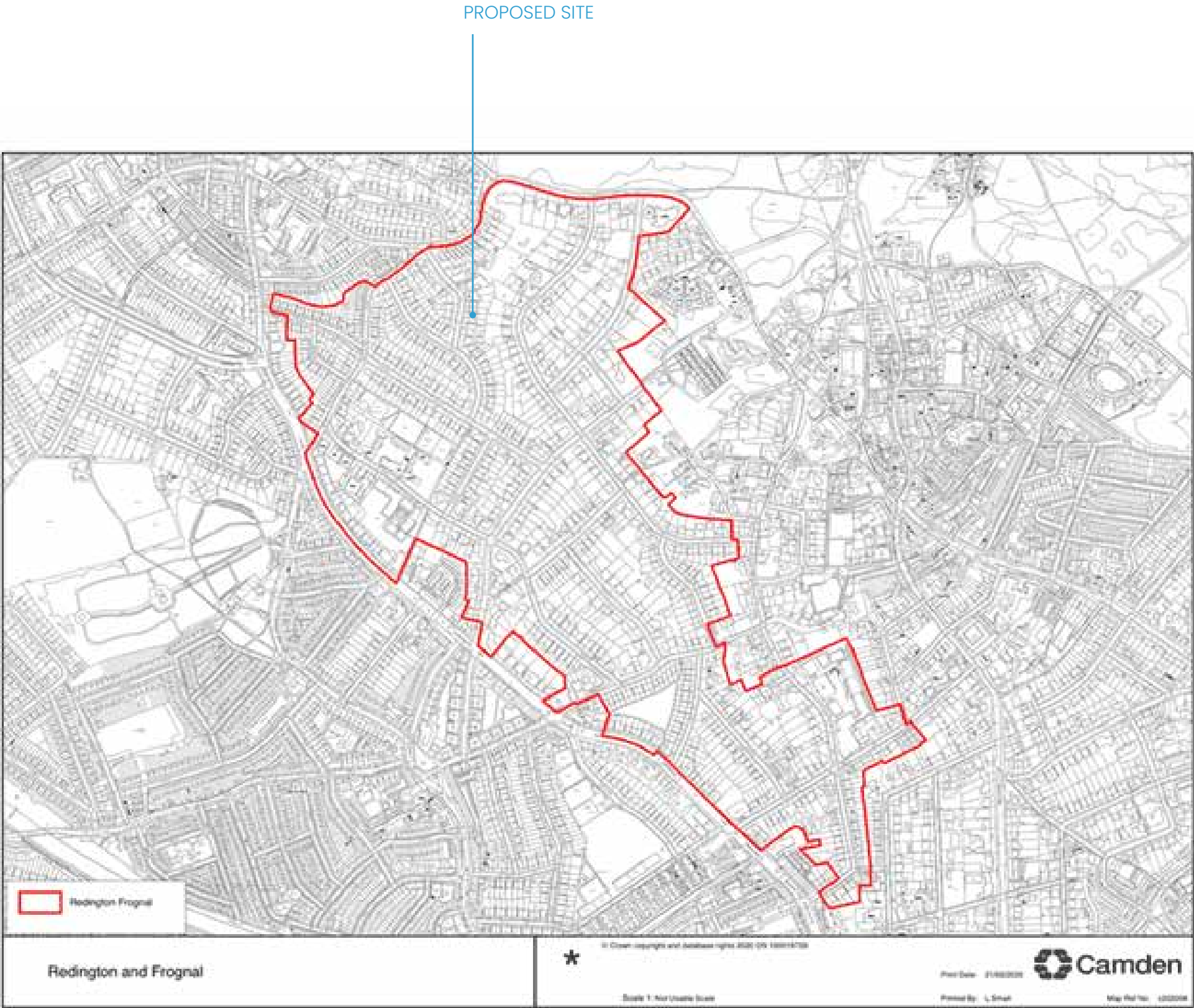
The special architectural or historic interest and character of the conservation area is based broadly on the following factors:

Landscape: The landscape infrastructure, influenced by garden suburbs, is characterised by smaller front gardens and extensive rear gardens. Many front and rear gardens contain mature trees. The streets often have grass verges and are lined with trees, notably London plane trees, planted when the streets were first laid out.

Townscape: The associated townscape characteristics are based on residential buildings set-back behind small front gardens or front courts, with low front walls or hedges. There are also some larger-scale mansion blocks. The scale of buildings varies greatly, from 3 storeys as the predominant height (this varies in different streets) to six storeys or more on part of Finchley Road (between Frognal and Frognal Lane).

Architecture: Buildings tend to have common features, reflecting their time of construction in the late 19th and first half of the 20th century. These are stylistically diverse, but predominantly draw on Queen Anne Revival and Arts and Crafts influences. In addition, there are a small number of individual buildings of distinctive design quality, sometimes contrasting dramatically with surrounding buildings.

Buildings are set back behind modest front gardens or grassed and landscaped strips (usually only a few metres deep). This creates a green character to streets, but also creates a clear enclosure and definition of those streets by the set-back building frontages and front boundary treatments. Many properties have large gardens to the rear. The arrangement of built forms set in extensive garden spaces create the suburban, rather than urban, townscape character, with glimpses through the gaps between properties to the trees and gardens to the rear.



3.0 Existing Building

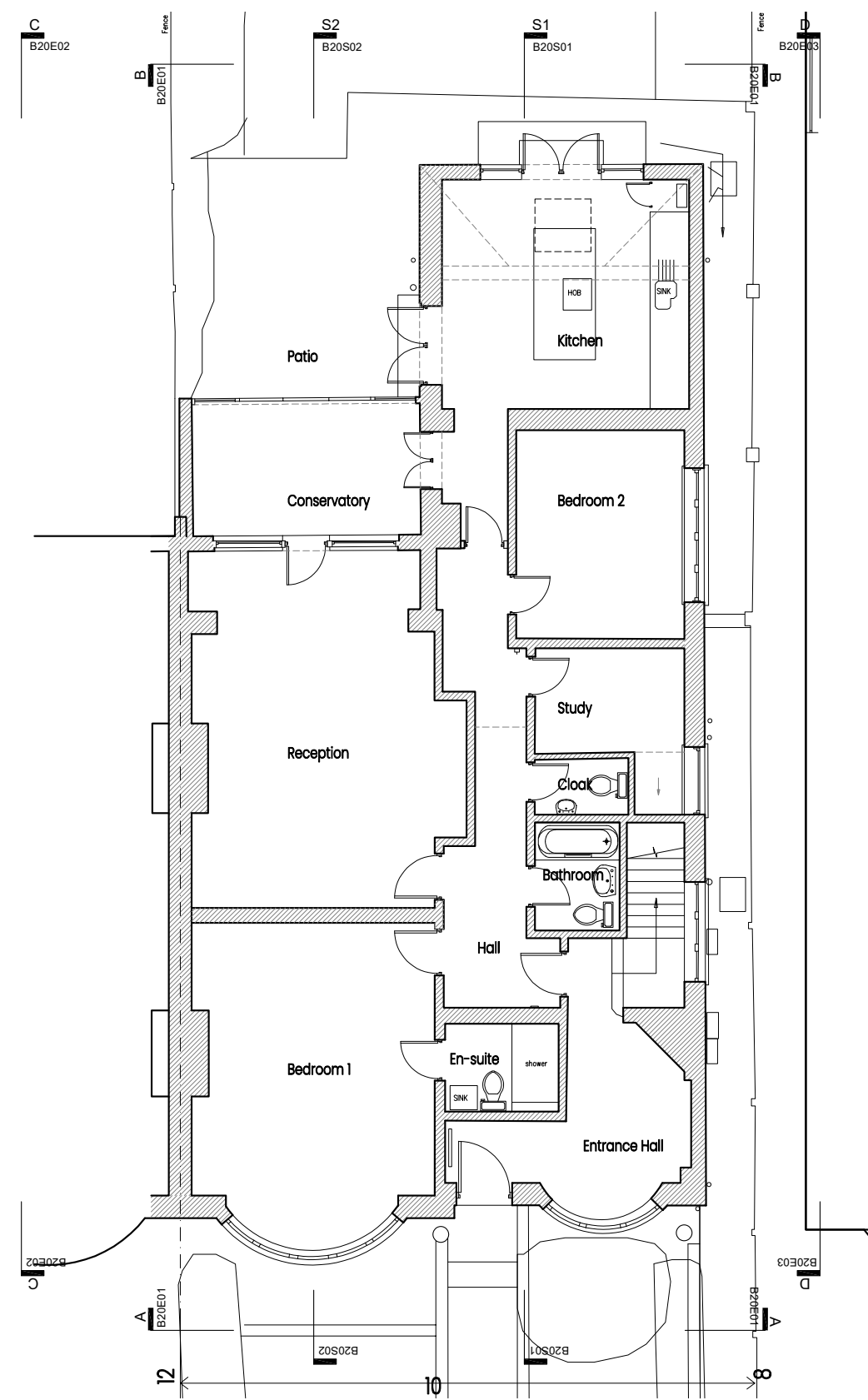
Existing Building Photos - External



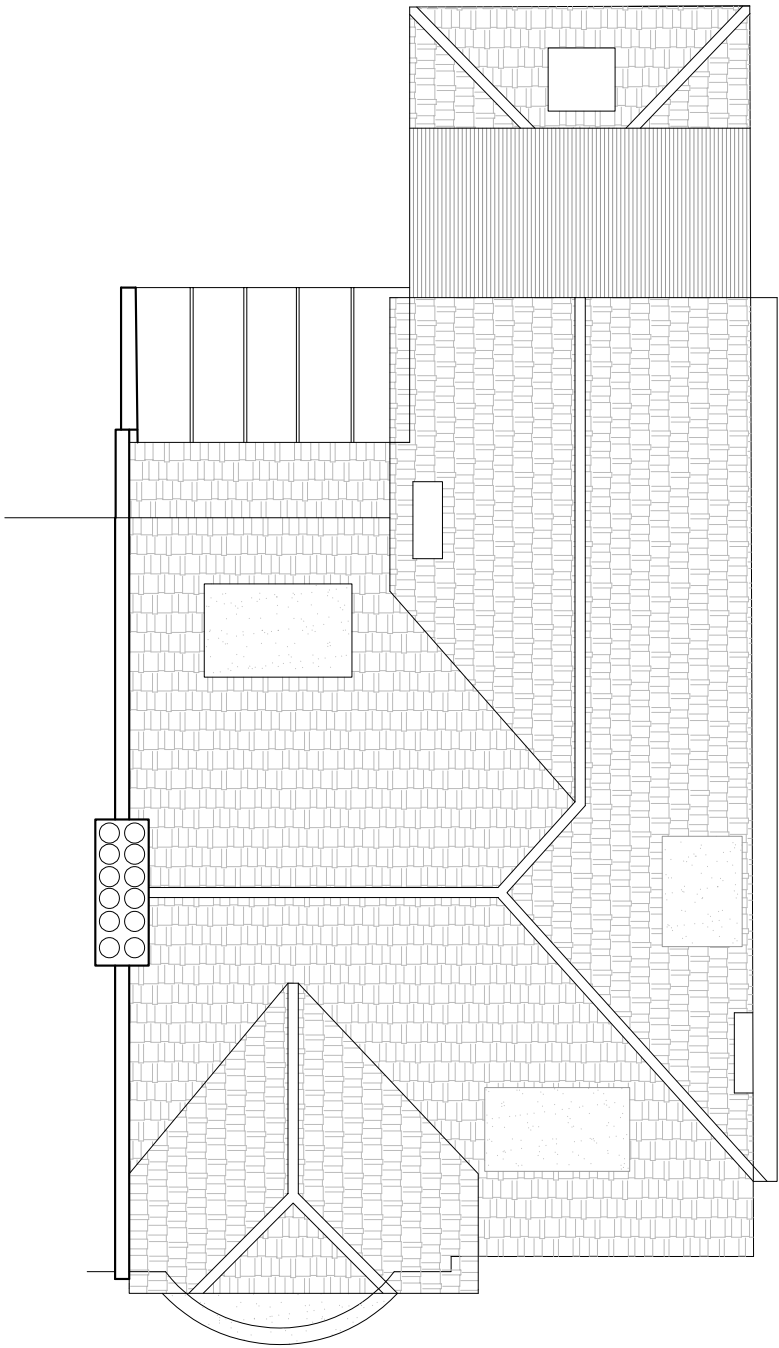
Existing Building Photos - Internal



Existing Floor Plans



Existing Ground Floor Plan



Existing Roof Plan



Existing Elevations



Existing Elevation – A : Street Elevation



Existing Elevation – B : Rear Elevation

Existing Elevation



Existing Elevation – C : Side Elevation

Existing Elevation



Existing Elevation – D : Side Elevation

Existing Section



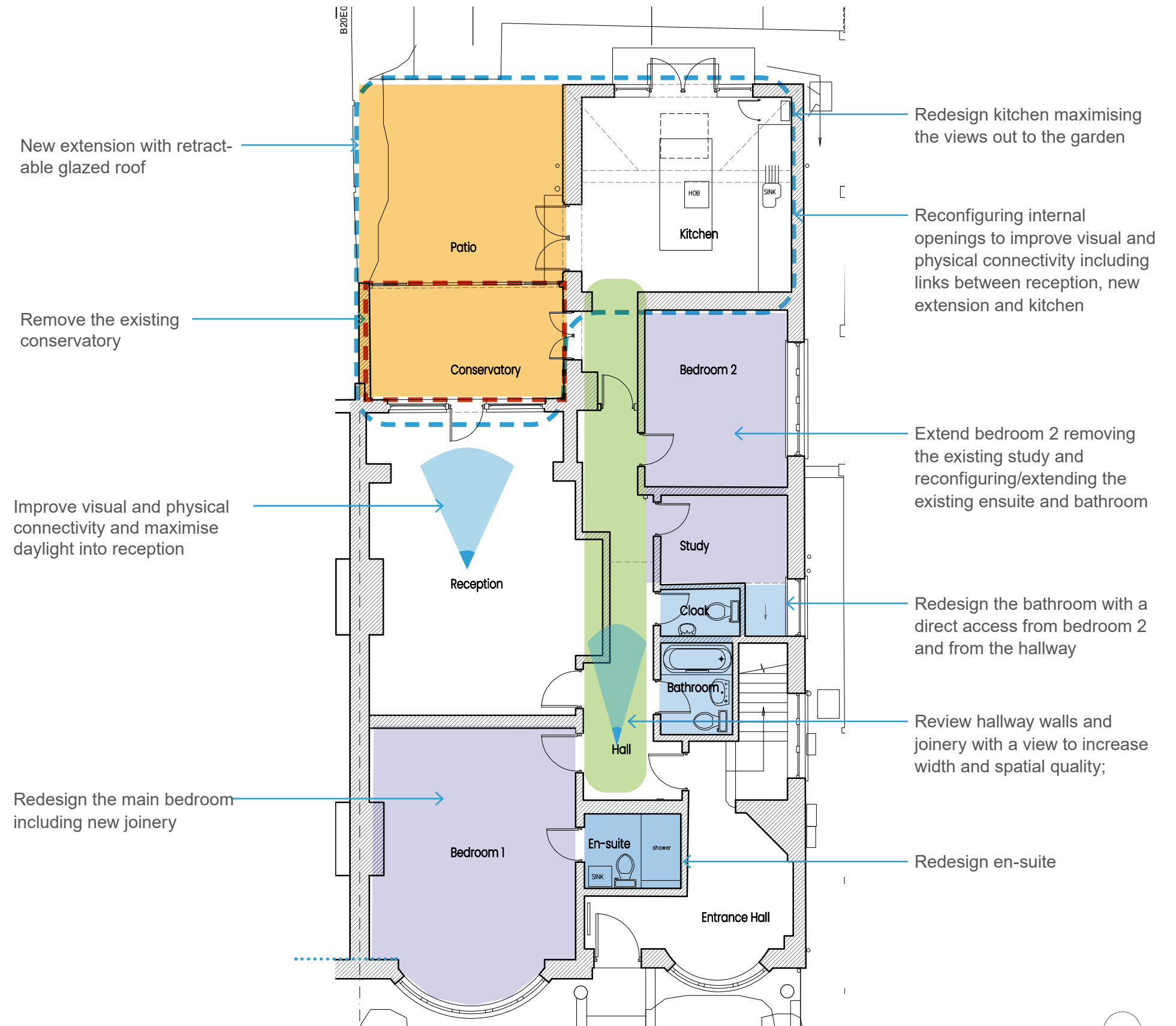
Existing Section 1

4.0 Design Proposal

Client Brief

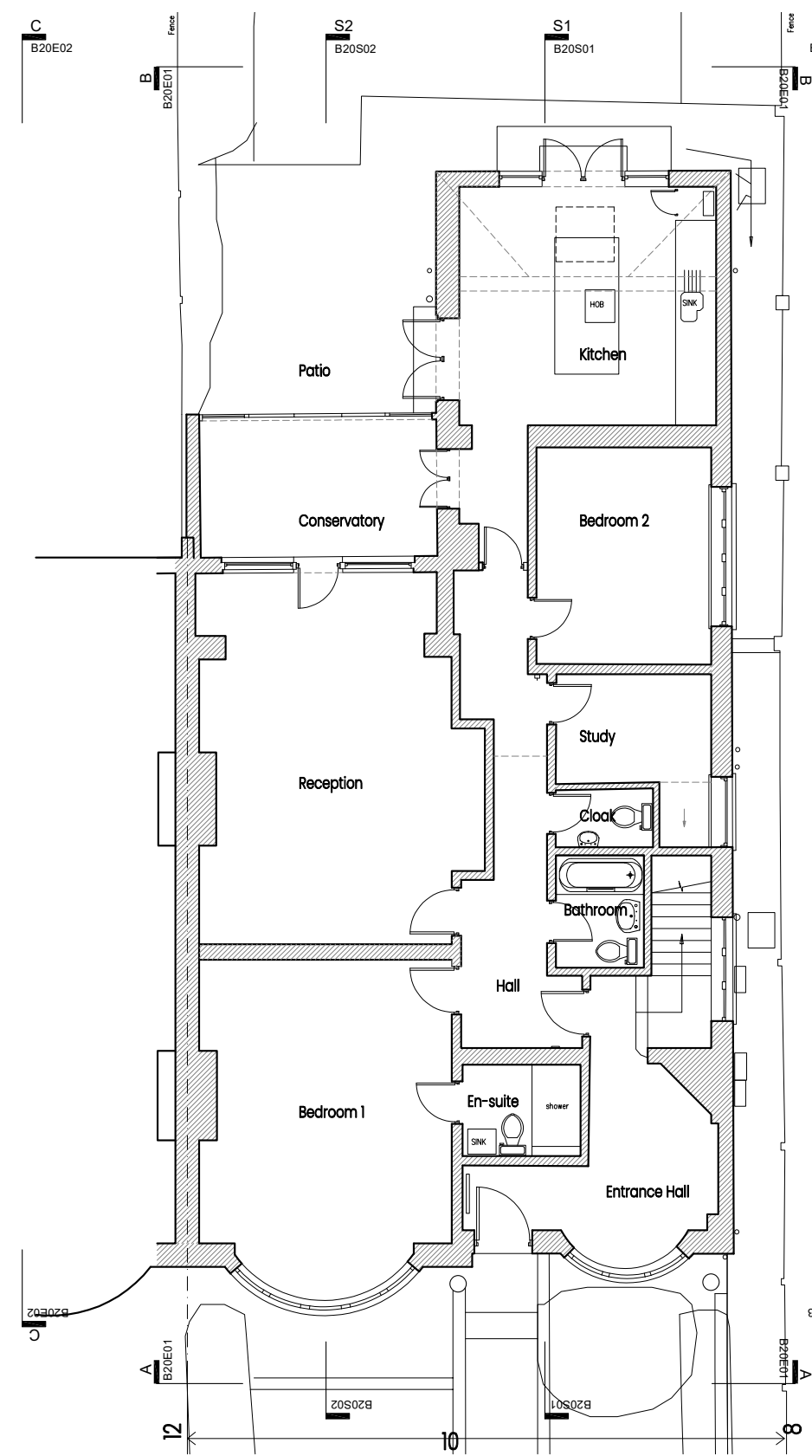
Refurbishment of the Ground Floor Flat at 10 Rosecroft Avenue, London NW3 7QB and including the following:

- Removing the existing conservatory and replacing with a larger construction, extending approximately to the line of the existing kitchen;
- Redesign the kitchen and dining space with new rooflights above to maximise daylight into the living space
- Reconfiguring internal openings to improve visual and physical connectivity including links between reception, new extension and kitchen;
- Redesign bedrooms and bathroom layouts
- Review hallway walls and joinery with a view to increase width and spatial quality

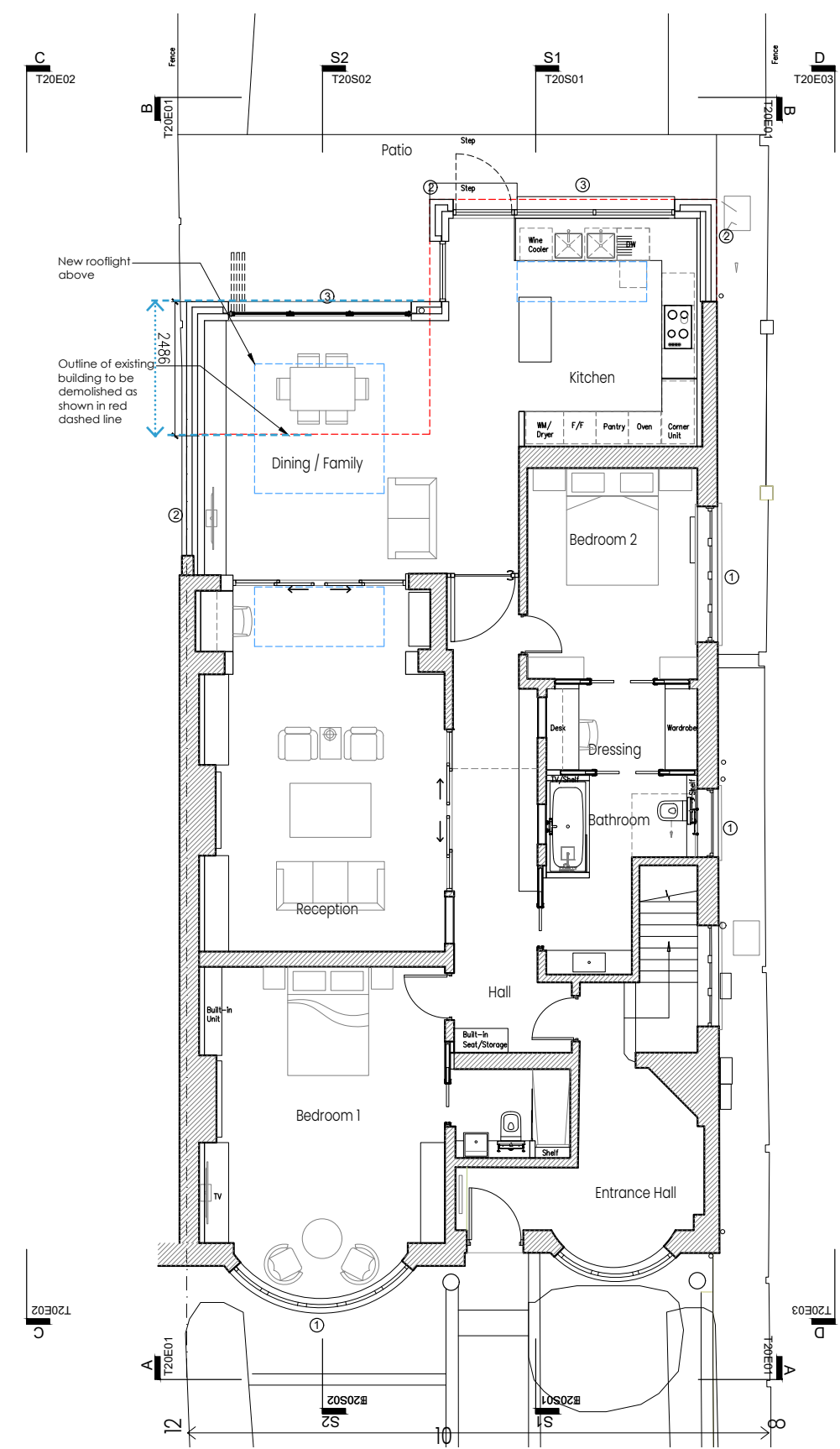


Design Proposals

Existing and Proposed Ground Floor Plans



Existing Ground Floor Plan



Proposed Ground Floor Plan

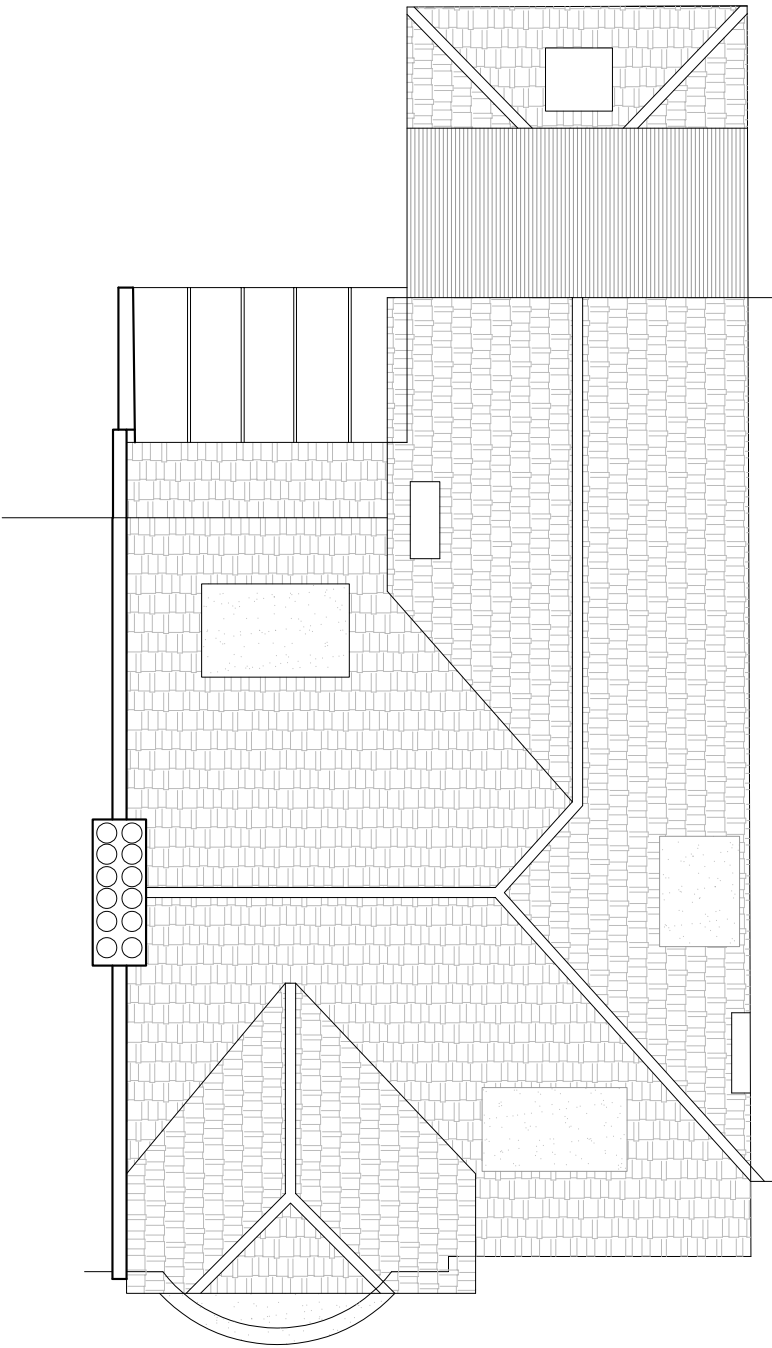
Legends

1. Replacement of single glazed window casements to double glazed units within existing timber frame
2. Brickwall to match existing
3. Aluminium framed double glazed window/ door
4. Stone coping
5. Single ply membrane roof
6. Openable rooflight
7. Fixed rooflight

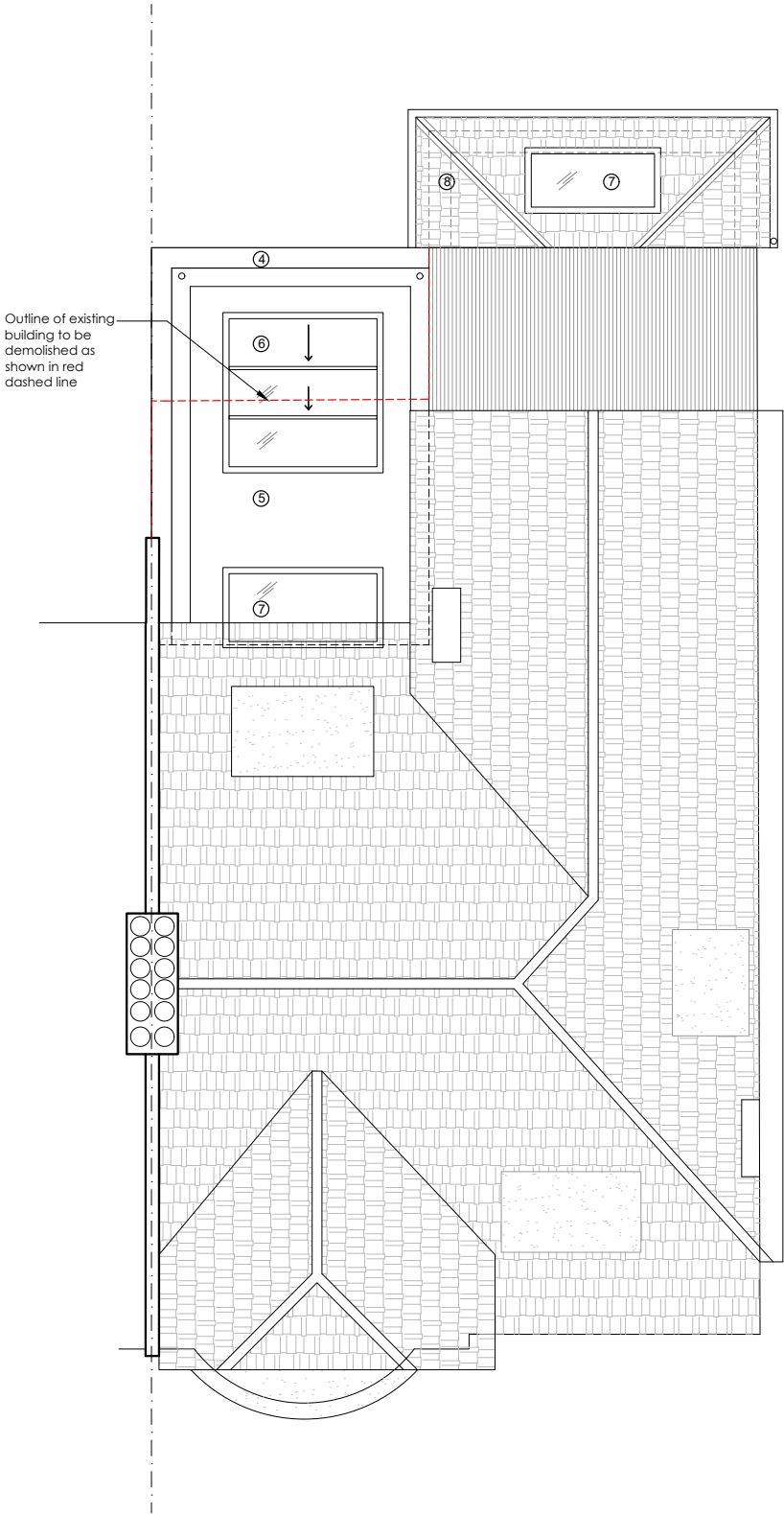


Design Proposals

Existing and Proposed RoofPlans



Existing Roof Plan



Proposed Roof Plan

Legends

- 1. Replacement of single glazed window casements to double glazed units within existing timber frame
- 2. Brickwall to match existing
- 3. Aluminium framed double glazed window/ door
- 4. Stone copping
- 5. Single ply membrane roof
- 6. Openable rooflight
- 7. Fixed rooflight
- 8. Tiled roof to match existing

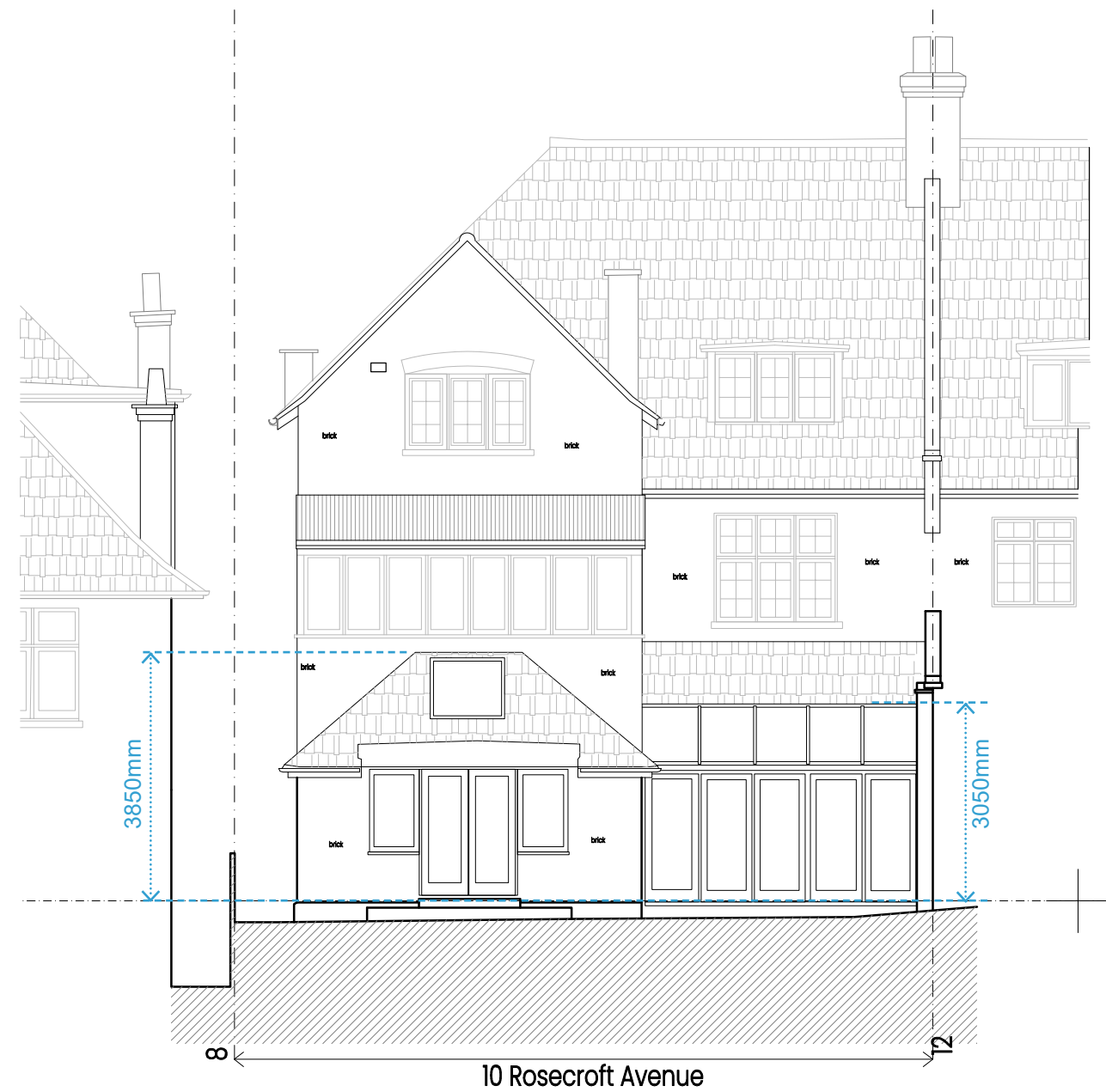


Design Proposals

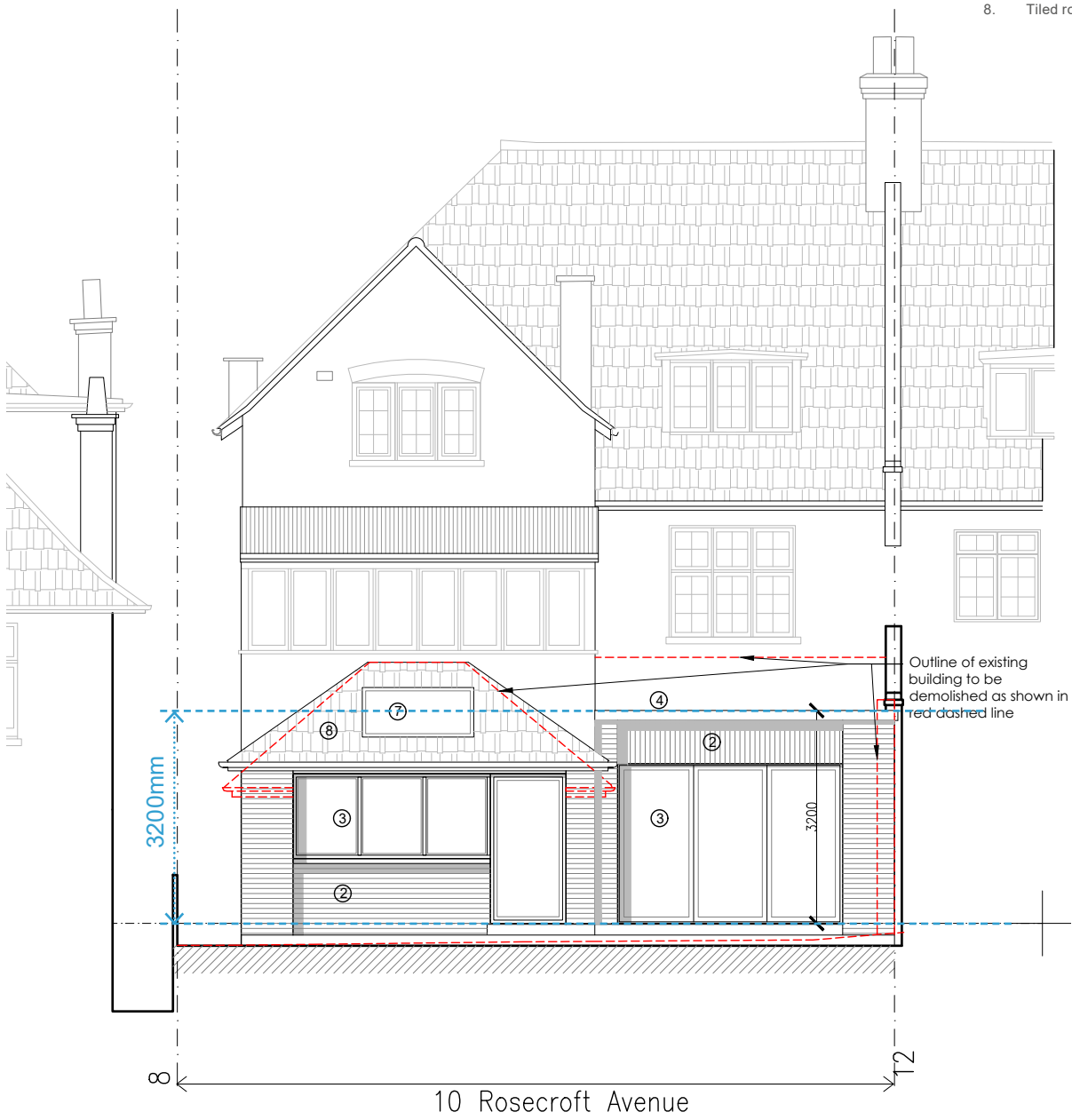
Existing and Proposed Rear Elevations

Legends

- 1. Replacement of single glazed window casements to double glazed units within existing timber frame
- 2. Brickwall to match existing
- 3. Aluminium framed double glazed window/ door
- 4. Stone coping
- 5. Single ply membrane roof
- 6. Openable rooflight
- 7. Fixed rooflight
- 8. Tiled roof to match existing



Existing Rear Elevation



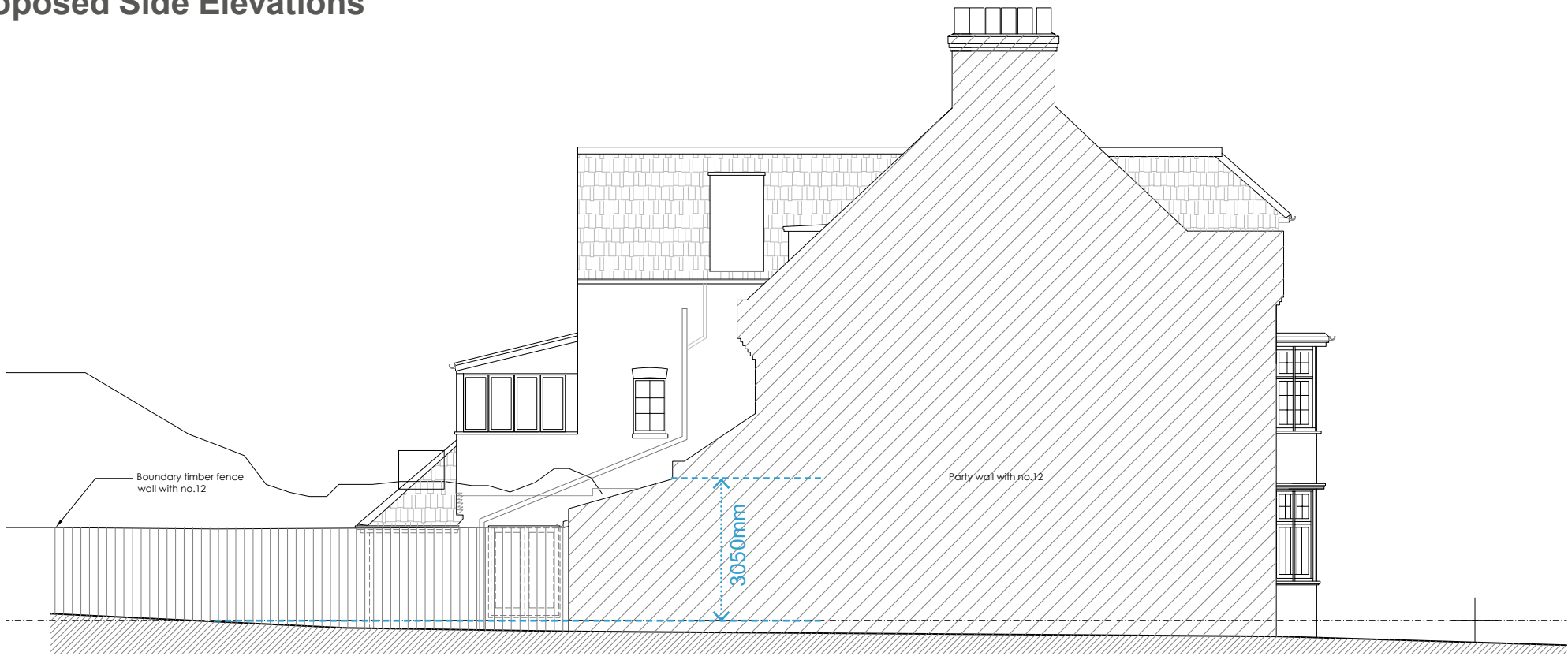
Proposed Rear Elevation

Design Proposals

Existing and Proposed Side Elevations

Legends

- 1. Replacement of single glazed window casements to double glazed units within existing timber frame
- 2. Brickwall to match existing
- 3. Aluminium framed double glazed window/ door
- 4. Stone copping
- 5. Single ply membrane roof
- 6. Openable rooflight
- 7. Fixed rooflight
- 8. Tiled roof to match existing



Existing Side Elevation

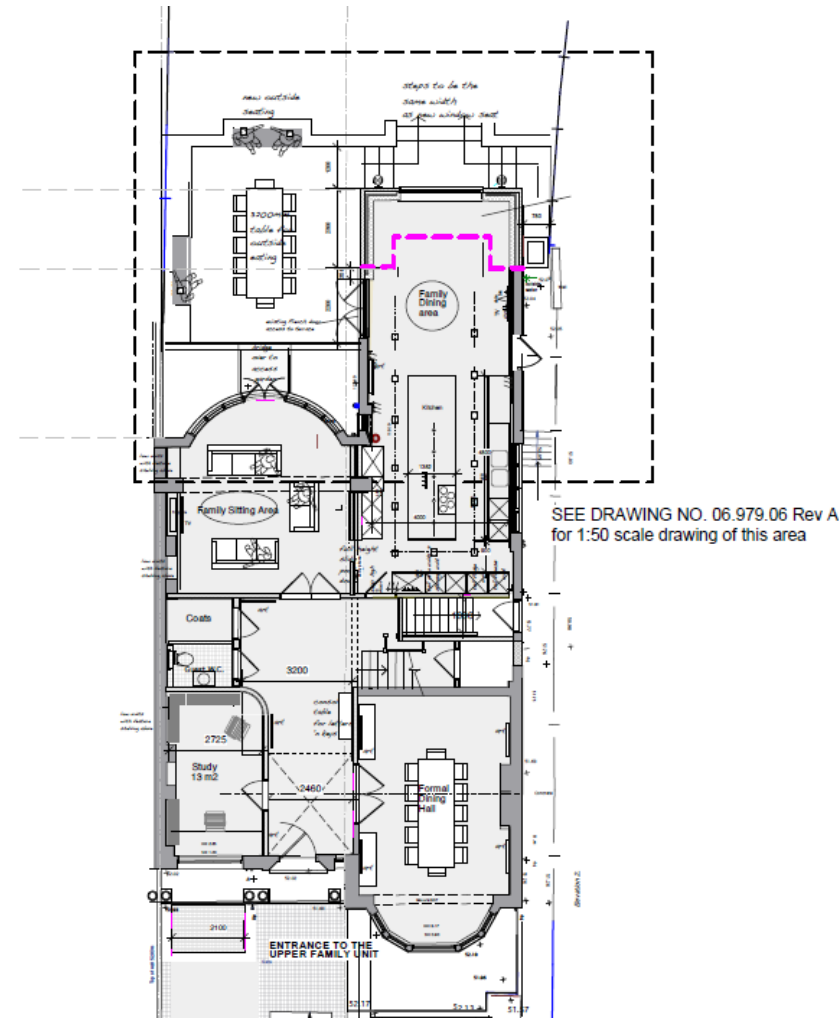


Proposed Side Elevation

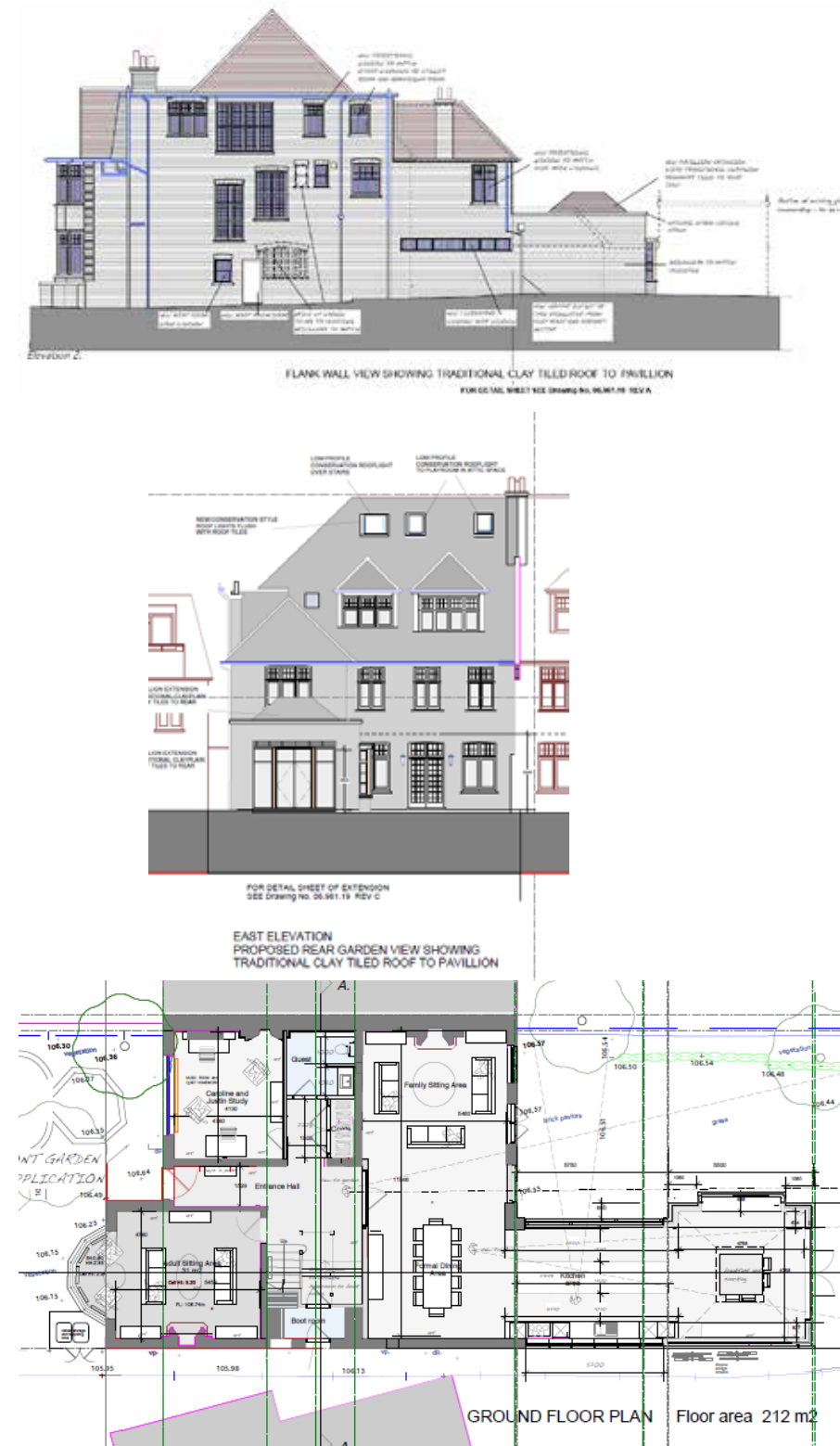
5.0 Local Precedents

A number of precedents of similar approved rear and/or basement extensions exist within the local area, as described below:

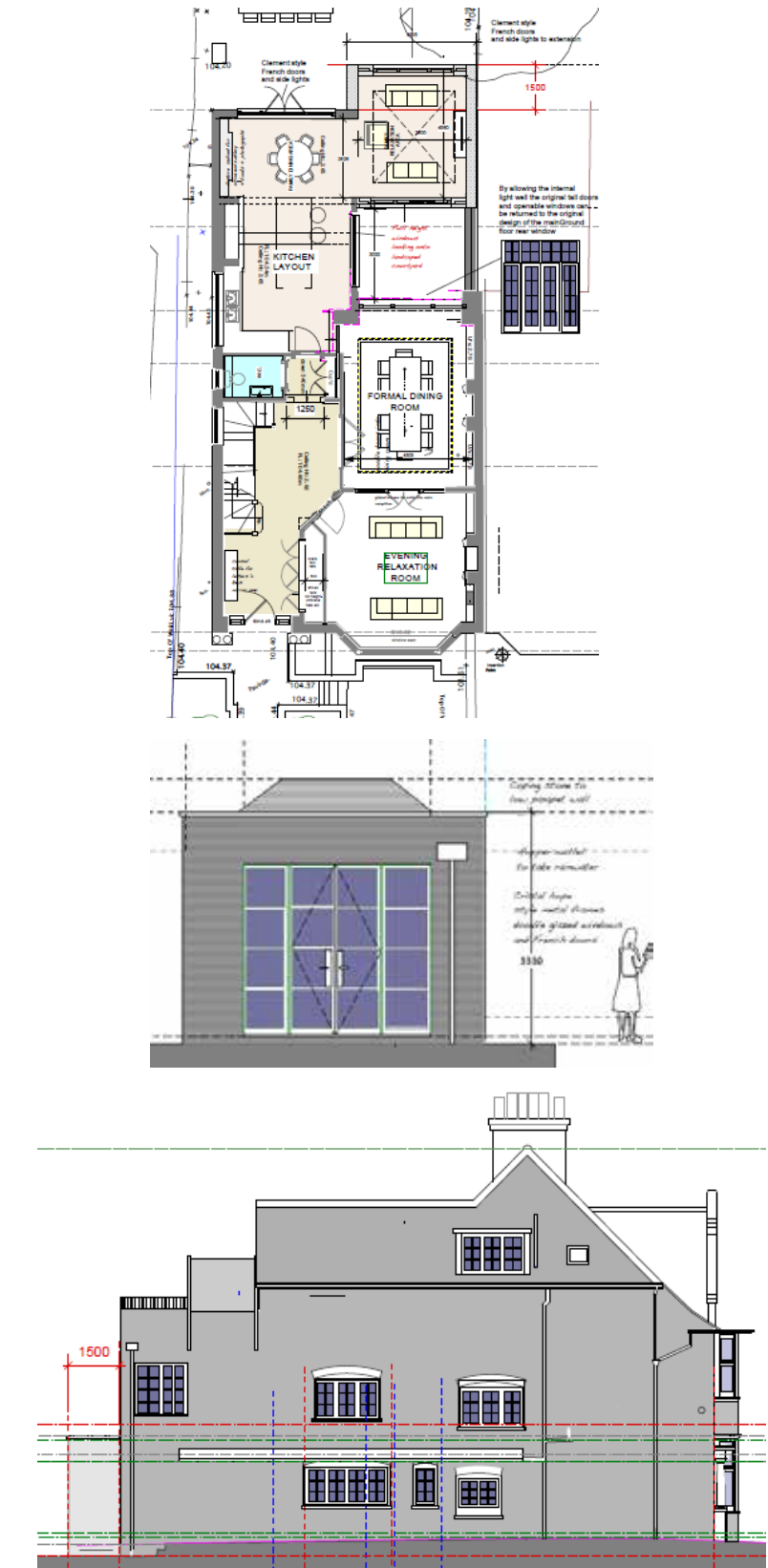
1. 2020/5003/P Erection of a single storey extnsion to the rear at ground floor level at 14 Rosecroft Avenue NW3 7QB (approved November 2020)



2. 2018/1371/P 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 metal roof. A proposed small side dormer to first floor roof and low profile rooflights to main rear roof slope at 6 Rosecroft Avenue NW3 7QB (approved June 2018)



3. 2022/0800/P Removal of existing rear conservatory and replacement with a courtyard and erection of single storey side/rear extension at 34 Hollycroft Avenue NW3 7QL (approved June 2022)



6.0 Access Considerations

The design proposals will not affect the existing provision for access into and use of the property.

7.0 Heritage Statement

The property at 10 Rosecroft Avenue is located within sub-area two of the Redington and Frognal Conservation Area.

The Conservation Area encloses an area of Hampstead to the north-west of Camden, east of Finchley Road. The area is mainly suburban in character. It was designated in 1985 and extended in 1988 and again in 1992. The boundary was modified in 1991, with part being transferred to the Fitzjohn's and Netherhall Conservation Area.

The property presents several characteristics typical of the conservation area and as such, contributes to its character and setting;

- A smaller front garden setting the building back from the tree-lined street, with low boundary walls and hedges;
- A large rear garden comprising mature trees;
- A semi-detached construction encompassing three floors and complementing size and massing of the neighbouring properties;
- Characteristic construction and detailing of domestic buildings from the turn of the 19th century;
- No distinctive accent features, ensuring that the house "blends in" well with its surroundings.

The proposals have been carefully considered in the context of the existing building, its character and setting, as well as its contribution to the quality and significance of the Conservation Area;

- The extension sits within the side return without affecting the rear massing of the principal building;
- The extension is limited to the rear of the property and will be completely invisible from the street and the public realm;
- The construction in its size, volume and treatment remains subservient to the principal building;
- It is proposed to use high quality, durable materials that complement the existing fabric whilst retaining a clear identity;
- The proposal reduce any impact to the amenities of the neighbouring properties to a minimum;

The proposed design has been developed with consideration to the appearance and significance of the Conservation Area. It will have no detrimental impact on the character of the building and will be inconspicuous from the surrounding properties. The proposal will complement the existing house and preserve the special architectural and historic character of this part of the Conservation Area. It is designed to a high standard with good quality materials, of high environmental performance and respecting the character of the surrounding building fabric.