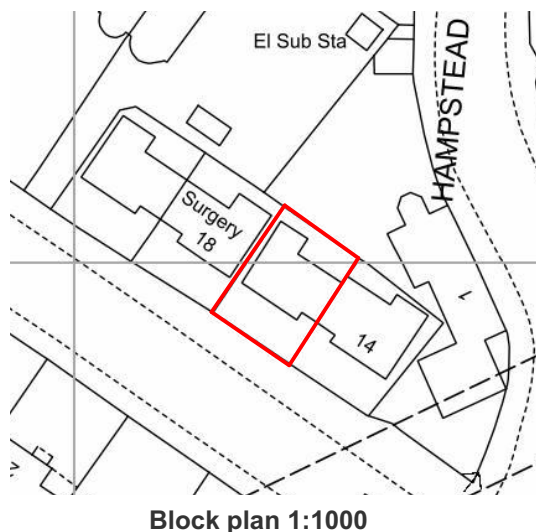


## **Design and Access Statement**



## **1. Introduction**

No.16 Rosslyn Hill is a two-storey and loft semi-detached dwellinghouse of which there are two pairs (built ~1900). It retains original character features common to the entire row such as the front bay-windows, timber structure to form a covered terrace, exposed brick walls and lintels. The surrounding uses are mainly residential - with variety of rear, side and dormer extensions. Access from Rosslyn Hill only. The building is not listed but it is in the Hampstead Conservation area.



## **2. Description of proposed design**

The position of the front door and its side window on the front elevation to be swapped to provide easier access and make better use of the space inside. New painted hardwood entrance door to be installed. The existing brick lintels will be retained with the threshold/ cill heights adjusted.

A new timber structure, lead dressed canopy to be introduced over the entrance. These design amendments are similar to recently approved drawings for no.20 Rosslyn Hill and also granted for no.14 Rosslyn Hill earlier.

On the front elevation a new timber panelled pedestrian gate and sliding driveway gate have been proposed - to match no.14 gates. All existing brick piers and brick wall with metal fence to be kept.

Ground floor side window in Reception room and FF side window in Bedroom 2 to be removed and brick to be used to infill opening - as per no.20 Rosslyn Hill where the same design was approved recently.

The proposal seeks to open up the internal layout by widening the existing kitchen by 1m and extending the building by 1.2m where the current rear bay window is located on the ground floor in order to create a dining area. The proposed extension would increase the existing building's footprint by 8.5sqm.

The proposed design has the same size, volume and language than no14 Rosslyn Hill, which was granted few years ago.

The proposed First floor extension would sit partially on top of the existing Ground floor extension. Its size would be 3x3m, the maximum height would be lower than existing gutter and eaves of the main house. This additional space would be used as partial office / dressing room with wardrobes. To provide enough light a window would be introduced on the side elevation, the proposed fenestration would come with obscure glazing. The extension has been designed as modest and its visibility from Hampstead Hill Gardens would be largely hidden due to surrounding trees.

No.18 Rosslyn Hill operates as a dental clinic, it is on our west side and has a much larger 3 storey extension, with no windows on the adjacent flank wall facing the proposed extension and therefore there are no loss of light issues to consider.

All materials to match existing building (facing brick, timber window with soldier course, concrete coping and castiron guttering).

The proposed development is considered to be in keeping with the character of the dwelling and is not considered to have an adverse impact on the amenities of neighbouring properties or the surrounding streetscene (Hampstead Hill Gardens).

### 3. Planning history

Application Number	Site Address	Development Description	Status	Date Registered	Decision
<a href="#">2023/1750/P</a>	16 Rosslyn Hill London NW3 1PD	Erection of rear extension	REGISTERED	12-05-2023	
<a href="#">2021/5132/P</a>	16 Rosslyn Hill London NW3 1PD	Retrospective application for replacement of former wooden slat fence with new metal railings on a replacement low brick wall with brick piers and new metal entrance gate & sliding vehicular gates.	FINAL DECISION	19-11-2021	Granted
<a href="#">2016/3573/P</a>	16 Rosslyn Hill London NW3 1PD	Erection of roof extension with front roof light and rear dormer	FINAL DECISION	03-10-2016	Granted Subject to a Section 106 Legal Agreement
<a href="#">2008/3434/P</a>	16 Rosslyn Hill London NW3 1PD	Alterations and extensions to provide a new bay window to front elevation, erection of a new dormer window on the rear roofslope, erection of a single storey rear extension following demolition of existing single storey rear extension, and associated alterations to single dwellinghouse (Class C3).	FINAL DECISION	18-11-2008	Granted
<a href="#">2008/1782/P</a>	16 Rosslyn Hill London NW3 1PD	APPLICATION 2 Alterations and extensions including the demolition of the existing rear extension, erection of two storey rear extension, enlargement of the rear dormer, installation of two new roof lights to the rear roof slope; fenestration alterations to front elevation and creation of relocated forecourt parking and associated vehicular entrance.	WITHDRAWN	20-05-2008	Withdrawn Decision
<a href="#">2008/1781/P</a>	16 Rosslyn Hill London NW3 1PD	Alterations and extensions to single dwellinghouse (Class C3) including: the demolition of the existing rear extension and erection of replacement single storey rear extension; enlargement of the dormer on the rear elevation; and creation of relocated forecourt parking and associated vehicular entrance.	FINAL DECISION	20-05-2008	Refused





**4. Site Photo**

Existing ground floor rear extension of 14 Rosslyn Hill,  
Proposed GF rear extension to match no.14 Rosslyn Hill.



**4. Site Photo**

Existing ground floor rear extension,  
3 storey rear extension with no habitable rooms to no.18 Rosslyn Hill in the background





**5. Site Photo**

Rear street view from Hampstead Hill Gardens  
Rear elevation is not visible because of dense vegetation.

