



Design and Access Statement

PLANNING APPLICATION – 12 Rosslyn Mews, London, NW2 1NN

Internal alterations to floor plans to add additional bedroom, removal of external spiral staircase on 3rd floor rear balcony and small extension on 3rd floor at rear to provide internal access to roof terrace. Resurface roof terrace. Provision of replacement windows on front and rear elevation (1st, 2nd and 3rd floor) and new front door on ground floor at rear.

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0609-001-B - Design and Access Statement

Note.
This document is prepared for the sole use of our client for the respective project and no liability to any other persons

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1.0 INTRODUCTION

This document has been prepared on behalf of Mr. & Ms. J Ukpaka to support the planning application for refurbishment of their family home.

The applicant's aspirations for the extension have been extracted from the clients brief below:

- Provide a comprehensive refurbishment of entire property address structural/remedial works as highlighted during building survey (at purchase)
- Provide an efficient use of the floor layout
- Improve Kitchen layout and Light levels
- Provide private amenity space for family in existing roof terrace with improve access.
- Replace all single glassed windows to property with modern windows that preserve the character and appearance of the conservation Area
- Retain the architecture style to complement the recently completed refurbishments nearby.



Fig. 1) Front view of Existing Building (South Elevation)

2.0 SITE & CONTEXT

The Application Site

The application site is located within a residential area with some retail units usually at ground floor. The building is currently access at the rear via Rosslyn Mews at ground floor. At the front (Rosslyn Hill) is a retail shop at ground floor.

The application site is a Four storey Terraced Victorian building (Circa late 19th Century) which is currently used as a 3-bed family dwelling. The property is an unusual leasehold maisonette arranged over the part ground, first, second and third floor levels of a converted and extended mid terrace period building.

The property is on a vibrant road and is highly accessible by public transport, walking and cycling.

It is noted that the site is not within a Flood Risk area and the property is not a listed building. It is however noted that the site is within the Camden Conservation area.



Fig. 2) Aerial Plan of Site

3.0 PLANNING HISTORY

There has been one noted previous application on the site.

The Property is currently being used as it was intended from when it was originally built to date. As a single-family dwelling.

Application Number 8700277
Site Address 44 Rosslyn Hill NW3
Application Type Full planning

Proposal Erection of a roof extension and rear extensions at ground and first floor levels and second floor level to provide additional residential accommodation for the existing maisonette (GRANTED)

Application Number 2022/3765/P
Site Address 12 Rosslyn Mews, NW3 1NN
Application Type Full planning

Raising of front and rear mansard roof slopes to enclose a roof terrace with 1.8m louvres on front, rear & sides. Removal of external spiral staircase on 3rd floor rear balcony and small extension on 3rd floor at rear to provide internal access to roof terrace. Provision of replacement windows on front elevation (1st, 2nd and 3rd floor), window alterations to first floor rear extension and new front door on ground floor at rear.

4.0 DESIGN PROPOSALS

The applicant is looking to refurbish the family dwelling whilst retain the existing character of the building. The only external changes to the building the removal of external spiral staircase on 3rd floor rear balcony and small extension at 3rd floor at rear to provide internal access to existing roof terrace amenity enjoyed by the occupants. The proposal is also to replace the existing wrought iron railing with a 1.1m high louvers. This would be set back 1m from edge to it is not visible from the street scene to as to reducing its visual bulk.

The overall Gross internal area of the building is not increased. The existing roof terrace (which is an external private amenity space NOT a habitable room) is to be retained. The surface is to be refurbished as a result of severe leaks and defects.

Along the street scene, there would be no visible alterations to building except for replacing the dated single glazed sash windows with modern R9 Conservation style double glazed sash windows. The rendered sections of the rear elevation are to be re-rendered with white wash render. The proposed new window to the kitchen is to be replaced with obscure glazing with an openable roof light for natural ventilation at the flat roof above

The Residential Amenity of neighbouring properties have been carefully considered to ensure that there are no detrimental impacts to the privacy and amenity of neighbouring occupiers.

The proposed material finish of the roof has been carefully considered to mitigate maintenance issues and durability. The proposed roof finish is to match the existing grey roof finish to complement the existing character.

The existing private amenity space at the roof terrace will be accessed via a new internal stair enclosure which will not be seen from the public realm and will be set back away from the roof edge. We are also proposing the installation of 1.1m louver screens to mitigate any infringement on neighbouring amenities.



Fig. 3) Extract from Submitted Floor Plans

5.0 SUSTAINABILITY

Measures will be taken to specify materials that are in keeping to existing character of the house

Local building materials will take preference in order to reduce transport distances and support the local economy.

Low-carbon and/or renewable energy technologies will be incorporated into the construction where viable.

6.0 REFUSE AND RECYCLING

The proposal will not have any impact on the existing refuse/recycling arrangements

7.0 PARKING

There is no designated parking proposed for this development, like all recent developments nearby. There are parking bays and metered parking in around the site. The site currently has good PTAL rating with good public transport access which the applicants encourage the use of.

8.0 CONCLUSION

The proposed refurbishment will provide the applicants a high standard of accommodation. The proposed refurbishment will be sympathetic to the existing property and would not unduly impinge on neighbouring amenities.

There have been recently completed or nearly completed refurbishments within the immediate site which this proposal looks to emulate. We believe the proposed refurbishment and alterations comply with the development plan policies and would ask the Council to support the proposed refurbishment.

