DESIGN & ACCESS STATEMENT

26 Rosslyn Hill London NW3 1PA

October 2024

SQUARE FEET ARCHITECTS
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1.0 Introduction

This Design and Access Statement has been prepared for the purpose of supporting a planning application for No. 26 Rosslyn Hill, NW3 1PA.

The proposed works are the part demolition of the existing rear extension and the erection of a new single storey rear extension, external alterations, erection of rear garden boundary wall, hard and soft landscaping, and associated works.

The commentary explains the design of the proposal, how it will positively contribute to the character and appearance of the conservation area and what improvement measures are being considered to better its energy performance and accessibility.

This document should be read in conjunction with the planning drawings and submission material.

Existing House, view from the driveway

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2.0 Site & Context

Site

The property at no. 26 Rosslyn Hill is located on the north-east side of Rosslyn Hill. It abuts the Grade II listed Building of the Former Hampstead Police Station on its south-east side.
The site is located within the Hampstead Conservation Area. Unlike the Police Station, no. 26 Rosslyn Hill is set back from the street front and presents a small garden with a mature oak tree. A side passage on the south-east side of the property connects the front garden to the rear courtyard. On the south-east side of the building, a tall boundary wall separates the property from the garden of nos.22-24 Rosslyn Hill, which is also a Grade II listed building. On the street front, the tall boundary wall interrupts and leaves space for a low trellis that hides part of a single storey garage building belonging to nos.22-24 Rosslyn Hill.

Access

The front garden, can be accessed via two openings from Rosslyn Hill, both of which are gated. The rear of the propriety is accessible via a gate located on Downshire Hill, between the Hampstead Police Station and no.52 Downshire Hill, previously used to access the station's parking yard.

Hampstead Conservation Area

Hampstead has an exceptional combination of characteristics that provide the distinct and special qualities of the Conservation Area: the variety of spaces, quality of the buildings, relationships between areas, all laid upon the dramatic setting of the steep slopes.

The contrast between the dense urban heart of Hampstead and the spaciousness of the outer areas is one of its major characteristics. It also demonstrates its historic development with the 18th century village still evident, adjacent to the streets created in the Victorian era, as well as many 20th century contributions.

The property at no. 26 Rosslyn Hill is situated in the Heath Street and Hampstead High Street Sub Area of the Hampstead Conservation Area, at the south end of the sub area and has been identified as a positive contributor to the area.

Heath Street and Hampstead High Street Sub Area

Heath Street and Hampstead High Street is the central spine of Hampstead, the route north from London over the Heath around which the settlement developed.
As a major route it has developed as a shopping centre and is defined in the Local Plan as Hampstead Town Centre.

Rosslyn Hill

Between Willoughby Road and Downshire Hill the shopping frontage continues [from Hampstead High Street] and the majority of the buildings are 1880s four storey terraces with a number of embellishments and designs including stone dressings, gable roofs, bay windows at first floor level. The magnificent red brick Queen Anne style block comprising Lloyd's Bank and the two adjacent houses (Nos.1 & 3 Pilgrim's Lane) were designed by Horace Field in 1896.

The Police Station and Magistrates Court (now closed) end this sub-area together with the property at 26 Rosslyn Hill. The Police Station and Magistrates Court is a red brick building with stone dressings by J Dixon Butler (1910-13).

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2.0 Site & Context

Neighbouring Buildings

Former Police Station and Courthouse

On its north-west side, no.26 Rosslyn Hill abuts the Grade II Listed Building of the Former Police Station and Courthouse.

The Hampstead Police Station and Magistrates' Court was designed in 1912 by John Dixon Butler, Architect and Surveyor to the Metropolitan Police, and opened in December the following year.

It was an early example of a combined police station and petty sessions court, and was one of the first courts to include facilities for juvenile offenders. It remained in its original use for just short of a century, closing in 2013.

The building is roughly U-shaped and stands on a corner plot, with the principal elevation facing onto Rosslyn Hill, and the return wings facing onto Downshire Hill and projecting into the rear courtyard.

From the plans it is clear that the functions of the building were physically separated internally, and were accessed from separate external entrances. The Rosslyn Hill range was largely dedicated to use by the police, the Downshire Hill range held the courthouse and associated facilities on the ground and first floors.

There is a detached block within the rear courtyard which is understood to have originated as a stable and harness room, later converted to offices. The block is also included in the listing together with the railings and lamps at the front of the property.
The building is constructed from red brick laid in Flemish bond, with glazed bricks to the basement and plinth, with limestone dressings, slate roofs and brick chimney stacks.

Permission was granted in September 22 to convert the stables building to residential.

The principal elevation faces onto Rosslyn Hill and is two storeys plus attic and basement. It is symmetrical in its general form, though on the right-hand side a picturesquely grouped set of features offset the otherwise rhythmical elevation; a short flight of steps leads to the double panelled front doors, which stand within a richly moulded architrave with an open pediment supported on elongated console brackets, with a large keystone beneath the inscription 'POLICE'. Above, there is an oculus lined in moulded stone, and to the right, a canted bay window rises from the basement.
The courtyard-facing elevations are more utilitarian, and are obscured by later 20th Century additions, including the rebuilt covered stair between the charge room and court, a brick lean-to, caged walkways, and fire escape stairs.
The former stable block and harness room stand are partially obscured by a late 20th Century extension.The building had been converted to offices by 1986, and is not believed to contain any features related to its original use.

At Planning Committee in October 2024, the Council resolved to grant, subject to S106 Agreement, the change of use to residential, ref 2024/1078/P - *Change of use from former police station (sui generis) to provide 5 residential units(Use Class C3) and commercial floorspace (Use Class E), space for a private healthcare use (Use Class E(e)). three storey and four storey rear extensions, replacement of windows, external alterations, landscaping, cycle and refuse storage, rooftop plant and associated ancillary works.*

Nos. 22-24 Rosslyn Hill - Grade II Listed Building

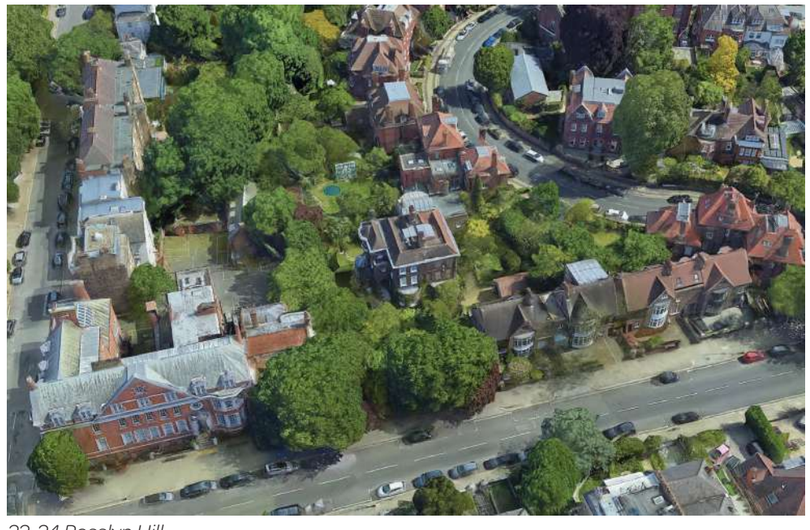
On the south-east side of no. 26 Rosslyn Hill we can find the Grade II Listed Building of nos. 22-24 Rosslyn Hill.

Nos. 22&24 are a mid 19th Century rebuilt of an 18th Century detached house and it is currently internally split to accommodate two different households.

The property is a three storey building and basement.

The material utilised in the facade are multi-coloured stock brick with bands at floor levels. Tiled hipped roof with central slab chimney-stack and modillion eaves cornice.

Police Station



22-24 Rosslyn Hill

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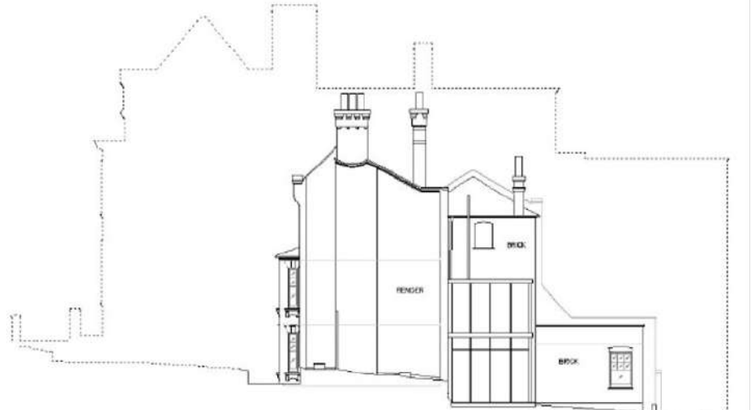
3.0 Design Evolution

Pre-application discussions took place with the Council between July and September 2024 relating to schemes to extend the existing building.

Pre-application dated 4th July 2024

- Inclusion of side access ramp
- Adjustment to ground floor levels at rear
- Raising of rear half of roof to allow level internal floorplates throughout
- Small infill three storey rear extension
- Rear two storey extension



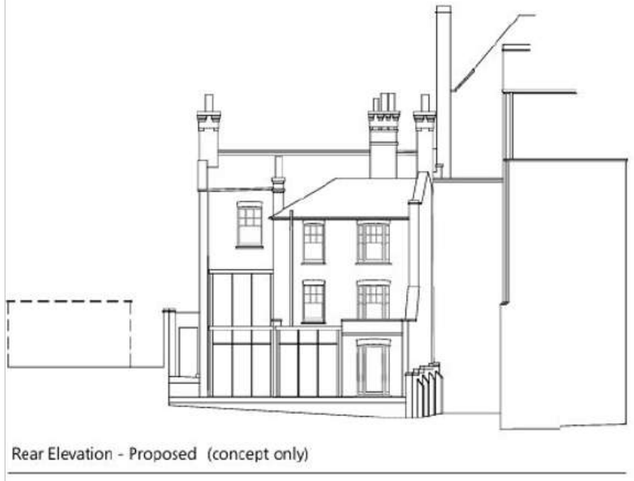
Pre-application dated 2nd August 2024

The previous two-storey rear extension is replaced with a single-storey rear extension:

- reduced overall depth
- nominally reduced maximum height compared to the existing rear extension

The previous three-storey brickwork infill is replaced with a one-and-a-half storey glass box extension:

- glazed to remain lightweight in contrast to the existing nearby brickwork
- The one-and-a-half storey glass box will house a spacious modern stair between the ground and first floors



Pre-application dated 17th September 2024

The new design for the rear extension presents itself as two distinct parts:

- a solid brickwork part replacing the existing single storey extension
- a more lightweight glazed part beside it
- the more lightweight glazed part is tied in terms of design to the one-and-a-half storey glazed infill
- the new single storey rear extension sits against the police station's existing boundary wall, and does not project beyond it either vertically or horizontally

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4.0 Proposal

Ground Floor

The proposals comprise the part demolition of the existing rear extension and the erection of a new single storey rear extension, external alterations, erection of rear garden boundary wall, hard and soft landscaping, and associated works.

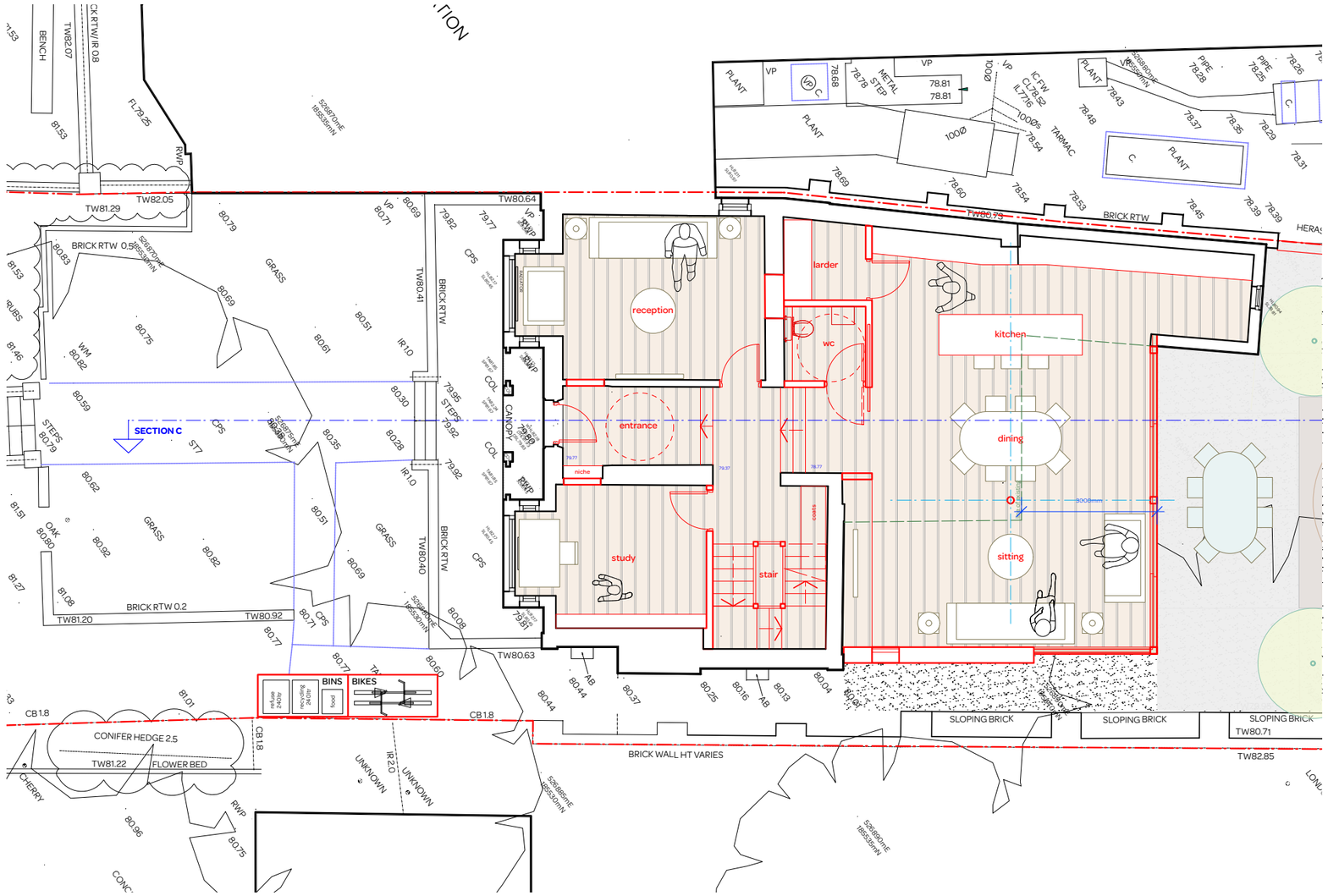
The ground floor is proposed to be reconfigured and expanded to provide a well proportioned home suitable for a moderm family, and appropriate for the existing building and location.

Access to the front door remains unchanged with two short flights of steps down from pavement level to the front door level.

Due to the natural topography and the sloping nature of the site the house has been designed on a split level basis to create interest in space and varied three-dimensional internal volumes.

The rear family space, an open-plan kitchen-sitting-dining room is generous comlying with minimum space standards, and complying with part M4(2).

The house has been design to be compliant with the Building Regulations Part B, with protected means of escape, fire doors and detection. The new stair is Part K compliant.



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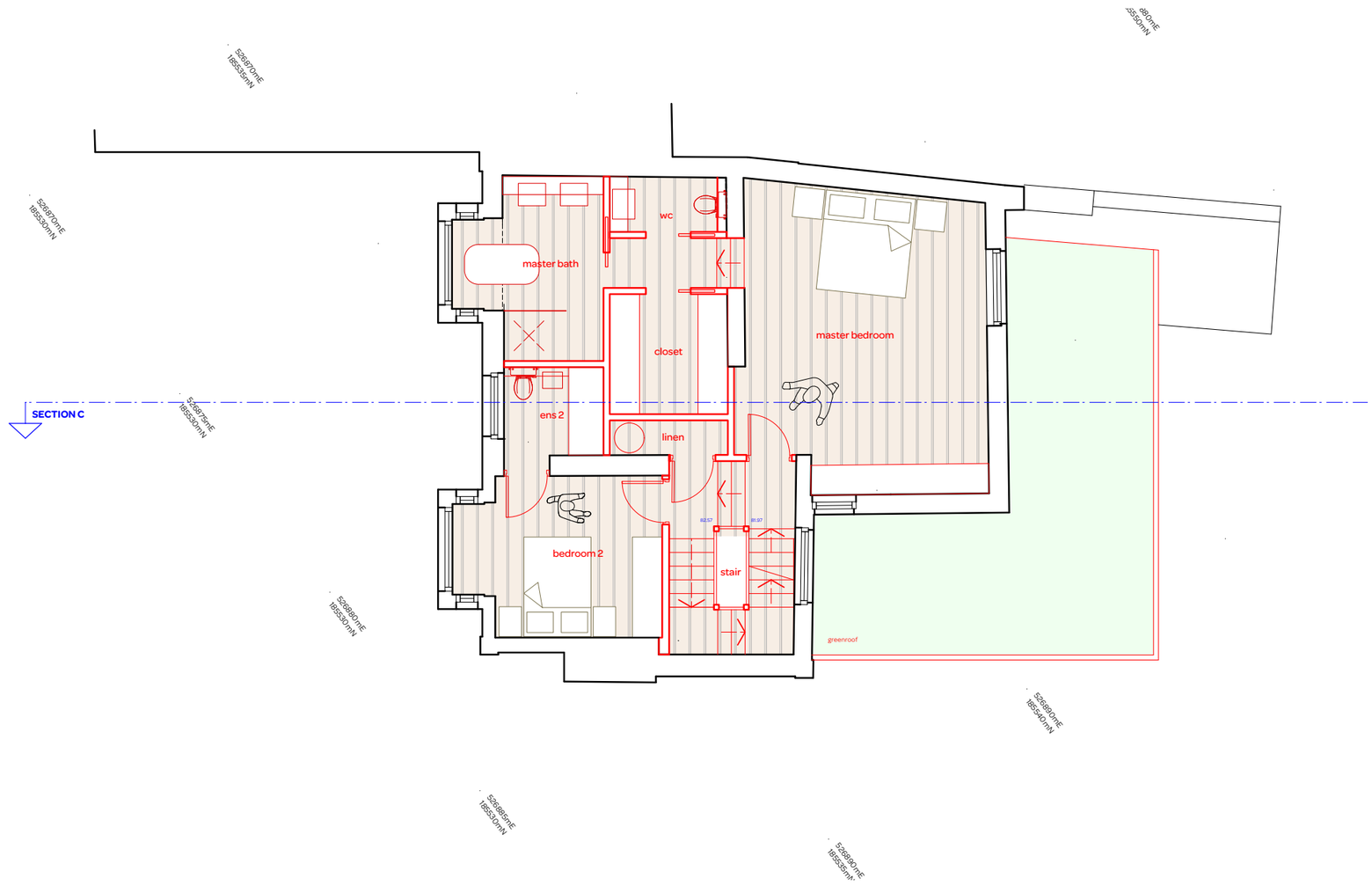
4.0 Proposal

First Floor

On the first floor there are two bedrooms and two ensuite bathrooms. Note the green roof to the extension flat roof.



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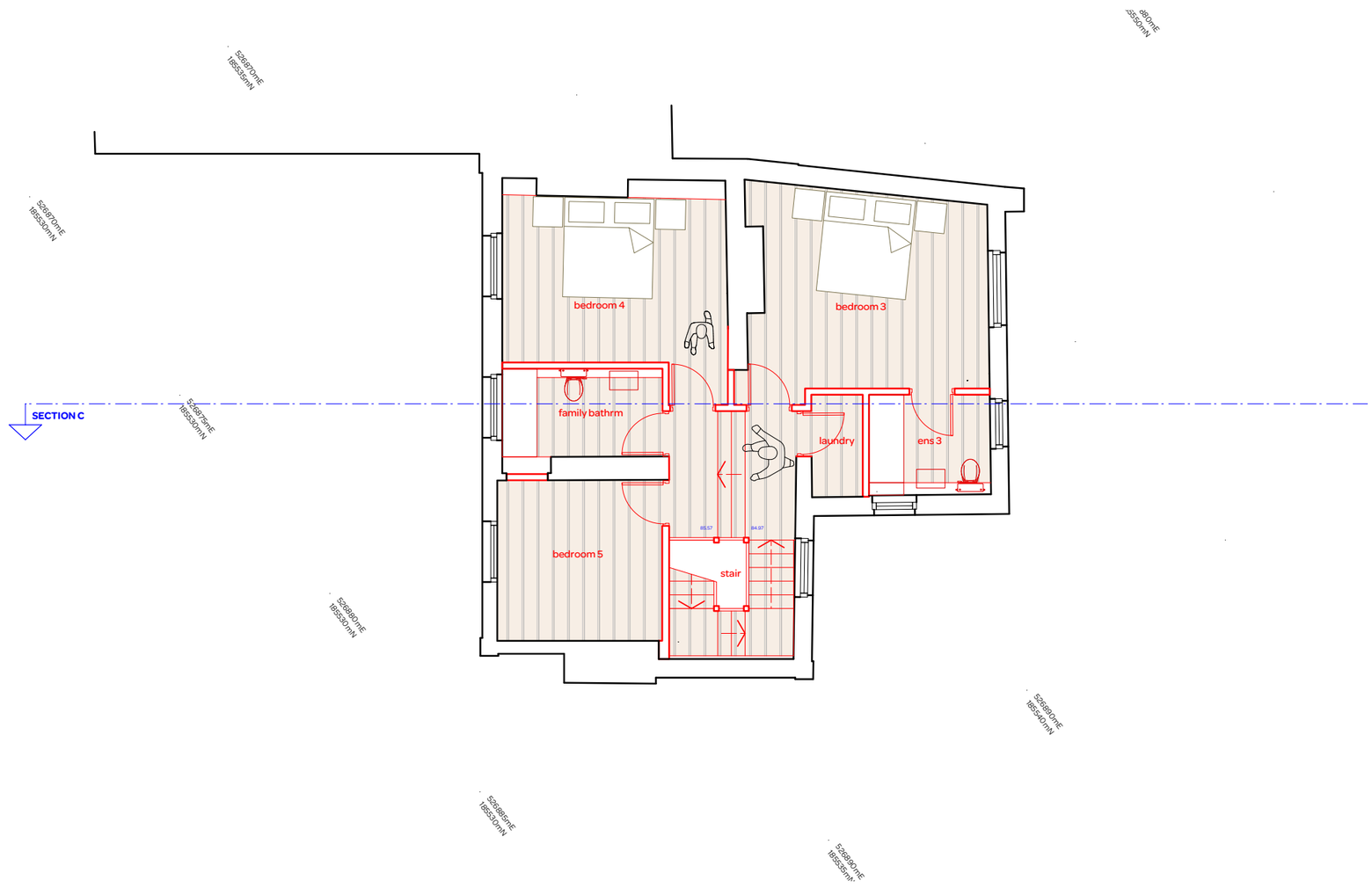
4.0 Proposal

Second Floor

On the second floor there are three further bedrooms andtwo bathrooms.



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4.0 Proposal

Front Elevation

The front elevation is proposed to remain unchanged, apart from replacing the roof tiles and all windows (to all elevations) with new 'to match existing' but double glazed to improve the thermal performance of the house and comfort of the residents.

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4.0 Proposal

Rear Elevation

The upper parts of the house remain unchanged apart from replacement of windows and roof tiles like for like.

The ground floor is proposed to be extended with ‘modern glass box’ with large triple glazed high-performance sliding doors and aluminium fascia and trims, and green roof. Designed to be a distict contemporary extension avoiding a pastiche.

It extends 3m back from the principal rear elevation, and intersections with rear wing projection which is retained and acts as a screen from any public views fromDownshire Hill.

Precedent image - 15 Chesterford Gardens NW3
- contemporary extension within a conservation area by Square Feet Architects

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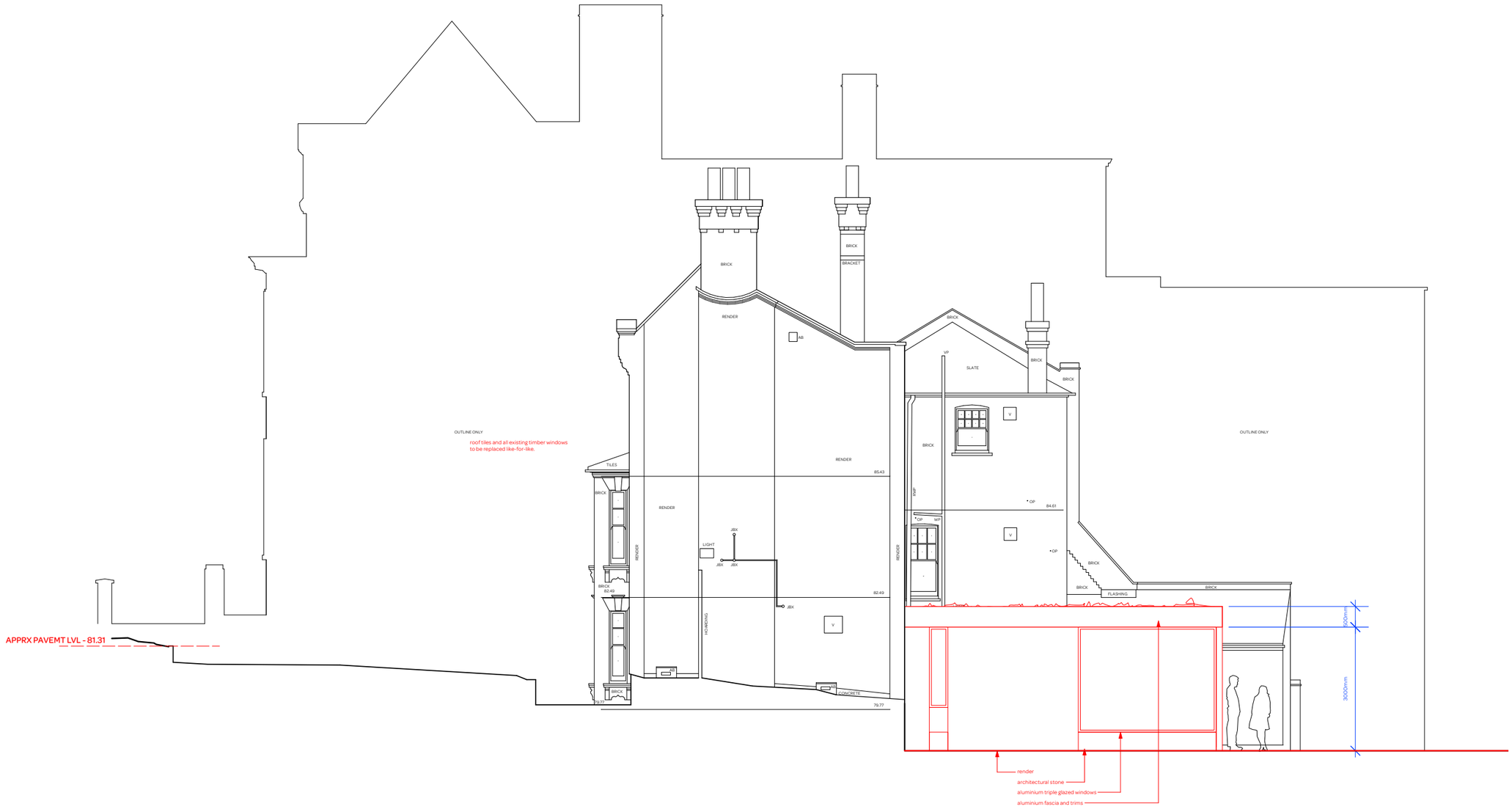
4.0 Proposal

Side Elevation



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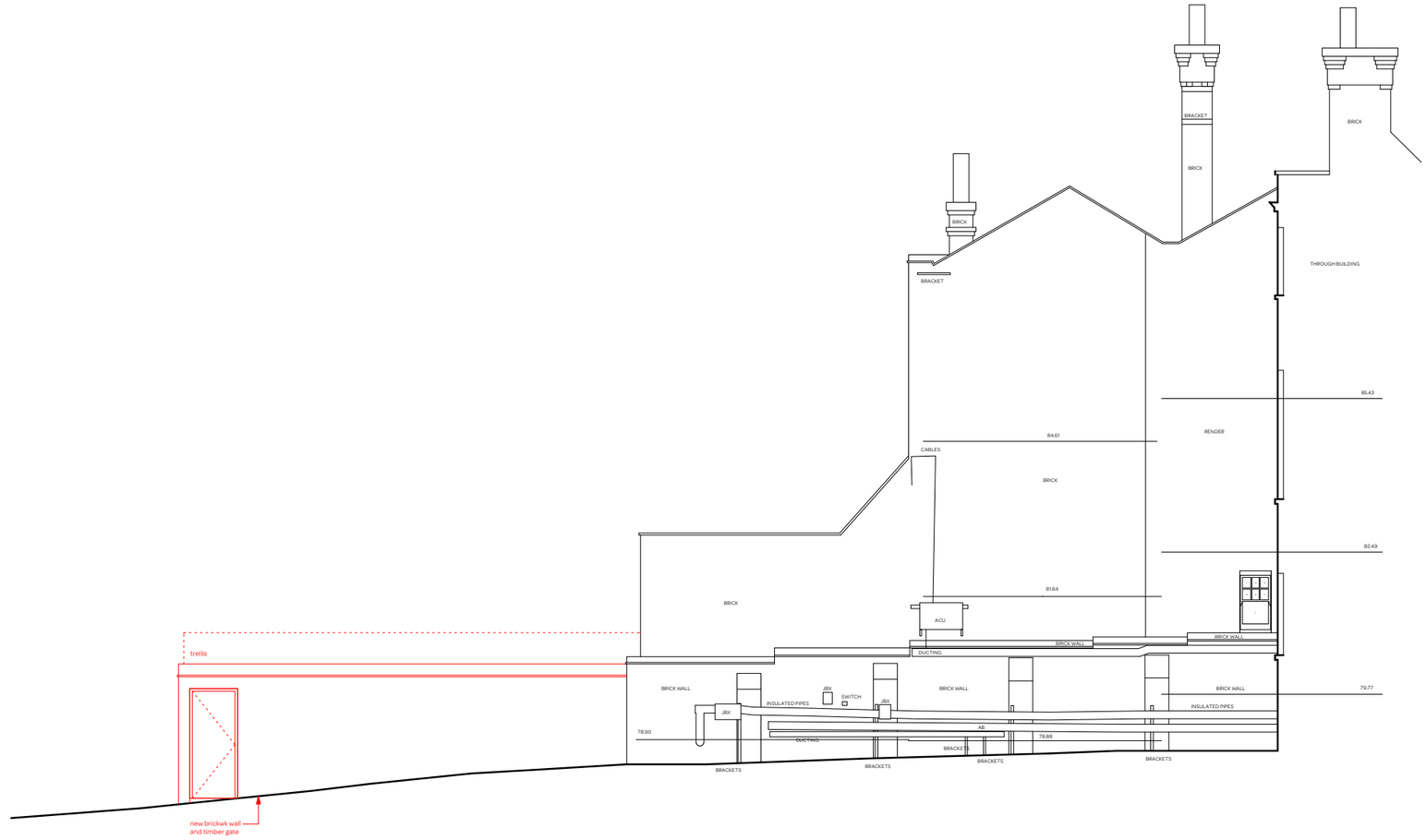
4.0 Proposal

Side Elevation



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4.0 Proposal

Views from Rear of Downshire Hill Properties

The views show how the proposed ground floor extension will be practically invisible from public views ofrom Downshire Hill.

Existing rear view

Proposed cgi rear view

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5.0 Accessibility

Due to landscape constrains and split levels, the existing house is inaccessible for wheelchair users.

The proposal seeks to provide an new accessible and adaptable dwelling compliant to Building Regulation Part M4(2).

At ground floor level an accessible and adaptable WC has been located near the entrance door.

Both the first floor level and the second floor level have double bedrooms that are accessible and supplied with an accessible bathroom.

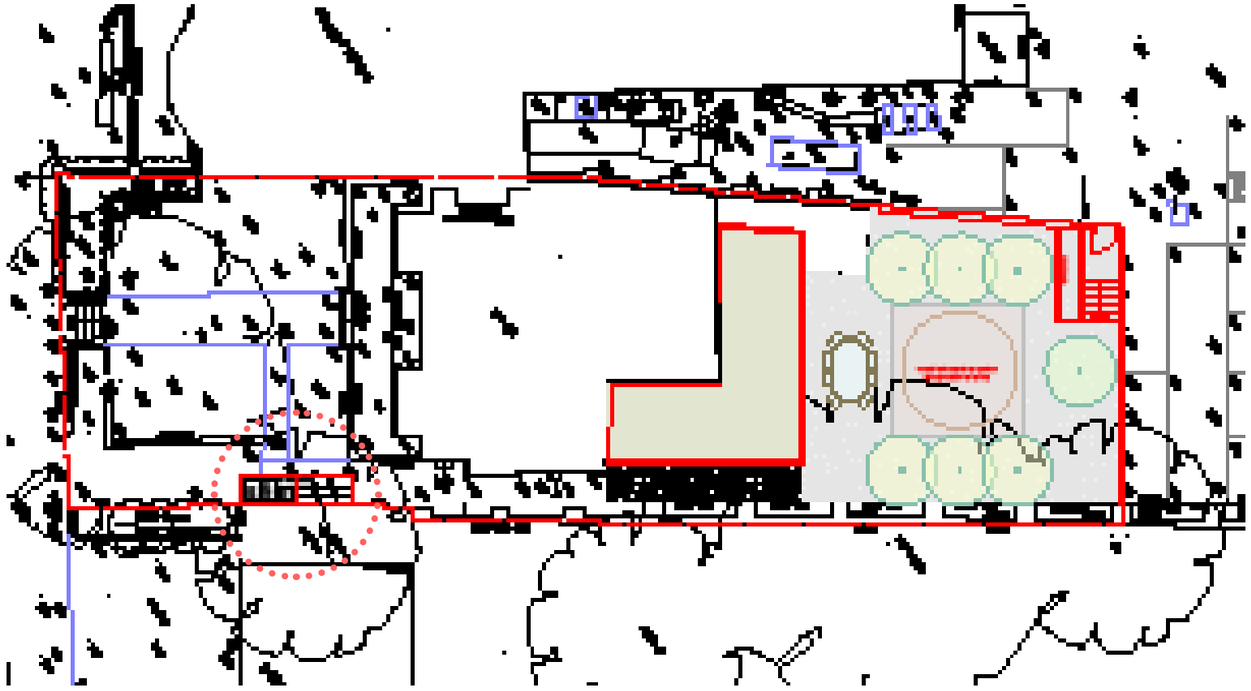
Refuse, Recyling and Cycle Storage

Refuse, recycling and food bins will be located in the store at the front of the property. On collection day, they will be taken from the store to the front boundary.

The store is sized to accommodate two 240ltr wheelie-bins and a food caddy.

Secure cycle storage is also included for two bikes.

The store will be similar to the unit illustrated here with a 'green roof'.



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6.0 Sustainability

Energy Assessment

In December 2022 an Energy Assessment was carried out to evaluate the energy performance of the existing building and its potential for improvement. The building scored 1 point only, which sets it in band G, the lowest energy band available.

The assessment identified the following conditions:

- Walls: solid brick wall without insulation
- Floor: suspended and solid floor without insulation
- Roof: pitched roof with 75-200mm insulation, although some areas have no insulation
- Windows: single glazed windows or missing windows
- Main heating: no heating system present
- Hot water: no hot water system present

The primary energy use of the existing building is: 605 kWh/m2

As a result the existing building produces: 26 tCO2/year

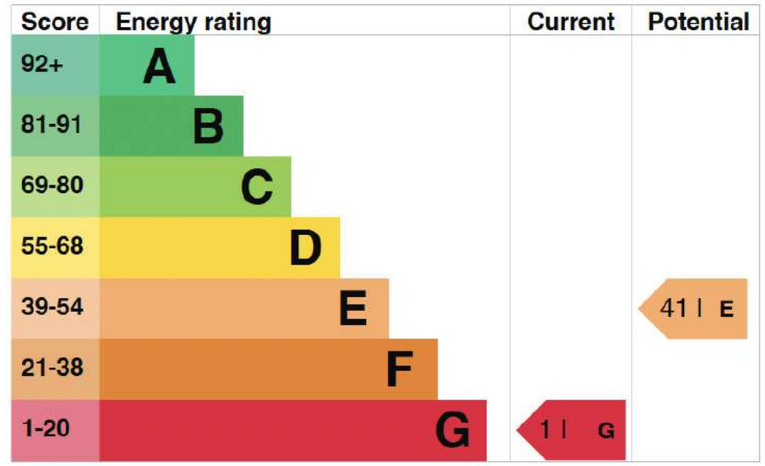
Energy Strategy

The energy strategy has been developed by following the GLA Energy Hierarchy of Be Lean, Be Clean, Be Green, Be Seen along with Local policy guidance.

The new proposal seeks to achieve a highly efficient building.

In particular the proposal includes the following:

- High Efficiency ASHP supplying heating and hot water
- Roof mounted PV
- Highly Efficient LED lighting
- Waste water heat recovery
- installation of smart meters



1. Extract from EPC of 26 Rosslyn Hill.

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6.0 Sustainability

Be Lean

1. Sunlight & Daylight

The proposal, sensitive to the Conservation Area, retains the existing south-west facing front facade and minimises new openings toward the Grade II listed buildings of the neighbouring properties.
However, facade openings are maximised towards the private rear garden space allowing natural light in.

2. Preventing Overheating & Natural Cooling

Whilst retaining the original south-west facing facade, the proposal introduces new openings to the north-east facade. The introduction of openings on opposite façades, will allow for plenty of natural cross ventilation and minimize overheating.

Although external shading will not be possible to the South- West Façade due to the Conservation Area restrictions, internal
shading will be installed throughout.

3. Thermal Performance

The proposal prioritises the building performances of the fabric. The existing building will be insulated and made airtight.

- Existing Walls:
Installation of internal thermal insulation to the retained building, applying moisture-open material only, sympathetic to the existing building fabric, ensuring all areas are carefully covered, avoiding thermal bridges.

- New Walls:
New full filled cavity walls with continuous layer of insulation.

- New Floor: new block&beam floor slab with internal insulation laid on new DPC.

- New Flat Roof: insulation between and above joists to form warm deck detail.

- Windows: all windows to be triple glazed vacuum insulated windows. Windows will be installed with air tight seals and brushes.

Fabric Airtightness
- All walls and ceiling to be made airtight by means of a parge wet plaster to new walls and polypropylene layer to existing walls.
- All interfaces with windows, doors and services to be sealed with proprietary sealing tape.

Thermal Bridges
- Recurring thermal bridges (e.g. rafts): limitation of recurring thermal bridges to be addressed by means of applying a continuous insulation layer throughout

- Linear thermal bridges: limitation of linear thermal bridges at junction to be addressed by means of applying high performance insulation where required, such as at windows reveals and services penetrations.

Be Clean

1. Efficient Heating
- Underfloor Heating system throughout the property with programmable thermostats on smart control.

2. Efficient Ventilation and Cooling
- Building design allows for cross ventilation.

3. Air Source Heat Pump
- Highly efficient Air Source Heat Pump to provide energy for heating and hot water.

Be Green

1. Photovoltaic
- PV System to be considered.

Be Seen

1. Smart Meter and BEMS
- The property will be supplied with Smart Meter and Building Energy Management System which will allow the occupants to observe their energy use in real time.

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7.0 Conclusion

The proposal seeks to respond to the client brief offering a family home that is designed to stand the test of time.

The building is respectful of the neighbouring listed buildings and it is sympathetic to the Conservation Area.

At the same time the building responds to the needs of modern family living.

The plans are designed to allow for generous family open spaces that look towards the new garden. Each floor allows for maximum flexibility of space and it can accommodate the needs of current and future generations.

The proposals will bring the vacant property back into beneficial use, provides a high quality design, preserves and enhances the Conservation Area and reinstates the rear garden.

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