

DESIGN & ACCESS STATEMENT

26 Rosslyn Hill London NW3 1PA

March 2025





# 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 for demolition behind the retained front façade of the existing building and the erection of a replacement three storey building, with accommodation in the roof, to provide three residential apartments., together with a 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





# 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).





## 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.*



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#### 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.



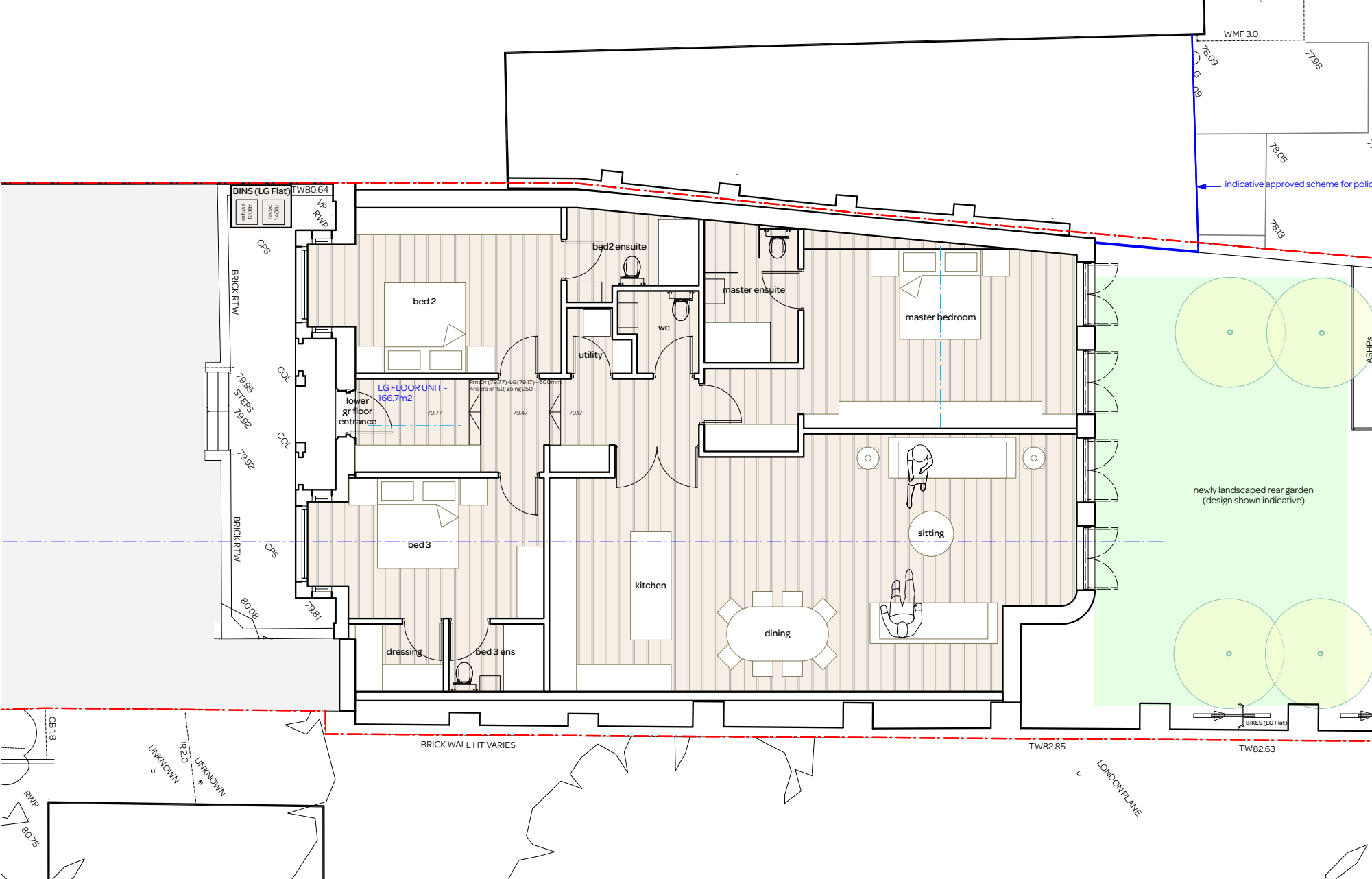
Police Station



22-24 Rosslyn Hill

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

The rear family space, an open-plan kitchen-sitting-dining room is generous complying with minimum space standards.



# 3.0 Proposal

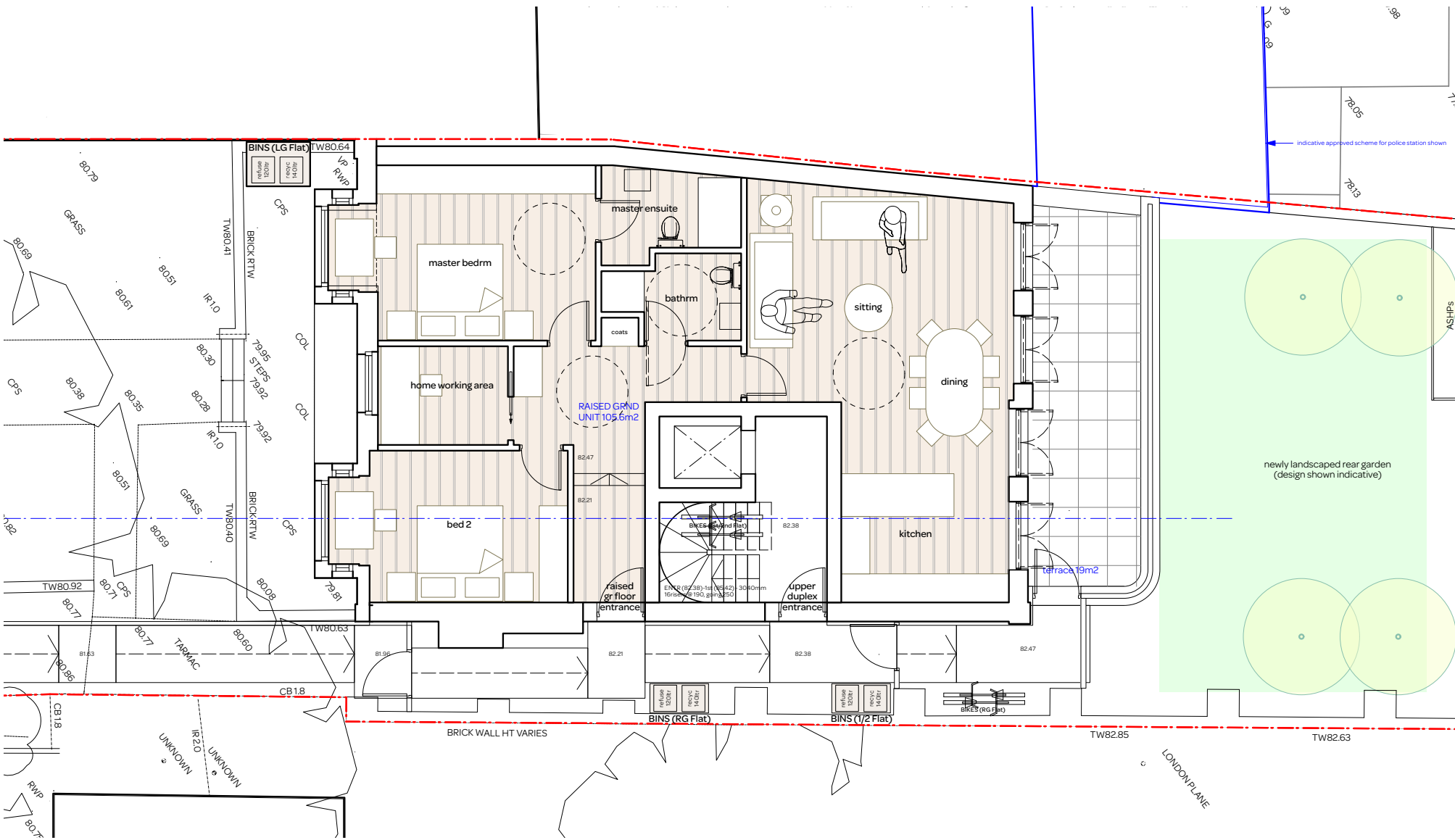
## Raised Ground Floor

The raised ground floor is proposed to be a two bedroom family unit, plus a home working area, with a gross internal area of 105.6m2. The living/dining/kitchen space, both having access to the rear garden terrace, sized at 19m2.

Access to the unit is via a Part K and Part M compliant ramp to the side and into its own front door on the side elevation. Due to site topography and desire to provide compliant and generous ceiling height to the unit below, there are two steps up into the main living accommodation. Wheelchair access is provided via a continuation of the side ramp round to the rear entrance to this unit.

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

There is also along the side elevation an access to the upper duplex unit stair and lift core, providing wheelchair access.



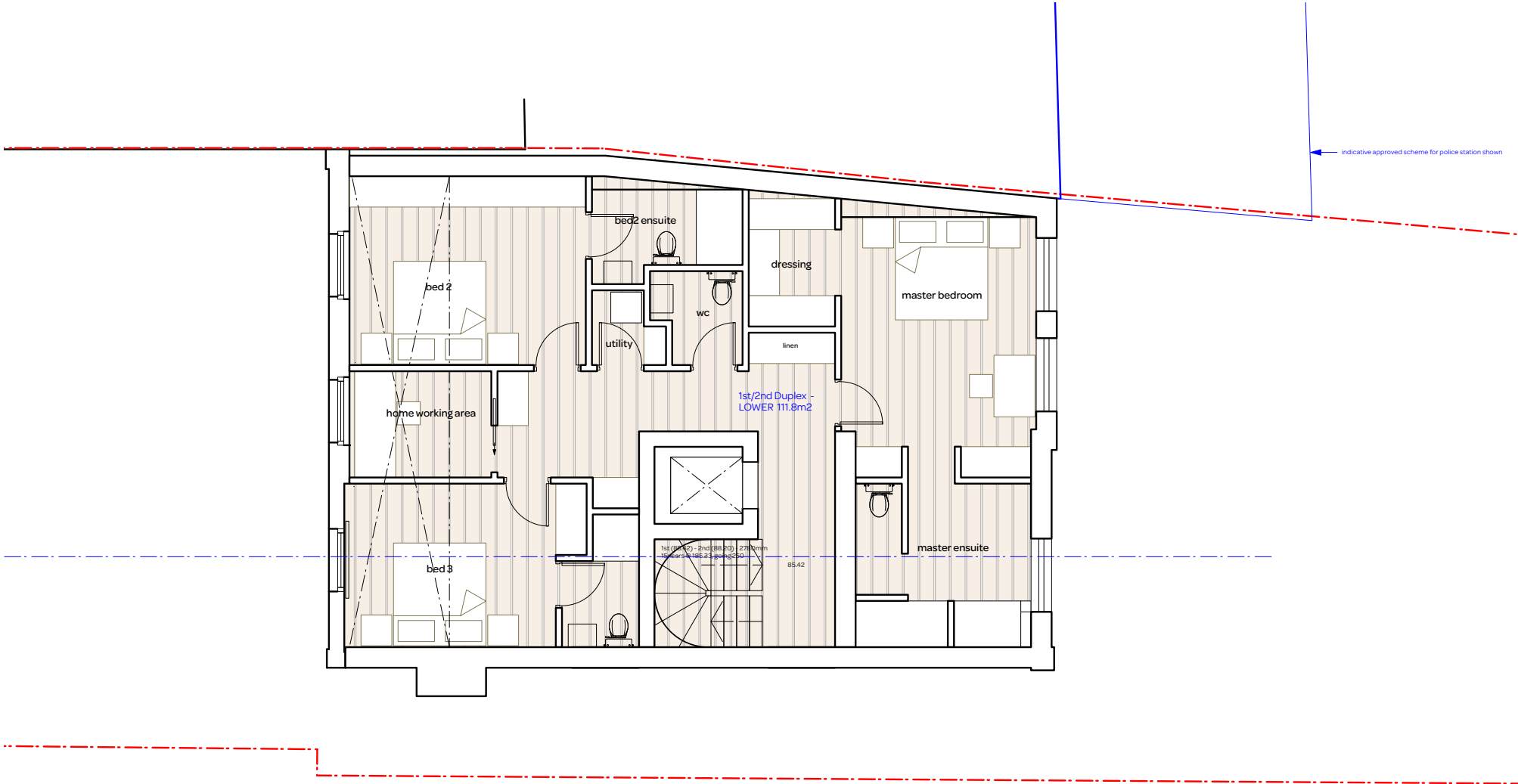


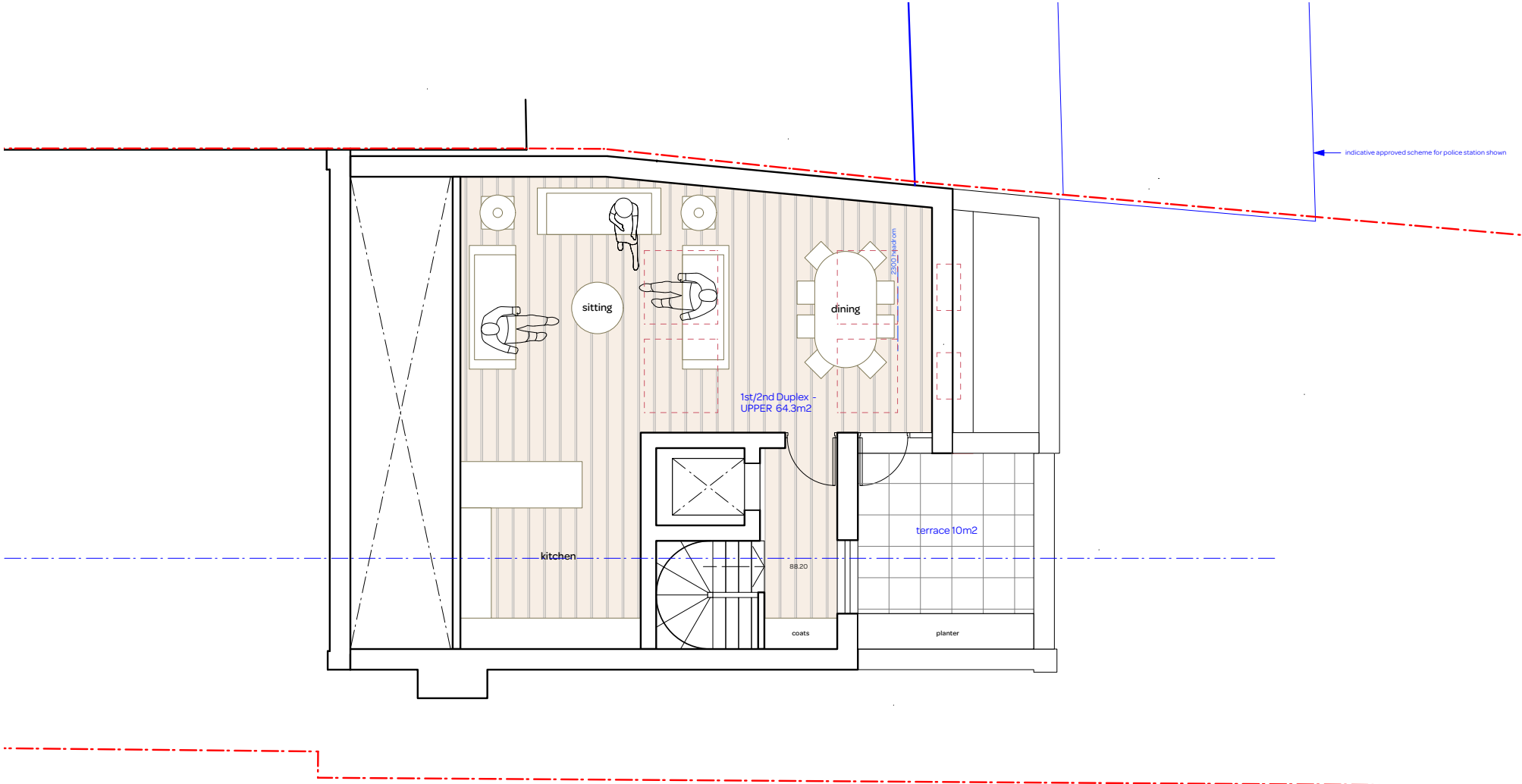
First Floor

On the first and second floors there is a duplex unit accessed from the stair and lift core accessed from the raised ground floor level along the side access ramp providing wheelchair access. to this unit.

The duplex is 176.1m2 GIA.

It has three bedrooms and three bathrooms, plus a home working area, guest wc and utility room, plus storage, on the first floor, and living space on the floor above.





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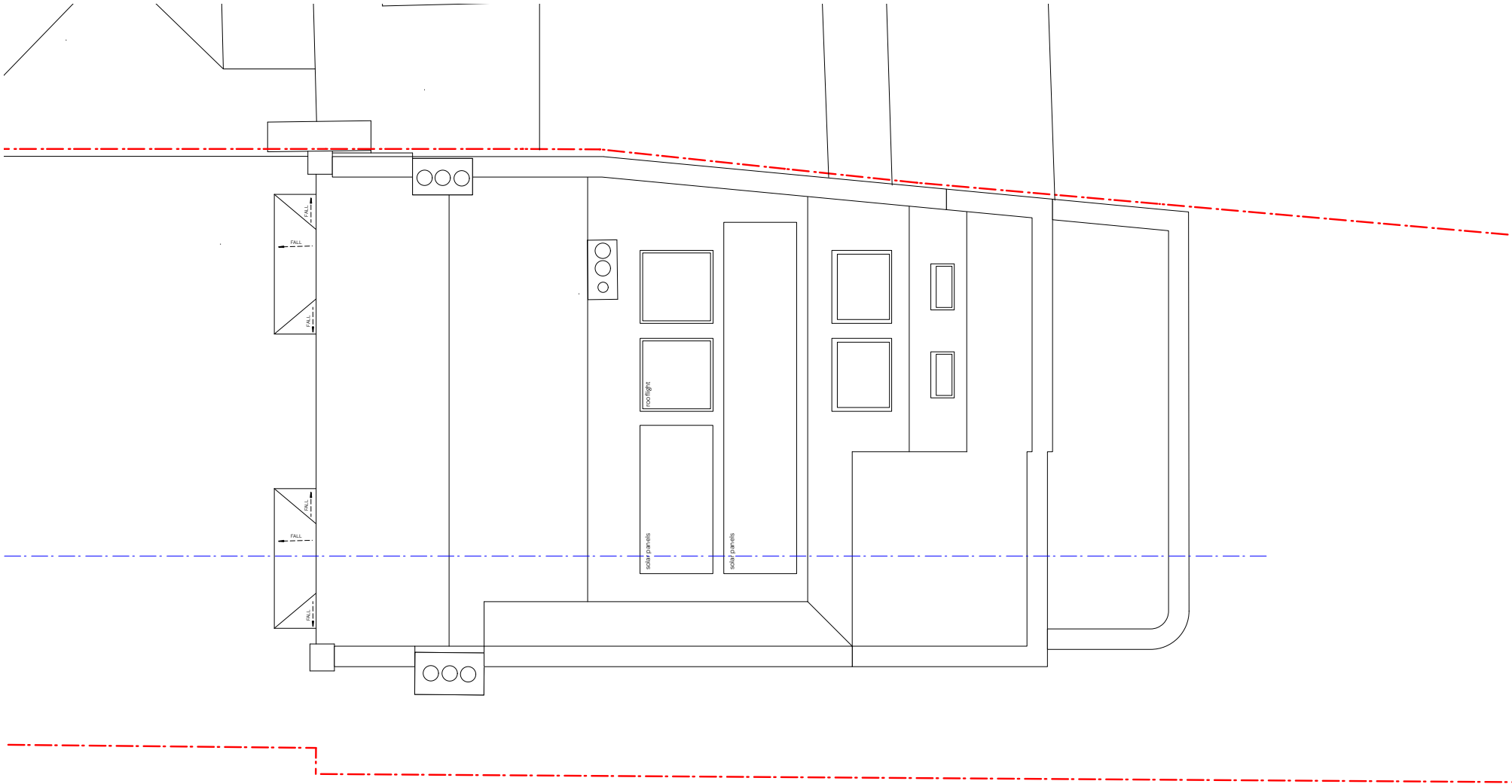
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Roof Plan

The proposal retains the main aspects and features to the front - its chimneys and front facing pitched tiled roof, and to reconfigure the rear section to suit, in a sensitive traditional mansard-type form.

The mansard design draws its inspiration from nearby existing buildings, including for example the roof form of 28 Rosslyn Hill on the opposite corner of Downshire Hill. The roof design provides for rooflight openings and PV panel arrays for solar energy generation.



Front Elevation

The front elevation is proposed to remain largely unchanged, including re-use of the clay roof tiles on the main front slope, the bay windows, and the front porch. The windows will be replaced with new 'to match existing' but triple glazed to improve the thermal performance of the house and comfort of the residents.





Rear Elevation

The rear elevation has been designed to reflect the traditional detailing and materiality, reusing existing London stocks, new traditional timber windows (albeit heritage triple glazed) and a slated/lead clad roof.



Existing



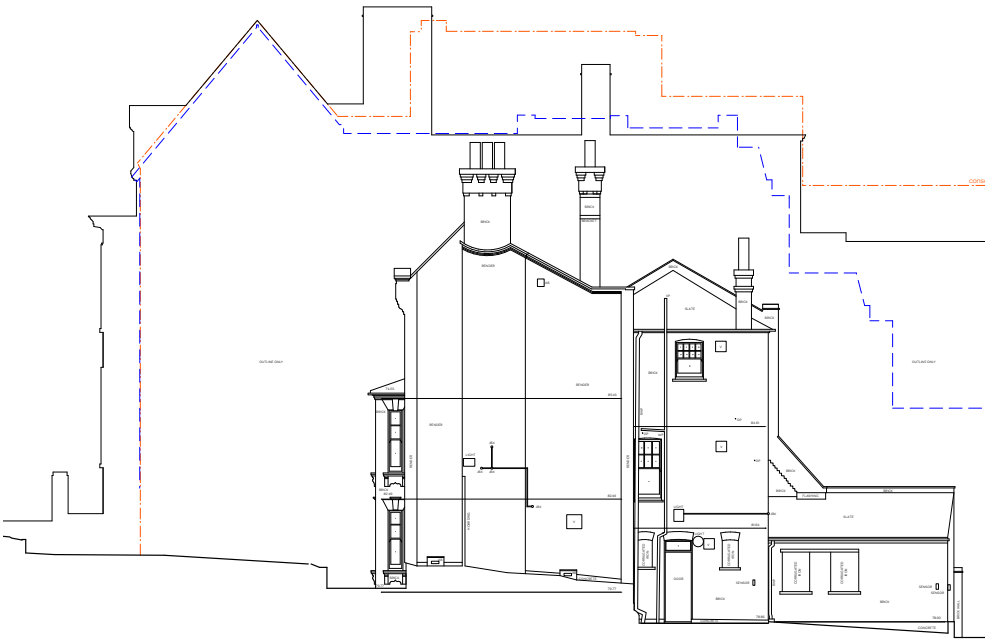
Proposed



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South Elevation

Similarly to the rear elevation the new southern elevation retains many of the original features including chimneys. This elevation is mainly rendered, with the brick on the rear 'wrapping around' a corner pier on the south-western corner.



Existing

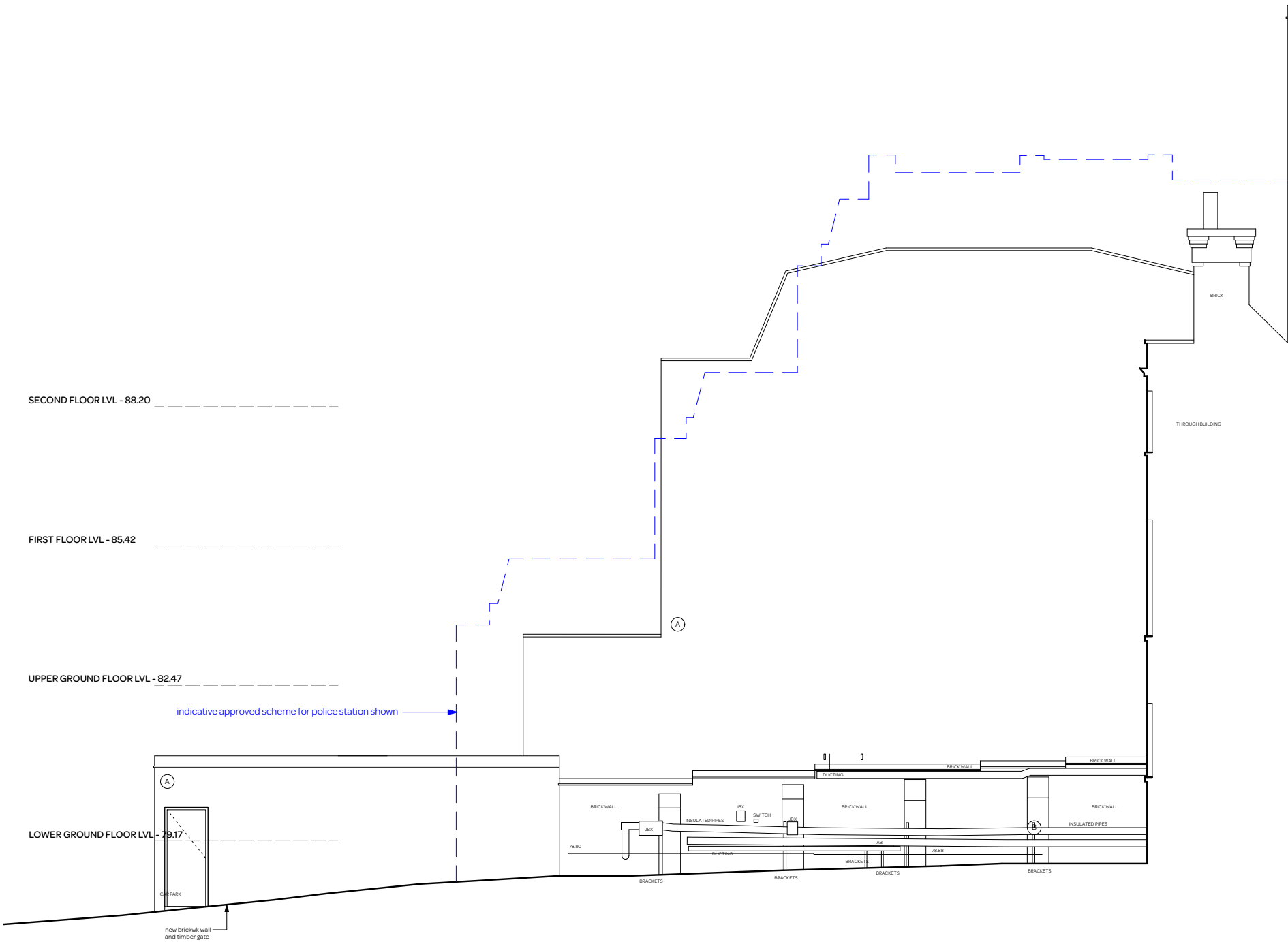
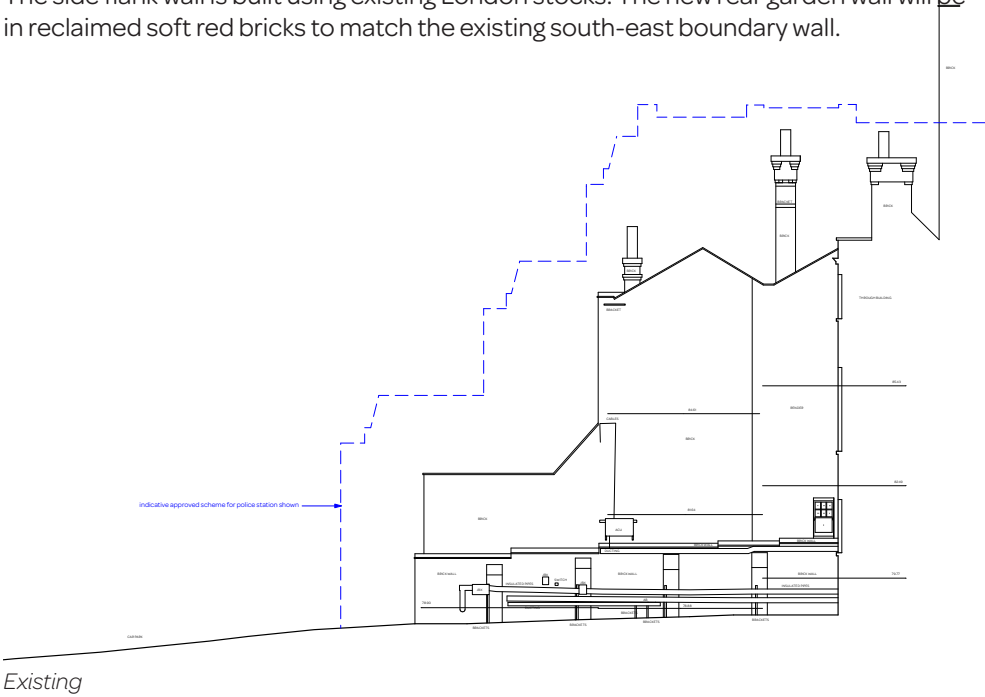


Proposed



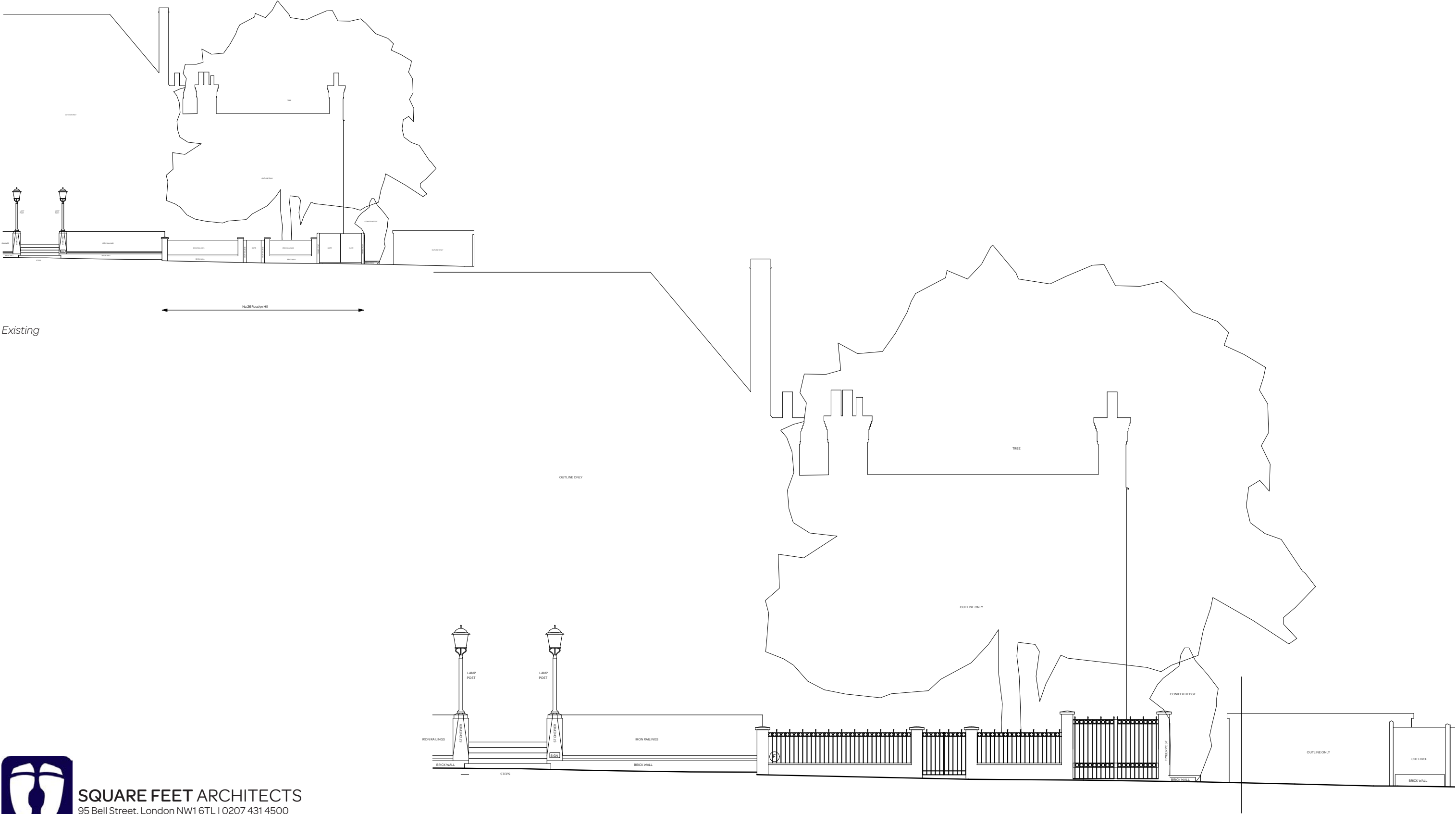
Side Elevation

The side flank wall is built using existing London stocks. The new rear garden wall will be in reclaimed soft red bricks to match the existing south-east boundary wall.



Street Elevation

The front boundary is upgraded with new metal railings and gates designed to reflect the period and heritage of the house more appropriately.





# 4.0 Proposal

## 1. Street Views from Rosslyn Hill

These images show the minimal visual change from public views from Rosslyn Hill. The main difference (visible above our roof) is the new fourth storey vertical red-brick extension to the police station building, as recently granted planning consent.



Existing view



Proposed cgi view



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2. Street Views from Rosslyn Hill

These images show the limited impact on public views from Rosslyn Hill.



Existing view



Proposed cgi view



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3. Street Views from Rosslyn Hill

These images show the limited impact on public views from Rosslyn Hill.



Existing view



Proposed cgi view



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# 4.0 Proposal

## 4. Street Views from Downshire Hill

The views show how the proposals are practically invisible from public views from Downshire Hill.



Existing view



Proposed cgi view (including the consented Police Station scheme).



5. View from the rear.

These images show a private viewpoint from the rear courtyard of the new police station development.

The existing cgi view with the consented police station scheme illustrates how the four storey infill extension projects in front of and above the existing rear of No.26, dominating the existing subject site building.

The proposed cgi view illustrates how the proposal for the subject site is much more comfortable with the design, bulk, scale and mass of the police station extensions.



Existing view



Existing cgi view with consented Police Station scheme



Proposed cgi view including the consented Police Station scheme



# 5.0 Accessibility

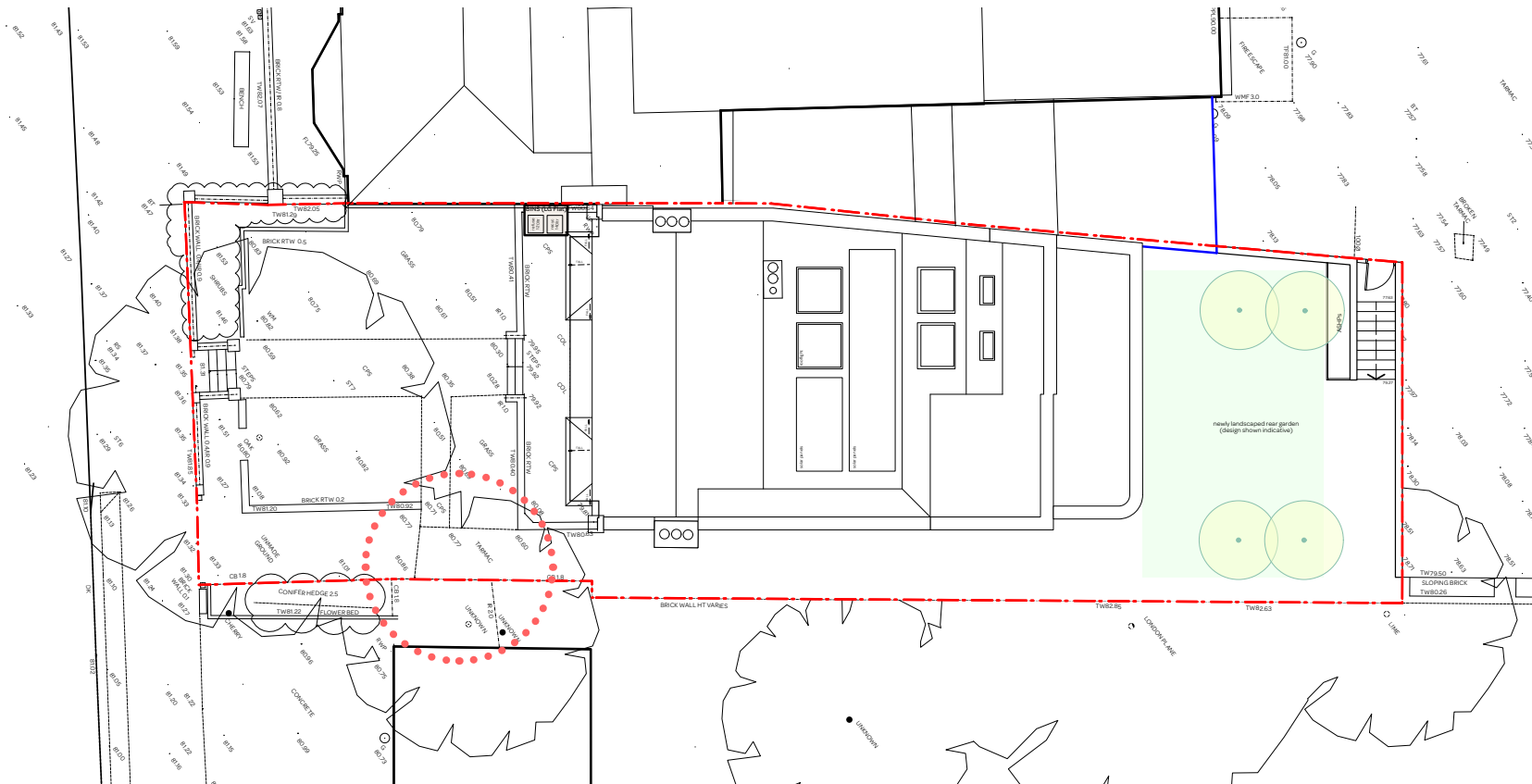
Due to landscape constraints and split levels, the existing house is inaccessible for wheelchair users.

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

Accessible and adaptable WCs have been located near the entrance doors to each unit. Each unit has a double bedroom that is accessible and supplied with an accessible bathroom.

## Refuse, Recycling and Cycle Storage

Refuse, recycling and food bins will be located in the stores as shown on the drawings. On collection day, they will be taken from the store to the front boundary. The stores are sized to accommodate two 240ltr wheelie-bins and a food caddy. Secure cycle storage is also included for two bikes per unit. The stores will be similar to the unit illustrated here with a 'green roof'.



## 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/m<sup>2</sup>

As a result the existing building produces: 26 tCO<sub>2</sub>/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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		41   E
21-38	F		
1-20	G	1   G	

1. Extract from EPC of 26 Rosslyn Hill.



# 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.



# 7.0 Conclusion

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The proposal seeks to respond to the client brief offering a selection of family units that are 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 and terraces. Each unit 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, provide a high quality design, preserve and enhance the Conservation Area, provide three family-sized dwelling units, and reinstate the rear garden.

