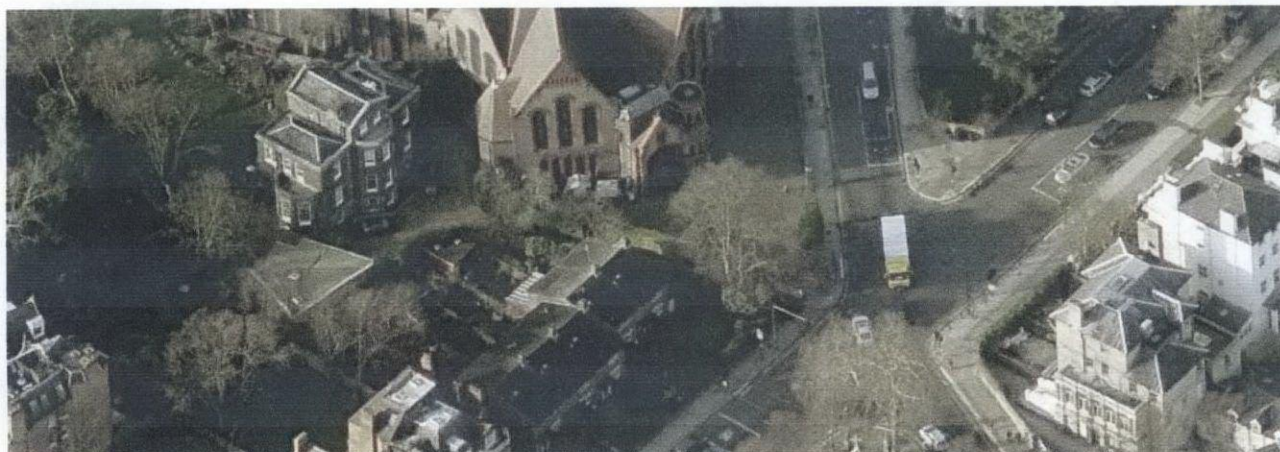


## **Design , access and heritage statement**

9c Rosslyn Hill, Hampstead, London, NW3 5UL



### **Project**

The application seeks to extend the front of the building, redesign the rear as well as to introduce some internal changes.

We intend to enhance the poor appearance of the terrace, making it visually pleasing by improving the quality of materials breaking the horizontality of the long unimpressive facade.

### **Location and context**

The building at 9c Rosslyn Hill is a part of a contemporary terrace formed of 5 almost identical units (9 to 9d Rosslyn Hill). The 3 houses (9, 9a and 9b) are closer to the street with 9c and 9d set further back.

The house is located next to a relatively busy junction of Rosslyn Hill and Lyndhurst Road.

The plot has been recently added to Fitzjohns and Netherhall conservation area. However in current shape the terrace does little to contribute to the character of the conservation area.

## Relevant planning policies

Policies in Camden Core Strategy 2010-2025:

- \*CS1 - Distribution of growth
- \*CS4 - Areas of more limited change
- \*CS6 - Providing quality homes
- \*CS13 - Tackling climate change through promoting higher environmental standards
- \*CS14 - Promoting high quality places and conserving our heritage

Camden Development Policies

- \*DP24 Securing high quality design
- \*DP25 Conserving Camden's heritage
- \*DP26 Managing the impact of development on occupiers and neighbours

Fitzjohns and Netherhall conservation area statement

## Planning history

There is no record of recent planning applications to any of the 5 buildings forming the terrace.

There are however a number of good quality developments in the neighbourhood that we think will be relevant to help to determine this application. Some of those are listed below:

\*Terraces of Orman Road.

Dating from the same period as our project these introduced a uniformity alien to the area.

Recently however, they've been undergoing works to employ new patterns and materials that break the monotony of the elevation and make them more sympathetic to the area.





\* 28 Glenilla Road London  
NW3 4AN, Planning  
application 2006/2130/C

This is an excellent  
example in the same  
conservation area. The  
modern house acts as a  
transition between two  
buildings of different scale.



\*Two 21<sup>st</sup> century buildings in  
Daleham Gardens and  
Belsize Lane.

These are good  
examples of blending new  
and historic urban fabric. By  
employing contemporary  
materials while respecting  
tonal character of the street,  
the houses create interesting  
feature in the street scape  
without being too dominant.





## Detailed proposal

### Front extension

The front extension is the most important part of this proposal and the only one visible from the public highway.

The existing frontage of the terrace is of poor architectural quality. The detailing is not of the standard of most of the neighbouring buildings in the same conservation area.

The repetition of one unappealing facade 5 times over the length of the terrace creates a strong horizontal element among otherwise interesting mixture of architectural styles and it is in contrast to the verticality of the old church behind.

We feel that adding an element with higher quality detail and material will greatly enhance the perception of the whole terrace.

*(Policy DP24 - Securing high quality design, The Council ..will expect developments to consider:*

*a) character, setting, context and the form and scale of neighbouring buildings;*

*b) the character and proportions of the existing building, where alterations and extensions are*

*proposed;*

*c) the quality of materials to be used;*

*d) the provision of visually interesting frontages at street level)*



To respect the context we're proposing to partially use matching materials (Red brick) and to follow the brown-earthy colour scheme most common in the surrounding area ( by using weathered metal cladding).

As for the enlarging of the building footprint, the front wall is to be aligned with that of house no. 9b. While adding volume to the house we still maintain generous amenity space in the front which will be the same as that in front of units 9, 9a and 9b

*(CS1 - Distribution of growth, The Council will promote the most efficient use of land and buildings in Camden by:...*

*d) seeking development that makes full use of its site...)*

### Front area

There is an existing hedge along front boundary which with better maintenance will provide a visually attractive sustainable green frontage.

Further back, we will retain a number of existing planters that house small vegetation however we'll create space to grow larger shrubs or small tree which require a deeper root system by removing a part of hard surfacing.

## Internal amendments

The scheme creates an open plan ground floor more suitable for modern living. The total number of habitable rooms is retained with the focus on improving their size and quality.

As the amount of daylight reaching the house is not particularly generous we're proposing to improve that by installing larger windows in front as well as 2 additional roof lights.

## Rear extension

The change to the appearance of the rear extension is proposed. The footprint is to remain unchanged and the overall height of the extension is to be lower than now.. Our intention is to improve the quality of design as well as performance of the building. *(CS13 - Tackling climate change through promoting higher environmental standards ....ensuring developments use less energy,....)*

## Garden

The existing boundary walls are to be repaired without changing height or design. The proportion of hard paving and grass is to remain similar to existing. Some leveling will be involved for improved functionality.

The proposal includes installing of 2 larger planters and, along both fences, high quality low timber storage which can be used as benches.

## Outbuilding

The new outbuilding is to replace previously existing shed which recently had to be demolished not being structurally sound. The replacement is to be of a significantly better design and performance than the previous one.

In plan it will extend into the garden approximately 500mm more than previously. In height, it will be a reflection of the rear extension. It is to be not higher than the adjacent brick wall.

The floor level next to boundary will be lowered to a level that won't require underpinning to the wall.

## Access

No changes are proposed to the way the building is accessed. The front area entrance with single step retains the same characteristics as before.

Inside the building we largely retain existing layout but we improve accessibility with the proposed open plan and slight amendments to the staircase.

At the rear we're aiming to reduce number of steps by leveling the garden where feasible.

Kryspin Skorek