

Design & Access Statement

**Proposed Replacement Garage and Minor Alterations
1 ROSSLYN HILL, LONDON, NW3 5UL**

Introduction

1.1. This Design and Access Statement has been written to meet the requirements of Article 4C of the Town and Country Planning (General Development Procedure) Order 1995 (as amended). It accompanies an application for the demolition of a single detached brick garage to be replaced with a new double garage and minor alterations to the existing dwelling at N° 1 Rosslyn Hill.

1.2. The site borders highways on two sides with pedestrian and vehicular routes there are also nearby public transport links with nearby bus routes and Belsize Park tube station.

1.3. The property is a Victorian detached house and is currently a single dwelling, with gardens to three sides and a single garage within the rear garden. Accommodation is arranged over three floors. There is additionally a small basement area beneath the entrance hall. The principle access to the property is off Belsize lane.

1.4. Being a corner plot the house has elevations to Rosslyn Hill and Belsize Lane. The building is set back from the footpaths enough such that there are a few mature trees to the front gardens that partially screen the building. The plot is located in the Fitzjohns/Netherhall Conservation Area. All of the period character features of the house are to be retained.

2. Proposals

2.1. The proposed development is for a new detached double garage, that is to be built in place of the single garage. To provide greater more flexible accommodation that gives the additional opportunity of a facility suited to secure sheltered parking for cycles. On the top floor of the house it is proposed to install new rooflights to the rear slopes of the main roof, and to re-instate the original style balustrade over the bay that faces on to Belsize Lane.

3. Design Principles and Concepts

3.1 Layout

3.1.1. The street facing elevations of No 1 Rosslyn Hill have well-defined building lines. A key component of the proposed design ensures the continuity of these building lines, whilst respecting and enhancing the character of the building and of the street scene.

The front elevation on to Rosslyn Hill remains unaltered.

3.1.2. The proposed garage has been located to have minimal impact on neighbours. With the garage building set back from the building line and mainly occupying the same position as of the existing garage, as does its driveway. The gated site access and cross-over position remain as existing.

3.2 Scale

3.2.1. The proposed garage is enlarged from the existing but remains small in scale and mass in respect of the site and the adjacent buildings .

3.2.2. The proposed gross floor space is at 462 sq metres of which 429 sq metres is habitable and 33 sq metres is used for the garage.

3.2.3. In order to improve accommodation with minimal effect, the design incorporates better natural lighting and ventilation to existing habitable roof space.

3.3 Landscaping

3.3.1. The site is well landscaped with the garden containing shrubs and mature trees. The proposed construction reflects the principles as set in BS 5837: 2005 concerning tree root exclusion zones.

3.4 Appearance

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3.4.1 The predominant character of the property is Victorian, the street façade on Rosslyn Hill will be unchanged and reflects this. Street scene elevations to Belsize lane should be enhanced with the reinstatement of the original treatment to the balcony at the top of the bay, replacing the cheap repair that has been previously installed.

3.4.2. The new garage has the form of a pitched gable roof that is in keeping with the character of the buildings to this side of Belsize Lane (and that of the building it replaces).

3.4.3. The external materials employed in the design will closely match existing and are sympathetic to the vernacular architecture.

4. Access

4.1.1 On Site access is to be improved with the widening to the drive way and garage facilitates benefiting ease of use generally and particularly for users of wheelchairs. The double garage also provides a facility that may benefit people of impaired mobility in getting in and out of their vehicles while under shelter from the weather.

Allied to proposed enhancements to the pathway the garage will be linked to the existing extension. A level access is also to be provided to give improved access to the existing dwelling as a whole.