

Design and Access Statement and Heritage Statement

Rear Second Floor Extension At Torrington 12 Rosslyn Hill London NW3 1PH



arharchitecture

third floor
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Proposed Elevations

Cover image Existing Elevations

1.0 Introduction

- 1.1 This Design and Access Statement and Heritage Statement has been prepared by Antony Holmes of arharchitecture as Supporting Documentation to the Design of the Rear Extension Planning Application and Listed Building Consent Application for 12 Rosslyn Hill, Hampstead, London NW3 1PH.
- 1.2 Torrington, 12 Rosslyn Hill is located in the South East corner of the Hampstead Conservation Area and is a Listed Grade II building. It was built in 1876 as part of the Hampstead Hill Gardens development by architects Batterbury and Huxley. Torrington was a bespoke mansion designed and built for a Dr Andrew Miller.
- 1.3 Torrington, 12 Rosslyn Hill is a detached mansion of three stories. It has a lower ground floor/basement, an upper ground floor, first floor, second floor and the roof.

The Lower Ground Floor/Basement is accessed to the left at the lower level off Hampstead Hill Gardens and to the right hand side of the building via the front garden on Rosslyn Hill. The upper ground, first floor, second floor and roof space are accessed via the raised front door via the front garden on Rosslyn Hill.

- 1.4 Torrington, 12 Rosslyn Hill was originally built as a single family dwelling. In the late 19th Century or early 20th Century the building was extended to the rear from basement level to first floor ceiling/second floor floor level with a flat roof/terrace at second floor level.

At some point in the early 20th Century the property was used as a hotel, this is evidenced by an application for Hotel Signage (41/1950) in the Planning Departments digital records. Later in the century the property was converted into seven dwellings, however there is no Planning Department digital record of this conversion. In 1997 Permission was granted (PW9702543R1) to extend the garden basement flat with a conservatory extension.

- 1.5 Torrington, 12 Rosslyn Hill has a single common entrance and staircase providing access to the upper ground, first and second floor flats. Flat 4 is located on the second floor of the building on the North side.
- 1.6. Flat 4 is a small one bedroom, two person flat of 35m² GIA and an external terrace of 28 m². The proposal is to build over the existing roof terrace in a style and materials to replicate the existing building to provide additional accommodation to Flat 4.

1.7 This statement will address the project relevant points from the Local Development Framework Core Strategy and Development Policies and Planning Policy Statement 5 as follows:

CS5

Managing the impact of growth and development

CS14

Promoting high quality places and conserving our heritage

DP24

Securing high quality design

DP25

Conserving Camden's heritage

DP26

Managing the impact of development on occupiers and neighbours Camden Planning Guidance 2006

HE9

Additional Policy Principles Guiding the Consideration of Applications for Consent Relating to Designated Heritage Assets

1.8 Architectural Drawings.

This report should be read in conjunction with the architectural drawings of the Planning Application.

08-2014/01-01 Location plan, Site Plan, Site Photographs

08-2014/01-02 Existing Lower Ground Floor Plan

08-2014/01-03 Existing Upper Ground Floor Plan

08-2014/01-04 Existing First Floor Plan and Second Floor Plan

08-2014/01-05 Existing Roof Plan

08-2014/01-06 Existing North East Elevation

08-2014/01-07 Existing North West Elevation

08-2014/01-08 Proposed Second Floor Plan and Roof Plan

08-2014/01-09 Proposed Flat Plan

08-2014/01-10 Proposed North East Elevation and South East Elevation

08-2014/01-11 Proposed North West Elevation

2.0 Design

- 2.1 Torrington 12 Rosslyn Hill is a fine example of a Victorian mansion. It is a well proportioned and detailed red brick detached building with variegated massing and modulated façades and is set in a spacious and well matured garden. Rosslyn Hill is a wide residential road lined with similar sized mansions from the period, although those nearby are predominately in a stuccoed finish. 12 Rosslyn Hill has more in common aesthetically with the Hampstead Hill Gardens estate as it was designed by the same architects as the estate and is the first estate house encountered as one travels up Rosslyn Hill.
- 2.2 The proposal is to extend Flat 4 on the second floor to create a small family flat. Changing it from a one bedroom two person flat into a two bedroom three person flat. This is to be achieved by developing the existing open terrace at second floor level to the rear of the building with a single storey red brick extension with white painted timber framed sash windows and clay tiled hipped roof to match the existing building in form and material.
- 2.3 The extension is to provide a new living and dining area and converting the existing living and dining area into a single bedroom and to enlarge the existing kitchen. The existing flat is 35m² GIA and the proposed extension is 15.45m² GIA. This will give a new total area of 51.45m² GIA, which will provide a comfortably sized flat with spectacular views over Hampstead.
- 2.4 The extension is designed in accordance with the accepted principles of showing deference to the main building in terms of scale, massing and architectural language. The walls to the extension are set back from the face of the main building by 250mm, so as viewed from Hampstead Hill Gardens it is seen to be slimmer and smaller than the building below. The eaves line and the ridge line are both set lower than the main building where they connect, reinforcing the subservient nature of the extension and reducing its potential mass. Due to the large spacing between 12 Rosslyn Hill and 2 Hampstead Hill Gardens and the substantial level difference there is no impact on amenity or open space views between the adjoining buildings.
- 2.5 The extension materials are to match those of the existing building. It is proposed to use old reclaimed clay roof tiles and a suitable soft red clay brick. The window and door joinery will be restoration grade timber framed double glazed units with appropriately sized profiles. It would be expected that the finite detail of the materials will be subject to Conditions discussion with the Planning and Conservation Department and the Heath and Hampstead Society to ensure that the right aesthetic solution is achieved.
- 2.6 The extension detailing is to match those of the existing building. The dentil eaves detail is to be replicated and the joinery profiles matched and scaled to match historically. At the appropriate time the existing details will be surveyed and proposals put forward so that there is the closest match of the proposal with the existing details of the main building. It would be expected that the finite detail of the detailing will be subject to Conditions discussion with the Planning and Conservation Department and the Heath and Hampstead Society to ensure that the correct aesthetic solution is achieved.

3.0 Access

3.1 Torrington, 12 Rosslyn Hill is located on a corner site at the junction of Rosslyn Hill and Hampstead Hill Gardens. Both of which are steeply sloping roads with an altitude in the region of 90m, which is 75m higher than Central London.. Rosslyn Hill is the A502. It is a main thoroughfare running North-South from Central London, through Hampstead out to Hendon and turning into the B552 after the North Circular A406. Either via the A406 or the A3 it is a short distance onto the M1 heading north as far as Leeds and then, if you were so inclined, the A1M as far as Newcastle. Hampstead Hill Gardens is an estate road that leads around to Pond Street, the B518, which leads down to South End Green.

Torrington, 12 Rosslyn Hill does not have any on-site parking spaces for the Flats accessed via Rosslyn Hill, however the property is in the Residents Parking Permit Zone CAS.

Torrington 12 Rosslyn Hill is served well by public transport, in the form of Busses, Underground and Over-ground Trains.

The Bus Routes on Rosslyn Hill are 168, 46 and C11. There are south and north bound bus stops within 4 minute walk.

Bus 168 travels through Camden, Euston and on to The Old Kent Road.

Bus 46 travels from Paddington through Hampstead and Camden and on to Kings Cross.

Bus C11 travels from Archway Station through Hampstead and on to Brent Cross.

South End Green bus terminus is a 7 minute walk away and is a Bus Terminus for Routes 24,168, 46 and C11. Bus 24 travels through the West End and on to Pimlico.

Hampstead Heath Railway Station is located just north of South End Green and provides over-ground train services to South West and East London.

Belsize Park underground station is 5 minutes walk south and Hampstead underground station is 5 minutes walk north of Torrington 12 Rosslyn Hill.

There is no dedicated bicycle storage on the property. However some residents store bicycles on the landing. It is not intended to alter this provision.

Access to the property is via the public pavement on both Rosslyn Hill and Hampstead Hill Gardens. Flat 4 is accessed off Rosslyn Hill via the front garden to the property. The front garden leads to the main entrance steps, with eight treads up to the upper ground floor external entrance vestibule.

The external entrance vestibule leads to an internal common hallway with a single staircase leading to the upper floors. Flat 4 is located on the second floor.

It is proposed to maintain the access to the property, the building and the flat as existing.

It is not seen as viable to change this arrangement as it would need a disproportionate amount of work and an inappropriate expenditure in relation to the proposal and would lead to the loss of significance of the heritage asset.

4.0 Heritage

- 4.1 Torrington is a Listed Grade II building. Listed in 1974. Details of the English Heritage Listing as below:

Name: TORRINGTON AND ATTACHED WALL, GATE PIERS AND GATE

List entry Number: 1330380

Date of most recent amendment: Not applicable to this List entry.

TQ2685SE ROSSLYN HILL 798-1/38/1391 (North East side) 14/05/74 No.12 Torrington and attached wall, gate piers and gate

GV II

Detached house on corner plot. 1876-7. By Batterbury and Huxley. For Dr Andrew Miller. Later rear extension.

Red Fareham bricks with some terracotta detailing; plain brick floor bands.

Tiled hipped roof with 3 tall slab chimney-stacks with segmental pediments above panels with rubbed brick festoons, those on left return to Hampstead Hill Gardens rising from full height chimney breasts; dentil eaves cornice.

3 storeys, attic and semi-basement. Round-arched rubbed brick entrance having Ionic pilasters supporting segmental pediment; C20 panelled door.

Gauged brick flat arches to flush frame sashes; to left, a 3-window bowed bay rising from basement through 1st and 2nd floors.

Central pediment with oculus flanked by rubbed brick festoons. Left hand return has rubbed brick pedimented plaque with cartouche on right hand chimney breast.

INTERIOR: not inspected.

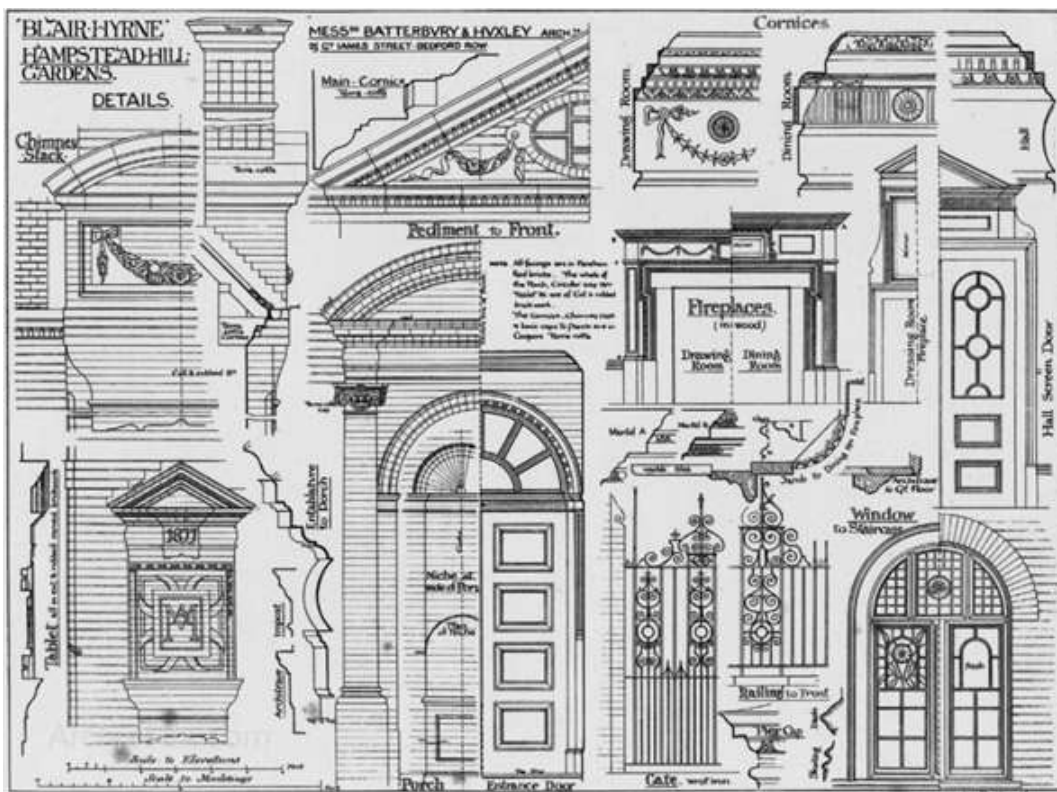
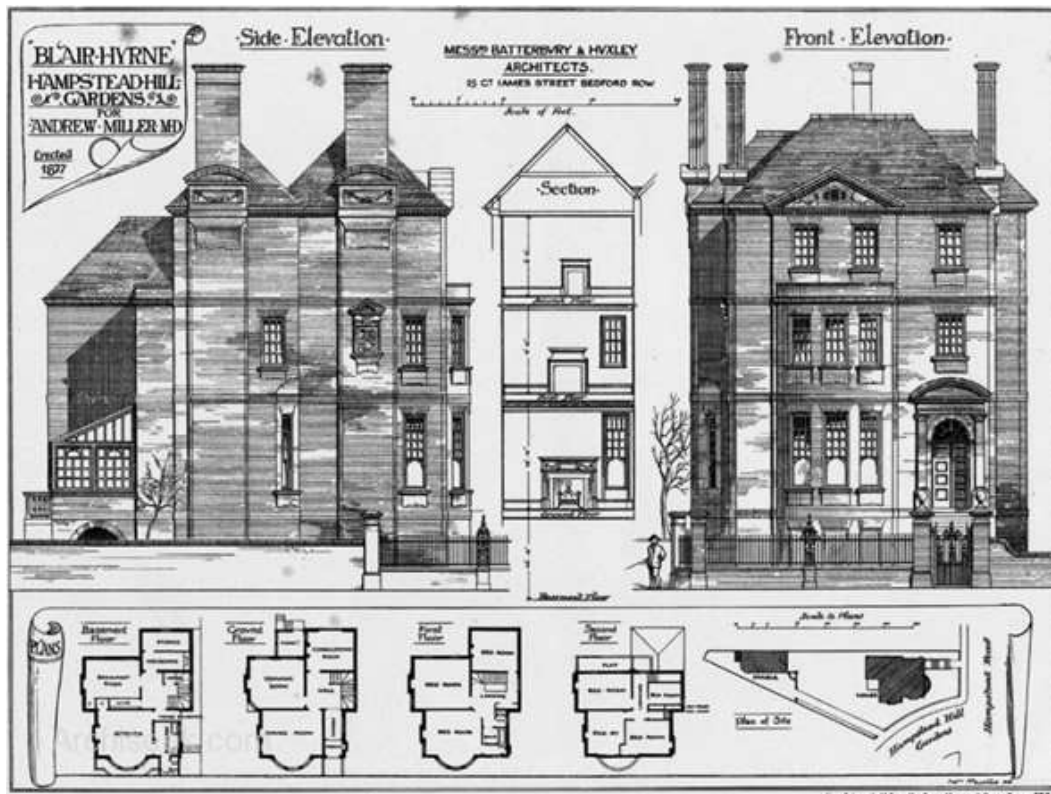
SUBSIDIARY FEATURES:

Attached plum coloured brick wall with gate piers inscribed "Torrington" and surmounted by ball finials; cast and wrought-iron gate.

HISTORICAL NOTE:

No.12 forms part of a development by Batterbury and Huxley including all the listed buildings in Hampstead Hill Gardens (qqv).

4.1 Original drawings for 12 Rosslyn Hill, which was originally called Blair Hyrne.



- 4.2 The heritage and preservation of the building are important issues. The building is a fine example of a Victorian mansion and has been designed and constructed to a high quality. A limited desktop study of the building and its historical development has been carried out with a search of the Planning Departments digital archive of planning applications and an internet search of Hampstead and the architects of the building Battersbury and Huxley.
- 4.2 The history and design of the building and the improvement to the quality of the flat have been covered in the Introduction and the Design and the Access sections of this Statement. It is my belief that the proposal does not cause any harm to the heritage asset. It does what is expected and that is to enhance and preserve it. The design is such that it replaces a rather non-descript balustrade and an excessively abrupt termination to the previous lower floor extension with a sympathetic, quality extension, that sits well with the original design and adds to the interest of the massing on both elevations, especially on the North East Elevation and further it adds to the quality of and enjoyment of Flat 4.

5.0 Conclusion

- 5.1 The proposal to increase the size of the flat improves the quality of the flat by providing additional living space. The flat is transformed from a small two person flat into a three person flat, more suitable to a small family. The extension creates a comfortable living space with beautiful views out over Hampstead Heath and some amazing skylscapes. The existing terrace, while reduced in size will create a pleasant outdoor amenity space.

The design of the extension is to match the original building in terms of architectural language, massing, form, scale, materials and details. It enhances the architectural significance of the original building by the replacement of a rather banal balustrade with a design that is in keeping with the original building and with its lowered ridge line and set back of its façades shows required level of deference to the main building.

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