

**Design & Access Statement**

**Flat 2, 58a Rossllyn Hill, NW3 1ND**

**Planning Portal Ref: PP-03849102**

10 December 2014, Revision B

**Summary**

This application is essentially a duplicate of the previous application that was granted Full Planning Permission three years ago. The original application, **ref 2011/4733/P**, was for the “*replacement of existing timber windows with double glazed timber windows at first floor level to front elevation of dwelling (Class C3).*” The reason for this new application is that the applicant did not start the works of the permitted development within the three years allowed. He would like to do the works now, and this time within the permitted time frame.

The Design and Access Statement (Rev A) from the approved application still applies and the text has been ‘cut-and-pasted’ below. In addition, the relevant approved drawings have been submitted alongside the new ‘proposed’ ones for reference (A200 Proposed Elevation and A500 Window Section Details). Upon review, one will see there are no changes between the approved development and the proposed one that new application seeks permission for.

**Design & Access Statement from Approved Application 2011//4733/P**

*21 September 2011, Revision A*

**Summary**

*The building at 58a Rossllyn Hill is a four-storey Victorian terraced house. It is comprised of a shop at ground floor level (No. 58) and four residential flats above (flats No. 1 – 4, 58a) (all are residential use class “C3”). Our client shares the freehold of 58a with two other parties and owns two of the flats in the property (Flats 1 & 2).*

*We are seeking permission to replace the existing windows in the bay at first floor level in the street elevation of Rossllyn Hill (Flat 2).*

*This proposal aims to respect the original nature of the property by ensuring that the colour, appearance, overall glazed area and frame sizes of the windows change minimally. The design objective is to improve the amenity of the flat whilst complementing the original character of the building, both internally and externally. The proposed use of double-glazing enables the removal of both existing secondary glazing and external timber framed glazing. This will improve both the appearance and function of the property.*

*This statement should be read in conjunction with the attached drawings and photos for additional information.*

**Layout**

*The layout of the building on the site will remain unchanged. The building is part of a Victorian terrace that runs continuously along the North side of Rosslyn Hill. Like the other buildings along the terrace, it comprises of retail establishments at street level with residential units above.*

**Access**

*The access to the building will remain unchanged. Car access is via Rosslyn Hill; pedestrian access is via a door at ground floor level.*

**Proposed Works**

*The proposal is to improve the internal climate and aesthetic of the property through the following changes (see attached elevations, details and photos):*

**Internal Works**

- *Internally, remove existing aluminium secondary glazing. Internal surfaces will be repaired and made good to match the original.*

**External Works - Street Elevation**

- *The replacement of existing, single-glazed, white painted timber casement windows with double-glazed, white PPC aluminium 'tilt and turn' windows.*

**Scale**

- *The scale of the proposed changes will not change the extents of the existing building envelope.*