

**Flat 3, 40A ROSSLYN HILL
LONDON NW3 0NN
STATEMENT FOR PLANNING AND
LISTED BUILDING CONSENT**

1 September 2015



40 and 40A Rosslyn Hill, London NW3

BACKGROUND

TAG ARCHITECTS
14 Belsize Crescent
London NW3 5QU
Tel.: 020 7431 7974
tag.arch@virgin.net
tag-architects.co.uk

Principal:
Thomas Gliszczynski RIBA
M.Sc.(Arch), Grad.Dipl.AA

This Design Statement is submitted in support of the full Planning and Listed Building Consent Applications for the proposed alterations to the attic floor self-contained apartment. The application is made on behalf of the existing Owner and Resident, Ms. Ruth Storm. The Owner wishes to update the existing property to live in it for many years to come - she has every interest in having an apartment that is fit for contemporary family living, is inoffensive, respects its Listed status and has no impact on the Conservation Area. The existing apartment is to be restored and repaired, where missing period features will be reinstated and the property will be brought up to the modern technical construction standards. This document will demonstrate that the proposed alterations are of an appropriate scale and design, will positively adopt the current construction and environmental standards.

This document should be read in conjunction with the other documents submitted in support of the Applications.

DESIGN TEAM

ARCHITECTS - TAG Architects
STRUCTURAL ENGINEER - to be appointed.

TAG ARCHITECTS

TAG Architects are a local specialised practice established in 1990. They work mainly with residential properties, often Listed or in Conservation Areas in London. They are renown for fully modernising and remodelling period houses to create contemporary, energy efficient homes, whilst maintaining and sensitively enhancing the classic and period features and appearance of the property.

They have over 20 years' experience, working on a great variety of projects from minor extensions to complete remodelling, refurbishment and re-build projects. Working often in the North London areas falling under the control of Camden Council, they understand well the local sensitivities in the Conservation Areas and work positively with L.B. of Camden Planning Department to satisfactorily resolve the many pressures stemming from introducing alterations to the existing built environment.

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1. INTRODUCTION

1.1 The Proposal

This Submission is part of the Planning and Listed Building Consent Application for the above property at Flat 3, 40A Rosslyn Hill, London NW3.

The proposal consists of internal remodelling and upgrading the existing Top Floor Apartment and forming new roof lights on the rear slopes of the main roofs.

1.2 Use / Amount

The property is a self-contained flat (Planning Class C3(a)). The proposed use is to remain a single self-contained flat.

The existing apartment gross internal floor area is: 99.5m²;
The existing low areas of the upper attic (storage): 50.0m²

The proposed apartment gross internal floor area is: 99.5m²
The proposed low areas of the upper attic (storage): 38.0m²

2. SITE ANALYSIS

2.1 Conservation Area

Rosslyn Hill is an extension of Haverstock Hill, running north-west from Camden Town to Hampstead Village. The site is in Camden Borough, Hampstead Conservation Area, Sub-Area 1 (Heath Street / Hampstead High Street).

Number 40A Rosslyn Hill is located on the north-east side of the road, sitting along Pilgrims Lane, being the continuation of the main corner building at No. 40 Rosslyn Hill on the corner with Pilgrims Lane. The apartment is accessed from Pilgrims Lane. The buildings are dating from around 1890's, of 3 storeys and large attic. The buildings' main facades are of red brick with stone dressings and quoins, slated roof and dormers, slab chimney-stacks and decorative eaves cornice.



The Conservation Area Statement describes the group of houses as follows:

The magnificent red brick Queen Annie style block comprising of Lloyds bank and the two adjacent houses (Nos. 1 & 3 Pilgrims Lane) were designed by Horace Field in 1896.

It is noted that the English Heritage Listing entry relates mainly to the Lloyds Bank building at No. 40 Rosslyn Hill, and to the exterior features only of the adjoining buildings.

2.2 Planning History

Relevant planning applications available to view on the Camden Council website relating to the property are as follows:

Flat 1, 40A Rosslyn Hill:

2011/6048/L (2011) - PP Granted - Internal alterations and works of refurbishment, including reconfiguration of existing layout, replacement of single door to living/dining room with double door to residential flat (Class C3)

This permission was implemented.

2.3 Land / Apartment Use

The building at No.40A is divided into three self-contained flats, one on each floor, while the main corner building is used mainly as a bank.

The proposed top floor apartment alterations do not change the use of the apartment or of the building.

Close-by, within walking distance, is a shops parade with retail and office facilities. The area has good public transport links to other parts of town.

2.4 Existing Building and Apartment

The building does not appear to be much altered externally from the time of construction, save for the more recent fire escape gantries on the rear elevation.

The apartment appears to be the result of a conversion of the building into flats some time during the 1st half of the last century and it seems has not changed much since then. Some internal features and fittings in the apartment are similar those of the apartments on the floors below and clearly have been installed during the conversion of the building into flats.

Regardless of the proposed alterations, the apartment in its current stage requires thorough refurbishment including external repairs to the dormers, construction repairs to the upper attic areas, general redecoration of the interior. The electrical and plumbing systems need to be upgraded to comply with the current standards.

The apartment consists of:

- Entrance and Inner Hall with Attic Stairs and Coats Cupboard;
- Kitchen with separate Larder and built-in kitchen furniture;
- Cloakroom;
- Bathroom;
- Reception Room;
- Two Bedrooms;

Upper Loft/Attic.

3. DESIGN PROPOSALS

3.1 General Proposals

The proposal is to consist of the following:

- alterations to the internal layout of the Apartment:
 - involving removing some partitions and forming some new partitions in matching construction;
 - blocking off some existing doorways and forming some new internal openings with matching joinery;
- upgrade to the existing upper roof attic areas:
 - fitting new roof insulation;
 - repairs to and new areas of t&g soffit boarding to u/side of rafters;
 - removing part of the floor structure to form double volume space;
- new internal secondary access stairs to the upper attic;
- relocating the bathroom;
- relocating the kitchen;
- fitting new shower in the existing cloakroom;
- replacement for the existing mechanical and electrical services;
- replacing water tanks serving flats below;
- forming new internal lighting installation of surface-mounted lights (no recessed lights);
- forming new underfloor heating installation;
- upgrade to the existing window joinery to double glazing;
- overhaul to the existing top lantern glazing;
- forming new rooflights on the rear roof slopes;
- forming a quantity of built-in bathroom, kitchen and bedroom joinery;
- fitting new polished timber flooring;
- repairs to walls, doors & windows joinery and redecorations.

3.2 Detail Proposals

New partitions:

All new partitions are to be timber studwork, plasterboard and scim, to match the finish of the existing partitions. Mineral wool soundproofing to be fitted between studs. The existing timber skirtings to be reused where possible, new ones to be in timber of profile to match existing.

New doors joinery:

All new door openings are to receive the existing doors removed from redundant openings, or new door units matching the existing ones. Although the existing internal doors do not appear to originate from the same period as the construction of the building (1890's) and seem to date to the more recent conversion of the building into flats, these doors are of good quality, matching similar doors in the converted flats below.

Upgrade to windows:

The windows in the dormers to receive thin 'conservation style' double glazing fitted to the existing rebated timber joinery. New glazing to receive leaded faux-mullions to match the existing ones, also leaded faux-mullions. The upgraded windows to retain the existing appearance of the windows.

Upper Attic Upgrade:

One of the main design upgrades to the apartment are the works to the upper attic. Part of the attic space is to be opened to the reception area below by opening up the separating ceiling. The remaining areas to be repaired and used as storage.

New balustrades to the galleried area to be of hardwood handrail and wrought iron straight balusters.

New stairs to the separated attic area to be straight flight, open tread, in hardwood, with balustrade of hardwood handrail and wrought iron straight balusters.

The existing stairs to receive replacement short balustrade as above.

New thermal insulation to the current Building Regulations to be fitted between and under the roof rafters. The existing t&g boarding to the sloping soffits in the attic area to be repaired and re-fitted, new matching boarding to be fitted were missing or damaged.

The existing floor boards to be repaired.

New roof lights to be flush, 'conservation' style, fitted on the rear (secluded) roof slopes.

New Furniture Joinery

All new internal furniture for Kitchen, Bathrooms, Reception Room and Bedrooms to be of good quality bespoke construction of traditional style.

3.3 Amenity

The replacement extension will not change the amenity of the neighbours, nor of the existing property.

4. DESIGN, PLANNING AND HERITAGE

The proposal has been specifically designed to enhance the building on the site and, consequently, enhance the the Conservation Area:

- it repairs the existing run-down apartment, bringing it in line with the current environmental standards;
- * it updates the floor layout and functionality of the apartment, making it fit for contemporary family living, hence securing continuing occupancy and maintenance of its historic fabric;
- it offers a much improved construction resulting in ecological improvement to the existing building;
- the proposal will offer better accommodation to the existing and future occupiers of the property;
- the proposal achieves the above objectives while preserving and respecting the existing Listed building and its historic fabric.

It is for these reasons that Planning Permission and Listed Building Consent should be granted.

5. ACCESS STATEMENT

The general arrangement of the site, the building and the apartment remain as existing.

5.1. Site Access

The site access is as existing.

5.2 Emergency Access

The existing emergency access is not changed by the proposal.

5.3 Refuse

The existing refuse and recycling facilities are not changed by the proposal.

5.4 Internal Layout

The internal layout of the property is changed in some detail, mainly by relocating the kitchen and bathroom, but this does not change the accessibility of the apartment.