

14 Rosslyn Hill, NW3 1PD

Design and Access Statement



Introduction

The existing building dates back to circa 1900's and is set within the Hampstead Conservation area. It is a semi-detached property of which there are two pairs. It retains original character features common to the entire row such as the front window bays, metal framed windows, and exposed brick walls with brick lintels; however the building has fallen into a state of disrepair and requires renovation to bring it up to modern living standards.

The proposal also seeks to improve circulation and use of space by opening up the ground floor structure. Alterations have been designed keeping in mind the character of the original building, as well as the need to maximise natural light into the Ground floor and improve accessibility around the perimeter of the site.

Existing site areas and use

- The property is a single family house in a semi-detached property, of which there are two pairs that sit beside one another, set on a well-established road to Hampstead.
- The front garden is part paved part planted with parking for one and access to the side garage.
- The East flank is currently used for access to the existing side extension but does not permit full and safe access to the rear terrace/garden.

Proposal

The proposal seeks to open up the site layout by reducing slightly the footprint of the existing rear extension to allow access to the rear terrace/garden from the side of the property, and to create an open plan living area at Ground floor. The new shallow rear extension brings the façade out underneath the bay window above, allowing the creation of a new façade to bring more daylight further into the building. The proposed re-development would increase the existing building's footprint by 3.5 sqm.

At first floor, the proposal seeks to create a new family bathroom in the existing conservatory space by replacing the existing timber and glass plate screens with opaque / translucent glazing within a crittall frame.

At second floor, the proposal seeks to adapt the existing dormer from a shed dormer to a box dormer, and increase its width by 200mm and its height by 300mm. It also seeks to replicate this dormer on the other side of the rear façade, which will create a symmetrical appearance. The new dormer will be used to create a new shower room in the existing storage area, as has been permitted in planning application ref: **2008/3434/P** for number 16 Rosslyn Hill. The roof dormers have been developed with an aesthetic that keep within the architectural character across the other four neighbouring dwellings.

Alterations to the elevations:

Alterations to the existing fenestration will improve light and thermal performance.

The existing windows compile of:

- Original single glazed metal windows
- PVC double glazed replacement windows
- Timber windows

It is our intention to replace ALL the windows so they are consistent with double glazed metal Crittall windows.

We are proposing a new rose window to the north elevation of the property which will overlook the neighbouring roof. This will also provide access to the property roof for maintenance.

We propose to remove the existing garage doors and this will also include the unsightly exposed concrete beam above. The new window will have matching brick arch detail in line with the original windows, as has been permitted in planning application ref: **2008/3434/P**.

We propose exchanging the position of the front door and its side window on the front elevation to make better use of the space inside. The existing brick lintels and openings will be retained with the threshold / cill heights adjusted.

Planning History of 14 Rosslyn Hill

Planning ref: PW9902174R1

30-04-1999

18 Rosslyn Hill London NW3

The erection of new glazed entrance porch to the front of property and the installation of a new door to the rear ground floor bay window, as shown on drawing numbers; 2014/02b, /03 and /04 (as revised by letter dated 29th April 1999).

There are no existing planning records however this property has a three storey rear extension which seems to occupy the entire rear garden.

2008/3434/P

18-11-2008

16 Rosslyn Hill London NW3 1PD

Alterations and extensions to provide a new bay window to front elevation, erection of a new dormer window on the rear roof slope, erection of a single story rear extension following demolition of existing single story rear extension, and associated alterations to single dwelling house (Class C3).

Pre-Application Advice

Alterations have been made to the proposal in accordance to Pre-Application advice ref: 2016/2098/PRE. Main items that requested amendments included:-

Main objections

Dormers

- Should be in keeping with the original style as close as possible. Architectural character within the conservation area and across four dwellings
- In this application the proposed dormers have now been reduced in size both height and width from the previous application and have maintained the sloping roof design.

Doors & Windows

- Discourage infilling flank windows on ground and first floor.
- The proposal now incorporates the creation of recessed blanks on side windows for historic suggestion
- Stairwell replacement window should be obscured – decorative brick header should be replicated

Front Porch

- Infilling porch with a brick structure would not be supported and possibly transforming back to outdoor amenity space, to retain lightweight open character of the porch.
- Our proposal has now maintained the existing infill and design, however are replacing the rotten timber frame and plate glass, with a metal crittall frame with clear and obscure double glazing, to provide the space with a sense of visual privacy from the street and also improving the thermal properties in line with required building regulations.

There were several issues that the pre application had supported and these have been included within this application.

Rear Extension

- Issue with removing existing rear bay – important design feature across four dwellings.
- This proposal has retained the original pre application rear extension and reduction to the existing extension. Due to the location of the site, we feel that the current rear bay window cannot be seen from either the front or the rear neighbouring streets as a result of the surrounding corner building and foliage. The proposal also only intends to intervene with the ground floor bay window leaving the first floor bay window intact and therefore will not have an impact on the character across the four dwellings.

At current the existing extension only allows for a 340mm wide gap access to the rear of the house providing an uncomfortable and potentially hazardous route from surrounding low wall and 2.8m drop. The proposal will reduce the size of the current extension allowing for 800mm wide path to the rear of the property.

The intention of the overall proposed works is to reduce the mass of the existing extension and at the same time, creating a new modest addition to counteract the reduced floor area.

Please note that our client has been in contact with the direct neighbours at no. 16 on whom this would have an impact, and they have confirmed that they would not object to this proposal.

Photos

1. Front façade



2. Second pair of semi-detached properties



3. Existing rear extension showing restricted access around the rear of the property and existing single glazed metal and timber frame windows.



4. Existing three storey extension to no.18 Rosslyn Hill

