

October 2017

## DESIGN AND ACCESS STATEMENT

40<sup>B</sup> Rosslyn Hill, Hampstead, London NW3 1NH

The roof terrace above the single storey extension to Lloyds Bank is flexibly allocated to both the tenants of 40<sup>B</sup> Rosslyn Hill and those of 3 Pilgrim's Lane. Such flexibility is for the respective occupants' benefit, depending on their relationship both during and at change of tenancy; hence the requirement for mobile screening/storage units to address the needs of privacy and flexibility (and storage of garden effects/furniture).

The units (see drawings TE/22 and TE/23), or proposed alternative, likewise mounted on stainless steel castors and not attached to the listed building, can easily be relocated (see drawings TE/25, TE/26 and TE/27).

Keeping in mind the location and quality of these two properties, the flexibly layouted division has to provide a reasonable visual separation (for the respective occupants) as well. Therefore, the top of the proposed trellising is suggested to be 175cm above the terrace level; planting/climbers would soften their visual impact. The proposal shown on drawings TE/22 and TE/23 - retaining the existing 90cm high quality custom made cabinets, after replacing their "hit and miss" top features by much lighter and visually less obtrusive trellising - would keep their originally intended purpose of storing terrace/garden furniture and effects, thus avoiding the cluttering of the terrace or the necessity for the erection of sheds. In fact, these cabinets are lower than the terrace's existing surrounding metal boundary handrails and the height of the existing old part trellising. The simultaneously submitted fully trellised alternative proposal does not offer storage facilities (see drawing TE/28).

## HERITAGE STATEMENT

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The alternative proposals, in their size, simplicity, quality and location are not considered to adversely affect Horace Field's 1896 building. If anything, the proposed items would avoid cluttering and infusing unwelcome, practically uncontrollable improvisations to the terrace.

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