

DESIGN AND ACCESS STATEMENT

Flat 2 & 3
12 Rossllyn Hill
Camden NW3 1PH
July 2019

To be read in conjunction with the Heritage Statement

Site

The site is the first floor of a grade II listed building. The building was originally a purpose built Doctor's house with consultation room in 1877, but was more recently converted into flats. The rear north east section of the house is a non-original extension which replaced a conservatory.

Proposal

The applicant owns flat 2 and flat 3 on the first floor, and seeks consent to combine them into a single dwelling. This involves blocking off the separate entrance to flat 3 and forming a new doorway at the end of the existing hall from flat 2. The bedroom and bathroom of flat 3 will be stripped out to create a single living/dining/kitchen at the front of the house. The existing master bedroom is retained. The rear bedroom is enlarged by replacing the kitchen with a smaller ensuite shower room. The living room is converted back into a bedroom.

Recent planning History

2013/4143/L installation of an internal ventilation duct at ceiling level and black painted cast iron grille to the rear elevation at second floor level

LW97030 12R1 erection of conservatory at rear

Design

The proposals are intended to have minimal impact on the original building, whilst stripping modern poorly planned partitions and joinery installed when the house was converted to flats. Combining the 2 flats is an opportunity to create larger rooms more in keeping with the scale of the original house.

The only wall proposed to be demolished is the side wall in the bathroom to flat 3. The current bathroom does not follow the original plan, and only this side wall appears to have been left over when the wc and bathroom were combined. A new opening is proposed to connect the existing hall to flat 2 with the new living room, but this is just a standard door size.

The reconfiguration of the rear bedroom strips out a poorly designed kitchen which cuts across the large bay window. The new layout allows the bay window to fully address the room, tucking an ensuite shower more sympathetically into the position vacated by the kitchen.

The new living/dining/kitchen combines the current non-original bedroom and bathroom into a grander single space more in keeping with the prominence of the front aspect of the house and impressive curved bay window.

Original cornices and skirting will be retained with new skirtings to match existing.

The only remaining fireplace in flat 3 will be retained and refurbished.

Access

There are no alterations to the existing access.