

**Proposed rear dormer, creation of recessed  
roof terrace and alterations to rear  
elevation at ground floor level**

**63 Rosslyn Hill  
London  
NW3 5UQ**

**Design & Access Statement  
&  
Heritage Statement**

## **Heritage Statement:**

The subject property is located within the Fitzjohns/Netherhall Conservation Area. Careful consideration has been given to any impact on the Conservation Area and we are of the opinion that there is no measurable impact. The proposed rear dormer and recessed roof terrace, mirror in design, works that have already been consented and implemented to the neighbouring property, 61 Rosslyn Hill. Also proposed are alterations to the building fenestration including the rebuilding of the existing conservatory, and the introduction of 2 sets of glazed sliding doors, to the kitchen and dining area (rear elevation at ground floor level)

The proposed works are at the rear and side of the property, so will not be visible from Rosslyn Hill. There is no measurable impact upon the street scene nor is there any measurable impact to the built environment. The subject property is not a listed building.

## **Design**

### **Design Process**

1. The design reflects the character and appearance of the buildings adjoining the site – particularly 61 Rosslyn Hill.
2. The design arises from consideration and assessment of the original properties and dormers within the street.
3. Assessment of the buildings within the locality leads to the conclusion that the design adopted is appropriate.

### **Amount**

1. The proposal consists of the replacement of an existing rear dormer, creation of a recessed roof terrace, and changes to the rear elevation at ground floor level, including changes to the fenestration and the rebuilding of the existing conservatory.
2. The scheme complies with all of the Local Authority Planning Policy and Planning Guidance.

### **Use**

1. The proposed use is for residential purposes.
2. The proposed use is in character with the area.

## **Layout**

1. The site is located within the established residential and commercial street known as Rosslyn Hill, a short walk from Hampstead Underground Station.
2. There is currently one dwelling house located on the site.
3. The layout of the proposal reflects the building line within this part of Rosslyn Hill.
4. The orientation and siting of the rear dormer, recessed roof terrace and the other elevational alterations are such as to relate to the adjoining buildings without giving rise to overlooking or loss of amenity for the adjoining occupiers.

## **Scale**

1. The proposed rear dormer, recessed terrace and elevational/fenestration alterations have been designed to blend with the existing dwelling and to complement the existing buildings along Rosslyn Hill.

## **Appearance**

1. The design reflects the existing nature and use of the building.
2. The building works relate to the appearance of those adjoining and they are not a discordant feature.
3. The materials selected compliment and maintain the theme of surface materials already used within the street scene.

## **Access**

1. The property will comply with the requirements of Part M of the Building Regulations to include all necessary access to sanitary accommodation, circulation space, door widths, electrical installation etc. in so far as these regulations are applicable to this type of construction.

## **Transport Link**

1. The property is situated in an area which provides excellent public transport services including bus routes, and Hampstead Underground Station.

## **Road Layout**

- I. The existing road layout remains unchanged.

## **Inclusive Access**

- I. The scheme provides for inclusive access without limitation by way of age, disability, ethnic or social groupings.