

# **Proposed Basement**

**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 front, side and rear light-wells pose minimal effect either from the main street or adjacent properties. 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.
2. The design arises from consideration and assessment of the original properties and basements 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 construction of a proposed basement under the footprint of the existing building. The proposal also includes light-wells to the front, side and rear elevations, in order to promote natural ventilation and daylight into the basement.
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 basement is such as to relate to the adjoining buildings without giving rise to overlooking or loss of amenity for the adjoining occupiers.
5. The proposal consists of the construction of a proposed basement under the existing property. Front, side and rear light-wells will be introduced as part of the development of the basement.

### **Scale**

1. The proposed basement has 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**

1. The existing road layout remains unchanged.

### **Inclusive Access**

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