

Design, Access & Heritage Statement for:
19 Rosslyn Hill, Hampstead
London, NW3 5UJ

The Process

The site comprises a semi-detached four-storey property located in Rosslyn Hill. The property is of traditional construction with facing brickwork in pale yellow brick and painted render detailing to the bay and lower two storeys.

Amount

The proposed scheme is for a two-storey side and rear extension similar to the neighbouring properties at numbers 15, 23 & 25 Rosslyn Hill. It will also include the creation of a recessed roof terrace at second floor level, alterations at rear garden and a new stone balustrade above the existing porch at front elevation.



Relevant Planning History

- 24638: Conversion of the basement to a self-contained flat. Granted
- 26836: The construction of a means of access to the highway and the use of part of the forecourt for car parking. Granted
- 27312: Conversion of the second floor to provide a self-contained flat. Granted

27721: The erection of a two-storey family dwelling with carport, in the rear garden. Refused

29542: The erection of a single storey three-room house together with formation of a means of access to the highway onto Lyndhurst Road (rear of 19 Rosslyn Hill). Granted 2007/0237/P: Alterations to front boundary treatment by erection of 1.8/1.9m high brick wall with metal pedestrian and vehicular entrance gates. Refused and enforcement notice served.

Layout

The existing dwelling would be extended to the rear and side.

The side extension would be set back from the front porch by 1.9m and 0.95m from the edge facing 17 Rosslyn Hill. It has been designed to be well proportioned to the host building and not be overpowering nor negatively affect the sunlight and privacy rights of neighbouring properties

The existing lower ground floor will remain mostly as existing. Only part of the existing lightwell will be closed to enlarge the existing store room and create a direct access to the lightwell. All the proposed extensions will start at ground level. The GIA will increase approx. 15m² at both ground floor and first floor.

Scale

The proposed side and rear extension would feature a flat roof and be constructed with brickwork and render to match the host property. The overall height of the extension as viewed from the street will not be altered by this proposal.

The proposed roof extension will increase the existing ridge height by 0.5m by creating a new parapet that will house a recessed roof terrace. It will respect the integrity of the existing roof and all roof features like eaves, chimney stacks and cornices will be retained. It will not be visible from the public realm, as at No. 23.



Amenity

The proposal includes a new seating area and pergola at the rear garden, as well as a 400mm raised decking area adjacent to the house. It is also proposed the removal of the existing timber shed and creation of a new one at the rear garden to store garden tools and bicycle. The existing timber fence will be repaired as necessary and an additional green buffer will be proposed parallel to the garden boundaries to protect the neighbours' amenities.

Appearance

The proposed extension is to be constructed in high quality materials, detailed appropriately to suit the character of the existing property. The extension is purposefully limited in height in order to be subservient to the massing of the existing house.

The existing windows will be replaced with new sash, White, timber windows to match the originals as closely as possible.

It is also proposed to rebuild some of the probably lost original balustrade details at the front porch, in line with the properties at numbers 15, 23 & 25. All the embellishments in the property like cornices, pilasters, eaves, etc. will be retained and restored as essential elements to the character of the Conservation Area.



Use

The property is currently used as a single family dwelling house and is to remain so.

Access

Access will remain as existing from Rosslyn Hill. A new sliding gate will be installed to facilitate the access to the front driveway.

Conclusion

In general, the proposed extension and fenestration changes are very similar to the neighbouring properties at numbers 15, 23 & 25 Rosslyn Hill that are considered acceptable in terms of overall scale, design, and materials.

We consider the proposal would result in a suitably subordinate addition which would not be prominent when viewed from the public realm, and would not have a materially harmful impact on the host building or wider conservation area. It will not erode the visual gap between number 17 and 19 Rosslyn Hill by virtue of it being set back from the edges of the existing ground floor extension

As such, we believe that the proposal would preserve the character and appearance of the Fitzjohns/Netherhall Conservation Area.