

Design and Access Statement
Including Photographic Survey

Planning Consent for:

Flat 1, 6 Rossllyn Hill, London NW3 1PH

28th May 2021

edo

Prepared by Easton Design Office
2nd Floor, 23-24 Easton Street
London WC1X 0DS



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1.0	Introduction:	4.0	Design Proposals
1.1	This statement has been prepared to accompany the full planning application for Flat 1, 6 Rosslyn Hill, London NW3 1PH	4.1	The existing storeroom to the lower ground floor will be knocked through to the existing adjacent bathroom.
1.2	The property is lies within the Hampstead Conservation Area.	4.2	The rear wall, underneath the raised ground floor cantilever extension will be demolished and a new external wall constructed underneath the existing stair connecting the raised ground floor extension and the rear garden.
1.3	The design proposals Allow for improved internal room arrangements which are not harmful to the external appearance of the property.	4.3	A new timber framed sash window will be installed to match the design, sized and colour of the existing windows. This will be rear facing.
2.0	Site Location and Surrounding Context	4.4	The new external wall will receive a white painted render finish to match the existing walls.
2.1	6 Rosslyn Hill is large semidetached townhouse built in the 1880's. It has subsequently been divided into six self contained flats, understood to have been undertaken in the 1970's	4.5	The existing door and window opening, to the rear of the existing raised ground floor side extension, will be enlarged to allow for a white framed bi-fold door.
2.2	Flat 1 consists of the ground floor and lower ground floor flat.	4.6	The existing stair from the raised ground floor side existing will be retained with an enlarged balcony. The balcony will be in the same location as the existing.
2.3	The neighbouring property at number 8 Rosslyn Hill is separated be a high brick wall and shared many of the architectural features of number 6.	4.7	One window to the side elevation of the raised ground floor side extension will be infilled and rendered to match the adjacent wall finish.
2.12	Portsea Place is a two-way, exclusively residential street with parking on both sides.	4.8	The front window the existing raised ground floor side extension will be reduced in size with a new white painted timber framed casement window to match existing.
3.0	Existing Property	4.9	A new, flush skylight will be installed in the pitched room to the raised ground floor side extension.
	The existing property remains a largely in it original form however there is a modern side extension to the raised ground floor level, which is a later addition constructed from cast concrete supports and solid masonry wall with white render finish.	4.10	The design proposals seek to balance the modest alterations with elements in keeping with the original heritage of the building in terms of design, proportion and use of high quality materials. The proposals seek to retain the ancillary uses of the lower ground floor and preserve the existing fabric and character of the building whilst safeguarding its use for future as a high quality residential building
	The aforementioned extension is afforded access to the rear garden by a large external type stair over two flights. This shelters the view of the proposed extension area.	4.11	The proposed small scale alterations have minimal impact on the heritage asset and adjoining properties on Rosslyn Hill, preserving its historic value and its significance, whilst bringing the property up to modern living arrangements.
	Underneath the raised ground floor extension is a small store room which is in poor condition and largely unused.		
3.1	<u>Street elevation</u>	7.0	Access Statement
3.1.1	There are no proposed alterations to the front of the main property.	7.1	The house is currently accessible from the public footpath via the ground floor entrance with an additional lower ground floor side entrance
		7.2	The house has a private rear garden which is only accessible via the rear lower ground floor doors and side access gate.
		7.3	The proposal does not impact the number or location of access into or out of the property.
		7.4	This proposal retains the existing access levels and does not alter these in any way.

8.0 Site Photos



Front view of raised ground floor side extension



Passage underneath raised ground floor side extension



Rear view of raised ground floor side extension



Rear view of with proposed area of development behind stairs



View to rear of property



View to rear of property