

Design and Access Statement
Property Address: 11 Rosslyn Hill

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Introduction

This statement is submitted in support of a listed building consent and planning permission in respect of proposed renovation and internal alterations to the upper floors of 11 Rosslyn Hill, NW3 5UL. The application is prepared on behalf of Andrew and Elizabeth Jeffreys.

In broad terms, the application includes the creation of two new bathrooms. The slight enlargement of another bathroom, and the conversion of two existing bathrooms to bedrooms.

The internal changes for which permission is sought in this application are substantially similar to alterations approved in a previous listed building consent application 2013/3002/L, which was granted full consent on a delegated basis.

The proposals in this application are substantially similar to the consent that was granted in 2013, but with some changes to reflect an updated design, which we believe are improvements on the prior application from a heritage perspective.

Drawings of the existing and proposed building are included alongside the application. A heritage report and assessment from the 2013 application, which remains directly relevant to this revised application is also included as part of this application. Some further information on the scope of the heritage report is also discussed below.

This application includes the removal of a small modern window on the first floor, and hence is being submitted as a planning application and an application for listed building consent.

Heritage

11 Rosslyn Hill is a circa 1770 mid-Georgian family home, built on what would originally have been farmland. The original house is largely unaltered architecturally, however London's expansion has brought about major negative changes on its setting. In 1883 the Congregational Chapel (now Lyndhurst Hall) was built. This had the effect of radically altering the approach to the house (the Hall was built over the house's entrance drive) and also creating a significant disjunction in scale and style between the hall and the house next door. The Hall envelops the house, in quite an unusual way. In the 19th century the gardens of 11 Rosslyn Hill were also divided up for development.

Considerable additional heritage information can be found in the historic building report prepared by Donald Insall Associates in connection with the 2013 application.

Please note that the following language regarding support of the proposals should be read alongside Section 4.1 "Commentary on the Proposals" of the historic building report:

First Floor

- Removal of modern casement window in F3 (added as part of the 1948 conversion) has a beneficial impact on the listed building by restoring the historic fenestration of F2 and removes a negative heritage element, the modern casement window.

Second Floor

- Removal of non-original opening with new partitional wall between S1 and S4 has a beneficial impact on the listed building because it restores the historic layout of these rooms.

Design Principles and Context

The proposal for internal alterations to the upper floors is modest and in keeping with the terms of the National Planning Policy Framework for listed buildings and Camden Council's policies on the character of conservation areas. The proposal is sensitive to the building's history and features.

In general, the approach to the design of the proposed alterations is to restore some of the original layout of the rooms in the building, and to do so in a way that is in keeping with the traditional materials and designs already present in the building, for example, the use of fibrous plaster cornices of traditional design and traditional panelled timber doors. The intent behind the proposed alterations is to improve the function of the first and second floors of the house in its use as a family home and to reverse some awkward mid- to late-20th century changes in the process.

Access to the site is straightforward from Rosslyn Hill down the private driveway to the parking area in front of the building. The building work site would be quite far away from the public highway.

A series of photographs of the existing building are attached as an Appendix hereto.

Appendix

Photo 01
Existing Bedroom 101
Wardrobe cupboards to be
removed and fireplace to
be re-instated



Photo 02
Existing Bathroom 103
To be converted to
bedroom. Modern
partition wall removed.



Photo 03
Existing Bedroom 106
Existing door on right-side
of chimney breast to be
returned to service. Room
to be re-purposed as
dressing room



Photo 04
Existing Bedroom 106
20th Century door to
landing to be removed and
reinstated as wall



Photo 05
Existing Bathroom 105
Original window to be
retained.



Photo 06
Existing Bathroom 105
To be reinstated as a
bedroom. Raised floor
removed. Partition wall
removed.

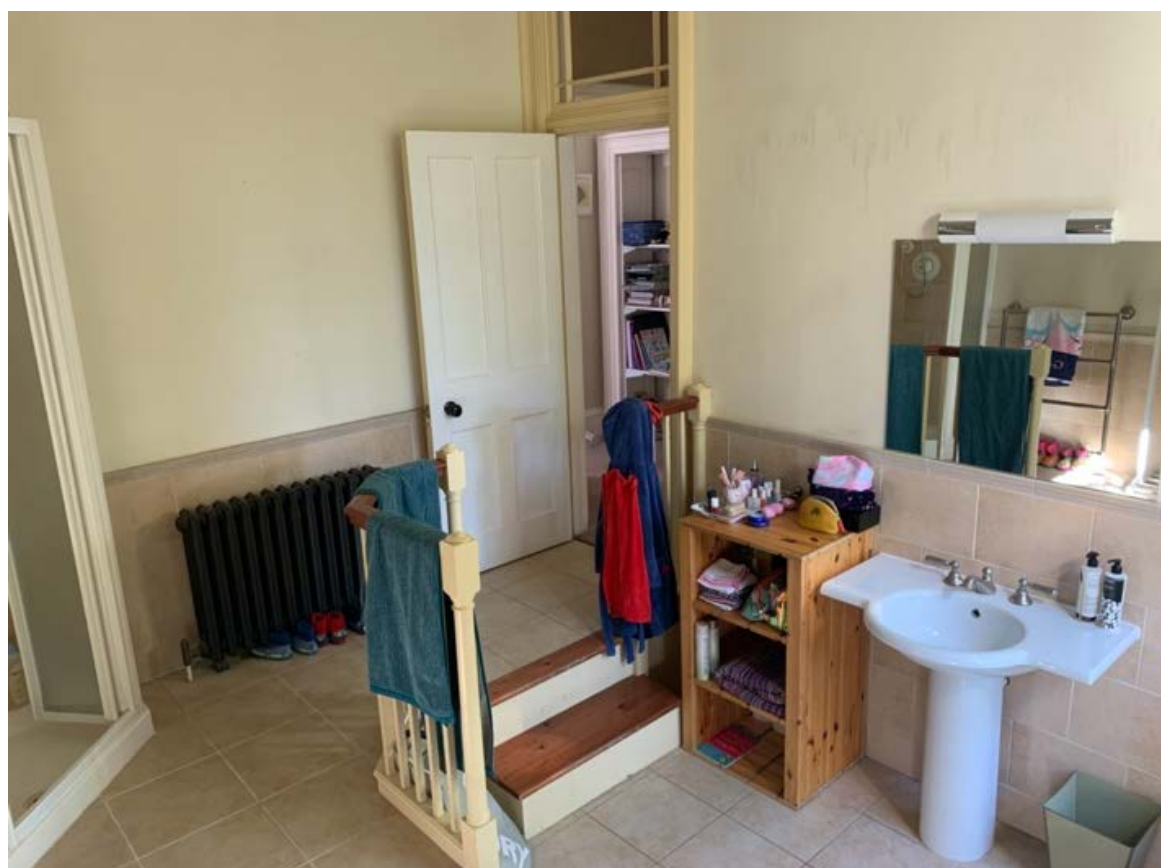


Photo 07
Existing Utility Room 104
Modern (1948) casement
to be removed and
window blocked up.
Partition wall between 105
and 104 to be removed.



Photo 08
Existing Bathroom 202
To be enlarged as shown
on proposed plans.



Photo 09
Existing Bedroom 203
Opening and sliding door
between Bedroom 201 and
203 to be removed and
reinstated as wall

