



## **Proposed Garden Building**

**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 garden building is to feature a flat roof with sedum covering. The building will feature sliding doors to the front elevation and a small obscure glazed window to the rear

The proposed garden building situated at rearmost part of the rear garden of the property, so will therefore 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.
2. The design arises from consideration and assessment of the original properties and garden buildings 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 a garden building which is to feature a flat roof with sedum covering. The building will feature sliding doors to the front elevation and a small obscure glazed window to the rear
2. The scheme complies with all of the Local Authority Planning Policy and Planning Guidance.

### **Use**

1. The proposed use is for a gym/home office to supplement the accommodation of the existing single dwelling house
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 garden building is 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 building 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**

- 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.