

## **Design & Access Statement**

**Flat 2, 58a Rosslyn Hill, NW3 1ND**

**Planning Portal Ref: PP-11717385**

November 2022, Revision C

### **Summary**

This application is a copy of the previous applications that were granted Full Planning Permission in 2011 and 2015.

The original application, **ref 2011/4733/P**, was for the “*replacement of existing timber windows with double glazed timber windows at first floor level to front elevation of dwelling (Class C3)*”. The second application, **ref 2014/7631/P**, was for the “*Removal of existing single-glazed timber casement windows (and internal secondary glazing) and replacement with double-glazed timber windows at First Floor level to front elevation of dwelling*” and was a duplicate of the initial application.

The Client was not able to begin the works before both of the applications mentioned above expired, however, is determined to apply again so the proposed window replacement can finally commence.

The drawings submitted with this application are the exact drawings approved previously. The initial Design & Access Statement has not been altered and still applies; hence the original text is attached below.

### **Design & Access Statement from Approved Application 2011/4733/P**

*21 September 2011, Revision A*

#### **Summary**

*The building at 58a Rosslyn Hill is a four-storey Victorian terraced house. It is comprised of a shop at ground floor level (No. 58) and four residential flats above (flats No. 1 – 4, 58a) (all are residential use class “C3”). Our client shares the freehold of 58a with two other parties and owns two of the flats in the property (Flats 1 & 2).*

*We are seeking permission to replace the existing windows in the bay at first floor level in the street elevation of Rosslyn Hill (Flat 2).*

*This proposal aims to respect the original nature of the property by ensuring that the colour, appearance, overall glazed area and frame sizes of the windows change minimally. The design objective is to improve the amenity of the flat whilst complementing the original character of the building, both internally and externally. The proposed use of double-glazing enables the removal of both existing secondary glazing and external timber framed glazing. This will improve both the appearance and function of the property.*

*This statement should be read in conjunction with the attached drawings and photos for additional information.*

### **Layout**

*The layout of the building on the site will remain unchanged. The building is part of a Victorian terrace that runs continuously along the North side of Rosslyn Hill. Like the other buildings along the terrace, it comprises of retail establishments at street level with residential units above.*

### **Access**

*The access to the building will remain unchanged. Car access is via Rosslyn Hill; pedestrian access is via a door at ground floor level.*

### **Proposed Works**

*The proposal is to improve the internal climate and aesthetic of the property through the following changes (see attached elevations, details and photos):*

#### **Internal Works**

- *Internally, remove existing aluminium secondary glazing. Internal surfaces will be repaired and made good to match the original.*

#### **External Works - Street Elevation**

- *The replacement of existing, single-glazed, white painted timber casement windows with double-glazed, white PPC aluminium 'tilt and turn' windows.*

### **Scale**

- *The scale of the proposed changes will not change the extents of the existing building envelope.*