

DESIGN & ACCESS STATEMENT

36 DOWNSHIRE HILL, LONDON, NW3 1NU

LOWER GROUND FLOOR REAR & SIDE EXTENSION & REPLACEMENT GARAGE

This statement accompanies a planning application for the extension of 36 Downshire Hill. It has been composed in line with the CABE guidance document, 'Design and Access Statements: How to write, read and use them.'

No. 36 Downshire Hill is a 4-storey, semi-detached, Grade II listed house in the Hampstead Conservation Area. Downshire Hill stretches between Rosslyn Hill and Heath Road and has a variety of Georgian and Early Victorian properties as well as Michael Hopkins's own high-tech modern home built in 1976.

The house comprises principally a Georgian house built c1830 with a side extension built c1925. There is a narrow, pre-fabricated garage built in the early 60's and a rear conservatory built in the 1990's. The main house has a pitched slate roof and brickwork walls with stucco render finish. The 1920s portion of the rear elevation is in yellow stock brickwork.

The application seeks permission to demolish the conservatory and garage and erect a rear and side extension at lower ground and a new garage at upper ground floor levels.



36 Downshire Hill Viewed from the street



36 Downshire Hill Viewed from the rear

USE/LAYOUT

The existing garage is in poor condition and narrow in relation to modern vehicles and the rear conservatory is of limited architectural merit so both are to be removed.

At lower ground floor the extension will provide a kitchen and family breakfast/dining room to the rear and a utility and store to the side. A new opening will be formed between the proposed store and the existing lightwell at the front of the property. The

window to the current sitting room in the 1925 extension will be made into doorway to allow direct access to the new kitchen from a formal dining room.

A new garage will replace the existing pre-fabricated structure and access to the rear garden will be maintained via an external staircase between the extension and the boundary (replacing the current stair between the house and existing garage).

AMOUNT

The Gross Internal Area (GIA) of the existing house is 350 sq m. The proposal would involve the removal of the conservatory (15.8 sqm GIA) and garage (13.5 sqm GIA) and erection of a lower ground floor addition of 57.6sqm and 19.9sqm garage.

SCALE

The lower ground floor extension would extend into the garden no further than the line of the existing conservatory. It is to be kept low so as to be subordinate to the host building - the top of the parapet will be lower than the ridge to the existing conservatory.

Being at lower ground floor level and set behind boundary walls on both sides, the rear extension will have no visual impact on the neighbours and will not lead to any overlooking issues. It will not be visible from the street in line with CPG1 paragraph 4.14.

The current garage is rather squat in proportions and it sits flush with the front elevation of the main house. The new garage will be raised to allow for the new accommodation at lower ground floor level. The parapet will be kept below the line of the render band between upper ground and first floor level on the front elevation and will be set back from the front of the host building by nearly 1.3m in line with the guidance in CPG1 paragraph 4.16. It will become more subservient and the façade of the original Georgian house will read more clearly.

APPEARANCE

By being distinct from the original house, the 1925 wing sets up a clear narrative and the new extension aims to do the same by being contemporary in design.

The family dining/breakfast room would be glazed full height with aluminium framed sliding doors and the kitchen is more solid, clad in dark stone. A slim aluminium coping painted/coated to match the stone cladding subtly tie the two elements together.

It is the glazed portion which makes the principle connection with the existing house and therefore does so lightly. The glazing is positioned such that the original Georgian rear doors can still be read on the rear elevation, and the glazing bars are carefully positioned to align with the fenestration above. Large rooflights will also serve to bring plenty of light into the new space and deeper into the plan.

The garage will be kept simple and understated with rendered walls, painted timber doors and painted cast concrete copings all to match the host building. The garage door facing the street will be painted white, with horizontal grooves made to align with those in the façade render adjacent.

The flat roof will be asphalt/felt with a white aggregate finish.



Proposed Street Elevation



Proposed Rear Elevation

LANDSCAPING

The existing rear garden is well kept with a beautiful lawn. The garden will remain largely untouched with the new patio on much the same line as the existing and will extend up to the boundary wall to allow access to the side.

WASTE

Waste storage will remain in the front of the property as existing.

ACCESS

Accessibility is unchanged at the front of the property

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