

Design Statement

21 Downside Crescent

Refurbishment and Extension

including

Side Extension

including

Removal of two doors and two windows on the side elevation at ground floor level

including

Addition of a door on the side elevation

including

Addition of a window at second floor level on the side elevation

including

Two roof lights on the side elevation

including

Removal of the car port and reinstatement of the bay and window on the front elevation

including

New railings and low brick wall to front

including

Changes to windows and roof of the existing extension.

including

Relocation and reduction in size of the first floor rear roof terrace.

including

Adapt two rear windows to doors

including

Adapt one rear door to window

including

New replacement windows to rear

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Location Plan



Existing Property

21 Downside Crescent is a semi detached dwelling constructed on the site of Haverstock Lodge. The property is a late-Victorian red brick, three storey gabled house with front and rear garden.

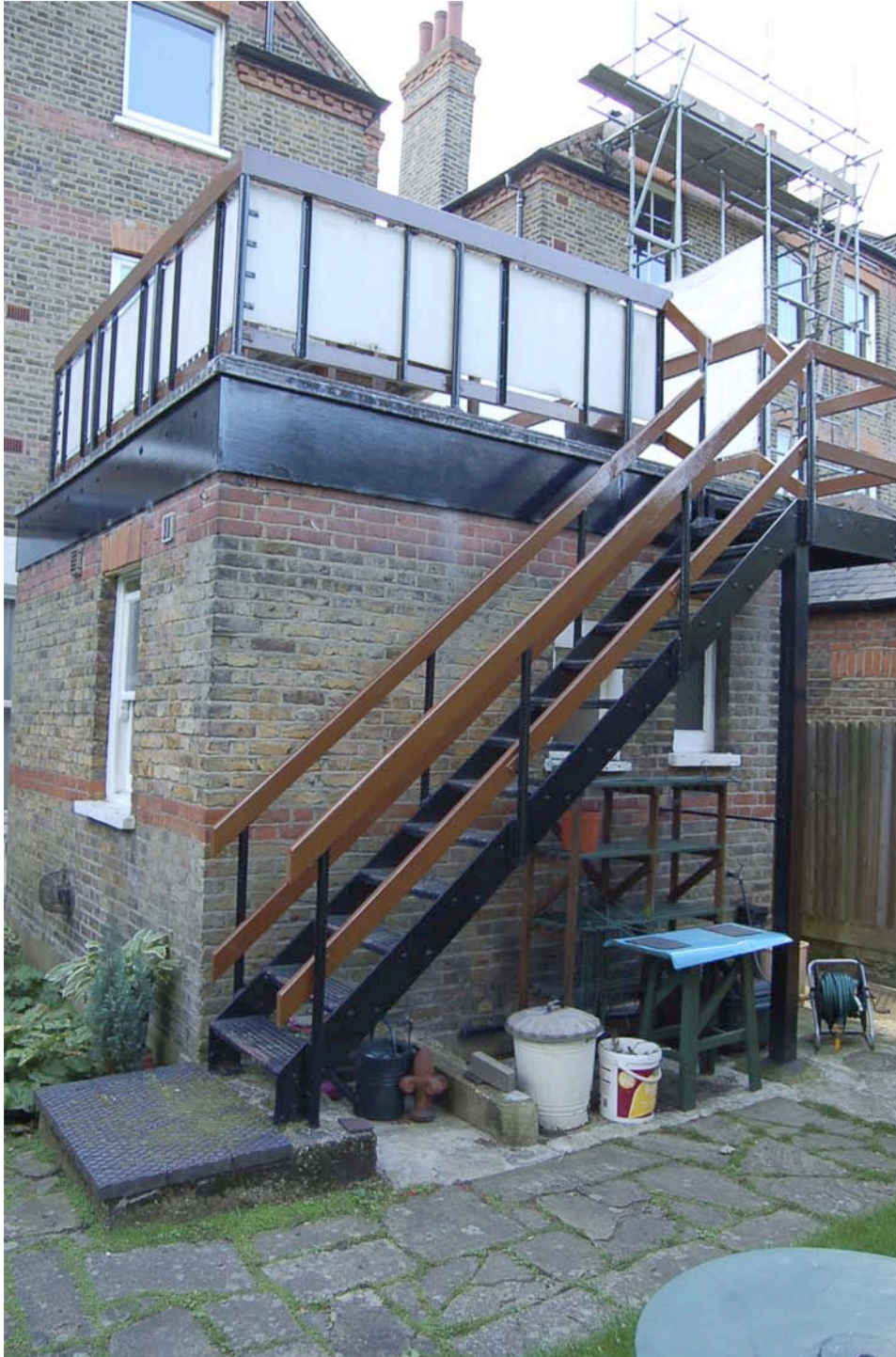
The property is in the Parkhill Conservation Area.

Existing Photos

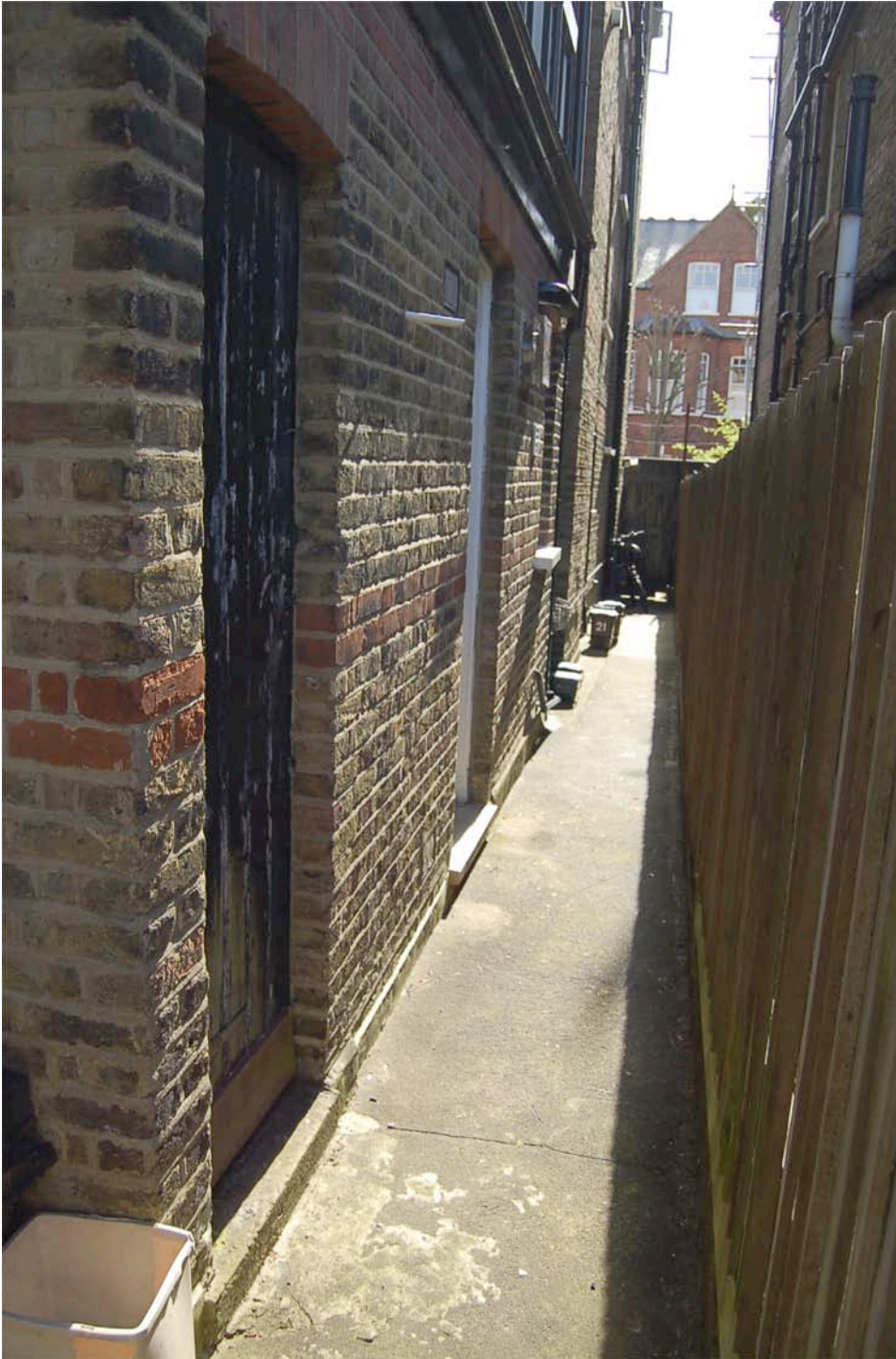












Design Statement

The application is for:

This application is for a single unit dwelling, approval has been sought to for change of use to a single dwelling, decision pending (Ref: PP-01666916.)

The intention is to alter the house to be more in keeping with the original, while retaining facilities and enhancing internal space.

The proposal includes a side extension to increase the living space and provide a dining area that opens out into the garden through glazed sliding doors.

The reconfiguration of the spaces within the property have led to the proposed removal of two doors and two windows on the side elevation at ground floor level. The proposal also includes the addition of a door on the side elevation to connect the utility room to the garden. A new window is proposed at second floor level to light the en-suite bathroom. Two new conservation style roof lights are also proposed on the side elevation to enhance the stair and the bathroom.

It is also proposed to remove the timber carport structure and reinstate the original bay and window.

The existing rear extension was constructed in the 1960's. It is inappropriate for the building. The proposal is to alter this rear extension to a more sympathetic form that is close to the form and style of the original.

The infill side extension is a lightweight intervention that will not detract from the original pattern of the closet wing.

The terrace at the first floor has been relocated and reduced in size to avoid overlooking in no.19. The proposed balustrade is glass as the existing steel railing are considered overbearing in this location.

Access for All

Within the constraints of an existing building the works to the house have been designed to allow ease of accessibility and use. The design complies as follows with the 16 Lifetime Homes Standards:

The proposal is the refurbishment of the existing houses.

01 Car Parking

Cars will be able to stop outside the front of the house where street parking is provided as existing. There is also an off street parking space in the front garden as existing.

02 Access from car parking

Access from car to front gate is level.

03 Approach

Access from car to front door is direct and short, up a few steps.

04 External Entrances

The entrance is illuminated by overhead lights as existing.

05 Communal Stairs

There are no communal stairs.

06 Doorways and Hallways

Any new internal doors will have a minimum 700mm clear opening width.

07 Wheelchair accessibility

Inside the property the accommodation is split level as existing.

08 Living Room

A living room features on the entrance level as existing.

09 Bed space at ground floor

No bedrooms are located on the entrance level.

10 WC at ground floor

A WC is present on the entrance level.

11 Bathroom walls

New walls in the bathrooms will be constructed with timber stud and plywood that would be capable of supporting adaptations such as handrails.

12 Lift

The inclusion of a future lift is not possible.

13 Main Bedroom

All bedrooms are located at first and second floor level.

14 Bathroom Layout

The bathroom is generous in size.

15 Window Specification

New windows will be openable with long lever handles that allow easy operation.

16 Fixtures and Fittings

New switches, sockets, ventilation and service controls will be located at a height that is between 450mm and 1200mm from the floor.