

**13A DOWNSHIRE HILL, LONDON NW3 1NR
PROPOSED SIDE EXTENSION AND ALTERATIONS**

DESIGN AND ACCESS STATEMENT

- 1) Number 13A is one of a pair of four storey, stuccoed Regency houses with magnificent ironwork roofed balconies to the front at first floor. Entrances are to the side, slightly set back from the main façade. Heights of the side portions are two storeys high in the case of No 13A, and three storeys for No 14, so the pair of houses are not completely symmetrical.

The neighbouring house (No 13) is a white, rendered, three storeys modernist house built in 1936 by M J H and Charlotte Bunney. The front sets back at second floor level providing a sun terrace sheltered by a curved roof.

- 2) The design is for the construction of a side extension at second floor providing a dressing room to the master bedroom suite. The proposals also include alterations to windows and the internal layout within the recent ground floor rear extension and conversion of part of the existing cellar to provide a utility and storage area.
- 3) The extension is designed as a discreet infill, partially hidden behind the existing front and rear parapets. The front is set back approximately three metres and lines 100 mm back from the front of No 13 at second floor level, so as not to over shadow the existing sun terrace, or detract from its curved sun roof.

Lead has been chosen as the cladding material for the extension walls and roof rather than stucco. The change in material will emphasise the separation between the Regency and modernist houses.

The front and rear dormers will be lead clad, traditionally detailed with painted timber double hung sash windows

- 4) The alterations to the existing rear extension (constructed in 2003) are fairly minor involving changing a pair of French windows into a composite timber sash window to give more kitchen work space, changing casement windows into sash windows, extending the dining area, and converting the existing utility room into a cloakroom. At present there is no WC on the ground floor of the house.
- 5) The utility room is now to be accommodated in the existing cellar, which will involve lowering the existing floor, underpinning (subject to existing footing depth) and damp proofing
- 6) The proposals do not alter the existing access arrangements to the house.