

8 Downshire Hill London NW3

Design and Access Statement

Accompanying applications for Planning and Listed Building Consent dated 24th September 2009

Design Process

The design concept is to provide a small single storey rear conservatory extension to the existing Georgian house.

The design approach is to adopt a low key addition in sympathy with the existing architectural character. The conservatory will be subordinate to the existing house in terms of height, mass, bulk and plan form.

Use

The existing building is a single family dwelling house. The use of the house will remain unaffected by the proposals.

The extension will provide an additional ground floor living accommodation looking onto the garden at the rear.

Layout

The proposed conservatory is to the rear of the existing house at garden level. It would extend into the garden by 4.30m with principal access from the ground floor hall. The conservatory would return into the existing rear extension with a glazed panel.

There are no issues of overlooking or privacy because the conservatory would be built against the high wall to the rear extension of number 9 Downshire Hill and the existing rear extension to number 8 which would screen the proposal from number 7 Downshire Hill.

The only outlook from the conservatory is a north-westerly aspect towards the garden. The nearest property which could theoretically have a view of the conservatory would be number 16 Pilgrims Lane where the face to face dimension is over 36 metres. In actuality there is mature planting at the ends of the respective gardens to the properties in Downshire Hill and Pilgrims lane which would largely preclude views of the conservatory

Scale

The proposed extension is single storey and comprises 17m² gross external floor area. It is modest in comparison to the area of the existing house.

Being single storey and for the reasons mentioned previously in respect of the relationship of 8 Downshire Hill with adjoining properties there are no issues of overshadowing or loss of daylight or sunlight.

Appearance

The proposed conservatory has been designed to respect the original design and proportions of the house including its original architectural period and style. In particular the proportion of the glazing panels reflect those of the existing house.

The detailing of the glazing beads and architectural features such as the cornice are in character with the

Materials : the conservatory will be constructed of materials which either match exactly or are sympathetic to the existing character of the house with painted timber framing to clear glass sitting on a stone plinth with a lead clad roof.

Being to the rear of the property, there would be no view of the conservatory from the public domain. The conservatory will largely be constructed in front of a 'modern' side extension to the house which was not part of the original footprint.

In conceptual terms the conservatory has been designed to be an identifiable element in the composition of the rear facade of the building. The projection beyond the rear building line established by the recently constructed single storey rear extension is a deliberate way of achieving this separation of the building components. A similar method has been employed next

Landscaping

The proposed conservatory will have a negligible effect on the existing mature landscaping to the garden.

Access

Vehicular and Transport Links : will not be affected by the proposals.
Inclusive Access : access to the house will remain unaffected.

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