

May 2015

# McLaren.Excell

## 34 Downshire Hill

### Design and Access Statement

Prepared on behalf of  
Lea and Mark Schwartz

## 1. Introduction

This Design and Access statement is submitted on behalf of Peter and Lea Schwartz of 34 Downshire Hill.

The proposal follows on from the approved planning application; ref\_ 2014/6610/L and 2014/6545/P of 2014 which approved the refurbishment, extension and alteration to this semi detached property. This application seeks to gain approval for the replacement of a sash window, of no historic value, to the rear of the property, and the demolition and replacement of a structurally unsound wall to the front of the property at lower ground floor. Both of which have become evident in the implementation of the aforementioned planning approval.

The application also seeks to gain approval for locating 2no. air conditioning units on the flat roof of the 1930's side extension to the original listed building.



*Figure 1. Aerial view of 34 Downshire Hill*

## 2. Site Orientation

The house is set back from the street front and has a modest sized front garden with side car-port.

To the rear, there is an extensive garden which is walled on both sides. The garden does not generally overlook any adjacent properties.

The house sits opposite The Freemasons Public House.



### 3. Proposed Scheme

The details of the proposal are as follows:-

#### Lower Ground Floor

- Demolition of existing 215mm solid brick wall to the front of, but not attached to, the existing vaults. A structural report by INGealtoir structural engineers found the wall to be structurally unsound. The proposal is for the wall to be replaced by a 215mm solid brickwork wall to match, and to be faced with a white paint to the face of the brick.

Two vaults have been exposed as per the implementation works of approved application\_ ref; 2014/6610/L and 2014/6545/P. The proposal seeks to provide a waterproofing to one of the two vaults, which is now accessed from an internal hallway at lower ground floor. A delta membrane is proposed; the MS20 for the floor, and the Delta MS500 for the walls and arch of the vault. The MS500 has been specified over the Delta PT as it requires less fixing points.

#### First Floor:

-It is believed that one window to the rear facade at first floor level is of no historic value, in comparison to the others and this was confirmed when inspecting them with Charles Rose, Heritage and Conservation Officer at Camden, on site. The sash window will be removed and replaced with a sash to match the existing adjoining historic windows.

Roof:

- An existing and now redundant cold water tank is currently located on the flat roof of the 1930's side extension to the original listed building. Our proposal is to remove said cold water tank, and in its place, position an open topped housing of a smaller scale and footprint to house two Air Conditioning units. A full Acoustic Report has been carried out in conjunction with the councils guidelines for a noise, vibration and ventilation assessment.

#### **4. Design and Access**

For the avoidance of doubt, the following paragraphs address the requirements for design and access statements, using headings set out in national guidance on preparation of such statements.

Use:

34 Downshire Hill is entirely for residential use. This proposal intends to retain the residential use of the property.

Layout:

The proposed layout does not differ from that approved in 2014/6610/L and 2014/6545/P.

Scale:

The scale does not differ from that approved in 2014/6610/L and 2014/6545/P.

Landscaping:

There is no proposal to carry out any alterations to the landscaping as part of this application.

Vehicular Links:

The scheme has no impact on transport or traffic levels to the site.

Inclusive Access:

By its nature the property does not allow for wheelchair access and remains unchanged by the development.

#### **8. Conclusion**

In summary, the proposal seeks to gain approval on four isolated issues, which are minor in their nature and would have negligible effect on the Hampstead Conservation Area.

Attached to this application is a structural report by INGealtoir structural engineers with regards the structurally unsound existing solid brick wall to the front of the vaults at lower ground floor, an Acoustic report by Clement Acoustics with regards the impact of the proposed AC units, and a heritage report from Donald Insall Associates assessing the proposal itself within its context.

