

McLaren.Excell

34 Downshire Hill

Design and Access Statement

Prepared on behalf of
Lea and Mark Schwartz
Rev. A

1. Introduction

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

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 works to be carried out within the garden and the addition of an outbuilding to the end of the rear garden.

2. Site Orientation



Figure 1. Aerial view of 34 Downshire Hill

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:-

- Works to the Garden
- _Surrounding the approved rear extension_ ref; 2014/6610/L and 2014/6545/P_that is currently being built, the proposal looks to create an initial hardscaping to act as a spill out from the internal space and to allow for an external seating area and external worktop, softened by a series of planters that surround it.
- _There is currently a steep dip in the level of the garden approx 7500mm from the rear of the building. The proposal looks to allow for a stepped approach to this same level, where a more defined lawn area is situated. The stepped area is defined by low level concrete walls, the tops of which are at the level of the initial hardscaped area, and are subtly faced to their rear in Corten. These planters also use Corten as their facing material which picks up the materiality of the approved application to the main house_ ref; 2014/6610/L and 2014/6545/P.
- _A pathway runs along the newly proposed plant beds which run along the existing brick boundary wall of the garden, and lines the large lawn that has been maintained.
- _A low level concrete bench is situated to the rear of the garden.

Proposed Out Building

The proposal is for a small outbuilding to be located to the very end of the rear garden. Its overall Gross internal area is 13.2sq.m, plus an open garden store to the rear to serve as storage for garden tools.

The materiality of the outbuilding picks up on the two main materials used throughout the approved rear extension_ ref; 2014/6610/L and 2014/6545/P, with a concrete and corten exterior facade. The corten perforated screens especially relate back to the approved extension to the main house and both Corten and Concrete are subtly integrated throughout the garden scheme.

The mass of the building has been deliberately kept to a minimum to reduce its impact to the rear of the garden, and is far smaller than the existing outbuilding to the rear of the garden at No. 35 Downshire Hill, the secondary building line of which we have used as a guide to our own proposal.

The proposed out building has also been positioned so as not to impact upon the existing trees on site, and are used to allow the proposal to blend into the context of the garden greenery.

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 of the main house does not differ from that approved in 2014/6610/L and 2014/6545/P. This application is with reference to works to the rear garden only and introduction of a out building to the end south eastern corner of the garden.

Scale:

The scale does not differ from that approved in 2014/6610/L and 2014/6545/P in terms of the main property. This application is with reference to works to the rear garden only and introduction of a out building to the end south eastern corner of the garden.

Landscaping:

Alterations to the landscaping of the rear garden are described in the above section _ proposed scheme.

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

5. Heritage Statement

No 34 is grade II-listed and lies within the designated Hampstead Conservation Area in the London Borough of Camden.

The building is one of a pair of two-storey semi-detached houses (the other is no. 35 Downshire Hill) and are typical of the development of Hampstead in the Regency period. Its primary significance lies in its principal façade to Downshire Hill, which presents a neat, and wellproportioned stock brick façade.

The building has undergone alteration in 1918, 1938 and 1985. In 1938, the building was extended to the north by three storeys, in a similar style to the original. This extension mirrors that of no. 35. In 1985, a canted bay extension was added to the rear of the house in poorly-detailed yellow brick with ribbon cement pointing; this detracts considerably from the building's significance.

Secondary significance lies in the building's interior, particularly on the ground floor. Although much-altered, what does remain contributes to the building's special interest. The original plan form is broadly discernible, despite alterations and new openings. The entrance hall retains its original ceiling, cornice and arch through to the stairwell. The staircase itself is original, and therefore significant. The principal rooms have been altered, but retain historic sash windows and some skirtings. The doorcases and doors, although they appear to be of the correct style for the date of the house, are likely to be facsimiles of a later date. In spite of this they contribute to the overall Regency aesthetic of the interior. Aside from the windows and some internal doors, the lower ground and first floors contain little historic fabric, and therefore contribute little to the significance of the building.

The proposal seeks to introduce a more ordered garden layout and a path down to the rear of the garden to a newly proposed outbuilding. The positioning of the outbuilding has been selected in order to have minimal impact on the listed building and the Hampstead Conservation Area. It is located to the rear of the back garden, behind two existing and established trees, and the building line is stepped back from that created by the rear outbuilding to the neighbouring property at 35 Downshire Hill. The proposal has also been designed to ensure the proposed outbuilding is subservient in height to the neighbouring structure.

The materials proposed for the outbuilding directly relate to those approved for the lower ground floor rear extension_ planning references 2014/6610/L and 2014/6545/P.

The proposed works would not see any removal of the historic fabric of the existig property. Said works would not adversely impact on the setting of the listed building or the character or appearance of the conservation area, and it is believed that the proposal would result in an enhancement of the rear garden.

The proposed works are not considered to cause harm to the overall significance of the listed building or its context, and the public benefits of the scheme should be considered.

6. Conclusion

In summary, the proposal seeks to gain approval on two integrated issues. The works are minor in their nature within this large scale rear garden, and would have a negligible effect on the Hampstead Conservation Area.

The works to the landscape allow for a more usable garden area which is now well defined for its purpose, and relates back to the works to the main house far better.

A large lawn is maintained, as are the trees on the site.

A small out building is proposed to the southern corner of the garden at the very rear of the site. Its materiality relates back to the proposal approved to the main house, and its location and orientation means its impact on the garden is minimal.

With a far larger precedent to the neighbouring property at No. 35 Downshire Hill, we believe the design, materiality and mass is well considered and appropriate in its application.