

Design, access and heritage statement

Application for approval of details reserved
by condition

Erection of a single storey rear extension
and the provision of new front lightwell stair,
together with internal alterations including
enlargement of openings in lower ground
floor rear room wall

at

40 Downshire Hill, London NW3 1NU

December 2021

Unit 5, The Courtyard
50 Lynton Road
London N8 8SL

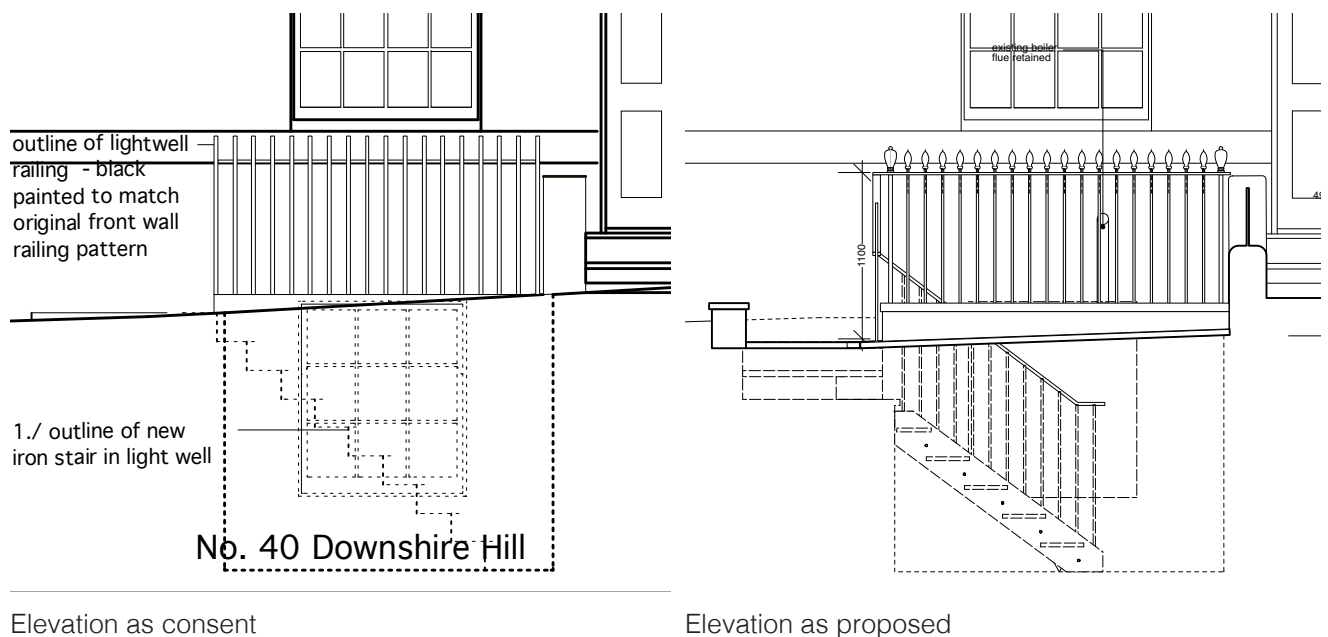
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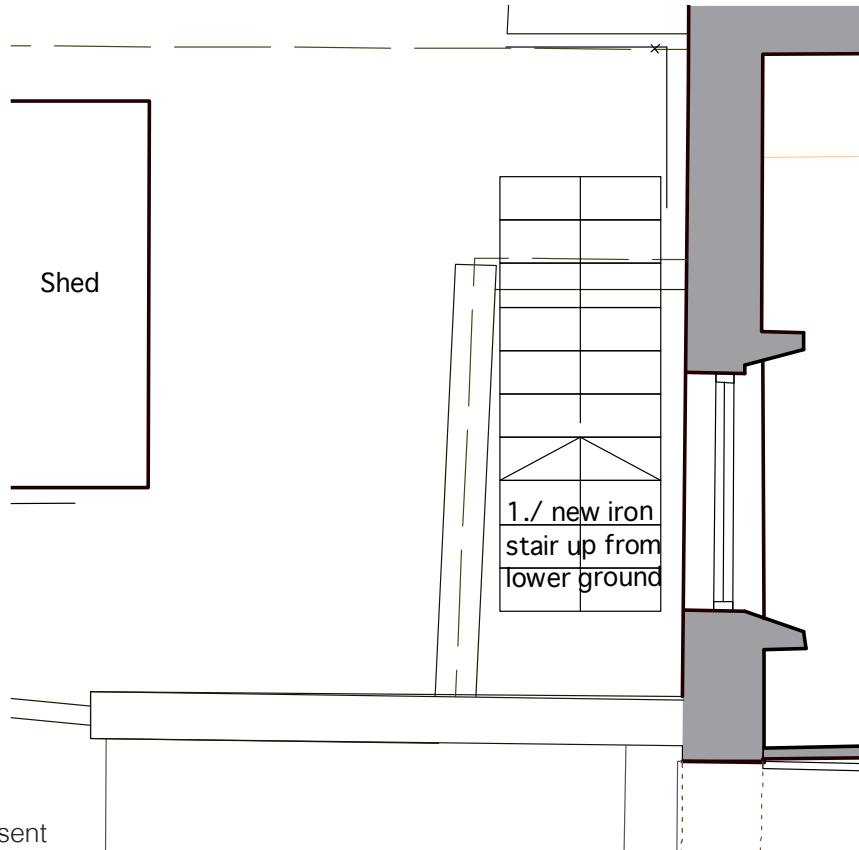
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1. Summary

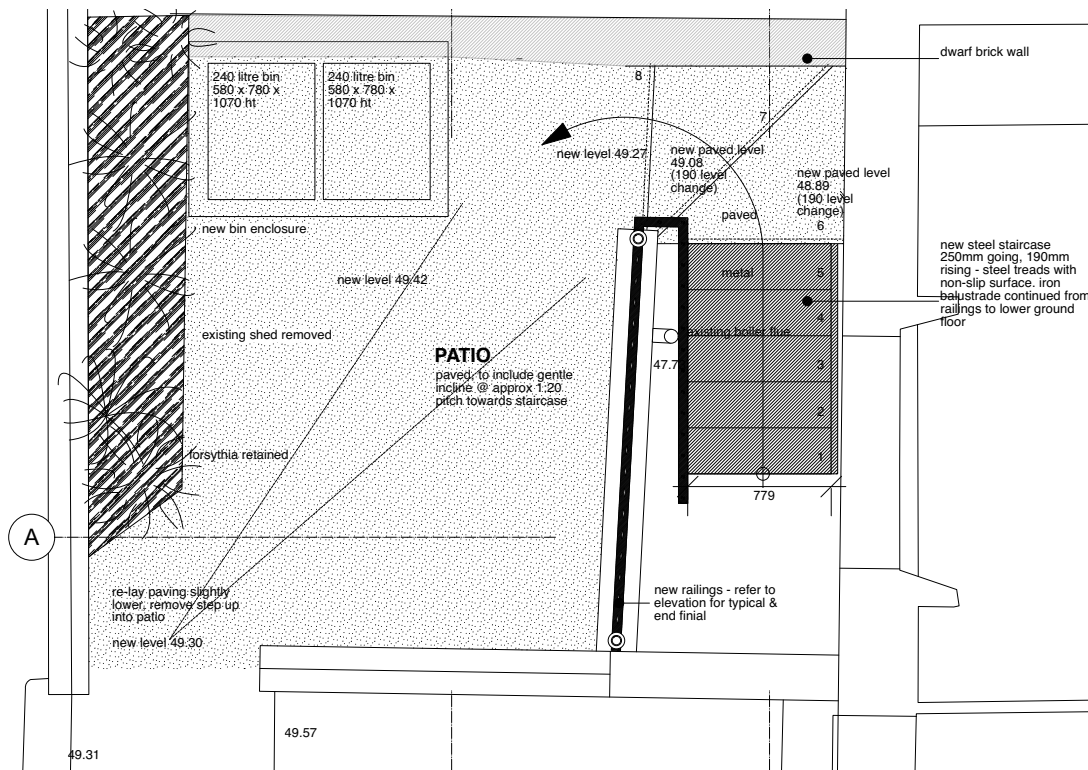
1.1. Following consent 2020/3997/L granted in April 2021, this submission includes 1:10 details as required. The scheme developed is the same as the consented scheme, apart from some small changes:

- The existing bin store, which was not part of the planning consent, is proposed to sit to the side of the front patio area, allowing it to be less conspicuous, and allow better outlook to the street from the house. A similar timber-clad appearance is proposed.
- Wrought iron is proposed for the majority of the railings with a replica of the front railings finial design.
- In order not to obscure the light and outlook as far as possible from the lower ground floor kitchen, proposed here is a change to have 2 steps set into the paving, and the remainder as steel within the lightwell. As well as a visual improvement, this also reduces the amount of steel required and allows a more comfortable space at the lower ground level before entering the property.
- It is possible also to avoid a step up into the patio area, which generally provides better access, as the patio and bin store is only accessible with a step up. This also helps the lightwell staircase reduce in size. A comparison of the consent and proposed alteration is shown below





Front garden plan as consent



Front garden plan as proposed



End finial to be recreated either end of new railings

Typical finial to be recreated around new lightwell

step to be removed, creating gently sloping paved area to bins & lightwell