

## **Design, access and heritage statement**

Application for removal or variation of  
a condition following grant of planning  
permission

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

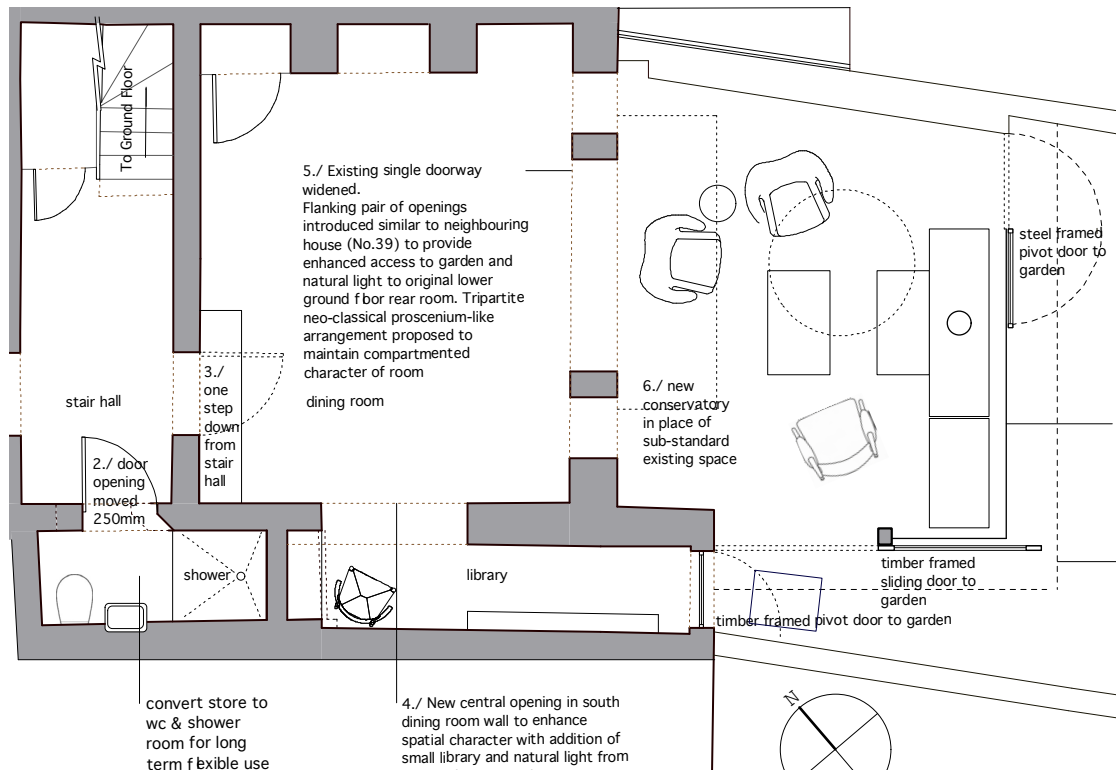
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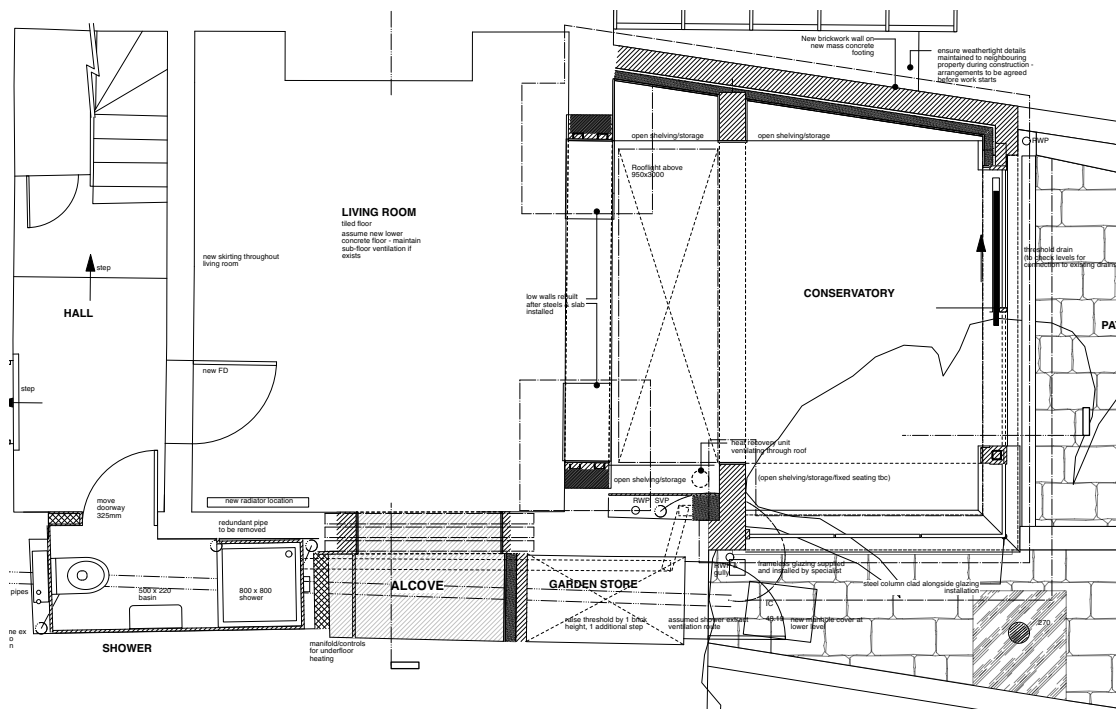
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## **1. Summary**

- 1.1. Following consent 2020/3997/L granted in April 2021, various alterations are proposed here for both design and practical improvement. The overall scale, massing, appearance and design approach generally would largely be unchanged, though elements of the layout, glazing and detail are outlined below.
- 1.2. These variations to the scheme are following the investigation of existing footings and current drainage routes and structural engineering input.
- 1.3. An application to discharge the details relating to railings is dealt with separately as discharge of condition.
- 1.4. Layout alteration:
  - The WC/shower room at lower ground floor level needs to be constructed at lower level have a viable ceiling height. This means extending the lower floor level currently indicated on consent and lowering the shower tray locally.
  - As the structural opening in the rear wall indicated on consent drawings involves 2 slender piers it would need a beam spanning the 3 openings, with the 2 piers purely acting visually rather than structurally, and would need reconstructing, rather than retaining original structure. It is therefore more logical to make better use of a more open view towards the garden. A small, low level section of wall can be retained either side of the opening retaining the sense of the principle rear elevation wall beyond which new construction starts. Overall this change is a reduction in the overall width of the structural opening required.
  - The consented route to the rear garden via a library to the side abutting no. 40A is impractical to construct as it would imply significant lowering of the drains present in this area, as well as providing an access route surplus to requirements. This amendment implies less construction work in this area. Retaining a part of the existing garden store is also useful.
- 1.5. Door and window alterations:
  - 1 single sliding rear garden door in aluminium is proposed rather than 2 doors, the side door to be omitted. This also provides a much improved visual link between the lower ground floor rooms and the garden beyond.
  - 1 single rooflight, which opens to provide ventilation provides natural daylight in the most useful area. A slightly reduced level of glazing overhead helps thermally without compromising outlook.
- 1.6. Detail alterations
  - The consent shows a minimal roof pitch combined with little rise in rooflight above the roof surface, which is amended on the proposed plans. This in turn leads to a slightly higher party wall abutting the extension, in order to be able to construct a robust detail.
  - The roof material on the consent, copper requires ventilation, implying a slightly thicker roof, but also a marginally increased pitch for robustness.



**Lower ground floor plan as consent**  
(not to scale - refer architectural plans for more detail)



**Lower ground floor plan as proposed**  
(not to scale - refer architectural plans for more detail)