

Design & Access Statement

Property	14b Downshire Hill, London, NW3 1NR
Project Reference	096
Prepared for	Kropifko Properties Ltd.
Date	15th February 2023
For Proposed	Cladding the existing external concrete steps with ceramic tiles and reconfiguration of stairs next to the entrance gate
Issue Reference	LBC01

Introduction

Purpose

This D@A Statement has been prepared on behalf of the applicant in support of a listed building consent application at No.14B Downshire Hill ('the Site'), which forms part of the grade II listed building at Nos.14A and 14B Downshire Hill (and attached garden wall and railings). The Site is also located within the Hampstead Conservation Area.

This D&A Statement should be read in conjunction with the drawings - prepared by 4H Architecture.

Property Information

Property Particulars

Authority	Camden
Heritage	Grade II
Conservation Area	Fitzjohns and Netherall

Current Relevant Planning Consents

8401363	Erection of a single storey rear extension as shown on drawings No.132/01 & 03 and one un-numbered drawing revised on 11th December 1984.	FINAL DECISION	11-12-1984	Grant Full or Outline Perm. with Condit.
8470224	Demolition of existing rear outbuildings and the erection of a single-storey rear extension together with alterations to the existing building including the formation of rooflights as shown on drawings No.132/01 03 and one un-numbered revised on 11th December 1984.	FINAL DECISION	11-12-1984	Grant List.Build. or Cons.Area Consent
8570313	The installation of a new gate in the existing front wall with the formation of new steps up to garden level and a bin enclosure as shown on drawing No.41.11B revised on 5th November 1985.	FINAL DECISION	10-10-1985	Grant List.Build. or Cons.Area Consent
8670026	Alterations to proposals approved on 21st December 1984 for the demolition of existing rear outbuildings and the erection of the rear extension together with alterations to the existing building including the formation of rooflights.*(Plans submitted)	FINAL DECISION	20-01-1986	
2022/0038/L	Repairs to rear garden boundary wall, demolition of the external swimming pool, alterations to rear garden and internal alterations	FINAL DECISION	20-04-2022	Grant List.Build. or Cons.Area Consent

Proposal - General Description

Concept

This application seeks permission to clad the existing concrete steps with ceramic tiles, the principle of the works is to refurbish and rejuvenate the entrance way into this Grade II listed building, in keeping with the character of the Hampstead Conservation Area.

It is proposed that the concrete steps are clad using a traditional Victorian floor tile arrangement. The design proposal includes a 'field' consisting of a monochrome octagon and square tile insert with a black and white border.

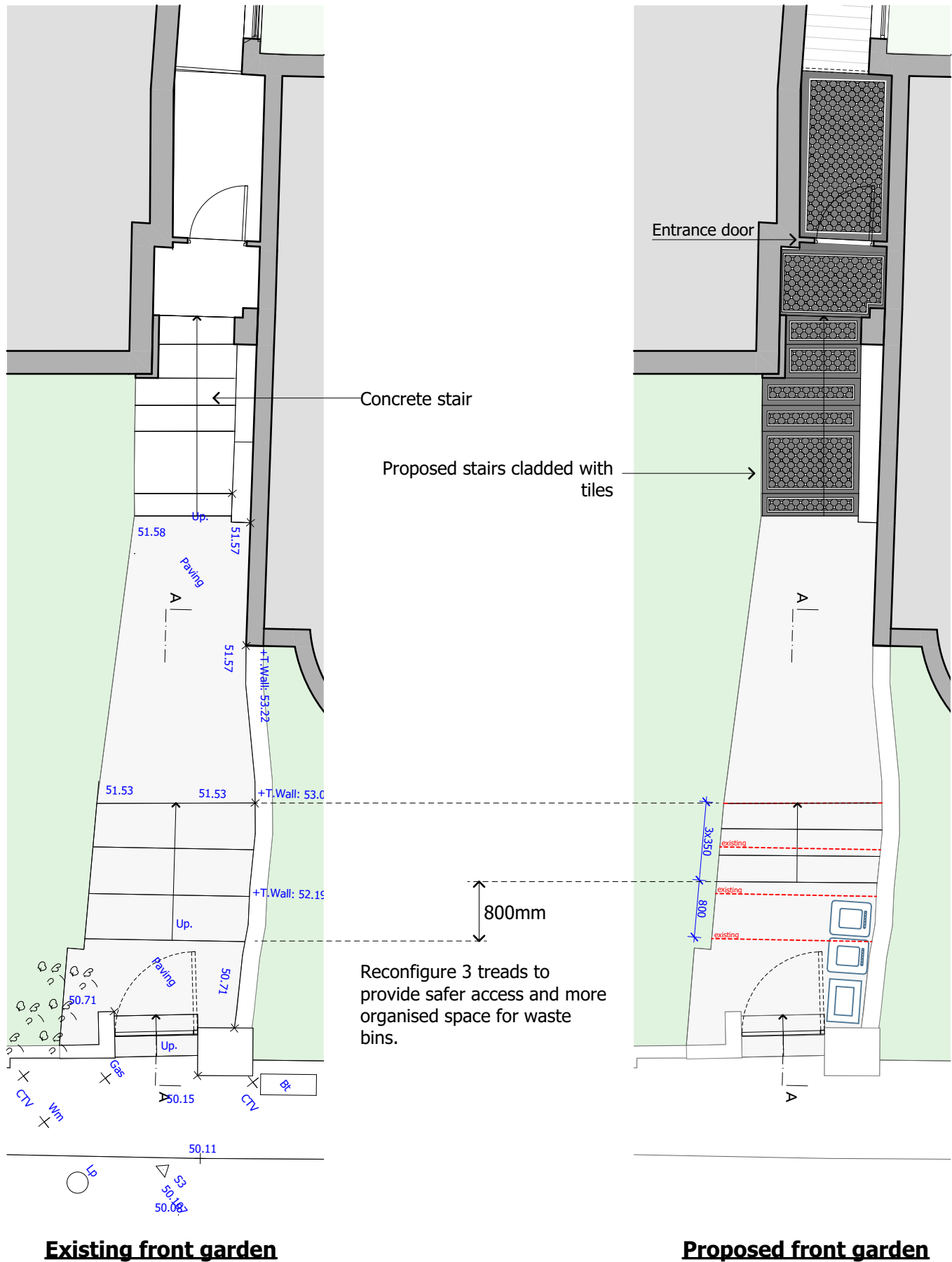
The design, scale and materials of the cladding has been selected following close consideration of the site and its context. Numerous properties on the street and the within the conservation area have similar tiled entrance paths.

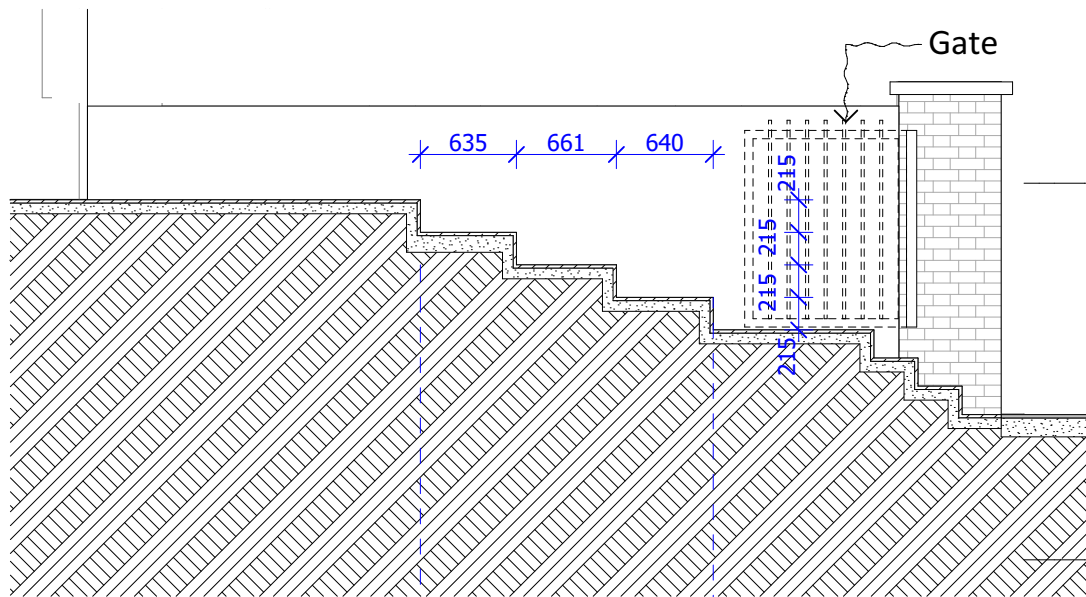
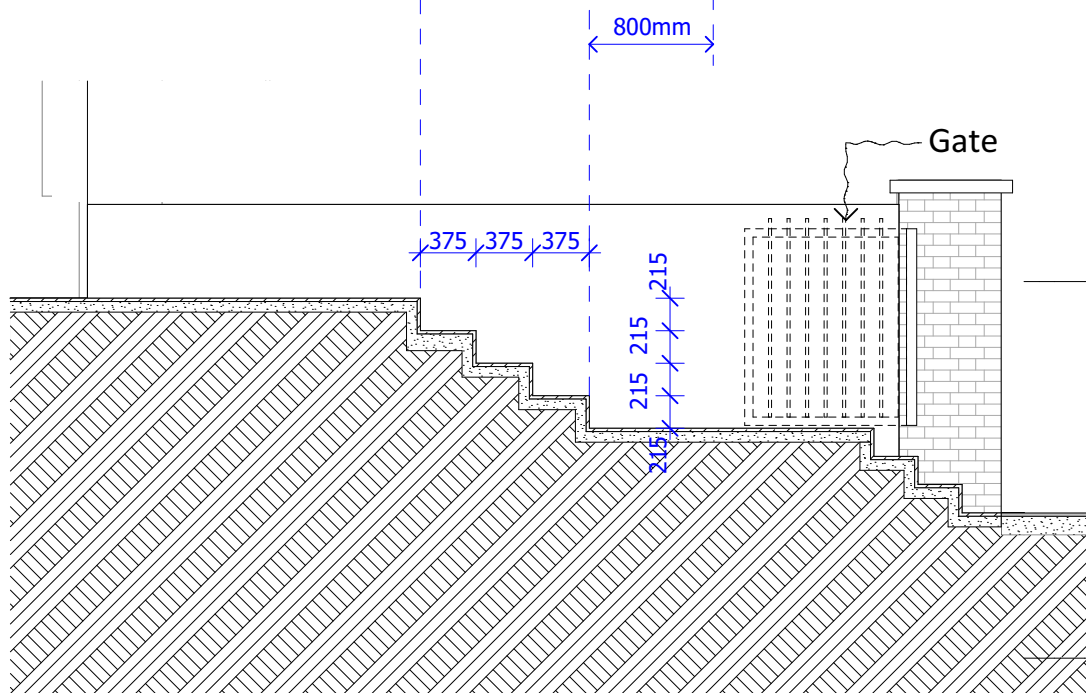
The proposed works also include the reconfiguration of the lower external staircase, refer to page 3 and attached layouts.

The current configuration has a shallow landing between the gate swing and the first tread, which limits mobility for the occupants. Furthermore, the shallow landing provides insufficient space for the storage of waste and recycling bins. This in turn means that overflow is taken on the street scape.

The proposal aims to reconfigure 3 treads, increasing the landing by 800mm. By doing so, the occupant has sufficient space to enter the property, and close the gate safely behind them, with ease. It also provides the opportunity for the storage of 3no. waste bins as illustrated in the below diagram (hidden behind the existing brick pier). Providing a tidy and considered approach for the maintenance of the property.

The proposal also seeks to reclad the stair in stone, as per the existing finish, therefore maintaining the appearance from the highway and the Hampstead conservation area. The proposal aims to go further and improve the condition of the stairs, by adding a bullnose edge to provide a more refined and considered appearance.



**Existing treads****Proposed treads****1:50 @ A4**



Heath Hurst Road



Pilgrim's Lane



Conclusion

This document has been compiled following thorough investigation of the history of the site, its surrounding area and recently consented developments close to the application site. We believe that by adopting a sensitive and considered approach, the proposal set out in this document looks to respect and enhance the quality and historic value of the heritage asset and the Hampstead conservation area. The works involve minor and sensitive external modifications to the residential property, provide necessary accessibility improvements for the occupants and will enhance the streetscape.

Careful consideration has been taken to develop all aspects of the design to minimise impacts to the historic fabric. The proposals maintain the amenity of the property and through the demolition and rebuilding on the mews building, positively contribute to the character of Hampstead Conservation Area.