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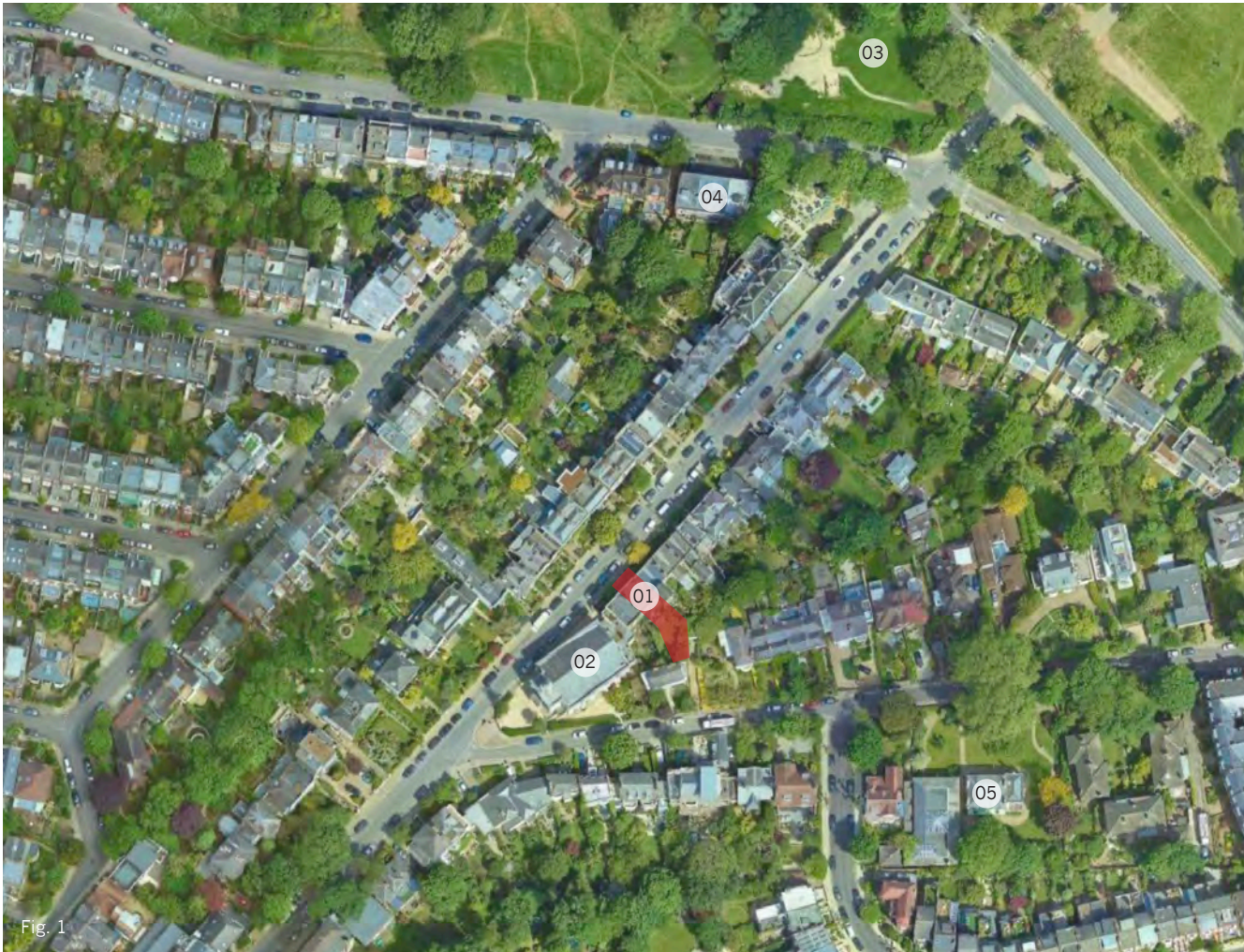


Fig. 1 Aerial view of Downshire Hill
Fig. 2 Site location plan

Downshire Hill is a residential street in the Camden area of London, close to the green space and ponds of Hampstead Heath to the North-East, and St John's Church to the south. It sits within the Hampstead Conservation Area, with a strong historic character facing the street generally, with a high proportion of Grade II listed residential properties and nearby small pubs, cafés and shops.

The houses are typically a continuous terrace, although built over time with a predominantly Georgian/ 19th century aesthetic. Benefiting from small front gardens and generous rear gardens, most properties have been extended in one or both directions.

Nos. 44 & 45 were constructed at the same time to appear as a 'matching pair' externally, however internally their size varies with No. 45 flaring out around the church, whilst the internal layouts differ significantly.



Fig. 1



Fig. 2



Fig. 3

- Fig. 1 Engraving of Downshire Hill published in 1842, including St John's Chapel and the corner of Nos. 44 & 45
- Fig. 2 Photograph of Nos. 44 & 45 from Camden Local Studies and Archives Centre
- Fig. 3 View from Nos. 45 - 41 Downshire Hill in 1943, including drive to garage at No. 45, taken from London Picture Archive

There have been a number of significant extensions to Grade II Listed properties which received planning permission around the surrounding area in recent years in order to update the historic buildings to meet contemporary needs. Many of these are of a greater or comparable scale than that proposed to No.44, typical examples include:

No.43
2021/6084/P granted in 2022

No.39
2022/3135/P granted in 2022

No. 40
2020/3997/L granted in 2021

No. 16
2019/5889/P granted in 2020

No.34
2014/6545/P granted in 2014

No. 36
2013/1474/P & 2013/1475/L granted in 2013

No. 37
2011/5976/ P & 2011/6143/L granted in 2011

No. 35
2011/1462/P & 2011/1464/L granted in 2011



Fig. 1



Fig. 2

Fig. 1 Sketch view of Downshire Hill from above, with proposed extension in context with similar surroundings

Fig. 2 Contemporary No.34 Downshire Hill extension by McLaren Excell

In addition to several applications regarding the tree at the far end of the garden area, there have been several significant modifications to No. 44 which were granted planning permission over recent years.

These typically stemmed from historic subsidence problems which significantly affected the building fabric, still seen today in warping of floor levels and walls far from plumb. These also served to exacerbate problematic low ceiling-heights to the lower ground floor, which were resolved with partial floor levelling previously.

2016/3258/L and 2016/3204/P granted 2016

Application to lower the Lower Ground floor level to allow for more comfortable ceiling height in both rooms and part of entrance corridor (remains the current layout). Note this also included a Basement Impact Assessment.

2016/2195/L granted in 2016

Application to underpin a majority of the foundations to prevent further the already substantial structural damage caused by significant local subsidence.

8770071 granted in 1987

Application to demolish previous extension and garden access stair, replacing the small WC room with a larger shower room (which currently remains).

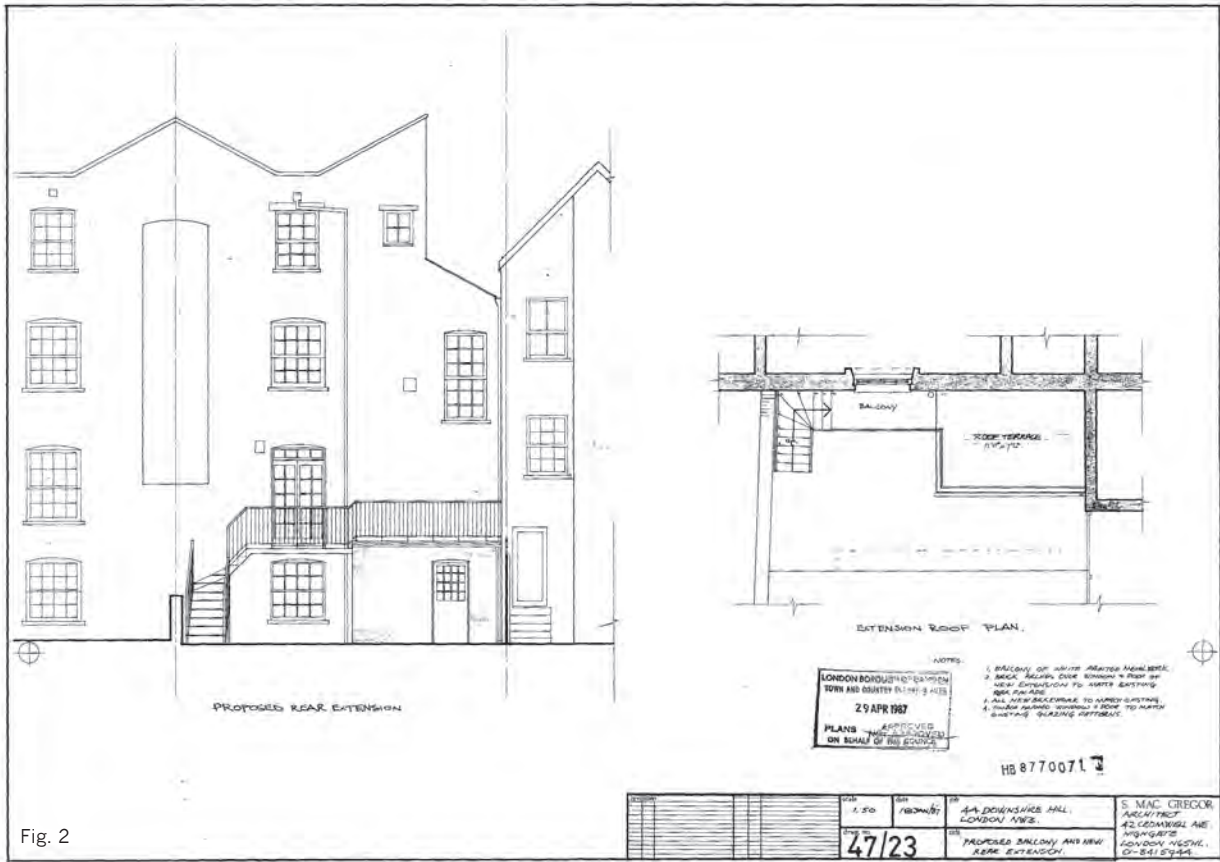
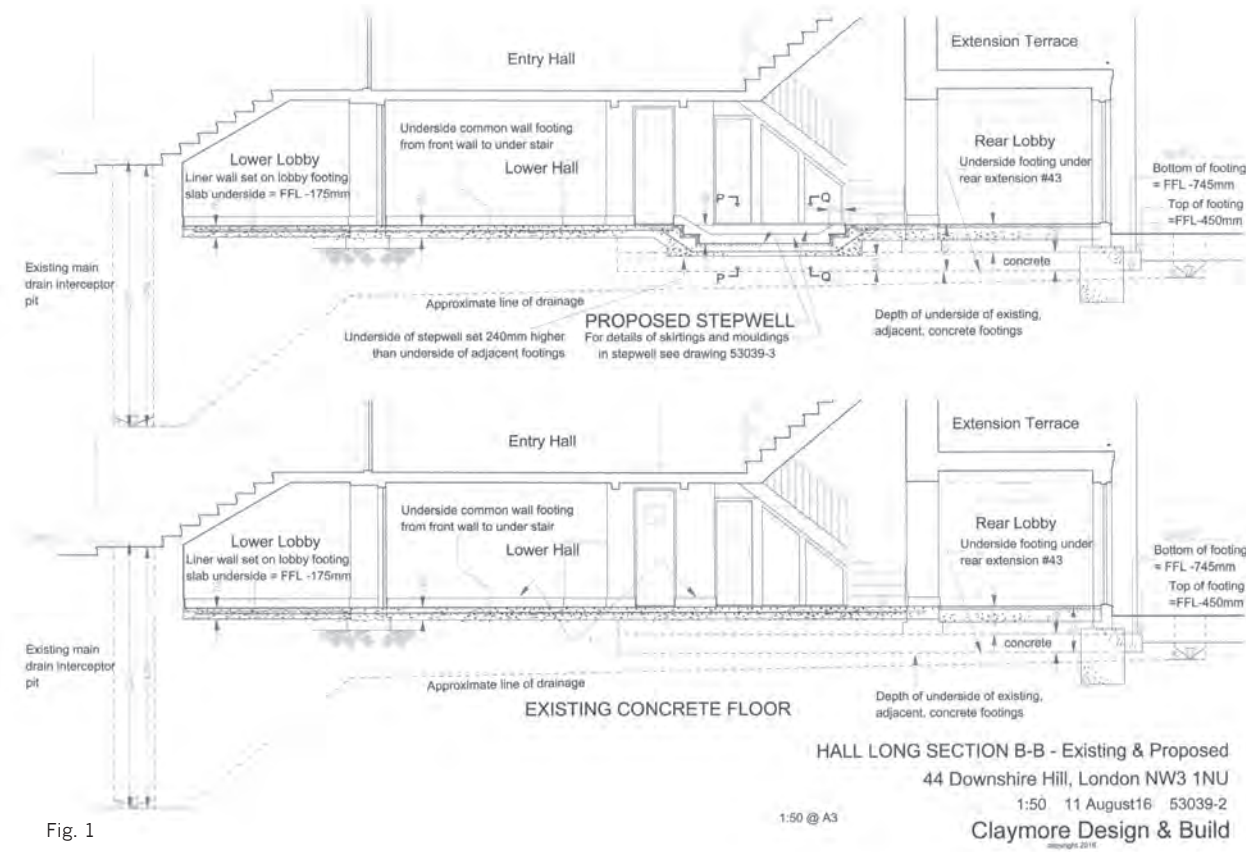


Fig. 1 Existing/ proposed section drawing taken from 2016/3204/P

Fig. 2 Proposed rear elevation drawing taken from 8770071

Proposed Alterations To House
View From Downshire Hill

- 01 Existing render is minimally repaired where needed
- 02 Existing windows retained, frames repaired and repainted, with draught strips installed
- 03 Additional small window
- 04 Existing render repaired, and painted to match front facade
- 05 Contemporary door replaced with new taller timber door in similar style, including fixed glazed panels
- 06 Existing stone pavers removed locally to door to allow for reduction in height. New additional steps and replacement pavers to match existing.

The front facade overlooking the street is generally in good condition, with the exception of some damage to the original render (Fig. 2) and high-level water damage along the roof line.

There will be localised light-touch repair works where required, guided by experienced specialists. The existing windows have some water damage to frames which will be repaired, and new draught strips installed to improve building performance, but the original glazing will be retained.

The side facade to the North (visible over the roof of No. 43) is currently unpainted render with unattractive water marks, this will have an additional small high-level picture window installed. This will also be painted to match the front facade, which is the same approach taken by No. 45 to their Southern side elevation.

The modern entrance door to the lower ground floor will be removed and, as floor level being lowered internally, an additional step will be introduced externally to match existing stonework (Fig. 3). The new door will be of similar character as existing; painted timber with separate glazed panels.



- Fig. 1 Existing front facade, with annotated proposals
- Fig. 2 Existing front render condition
- Fig.3 Existing modern extension and door with stone paving, with annotated proposals

Proposed Alterations To House

Interior General Approach



Fig. 1



Fig. 2



Fig. 3



Fig. 4



Fig. 5

Generally throughout 44 Downshire Hill there are some attractive period features, although they are concealed beneath awkward joinery which distracts from their form, and have been somewhat neglected over recent years.

The proposal includes stripping out the existing modern joinery, and allow more of the building's original character to show through. The new storage required for a house of this size will be neat and minimal, of a clearly different form to the original house and appearing as a new layer within a rich historical location.

As much as possible the rooms are kept open and cleared of current disruptive joinery elements, retaining the original room dimensions and hierarchy of spaces, and allowing for the residents to inhabit with loose furniture and artworks as it would have largely been inhabited in the past.

As is typical in Georgian housing, there is a clear difference between the height and opulence of rooms between the floors, reflecting their original purpose. The new layout is honest to the original, with dining and entertaining spaces to the lower floors whilst bedrooms are on the top two floors.

The treatment of joinery and decoration over each floor will refer back to this original philosophy, but generally throughout will be of high-quality materials and neat finishes.

- Fig. 1 Grade II listed Georgian renovation by Parsnip Interior Designs
- Fig. 2 St Jerome in His Study, painting by Antonello da Messina
- Fig. 3 Kew House by McLaren Excell
- Fig. 4 Grade II listed residential renovation Upper Wimpole, London by JTD
- Fig. 5 Historic interior photographed by Manolo Yllera

Proposed Alterations To House

Sustainability and Access



Fig. 1

Fig. 1 Example of carbon-conscious material use with new timber elements against original stone structure at a Grade II listed Wool Hall, by JTD

Fig. 2 Existing butterfly roof condition

Fig. 3 Existing outdated heating system and example of original single-glazed windows damaged by water in 1F front room



Fig. 2



Fig. 3

Material Choice

All materials chosen are considered for their environmental impact, for example the use of stone rather than brick for the rear extension, and generally favouring more natural high-quality materials and finishes.

Solar Panels

The butterfly roof is an ideal location to introduce PV solar panels, as it is not seen from the street and is not shaded by other nearby structures. This renewable energy will be used by the client to charge an electric car, and also to run the house generally.

Window Upgrades

Although the original windows are being retained, they will have additional draught strips installed internally, which although not visible will help to cut down on heat-loss and draughts.

Heating System

The outdated boiler and heating system will be replaced with a newer more energy efficient system, including radiators of a character keeping with the overall house aesthetic.

Access

The Extension includes a shower and WC room on a similar level to the two rooms, meaning that these could be easily adapted in the future to a bedroom/ kitchen/ bathroom reachable by an elderly family member without using the steep main stair.

The stepping at the rear is retained to minimise impact on the existing stair, but a ramp or additional steps could be installed in the corridor area to allow for easier access if required.

Note that currently both the Lower Ground Floor and Ground Floor entrances require steps to access and this could not be modified without significant impact on the historic character of the property, and reflects similar constraints to surrounding properties.

Proposed Alterations To House

Lower Ground Floor



Fig. 1



Fig. 2



Fig. 3



Fig. 4

The Lower Ground Floor has always had a reduced ceiling height, although historic subsidence caused some areas to feel tighter than others. A previous owner lowered a majority of this floor to allow for more comfortable inhabitation, this application proposes to continuing levelling the entrance area also.

The modern exterior door is replaced with a timber door of similar character, whilst the inner glazed door is maintained, with a fixed glazed light above due to lowered floor level, allowing for more light and maintaining the original character.

Dense storage to the entrance corridor is removed, whilst a curve is introduced to lead visitors to the work-from home study, and screening the rest of the house.

The kitchen then moves to the rear, connecting through to a dining room in the rear extension. Currently the entrance, existing extension, and rear room are all quite dark due to the reduced ceiling height at the front, and shadows caused by extension and terrace to the rear.

These spaces are considerably improved through the addition of generous rooflights in the extension and lowered floor to the Lower Ground Floor entrance.

- Fig. 1 Proposed entrance view sketch
- Fig. 2 Burnt House extension to Victorian residence in Fulham by Will Gamble Architects
- Fig. 3 Existing LGF entrance view, with awkward modern joinery compressing the narrow hallway further, and limited sunlight at the end nearest garden
- Fig. 4 Existing rear extension, casting shadows across the LGF rear window due to the close wall, stair, and metal walkway

Proposed Alterations To House

Ground Floor



Fig. 1



Fig. 2



Fig. 3

The ground floor has the grander entrance to the house, and numerous period features albeit in slightly worn condition, including ceiling moulding and a structural arch.

The original features are somewhat concealed by the modern unsympathetic joinery of no significant value, which will be removed and replaced with high quality joinery minimised to the perimeter, maintaining the hierarchy of a generous hall and two large rooms.

To allow for one of these rooms to be separated, a bi-fold door has been added across the existing opening, allowing the rooms a more domestic scale or grander opening as required.

- Fig. 1 Hans Road, Grade II Listed in London by JTD
- Fig. 2 Extension to a Grade II listed residence in Islington by Dominic McKenzie Architects
- Fig. 3 Existing GF entrance hallway, generous width, ceiling and original mouldings hint at an impressive building, despite significant damage from subsidence

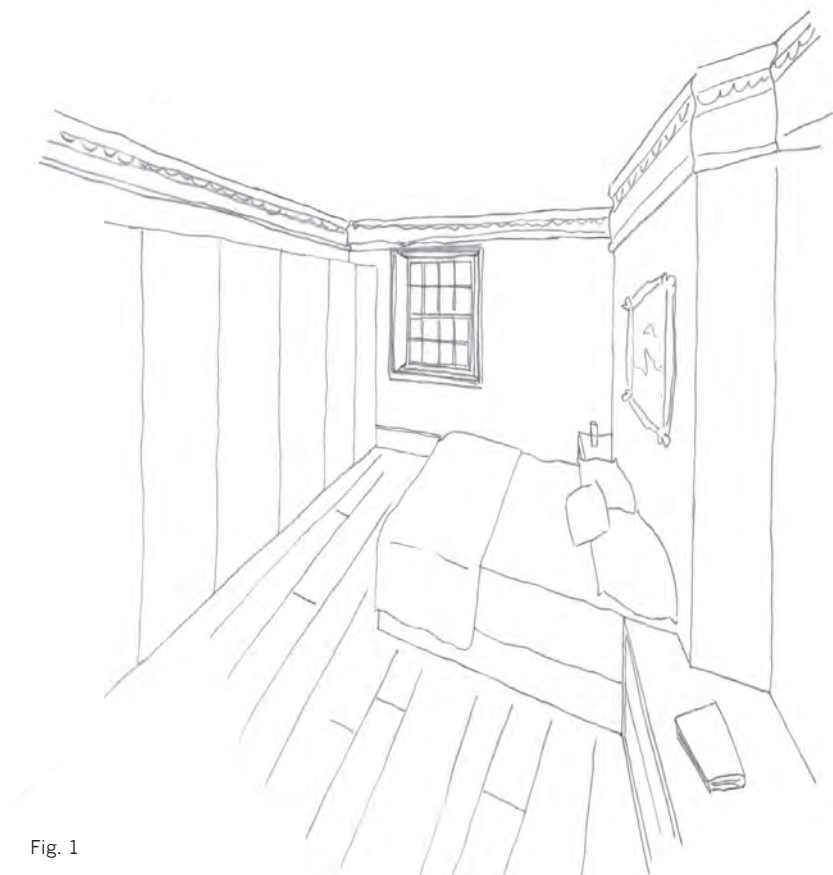


Fig. 1



Fig. 2



Fig. 3

The existing bathroom on this floor is extremely long, resulting in a difficult-to-use space (Fig. 2) ending in an awkward step in the wall opposite the stairs which was a modern construction (Fig. 3).

The original wall is reinstated to be in-line with the bedroom-dividing spine, whilst splitting the bathroom to become a separate shower and utility more in-keeping with scale of the rest of the house.

The rear room becomes the master bedroom, whilst the front becomes a dressing room and bathroom. In all these spaces the existing modern fitted joinery is removed, whilst the new installations are pulled back to clearly differentiate from the existing, allowing the period coping above to be retained and celebrated.

A new doorway between the dressing and bathrooms allow for privacy, whilst the bath and basin elements and treated as stand-alone objects within the room, similar to post-Georgian principles for free-standing vanity units.

The existing skylight, currently concealed behind modern plasterboard, is reinstated and enlarged, allowing for high-quality top-lit space to be introduced in the darker central core of the utility room, and rear wall of the bathroom above the shower.

A doorway in the central spine wall echoes the symmetry of the rest of the house, allowing for a more comfortable feel broadly similar to the rooms below, whilst retaining the original coping above.

Fig. 1 Proposed Master Bedroom sketch
Fig. 2 Existing long, narrow bathroom
Fig. 3 Existing hallway, with original curved wall and modern stepped stud wall to the right

Proposed Alterations To House

Stair to Second Floor



Fig. 1

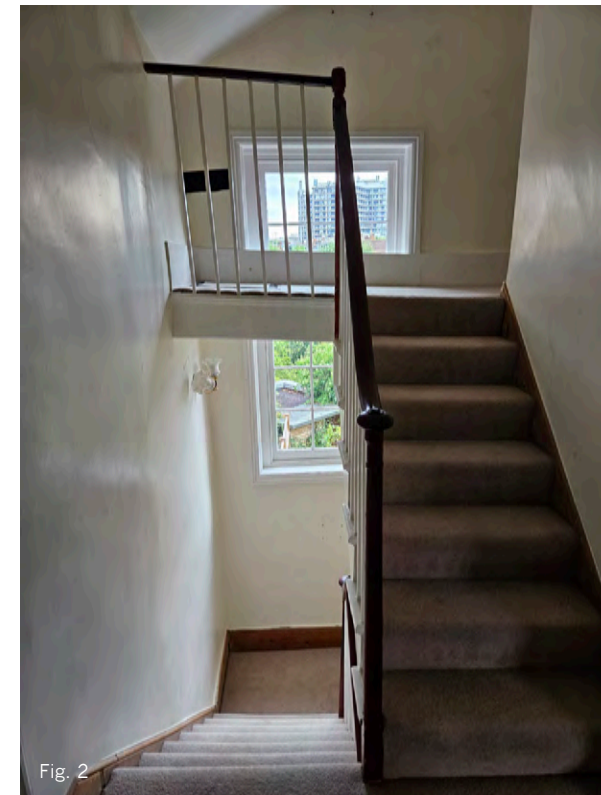


Fig. 2

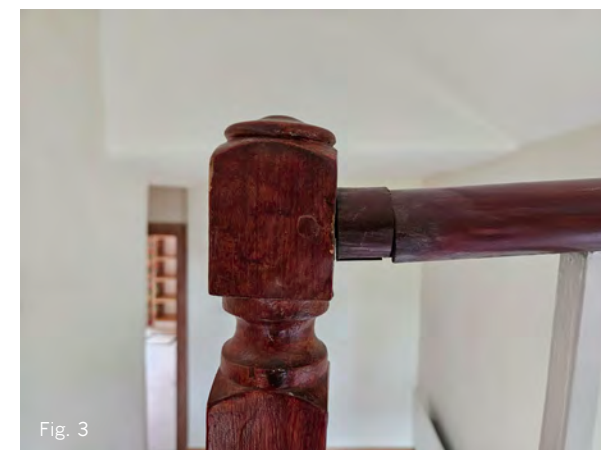


Fig. 3

The existing staircase between the first and second floor has an area of awkward landing cutting across historic original glazing, which is visible from the garden and reduces light internally (Fig 2).

The landing is under a low area of roof, making it unusable in its current position. Previous settlement has damaged the stair, which was poorly repaired in a rudimentary way using a small piece of timber (Fig. 4).

The landing deck in-front of the window, will be removed simplifying this area whilst retaining the original structural beam so the stair itself can remain untouched.

The deck then gently curves towards the wall, with a newly-inserted handrail, whilst the bottom of the wall is cut away to make the tighter steps to the second floor more generous (Fig. 1)

This is achieved through corbelling the existing brick wall, and maintaining the existing lintel above, before covering in plaster to soften the edge and echo the curved ceiling element on the ground floor.

Fig. 1 Sketch of view across stair between first and second floors, with the window uncovered, original stair structure retained, and low corner of narrow landing to 2F removed and plastered as an arch

Fig. 2 Existing stair photo from 1F, with landing cutting across window and tight turn to the right hand side heading up to the 2F

Fig. 3 Previous repair to top banister

Proposed Alterations To House

Second Floor



Fig. 1



Fig. 2



Fig. 3



Fig. 4

The low ceiling height of the rooms on this floor makes the spaces feel significantly less generous than the rest of the house, which will be improved by removing a doorway to enclose the guest bedroom as a cosy space of rest.

The room at the back will become the client's private study, a requirement of a house this size today. To adapt the space to meet this need, the modern plasterboard ceiling will be removed from the rear room to reveal the existing butterfly roof's ceiling structure above.

This will allow the room to feel more comfortable, whilst still retaining the original hierarchy of lower ceiling height in this space through the retained timber structural line.

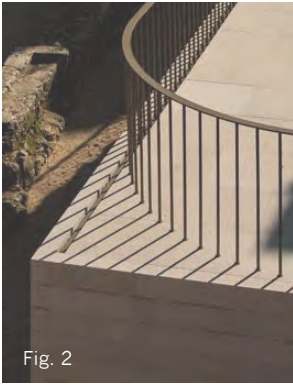
The bathroom has a single window orientated towards Hampstead Heath, which also includes a number of neighbouring roofs.

A small window will be introduced opposite the study door to allow a carefully framed view of the Heath, capturing the treetops and sky whilst avoiding overseeing the rest of the street.

This introduces an invaluable window looking to the North that doesn't necessitate using the bathroom to enjoy.

- Fig. 1 Proposed picture window sketch
- Fig. 2 Exposed original joists over a restrained period room in Ironmongers' Quarter by JTD
- Fig. 3 Existing view from 2F bathroom window looking North-East
- Fig. 4 Existing rear room with modern plaster-boarded low ceiling

Proposed Extension Scale and Appearance



The existing window opening with arched lintel is revealed by removing the modern glazing and extending the original opening down to the Kitchen floor level. In order to retain the original external doors from the ground floor, the extension is lowered and timber structure above exposed.

A walk-on skylight above the kitchen door improves light-levels in what is currently a dark room, whilst glazing above the raised area adjacent to the proposed bathroom likewise lightens a dark corridor.

The light-tone stone walls are similar in colour to the existing brick mortar, whilst the exposed timber window frames and ceiling add a warmer material allowing for a comfortable dining space.



Fig. 1 Corner House, London by 31/ 44 Architects, contemporary re-imagining of a 19th c town house

Fig. 2 Pombal Castle visitor's centre by Comoco Arquitectos

Fig. 3 The Orchestra at Vauxhall [Georgian pleasure gardens] by Canaletto

Fig. 4 Existing front facade cornice detail

Fig. 5 Contemporary column at the Chia Ching Mausoleum by Carlos Castanheira and Álvaro Siza Vieira

Fig. 6 Napier Street by Freadman White

Fig. 7 Shandon House by Ryan W. Kennihan Architects

Fig. 8 Existing front arched recess with inset window



Fig. 1



Fig. 2

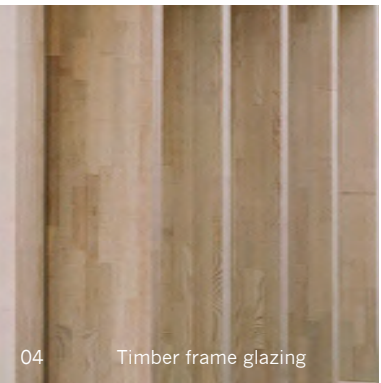
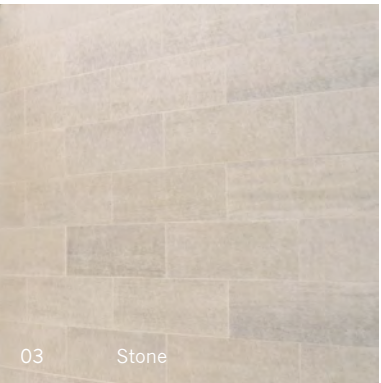
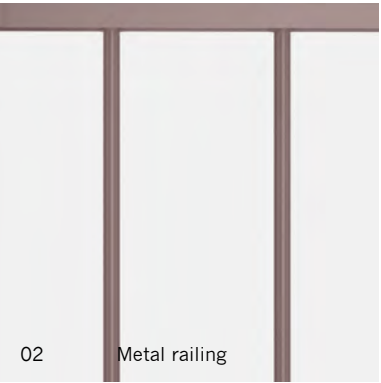
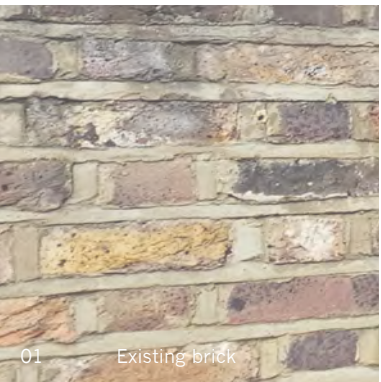
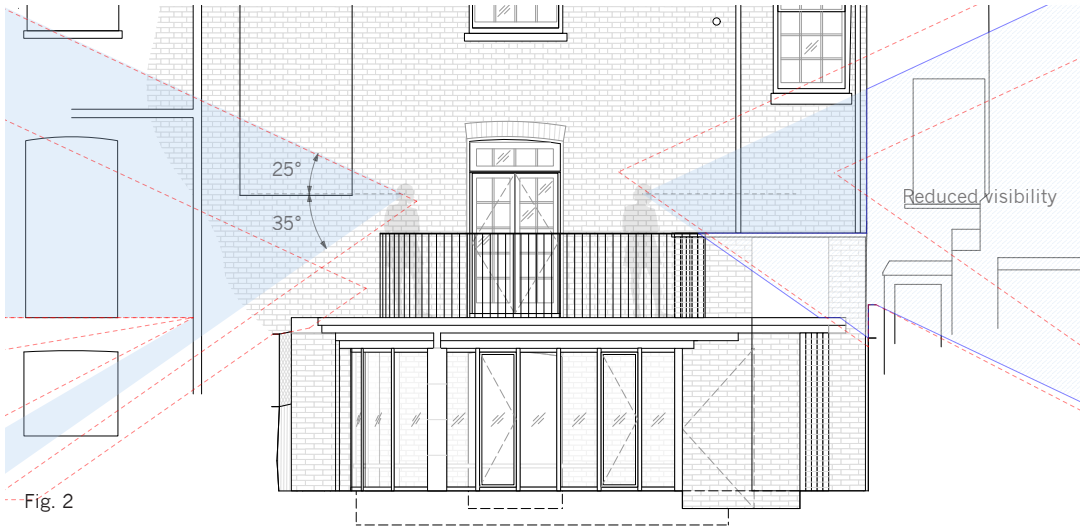


Fig. 3

The light-coloured stone will be similar in tone to the existing brick mortar, whilst the metal railing above will pick up on their warmer clay hues. The timber glazing externally allows for a classically formal exterior which recedes into the background without overpowering the existing restrained Georgian elements.

The existing downpipe cuts across the window to the second floor rear room (Fig. 2), and is highly visible running diagonally along the wall of neighbour at No. 43 (Fig. 3). This and the adjacent soil vent pipe will be re-routed to run along the rear elevation of No. 44, clearing the view from inside and the terrace, which would be painted to match the previous to ensure similar feel to No. 45.

Fig. 1 Proposed rear extension sketch,
view from private rear garden
Fig. 2 Proposed rear materiality sketch
Fig. 3 Indicative material swatches



The existing terrace allows for a view over the neighbouring garden of No. 45 to the West, whilst the external stair also looks over into their garden (Fig. 1 & 3).

There is also a limited view to the garden of no. 43 to the East, although this is significantly reduced by their extension projecting beyond the terrace (Fig. 1).

The proposed terrace railing is pulled back on the Western side, and the removal of the exterior stair further reduces the area of neighbours' garden that is overlooked (Fig. 2).

Further to this, the introduction of a parapet wall at railing height, whilst shifting the terrace away from the neighbouring boundary, significantly reduces the chance of overlooking to the East (Fig. 2).

As the roof curves away from the fences on both sides, there is no impact on overshadowing past the neighbouring extension to the East, or the garden of No. 45 to the West.

Fig. 1 Existing extension overlooking
Fig. 2 Proposed extension overlooking
Fig. 3 Existing view from terrace on extension roof towards no. 45



Jonathan Tuckey Design has garnered an international reputation for working with existing buildings and structures. We are an architecture practice that specialise in historic renovation, sustainable intervention and combining contemporary design with layers of built heritage to explore ways in which old and new can co-exist and elevate one another. We have a perceptive understanding of local vernacular and context, materialising in a substantial international portfolio spanning residential, cultural and commercial projects.

The practice is one of the UK's leading advocates for remodelling old buildings for modern uses, specialising in working with listed buildings within conservation areas. The practice does this in ways that reveal what buildings from different eras mean to us today whilst remaining sensitive and respectful to the existing structures.

Recent examples of our Grade II listed projects located in London and the UK are:
Upper Wimpole (Fig. 1 & 2), Yew Tree Cottage (Fig. 3), Wool Hall (Fig. 4), and Office in Knightsbridge (Fig. 5)

- Fig. 1 Hans Road, London by JTD
- Fig. 2 Hans Road, London by JTD
- Fig. 3 Yew Tree Cottage, Wiltshire by JTD
- Fig. 4 Wool Hall, Somerset by JTD
- Fig. 5 Office in Knightsbridge by JTD

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