

HOPKINS HOUSE, 49a Donwshire Hill, London NW3 1NX

Installation of an Air Source Heat Pump in the garden to replace a gas boiler as the main heat source

Design & Access Statement



April 2024
Rev_0

The Proposal

Built as a family home in 1975-6 by the architects Michael and Patty Hopkins, the house also served as their office until the early 1980s.

The house occupies a gap between Victorian mansions typical of Hampstead and the Regency villas that makes Downshire Hill distinctive from the rest of the village. It presents a sensitively unobtrusive one-storey façade to the street, with a second floor tucked below.

The low thermal capacity of the house and use of Venetian blinds resulted in controllable solar gain and acceptable heating bills, something considered in the initial design of the house as a response to the energy crisis of 1973-4. The glass skin was replaced with double-glazing in about 2009. The house won a RIBA award in 1977 and a Civic Trust Award in 1979.

The current gas to air heater has reached the end of its service life and an Air Source Heat Pump is being considered as a more sustainable way to provide the heating to the house.

The proposed air source heat pump (refer to manufacturers details) will help provide a high quality and sustainable environment without adversely affecting the conservation area.

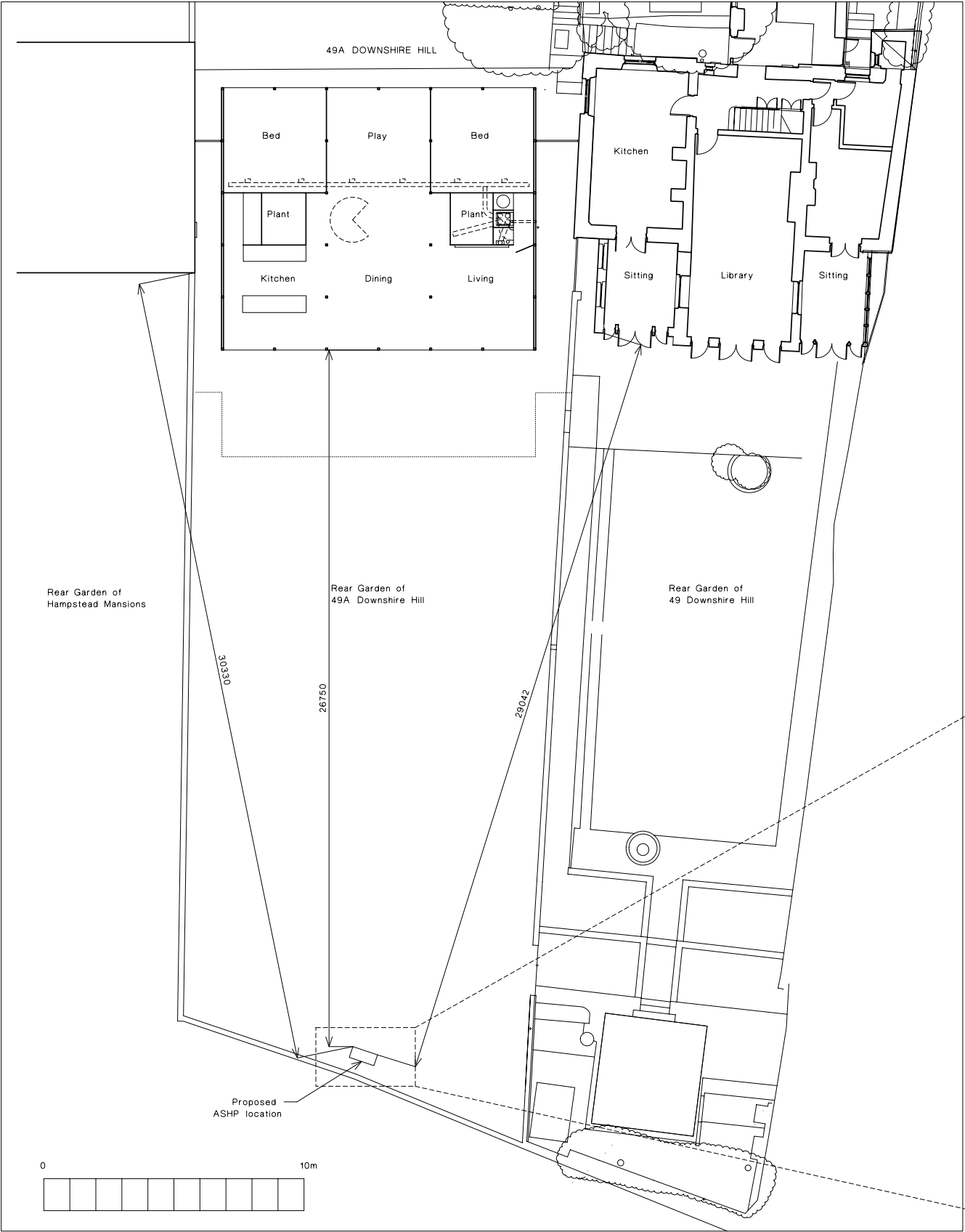
An acoustic report has also been prepared and submitted separately in support of the application.



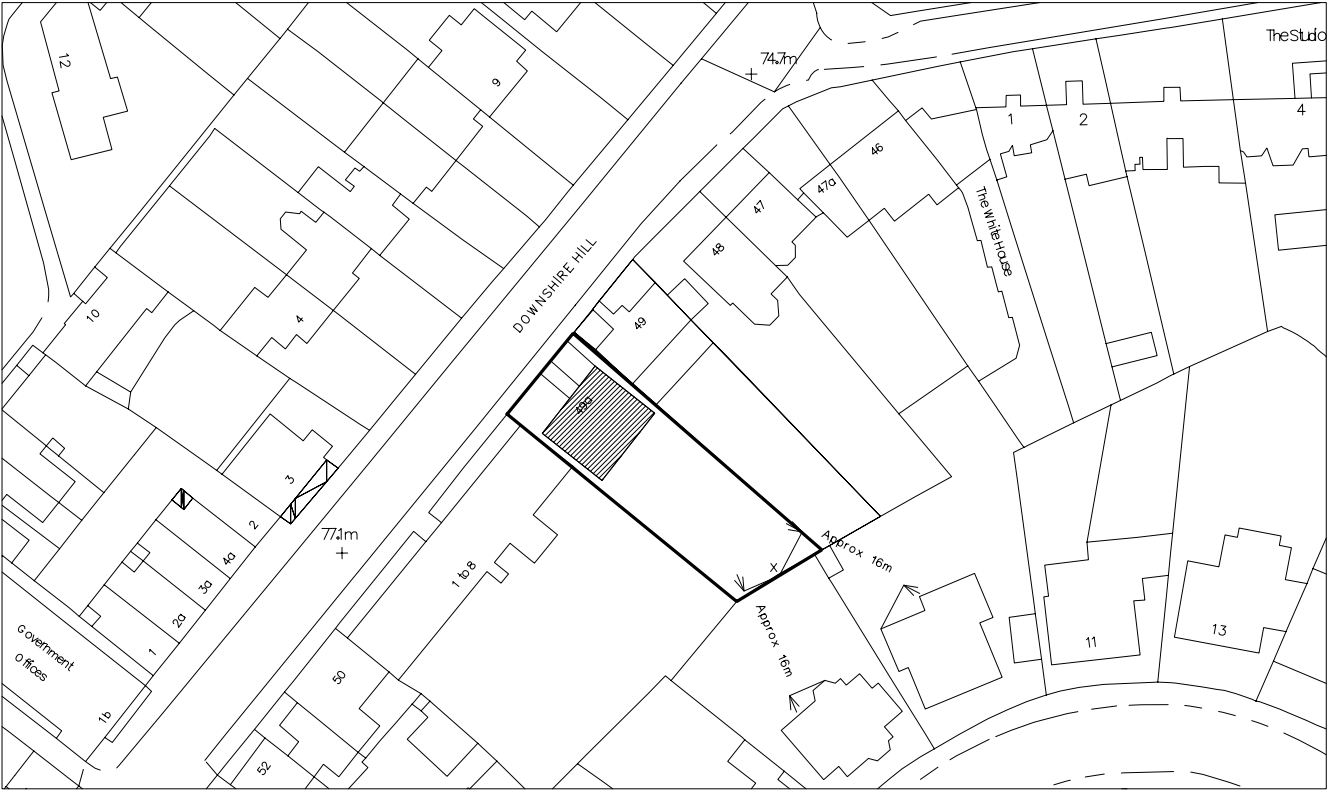
Location Plan



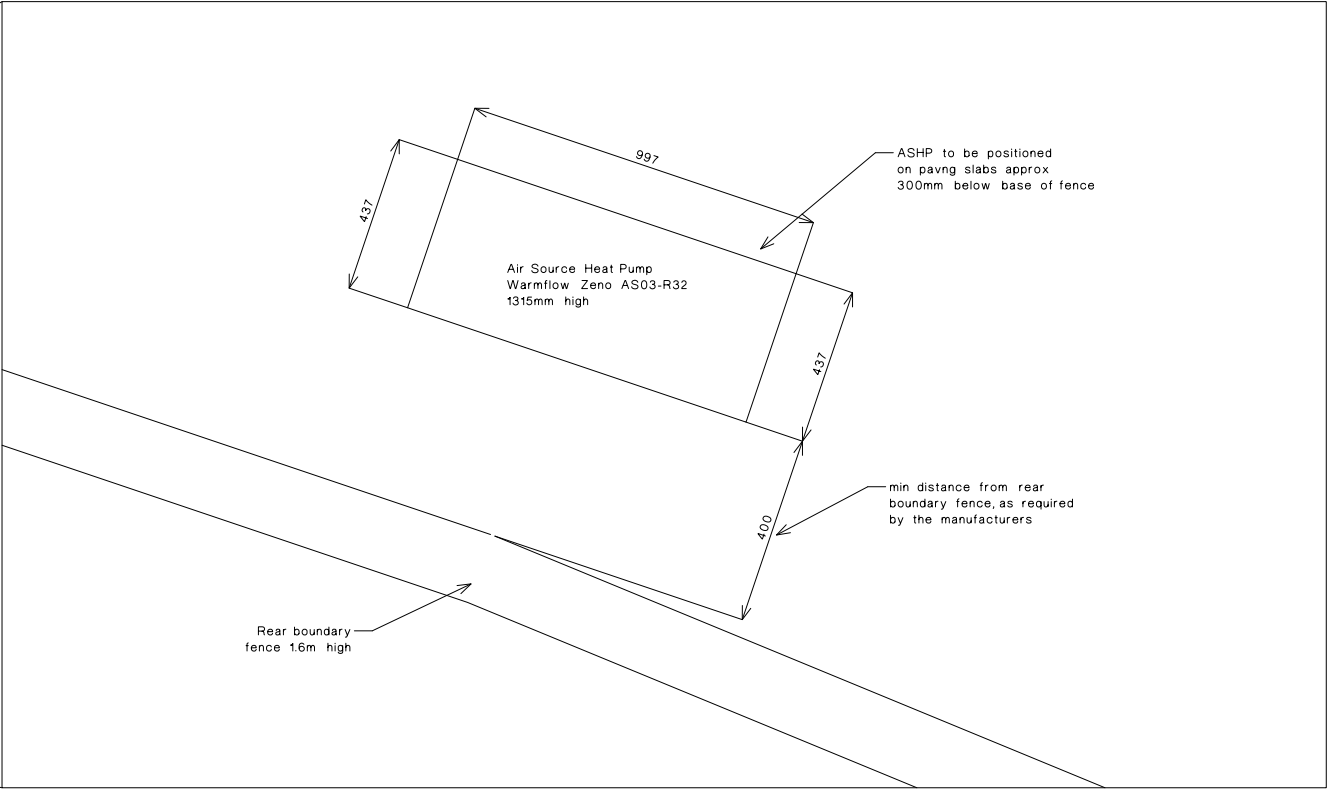
Location Plan



GARDEN LEVEL PLAN 1:100



LOCATION PLAN 1:100



AIR SOURCE HEAT PUMP PLAN 1:10