

Job Ref: 957
July 2024
Rev: A

Heritage Statement 15 Downshire Hill, NW3 1NR

This report has been produced by Paul Archer Design on behalf of our client Wanyun (Catherine) Gu. This report aims to describe the scheme design for the proposed alterations to 15 Downshire Hill in support of the Listed Building Consent application made to the local authority for those alterations.



Fig.1: Front elevation of 15 Downshire Hill

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1.0 Site Assessment

Conservation Area in the London Borough of Camden **Hampstead**

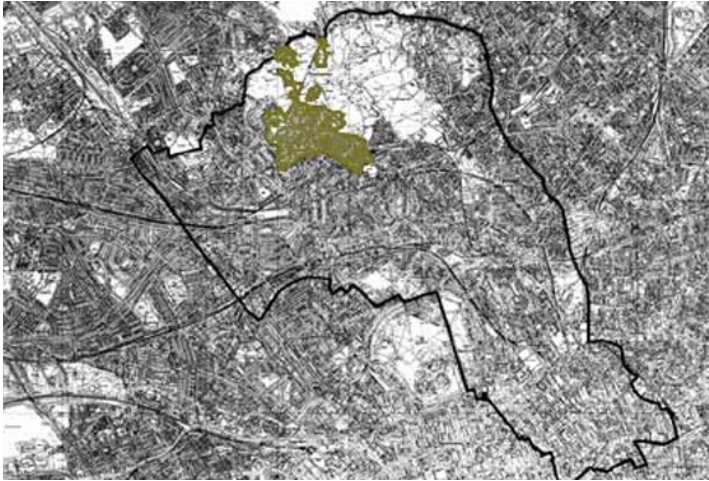


Fig.2: Map of Hampstead Conservation Area (Hampstead conservation area statement)

Hampstead extends from North London to Finchley Road to Highgate. The Hampstead Conservation area was designated on 29th January 1968. It consists of a large number of listed buildings and buildings of architectural interest, the street pattern of the original village, an unusual topography providing an important skyline and proximity to open space.

15 Downshire Hill is located south of Hampstead Heath, between Rosslyn Hill and Willow Road. Across the road from no.15 is St. John's Downshire Hill church. No. 15 and attached garden wall are noted as being listed in the Hampstead conservation area statement.

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1.0 Site Assessment

15 Downshire Hill is an end of terrace grade II listed building. The building consists of three floors. The main access is from the ground floor level.

No.15 Downshire Hill and attached garden wall, railings, gate piers and gate are listed in the National Heritage List for England as:

End of terrace villa. Early C19. Stucco. Hipped slated roof with projecting eaves and tall chimney-stack to left. 3 storeys 2 windows. Square-headed recessed doorway with patterned overlight and panelled door. To left, a projecting 2-storey bay with curved sides and flattened front having French doors with margin glazing, the 1st floor with a cast-iron balcony. Recessed sashes on right hand return and to rest of building. INTERIOR: not inspected. SUBSIDIARY FEATURES: attached low garden wall with cast-iron railings having spearhead and pineapple finials; gate piers and gate.

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2.0 Design Proposal

The existing building has recently been altered. These works included: replacement of damaged slate tiles to the roof, replacement of guttering and replacement of render to the front façade.

Internal alterations including repairs to internal walls due to cracking, mould and water damage. Original cornicing and skirting have not been changed.

The works have not been completed. The proposed works will complete the works by replacing the unsympathetic replacements with materials to match the original to ensure further damage to the fabric of the building is stopped.

The materials proposed are sympathetic to the area.

3.0 Assessment of Impact

The proposed works have been considered to provide a positive improvement to the building and restore its historical value.

The alterations to the roof and walls protect the building from disrepair which in turn enhances the continual architectural interest of the building.

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2.0 Relevant Photographs



Fig.3. External front view .



Fig.4. External Rear view.



Fig.5. External view of the existing walls.



Fig.6. Internal View.

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