

Job Ref: 957
July 2024
Rev: A

1.0 Introduction

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 alterations to 15 Downshire Hill in support of the retrospective planning application made to the local planning authority for those alterations. We have been appointed following alteration works to submit a planning application. We have therefore made certain assumptions of works completed for the purposes of this application.



Fig.1: Front elevation of 15 Downshire Hill

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Site: 15 Downshire Hill, NW3 1NR

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2.0 Analysis of building and context

No. 15 Downshire Hill is a grade II listed building within the Hampstead Conservation Area. It is a 3-storey end of terrace villa.

The building is unique on the street, although Downshire Hill has many various types of properties with two or three storeys.

The main access of the property is at ground level. The main access to the house is through the ground floor level.

The front of the property has been executed fully in stucco. It has a metal railing to the front which matches with other properties on the street. The roof is executed in tiles. The rear of the property is executed fully in stucco.



15 Downshire Hill

Fig.2: Aerial view (Google Maps)

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2.0 Analysis of building and context

Owing to a lack of maintenance and neglect by the previous owners (NB The house was gifted to Cambridge University and no maintenance work was done during its ownership, the property was entirely rented and managed by 3rd party for that duration. It was then purchased by Ms Gu summer of 2023), the house is in a very poor state. These include problems with both internal and external parts of the house - where cracks, moulds and water stains are clearly visible and documented throughout the house. Alongside this, the roof was leaking with inspections by several contractors saying all gutters and fascia boards need to be replaced; lights were pouring from outside into the attic and the timber roof structure had dry rots from decades of poor maintenance. The problem of the current roof leak was first noted by the neighbour who immediately reached out to Ms Gu as a matter of emergency as photographs of water pouring down to the front part of neighbouring property was shared, seeking the client to resolve the issue immediately. Though note interior ceiling on the top level already has water stains when the client moved in, evidencing previous roof leaks.

Several new leaks appeared in the roof causing damage to the walls and ceilings below prompting the need for extensive repairs.

The client is based in California. Upon neighbour's urgent request, she consulted several roofers for repair solutions. The client was ill advised by the contractor for the refurbishment of the roof to be carried out without planning permission as this is a case of roof repair and that this work should be carried out as soon as possible.

The alterations have replaced repaired the damaged roof and replaced the slate tiles. In addition to this, internal alterations have been made to repair the cracks and water damage caused by the damaged roof. All cornicing and internal features have been kept.

The works were made in order to stop further damage to the historically significant building.

However, the work made to date has not completed the works needed in order to fix the damaged roof as there are still holes which allow air and water through.

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3.0 Design Proposal

Our proposal is to complete the repair work by:

Replacing interlocking slate tiles with natural slate tiles to match pre-existing,

Replacing plastic guttering with metal gutters to match pre-existing,

Fixing holes around the perimeter of the roof allowing for controlled ventilation to prevent condensation,

Adding mineral wool insulation to the loft,

Replacing the cement render to the front façade with lime render to match the pre-existing render,

Completing paint work to the internal walls and ceilings to repair areas with water damage.

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4.0 Previous Planning Applications

2019/5228/L St Johns Church Downshire Hill- Replacement of the lath and plaster ceiling under the gallery, as well as structural alterations (strengthening works). **Granted**

2011/1462/P 35 Downshire Hill- Erection of a single storey extension at ground floor level to rear elevation, with external additions and alterations to include the installation of 2 x sash window and door to ground floor side elevation of existing house (Class C3). **Granted**

2022/4161/L 39 Downshire Hill- Proposed demolition and rebuilding of existing non-original rear conservatory extension; lowering floor level of the rear portion of lower ground floor; lowering the sill of two non-original window openings at rear; creation of a new door opening at original side wall; and associated internal works to the non-original side annex. **Granted**

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6.0 Relevant Policies

National Planning Policy Framework 2021
The London Plan 2021
North London Waste Plan

Camden Local Plan 2017

Policy D2: Heritage

7.59 In order to protect listed buildings, the Council will control external and internal works that affect their special architectural or historic interest. Consent is required for any alterations, including some repairs, which would affect the special interest of a listed building.

This proposal includes repairs to the existing building.

Hampstead Conservation Area appraisal and management strategy.
No. 15 Downshire Hill is noted in the conservation statement as a listed building.

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7.0 Practice Profile

Paul Archer Design are an architectural firm formed in 1999, specialising in bespoke architectural and interior design. Our focus is on high quality residential projects with a commitment to well considered contemporary design. The quality of our work in this sector is recognised in the widespread publication of completed projects as well as the number of design awards received.

Approximately 90% of our projects are refurbishments, alterations and extensions to historic, often listed buildings. Therefore, we have established a good reputation in adapting and enhancing the historic fabric and integrating elegant contemporary design within similar settings in central London. We are often retained throughout the build process ensuring that details are executed in the specified materials and as per the agreed drawings. Included below are examples of some of our built projects which have relevance to this project.

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8.0 Examples of Work



Rear extension , Hampstead



Listed building with garden room , Lancashire

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