



Design and Access Statement

*30 Downshire Hill
NW3 1NT*

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INTRODUCTION

No. 30 Downshire Hill is a Grade II listed terrace house located within the Hampstead conservation area.

The house was built c.1800's-1830's The original front elevation remains almost completely intact whilst the rear has been extended at some stage pre 1948. The interior has been largely altered over time and few of the original features remain.

The alterations we purpose in this application are to maximise current internal space through the reconfiguration and refurbishment of the lower ground level. A small scale extension to lower ground and ground floors will provide additional living space whilst improving the current internal layout; creating an overall more coherent and usable space.

It is both our intention and the client's desire to maximise the potential of the existing building and improve its livability without impacting or distracting from the historic fabric of the building.

LOCATION

30 Downshire Hill
Camden
Greater London
NW3 1NT



fig 1. Location plan (not to scale, see 335-100-E)

SITE

30 Downshire Hill falls within Hampstead Conservation Area and the Willoughby Road and Downshire Hill sub area.

The house is south/East facing onto Downshire Hill and is in close proximity to Hampstead Heath

The Property is Grade ii listed and forms part of a continuous terrace set back from the street and dating from the early 1800's. The front elevation is 3 storey brick construction with an additional lower ground floor. The roof is pitched and hipped on the eastern flank.

Downshire Hill has a varied and interesting street with many historical and listed buildings as well as some interesting Modern Houses including Number 13 which is

WILLOUGHBY ROAD AND DOWNSHIRE HILL CONSERVATION AREA

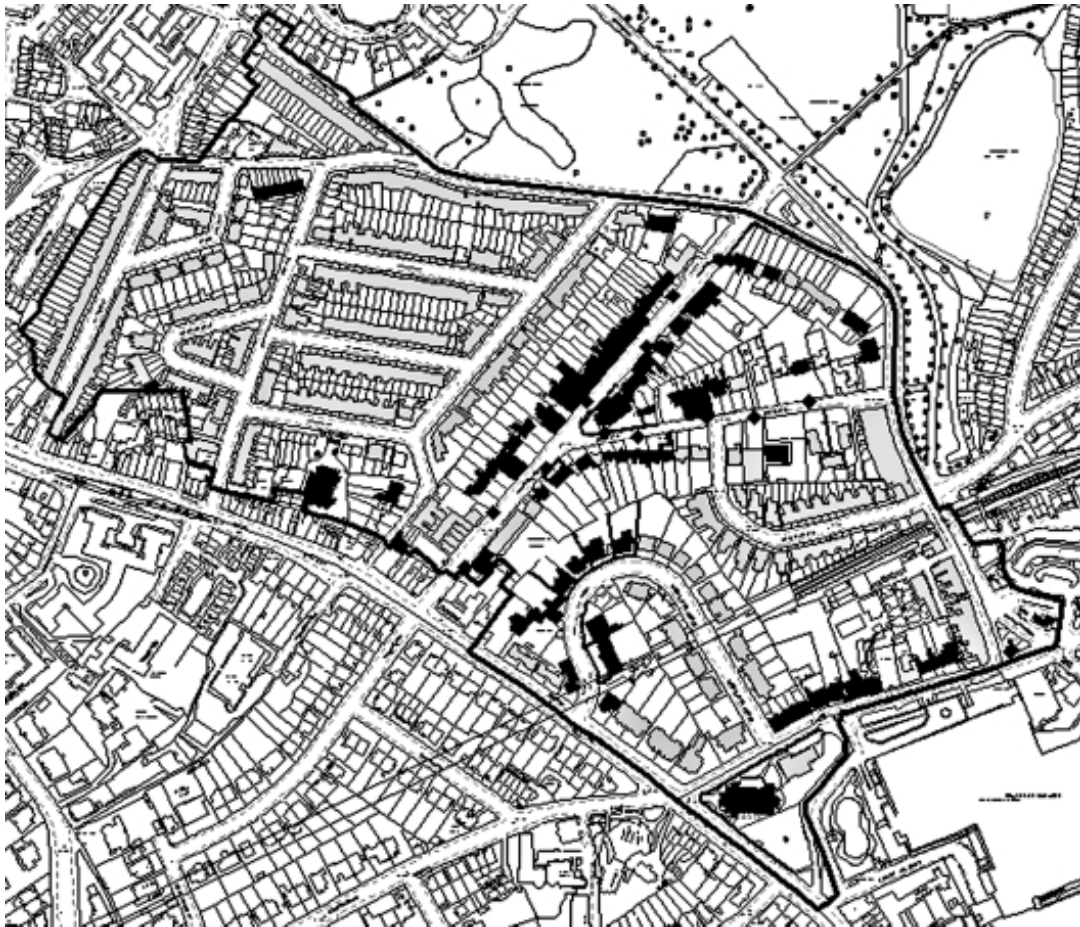


fig 2. Conservation Area Plan (not to scale)

an early modernist House and Number 49A known as the Hopkins house which is high tech in design.

There have also been many recent rear extensions on the street of varying styles and mainly modern.

ABSTRACT FROM HAMPSTEAD CONSERVATION AREA STATEMENT

Keats Grove, Downshire Hill and the stretch of South End Road that links them were developed in the early 1800s around the elegant chapel of St John's. Most of the houses date from that period, and are listed. They range from tiny cottages to quite substantial villas of brick or stucco, detached or combined in informal terraces in a variety of classical styles or the Gothic of Nos.7 & 8 Downshire Hill. All are set in spacious front gardens defined by low walls, hedges or railings. These gardens, the numerous mature trees together with quality and variety of the houses give the area a strong identity.

Downshire Hill - The road slopes down towards the Heath from Rosslyn Hill and is fairly broad with houses set back behind lush front gardens. Looking along the street low brick walls with piers and railings link the boundaries and create a unified streetscape.

There is an abundance of quality in the buildings with 48 listed houses, mostly from the early 19th century. The majority are stuccoed and as Pevsner says "the delightful thing is the preservation of so much, yet no uniformity". Heights vary between two and three storeys and there is a profusion of ironwork on the facades and the front boundary. Two types of roof predominate - hipped roofs with projecting eaves or parapets. Placed at the centre is St John's Church (listed grade I) whose entrance faces the junction of Keats Grove and Downshire Hill. Built in 1818-23 as a proprietary chapel it is stuccoed. Here and there newer houses have been built, all of which fit comfortably into this relaxed setting; Nos.50&51 (listed) a pair of terraced mid 19th century stucco houses; a fine row of red brick properties with ground floor shops at No.1,2a,3a,4a; Hampstead Hill Mansions (1896) in red brick with a scrolled pediment above the entrance; the imposing side elevation of the listed Police Station on Rosslyn Hill; No.40a an 1880s red brick insertion - all reflect the increasing density of later 19th century development along the High Street and Rosslyn Hill.

The Freemasons Arms terminates the Heath end of Downshire Hill. This Georgian style building with bold hipped roof and chimneys replaced a succession of earlier pubs on the site in 1936. Other distinguished modern buildings include Sir Michael Hopkins steel and glass box at No.49a Downshire Hill (1975), discreet with the ground floor set well below street level and vegetation masking the building. No.13a by MJH and Charlotte Bunney (1936) was built next to the side wing of No.13 and has a painted two storey façade and elegant roof detail that blends into the road.

DESIGN PROPOSAL

Our proposal is for a rear extension at ground and lower ground level, along with internal reconfiguration and refurbishment of the interior. Our aim is to ensure that the original house remains clear and of its time and that the interventions are obvious and equally clear. You should be able to understand the original layout of the house by its treatment. The main external works are to the rear and form a small infill extension over two floors with the upper level being almost entirely glazed and transparent. The following list describes the proposed works.

- With the exception of the kitchen, all rooms will be sympathetically redecorated. Skirting, ceilings, flooring, doors and plaster work will, where necessary, be restored or replaced as appropriate. Chimney breasts and fireplaces will be retained and where necessary restored to their original design.

Lower ground:

- Provide a lower ground infill extension to the rear approx. 2/3rd width of house and extending to 3m and no further than the existing closet extension.
- replace and reconfigure the existing kitchen plan and reinstate a wall between existing kitchen and dining room.
- Create a bedroom in place of the existing dining room.
- Introduce full height sliding glazed door to the rear, this will allow the internal space to extend into the garden and improve light levels.
- create a bathroom from one of the front vaults while retaining its character.

Ground:

- Provide a fully glazed and frameless conservatory at the rear with a knock through from the existing rear room. The opening would be as existing and the rear wall would be obvious.

First Floor:

- The First floor is largely unaltered other than the renovation of the bathroom on the staircase landing

Second Floor:

- The small second bedroom at second floor level will become an en suite.

Overall the proposal aims to create a more coherent design, improve the internal circulation, increase natural daylight levels and maximise the internal space to improve the usability and livability of the house.



fig 3. rear view from garden.

AMENITY

Although there is a small loss of outside space due to the extension, there is ample space to the rear of the property and the existing arrangement creates an awkward space that is of limited use.

The large glazed doors and the use of frameless glazing to the proposed extension will improve access to the garden visually and physically.

The densely vegetated gardens, as seen in fig 3, will further minimise the impact of an additional extension of the rear of No.28 to neighbouring properties.

The proposed extension is seen as a lightweight transparent glass infill which would not project beyond the existing rear closet extension and therefore would appear subservient.

Our proposal will have no impact to views of the property from the street.

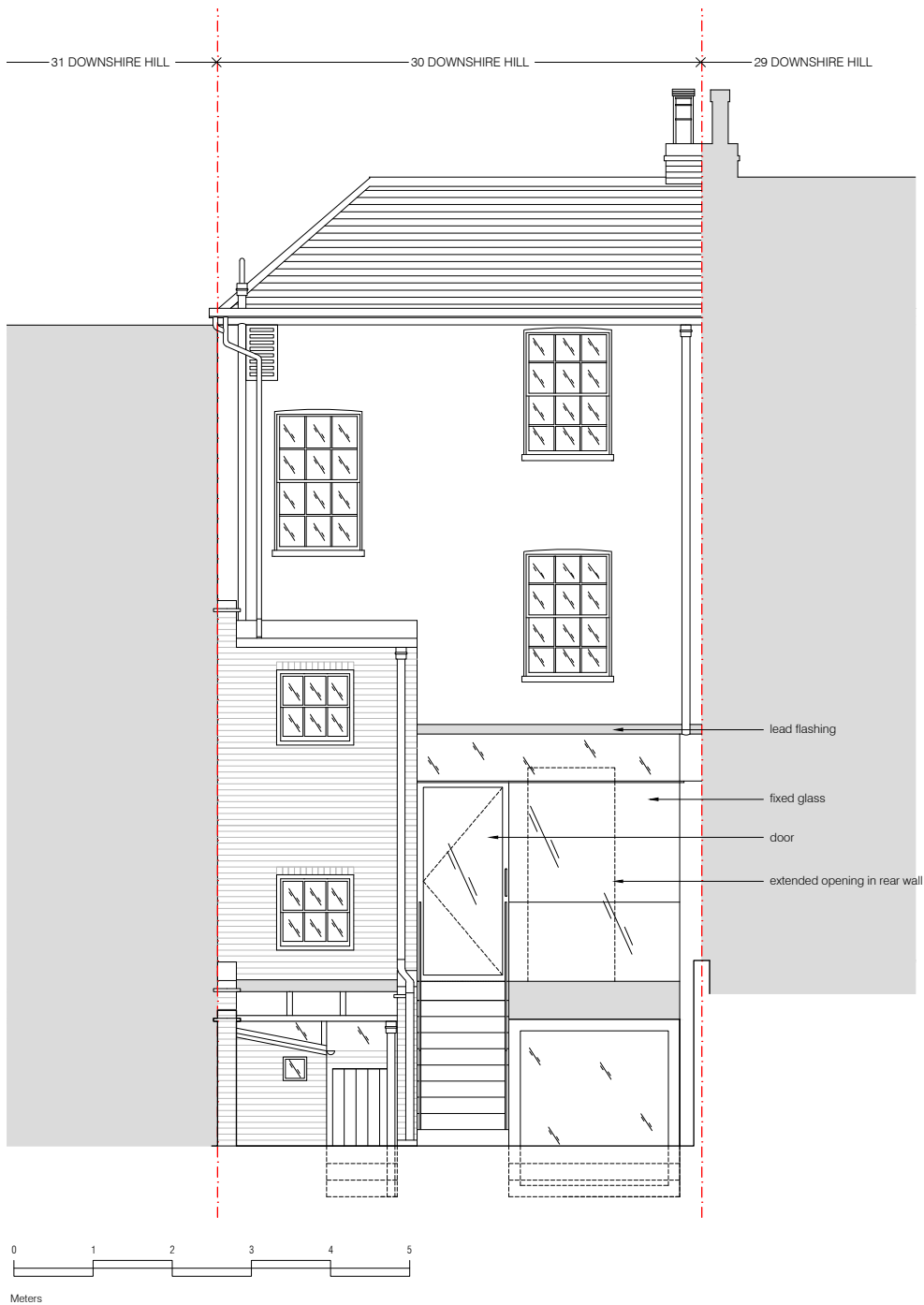


fig 4. proposed rear elevation (not to scale, see 335-201-P)

MATERIALS

At lower ground we have made a conscious decision to retain original chimney breasts and fireplaces. This combined with the original rear wall and rear wall openings will ensure the history of the building is clearly evident, and provide a more distinct line between old and new spaces.

The extension will use a limited palette of high quality materials that will compliment the character and appearance of the existing building.

the extension will appear primarily as a glazed structure with painted steel detailing.

SUSTAINABILITY

It is our aim to use the renovation and extension of the building as an opportunity to minimise the energy requirements of the house. We aim to employ the following sustainable elements:

- Super insulate the new extension where possible.
- Use glazing with high thermal performance whilst maximising daylight with the ground and lower ground.
- Utilise rainwater collection to water the garden
- Use low energy lighting solutions

ACCESSIBILITY

Front access to the renovated house is unchanged from the existing.

The proposed full height doors at ground and lower ground improve accessibility to the garden and the steps are wider and more useable

The connection between the proposed kitchen extension and existing conservatory will provide a more direct access route to the garden from the ground floor kitchen and living space.

The proposed design achieves greater daylight factors within the plan, providing a more even distribution of natural light throughout the ground and lower ground floors of the property.