

43 DOWNSHIRE HILL

LONDON NW3

The property is Grade II Listed, with the following listing:

TQ2785NW DOWNSHIRE HILL

798-1/28/335 (South side)

14/05/74 Nos.41, 42 AND 43

*and attached garden walls, railings,
gate piers and gate*

GV II

*Terrace of 3 cottages. Early C19. Multi-coloured stock brick,
Nos 41 & 42 with patched 1st floors and parapets. 2 storeys. 2
windows each. Round-arched doorways with patterned fanlights
and part-glazed panelled doors; Nos 41 & 43 have C20 prostyle
porticos. No.41 with additional service entrance, now blocked.
Gauged flat brick arches to recessed sashes. No.43 has window
to right of porch incorporating a patterned fanlight head.
Parapet with recessed panels above windows.
INTERIORS: not inspected. SUBSIDIARY FEATURES: attached low
brick garden walls with cast-iron railings having urn finials;
gate piers and gates.*



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There are no records of any listed building consent applications on-line. There is an existing extension at the rear which it appears was built before 1975 as it can be seen on the photo below.



*Photograph of 41 - 43 Downshire Hill dated 1958,
from the London Metropolitan Archives*



*Photograph of 42 Downshire Hill, with view of part of 43, dated 1975,
from the London Metropolitan Archives*

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The property is in reasonable condition throughout. However, there is no bathroom serving Bedroom 1 or 2 as the only bathroom on the first floor is an ensuite.

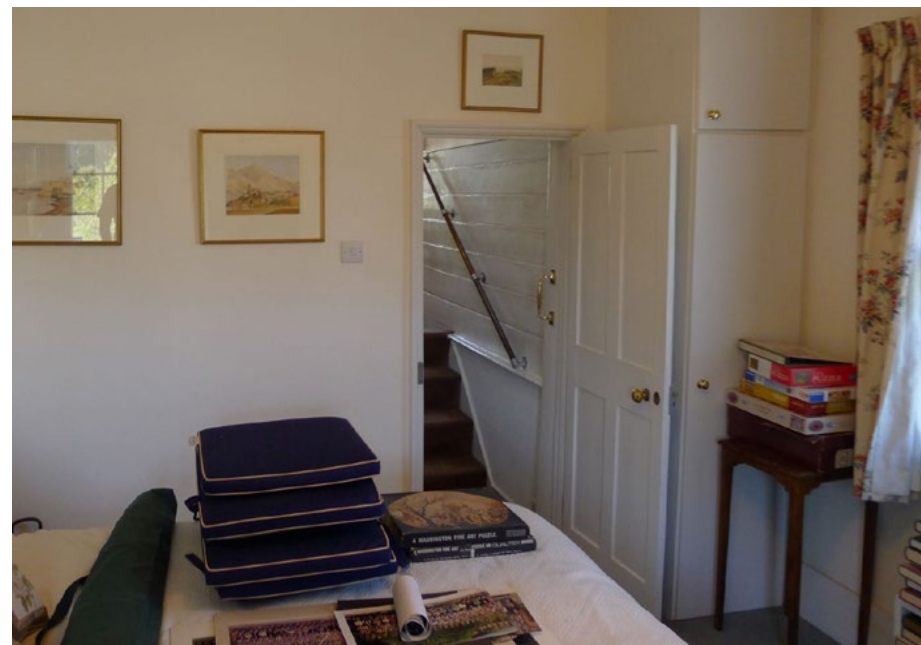
The proposals seek to remove the existing ensuite shower room and replace it with a new bathroom which could be accessed from the hallway. The boiler is located in the ensuite, and this would also be relocated into a new cupboard opposite the bathroom.

The existing ensuite is not part of the original building fabric, and was installed approximately 15 years ago. The partitions, sanitary ware and tiled finishes would be carefully removed. The walls would then be made good, skirting to match the existing added where required, and the room redecorated.

The new bathroom would be formed in timber stud partition. Details of the proposed floor build ups and drainage runs can be seen on drawing number 1095 APL 003, showing that care would be taken to retain the existing floor joists, ceilings and floorboards. New skirtings would be added to match the existing. The existing bedroom door would be re-used as the new bedroom door, and the existing shower room door would be used as the new bathroom door. New architraves would be added to match the existing.



Photograph of the existing ensuite fittings and boiler cupboard.



Photographs of the existing bedroom and existing ensuite.