

heritage statement

Document Reference: 1721HS

Erection of a single storey timber outbuilding for ancillary residential purposes, within the rear garden of the grade II listed building: 22 Downshire Hill, London, NW3 1NT

SETTING

The application property is grade II listed and situated in the Hampstead Conservation Area next to a number of other listed properties.

Listing description

Nos.21 AND 22 and attached garden walls, railings, gate piers and gate

Pair of terraced houses. Early C19. Yellow stock brick with stucco 1st floor sill band. 3 storeys and basements. 2 windows each. Gauged brick round-arched doorways with patterned fanlights and panelled doors. Gauged brick flat arches to recessed sashes; 1st floor with cast-iron balconies. Parapet.

INTERIORS: not inspected. SUBSIDIARY FEATURES: attached low brick garden walls with cast-iron railings; gate piers and gates.

Hampstead Conservation Area

The Hampstead Conservation Area was designated in 1968 and subsequently extended in the 1970s, 1980s and Downshire Hill forms part of the original designation and was therefore one of the earliest areas to be given conservation area status in the country following the passing of the Civic Amenities Act 1967.

The Council's Conservation Area Statement describes Downshire Hill as follows:

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.

DEVELOPMENT

The outbuilding is a simple neat rectangular timber building. Its contemporary front elevation addresses the main building whilst remaining unobtrusive. The natural materials and muted tones of browns reduce its impact to the garden. It is a modest contemporary structure using natural sustainable materials. Premium grade western red cedar is used for the cladding which naturally weathers to an attractive silvery shade. The windows are Scandinavian laminated pine painted a subtle earthy grey tone.

IMPACT

The proposed extension to the rear raised level can not be seen from the main elevation of Downshire Hill. The wording of the List Entry suggests that it is only the front garden walls which are 'attached with railings' that are implicit in the listed status. We therefore suggest that the extension of the existing rear raised level does not have an adverse affect on the overall character or appearance of the listed building.

The terraced houses along Downshire Hill are not consistent in their architectural style. Many of the properties have extensions of various sizes and heights featuring a variety of architectural styles.

Although the general proposal is not consistent with the classic style of the main living accommodation to which it is subservient, it will be read as distinct and should sit comfortably in its setting. As the proposal lies in the back garden in will have no impact on the streetscape. It is considered it will enhance the site and surroundings. As such we conclude that the development will not have a negative impact on the character and appearance of the conservation area or the surrounding listed buildings.

Appendix 1.

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NUMBERS 21 AND 22 AND ATTACHED GARDEN WALLS, RAILINGS, GATE PIERS AND GATE List Entry

Number: 1067400

Location

NUMBERS 21 AND 22 AND ATTACHED GARDEN WALLS, RAILINGS, GATE PIERS AND GATE, 21 AND 22,
DOWNSHIRE HILL

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-May-1974

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 477092

Asset Groupings This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

CAMDEN

TQ2685NE DOWNSHIRE HILL, 798-1/27/325 (North side) 14/05/74 Nos.21 AND 22 and attached garden walls, railings,gate piers and gate

GV II

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INTERIORS: not inspected. SUBSIDIARY FEATURES: attached low brick garden walls with cast-iron railings; gate piers and gates.

Listing NGR: TQ2698885756

Selected Sources

Legacy Record - This information may be included in the List Entry Details.