

Charlton Brown
Architecture & Interiors

HERITAGE STATEMENT FOR;

35 DOWNSHIRE HILL, LONDON, NW3 1NU.
(1910/PPS5)

(works to one of a pair of semi-detached houses,
both Grade II Listed)

Thursday 27th July, 2019

*“Works to remove interior wall of garden WC,
replace door with a new window and skylight to
be installed in flat roof section.”*

Charlton Brown Architecture & Interiors

1.0) Analysis of the significance of the history and character of the building:

The Local Authority's website, Listed Buildings section, lists 35 and the contiguous 34 Downshire Hill as a;

'Semi-detached pair of houses designed to appear as one house. Early C19. Yellow stock brick. Slated shallow hipped roof with stucco band at eaves and central squat chimney-stack. 2 storeys and basements. 2 windows each; No.34 plus C20 1-window recessed side extension in similar style. No.35 with garage extension. Entrance bays recessed as is the central bay. Squareheaded doorways having overlights with margin glazing and panelled doors. Gauged brick flat arches to recessed sashes.'

The interiors of 34 and 35 Downshire Hill were not inspected as a part of the listing process. The Local Authority has not had an issue with any of the internal alterations to 35 Downshire Hill previously proposed by Charlton Brown Architects.

The Local Authority's website, Listed Buildings section, lists the subsidiary features of 35 and the contiguous 34 Downshire Hill as an;

'attached low brick garden walls with railings; gate piers and gates.'



[figure 1] - Location Plan

Charlton Brown Architecture & Interiors

2.1) The principles of and justification for the proposed works:

The listing text is entirely concerned with the street appearance of the property and as such the alterations proposed in this application are limited to the rear of the house only and as such they will be entirely invisible from Downshire Hill.

The proposed works seek to encompass the space taken up by the garden WC within the winter garden to make it a more generous space. Due to large trees within the garden of the southerly neighbour (no. 36), a limited amount of natural light reaches the winter garden. The proposal is to replace the WC door with a new window and install a skylight above to flood the space in light.

The materials of the proposed extension are entirely restricted to the palette of materials used in the house and garden room as they currently stand. Please see [figure 2] for the existing conditions.



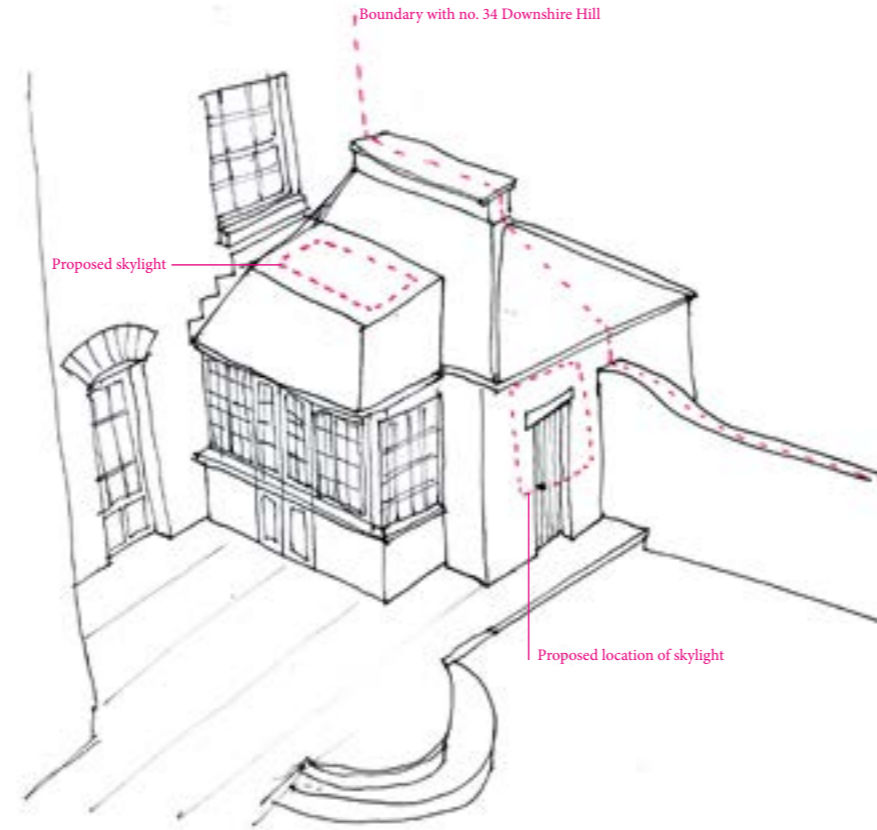
[figure 2] - Photo of rear garden

Charlton Brown Architecture & Interiors

2.2) The impact of the proposal on the special interest of the listed building and its setting and the setting of adjacent listed buildings:

Due to the design principles set out in [figure 3] we believe that the proposals in this application have a negligible impact on the existing listed building.

We believe that the proposals in this application will be entirely invisible from other listed buildings along Downshire Hill and as such there should be no affect on the setting of adjacent listed buildings.



[figure 3] - Sketch illustrating limited extent of proposal

Charlton Brown Architecture & Interiors

3.0) Schedule of Works:

A - Remove door to WC and surrounding brickwork.

B - Fill in external brick cavity wall, insert new lintels and structure to make opening for new window, reusing old bricks where possible and new brick to match texture, bond and mortar of existing as precisely as possible.

C - Insert new window as indicated in drawings.

D - Demolish interior partition of WC.

E - Make opening in flat section of roof as indicated in drawings, without affecting rafters.

F - Insert Skylight above rafters as indicated in drawings.

G - Internal making good including plastering, painting, skirting boards and architraves to match existing.

