

Charlton Brown
Architecture & Interiors

DESIGN & ACCESS STATEMENT
AND
HERITAGE STATEMENT

FOR: 35 DOWNSHIRE HILL, LONDON, NW3
1NU. (1910/DAS)

(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.”*

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1.0 Introduction

1.1 Location and context:

Downshire Hill is located in sub area three of the Hampstead Conservation Area. It is a fairly broad road characterised by houses set back behind lush front gardens and low brick walls with piers and railings which contribute to a unified streetscape.

The road slopes down from Rosslyn Hill towards Hampstead Heath. The Freemasons Arms public house terminates the Heath end of Downshire Hill.

1.2 The Site:

No. 35 Downshire Hill sits opposite the Freemasons Arms. It is one of a semi-detached pair of houses. Constructed in the early 19th Century of yellow stock brick with a slated shallow hipped roof with stucco band at eaves and central squat chimney-stack.

1.3 Listed Building Details:

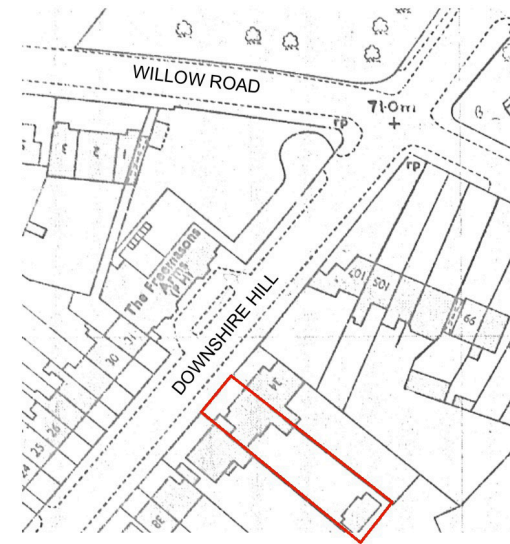
Location: (South side) Nos.34 & 35 and attached garden walls, railings, gate piers and gate.

Street: Downshire Hill.

Grade: II.

Reference No: 798-1-33128.

Date of listing: May 14 1974.



Location Plan: OS extract



Aerial View

2.0 The Proposal

2.1 This application seeks Listed Building consent to carry out minor works to the winter garden and WC at the rear of this Grade II Listed building. The significance of the heritage asset and the character of the Listed building will remain intact. The proposals ensure that no harm is caused to the character of the building or its setting. The proposed changes will not be visible from the street.

The winter garden has previously undergone alterations and extension following planning permission and listed building consent granted by Camden Council in 2011 (2011/1464/L & 2011/1462/P).

The proposed alterations will effect a partial original element and the later winter garden extension constructed in 2011/2012.

The proposals are to:

- remove one internal WC wall
- replace one modern WC timber door with a timber sash window to match the existing
- insert one new skylight into the flat roof above the winter garden (constructed in 2011/2012)

The proposals will:

- improve use of rear of the building at ground floor level by providing an additional comfortable seating area for the owner to socialise with friends and enjoy the later years of life
- increase visual connection between winter garden and external garden
- increase natural light levels into the winter garden (from the new window and new skylight)
- improve utilisation of space and inhabited feeling of space
- positively impact the aesthetic of the rear facade and the organisation of fenestration

The proposals remove:

- a disused ground floor WC which is outdated and not fit for purpose
- one modern timber garden door that leads from garden into the WC

2.2 Access:

Access arrangements are unchanged by this proposal, as there is no change proposed to the front entrance door or its approach.

The property is situated next to Hampstead Heath. Hampstead & Belsize Park tube stations are both about fifteen minutes walking distance, and Hampstead Heath Overground Station is about five minutes walking distance. Parking permits are available. Downshire Hill is within walking distance of all the amenities of Hampstead and several bus routes.

3.0 Details

3.1 The owner of no. 35 Downshire Hill, Mrs. Soars, has lived in the building for many years, ensuring its sensitive upkeep and maintenance. During this time an extension to the original winter garden was designed and constructed by Charlton Brown Architects in 2011 (2011/1464/L & 2011/1462/P). This current Listed Building application seeks further improvement to the winter garden to create a more sociable space and improve inside/outside connection without causing undue harm to the original building.

3.2 In considering the design of this proposal we have looked very carefully at the context of the site and its surroundings, with particular reference to the contiguous building of which it forms a pair, but also considering the wider setting of the sub area three of the Hampstead Conservation Area.

3.3 The proposed brick, lead roofing and window will exactly match those of the existing main house. The skylight will be more contemporary in style allowing an elegant and discrete frame to sit flush in the flat roof. The skylight will only be visible from the upper floor windows of nos. 34 and 35 Downshire Hill.

3.4 The building itself is of significant historical interest as a fine example of early 19th Century domestic architecture, which will not be harmed by the proposals. Downshire Hill is home to an abundance of quality buildings, 48 of which are listed. These proposals will have no impact on the surrounding heritage assets.

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5.0 Visuals of currently existing and proposed



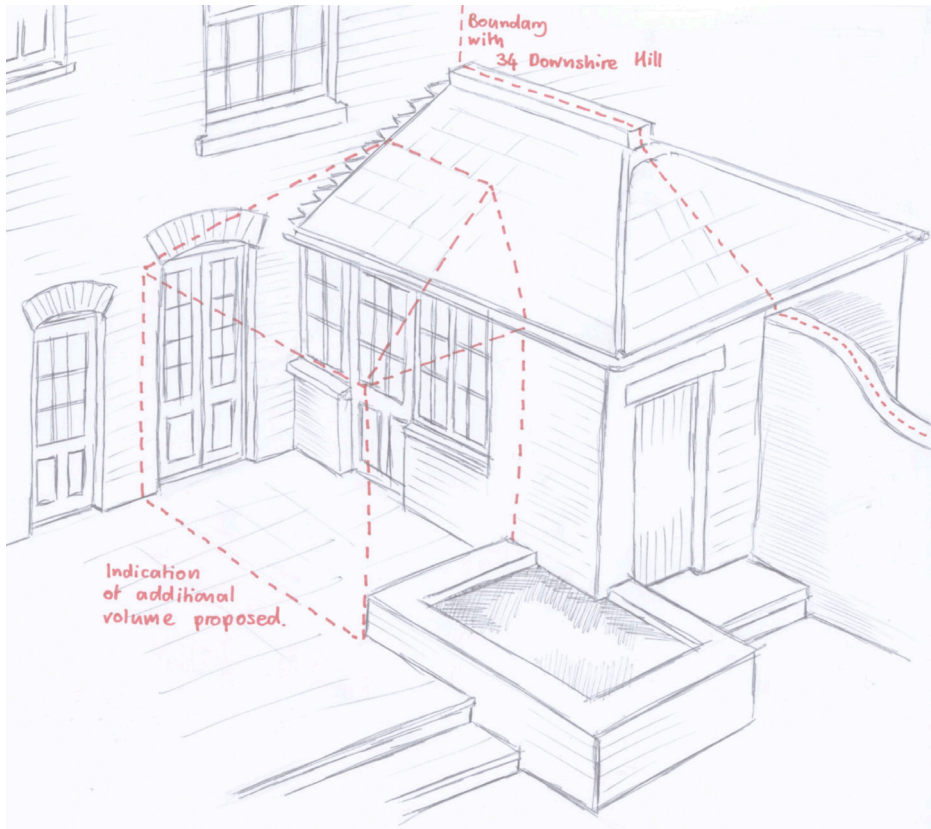
Photo of existing rear extension



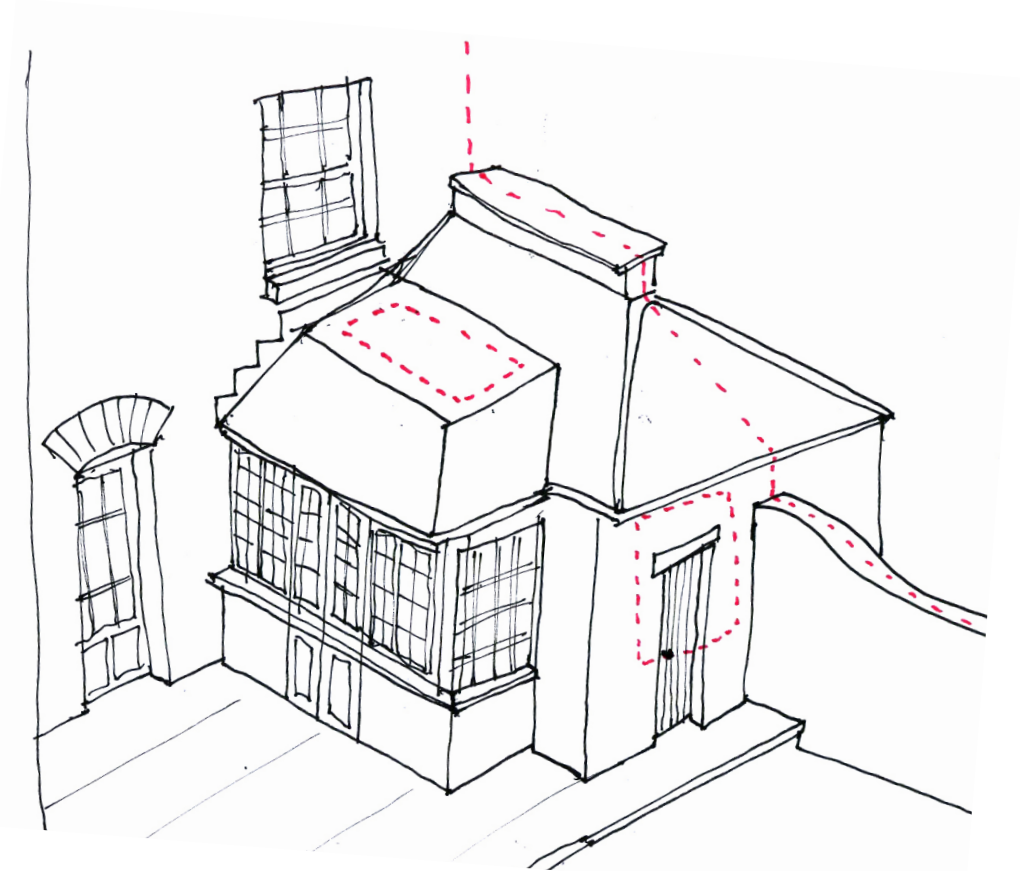
Sketch of proposal

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5.0 Sketch of 2011 extension scheme & sketch of 2019 fenestration alterations



Sketch of winter garden extension granted permission in 2011



Sketch of current proposal to replace original WC door with new sash timber window (to match existing) and insertion of one new skylight in non-original flat roof of winter garden extension

4.0 Relevant Planning Policies & Guidance

In developing these proposals we have considered the following planning policies and planning guidance.

- National Planning Policy Framework (particularly paragraphs 184 to 202)
- Camden's Local Plan adopted 3rd July 2017 (particularly policies D1, D2)
- Hampstead Conservation Area Statement

5.0 Local Organisations

We have also considered the conservation and heritage work carried out by local stakeholders and organisations and consulted the files of the London Metropolitan Archives:

- Heath & Hampstead Society
- Hampstead Neighbourhood Forum
- London Metropolitan Archives

6.0 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;

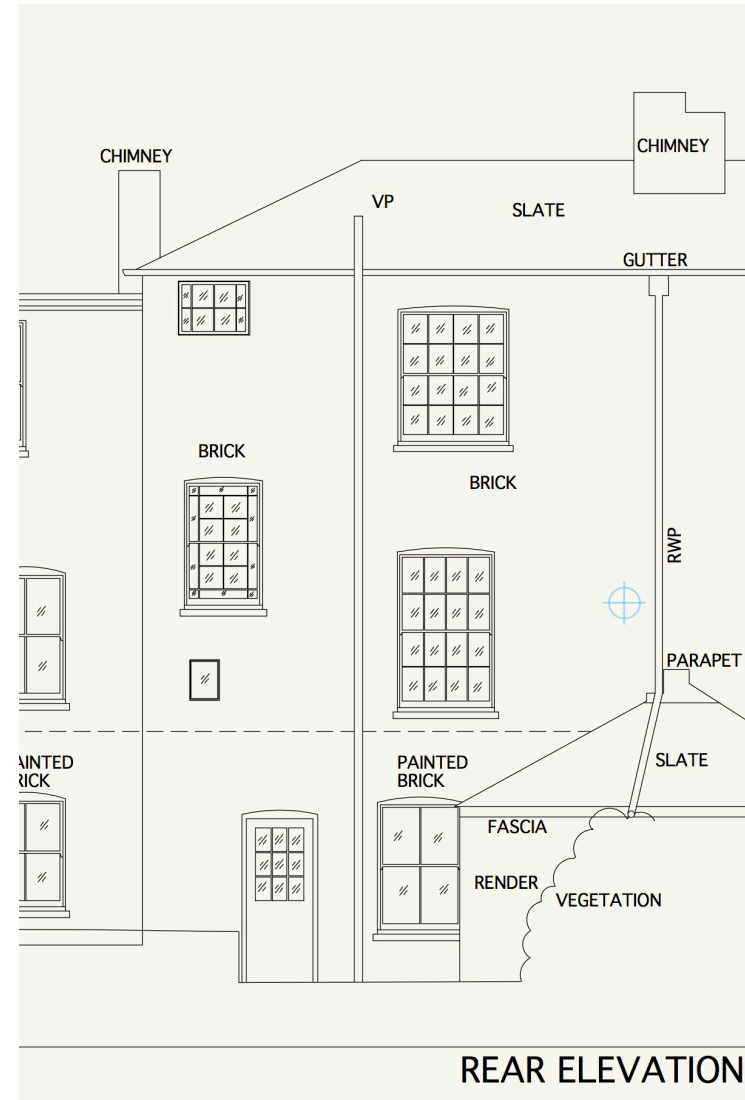
'Semi-detached pair of houses designed to appear as one house. Early C19. Yellow stock brick. Slated shallow hipped roof with stucco band at eaves and central squat chimney-stack. 2 storeys and basements. 2 windows each; No.34 plus C20 1-window recessed side extension in similar style. No.35 with garage 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'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.'

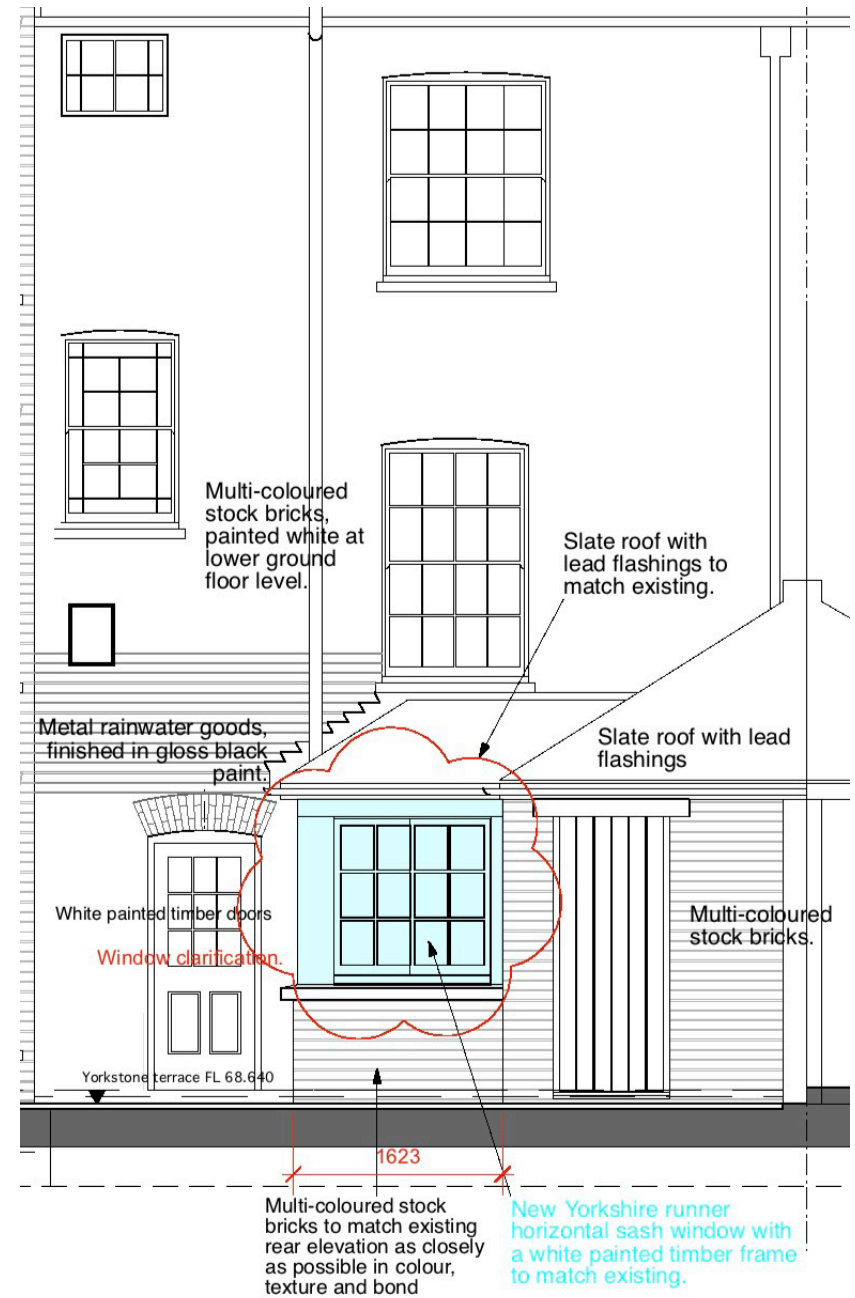
A survey extract showing the original rear elevation is below:



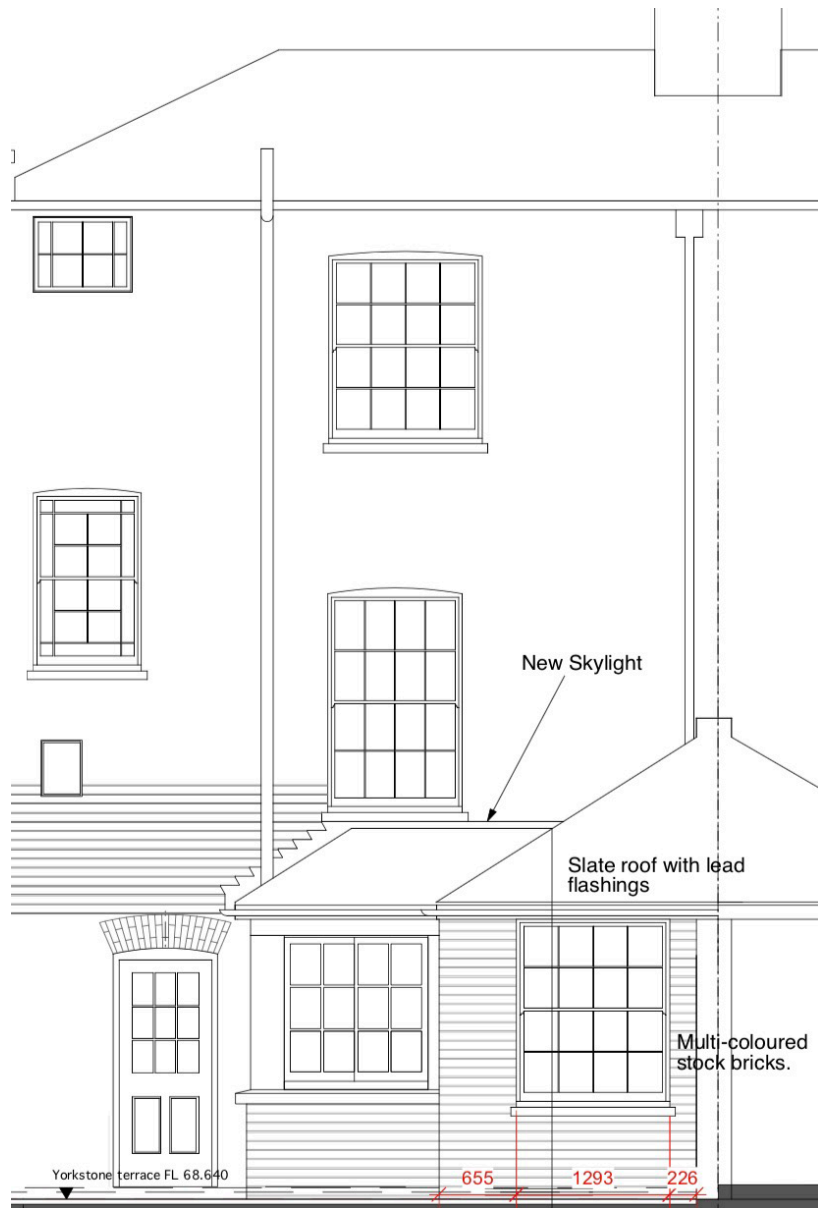
An extract of the survey prior to 2011 is below:



An extract of the 2011 planning drawing for the existing rear elevation is below:



An extract of the 2019 listed building application drawing for the current proposal is below:



7.0 Principles of and justification for the proposed works:

The alterations proposed in this application are limited to the rear of the building and will not be visible from Downshire Hill.

The proposed works seek to encompass the space of the existing garden WC within the winter garden to create a more useful and generous space. Due to large trees within the garden of the southerly neighbour (no. 36), limited natural light reaches the winter garden of no. 35. The proposal is to replace the WC door with a new window and install a skylight above to allow more natural light into the space and provide additional seating in the winter garden.



Combined existing winter garden with sketch of proposed new window

8.0 Impact of the proposal on the special interest of the listed building and its setting and the setting of adjacent listed buildings:

No impact to the special interest of the listed building or its setting, or the setting of adjacent listed buildings is anticipated as a result of these carefully considered proposals.

We will ensure that every care is taken to carry out the works in the most sensitive manner so as not to cause unnecessary disturbance to the listed building, its setting or any neighbouring buildings.

9.0 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.

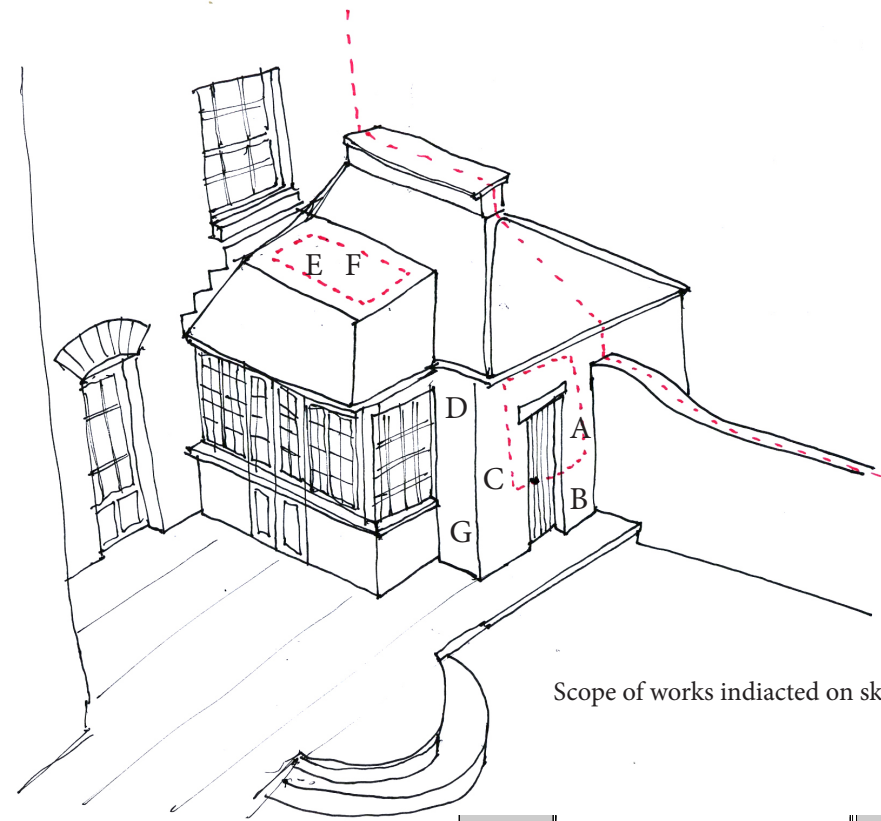
C - Insert new window as indicated in drawings.

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.



Scope of works indicated on sketch proposal

Extract of drawing showing skylight position

