



HERITAGE STATEMENT

for

**Proposed Reconstruction and repairs of Front Garden Walls
at
48 Downshire Hill,
London.
NW3 1NX**



14, Cornard Road
Sudbury
Suffolk CO10 2XA

1. INTRODUCTION

- 1.1 This Statement accompanies a Listed Building application for the demolition of the existing defective front garden wall between Nos 47 & 48 Downshire Hill and reconstruction of a new wall above ground level for the entire length of the boundary, and repair of remaining frontage garden walls and is to be read in conjunction with Whymark and Moulton drawings 19/218 – 01, 02, & 03.
- 1.2 The wall has been damaged by growing vegetation close to the wall, now removed.
- 1.3 The aim of this statement is to demonstrate the design process involved and how the proposed development will be appropriate in planning terms and its impact on the host Listed Building.

Property Description

- 1.4 The property comprises a semi-detached townhouse, 4 storeys with semi-basement.

The pair, 47 & 48, were listed together as one in 1974, Grade II, and are within the Hampstead Conservation Area.

List Entry Description

- 1.5 The following is an extract from the statutory list:

CAMDEN

TQ2685NE DOWNSHIRE HILL 798-1/27/338 (South side) 14/05/74
Nos.47 AND 48 and attached garden walls, railings, gate piers and gate

GV II

Pair of semi-detached houses. Early C19. Stucco. Shallow hipped slated roof with projecting eaves and central chimney-stack. 3 storeys and basements. 2 windows each plus 1 window entrance extensions (No.47, 1 storey; No.48, 2 storeys). Round-arched doorways with fanlights, No.47 patterned, and panelled doors. Recessed sashes. 1st floor French windows with continuous cast-iron balconies. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached low stuccoed garden walls with cast-iron railings; gate piers and gates.

Listing NGR: TQ2693885643

2. **SIGNIFICANCE**

Assessment

- 2.1 The importance and significance of the building is confirmed by its listed status.
- 2.2 The principle Listed Building is not affected by this proposal.
- 2.3 The garden wall to be rebuilt, subject of this application, divides the front gardens of adjoining properties, and is not covered in the list description. It does however cover the Frontage walls and railings which are to be repaired.
- 2.4 Constructed in solid brickwork, the garden separating wall is face brickwork and the road frontage walls rendered on the road face only.

Impact of Proposal on Significance

- 2.5 The proposal to re-build and repair the defective walls will have neutral effect on significance and cause no harm.
- 2.6 In fact the condition of the existing walls if left un-repaired will eventually worsen resulting in likely collapse. This will have an adverse visual and privacy effects together with wider health and safety issues. The need to rebuild is inevitable.
- 2.7 Materials and detailing will be traditional and sympathetic. The structure of the wall is designed to be a retaining wall although the visible appearance will be sympathetic and in character.

3. **JUSTIFICATION FOR PROPOSAL**

- 3.1 No works are proposed to the structure or fabric of the host Listed building itself. Accordingly its importance and character will be unaffected.
- 3.2 The proposal is to demolish and rebuild the existing defective wall above ground level, between the two properties.
- 3.3 This wall is suffering from progressive structural damage and movement. Ultimately parts are likely to collapse. They are in poor repair with missing pointing and some vertical cracks. The wall also have a pronounced bulge/lean.

- 3.4 The condition of the walls is such that patch repair is inappropriate and would not stabilize the condition.
- 3.5 The precarious condition of the walls is self-evident.

4. **DESIGN AND DEVELOPMENT OBJECTIVES**

- 4.1 The principle objective is to replicate the original design and detailing of the existing walls.
- 4.2 Above ground and facing will be a salvaged bricks from the original walls or good quality matching reclaimed bricks suitable for use to match the original brickwork colour, texture and bond.

5. **PLANNING POLICY**

- 5.1 The Camden Local Development framework, adopted 8th November 2010 has a number of well-defined policies covering built heritage and work to Listed Buildings.

The overall aim being protection from unsympathetic work and maintain historic interest and significance.

- 5.2 The National Planning Policy Framework, July 2018, provides general guidance and advice centred on the principle of conserving and enhancing significance.

6. **THE DESIGN PROCESS**

- 6.1 The existing walls are structurally compromised and in very poor condition.
- 6.2 Presently damage affects a large part of the length of the garden separating wall above ground level.
- 6.3 To ensure structural integrity and consistent finished appearance the entire length of the wall is to be rebuilt.
- 6.4 The replacement wall will be re-built reusing as many salvaged original bricks as practical. The walls will have matching height, bond, joint and capping detail.
- 6.5 The scheme has been designed to minimise any visible differences in appearance, provide a structurally stable wall of sympathetic

appearance to ensure no adverse effect on the character of the existing site and host listed building.

6.6 Other repairs to the remaining frontage walls are to:

- replace an area of damaged, loose and missing render to the north east face of the pier on the boundary line. Approximately 0.3m² in area.
- Repoint the rear (garden) face of the frontage low plinth wall.
- Fill and repair vertical cracks to render to the road facing wall elevations and redecorate to match existing.

6.7 The adjoining neighbour at No 47 has consulted and is content with the proposed works and for removal of vegetation growing over the existing wall from No47, contributing to the present damage.

7. **CONCLUSION**

7.1 The significance of the host building is apparent in its status as a Grade II Listed Building.

7.2 The garden wall divides the front garden areas but is screened from view in the streetscene by the remaining frontage walls and railings.

7.3 Rebuilding the walls is essential as the existing are structurally unstable and at risk of collapse.

7.4 The approach taken to the rebuilding works are considered sympathetic, in keeping with the history of the building, and therefore in compliance with both National and Local planning guidance.



Street View

No 47 No48



Garden separating Wall
from No 48



Garden separating Wall
from No 47



Displacement of separating wall



Vertical Crack to frontage wall on boundary line



Damaged render to NE face of boundary frontage pier.



Frontage Wall

14/067