

27 Downshire Hill, Hampstead, NW3 1NT
New weatherboard cladding to existing rear extension

Heritage, design and access statement
February 2020

1.0 Introduction

numbers 27 and 28 Downshire Hill



Introduction

This statement has been prepared to support an application for listed building consent for new weatherboard cladding and a replacement window to the existing rear extension of number 27 Downshire Hill.

The house is one of a pair of terraces (numbers 27 and 28) and listed grade II (May 1974, listing number: 1067403).

The listing entry describes the following:

'Pair of terraced houses designed to appear as one house. Early C19. Yellow stock brick. Hipped slated roof with squat central chimney-stack having tall thin pots. 3 storeys and basements. 1 window each and central blind window to each upper floor. Round-arched doorways with fanlights and panelled doors. Gauged brick flat arches to recessed sashes; 1st floors with good cast-iron balconies. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached low brick garden walls with cast-iron railings having urn finials; gate piers and gates.'

The application comprises:

- Design and Access Statement
- 1:1250 scale OS plan of site and surrounding area.
- Existing and proposed drawings.

1.0 Introduction *continued*

27 Downshire Hill - existing rear extension



27 Downshire Hill

The existing house dates from the 1820's and the 1866 OS map shows a number of rear extensions to the rear of the property.

The original staircase was relocated at some time in the past from the main house into the rear extension with a WC on the half landing and a utility room to the rear at ground level.

Sometime later, the structure of these extensions was rebuilt with new brickwork and in-situ cast concrete beams. The existing brick walls, and the lean-to roof at high level require insulation. The top half-landing stair window has a Crittall metal frame.



2.0 Design proposal

examples of weatherboarding in Hampstead

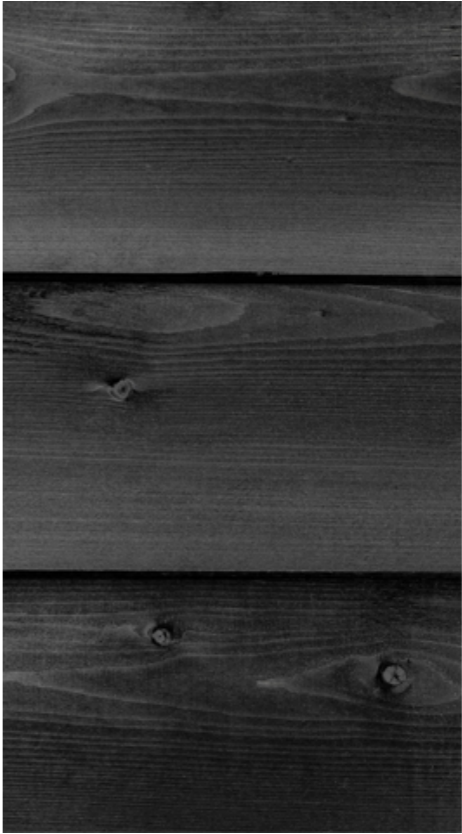


Design Proposal

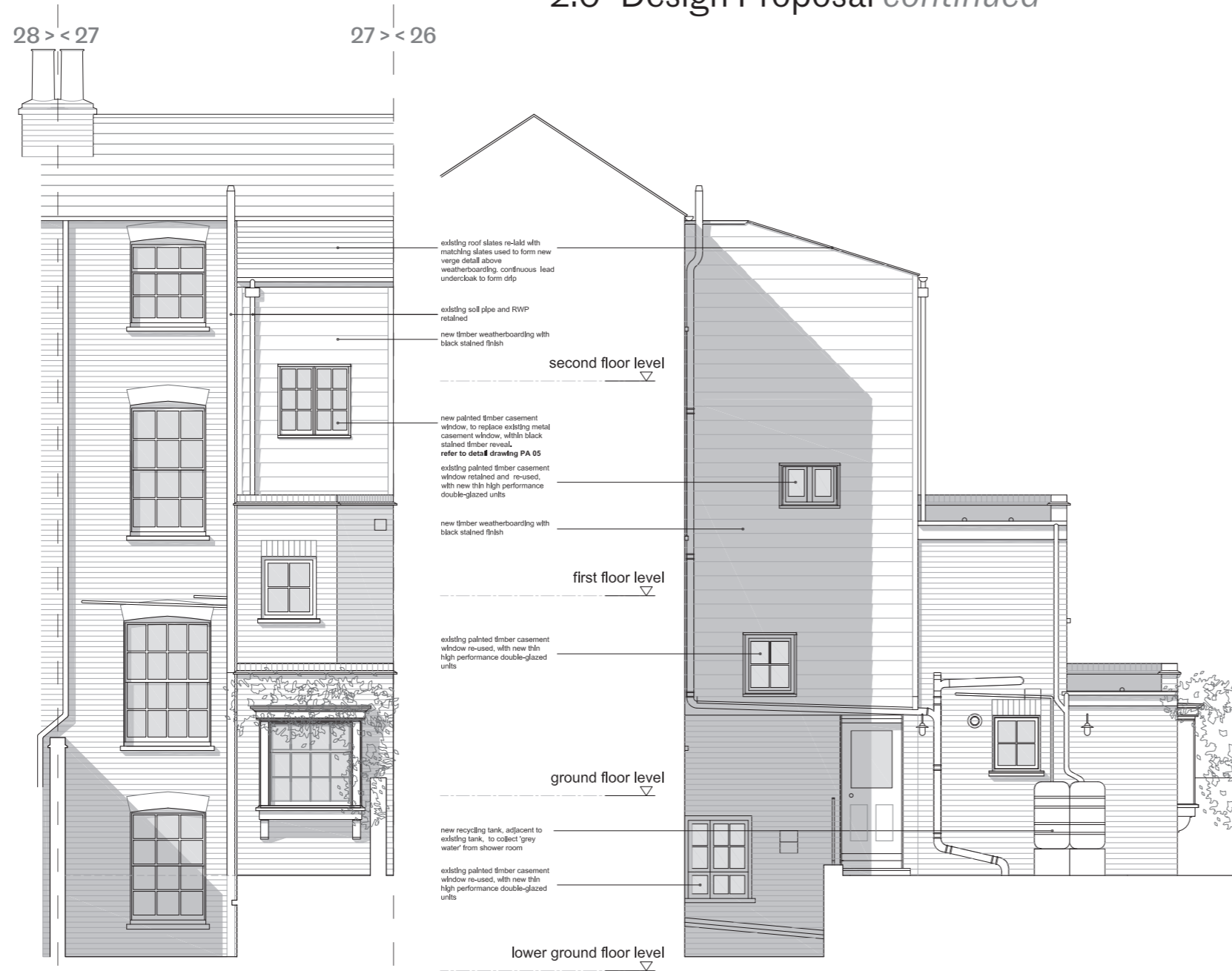
The application proposes to clad the fabric of the existing stair enclosure with timber weatherboarding, traditionally nailed to timber battens, with insulation behind the new boarding.

There are numerous examples of weatherboarding in Hampstead, a few are shown in the adjacent illustrations.

examples of black stained weatherboarding as proposed



2.0 Design Proposal *continued*



Design Proposal *continued*

A new painted timber casement window will replace the Crittall window in its existing opening. The weatherboard cladding will have a black stained finish to match the existing pipework and rainwater goods that will remain.

The roof of the stair enclosure will be insulated and re-slatted with natural slates to match the main roof. The slates will oversail the new weatherboarded cladding, and the existing gutter and downpipe retained.

Access

No changes to the existing access will be made. The property is an existing private house in single occupation and does not have any specific access requirements.

Conclusion

The application is considered to accord with relevant planning policy, and other guidance. The proposed weatherboarding, replacement window and re-slating would improve the appearance of the existing rear extension, and significantly improve its thermal performance.

The use of timber weatherboarding can be seen on other properties in the immediate area. It is considered to be an appropriate material for the rear of the house, and sympathetic to adjacent materials.

Application drawings

Drawing no.	Title
A_078_PA_01	Site location plan
A_078_PA_02	Existing and proposed plans
A_078_PA_03	Existing rear elevations
A_078_PA_04	Proposed rear elevations
A_078_PA_05	Timber casement window details

2b The Hangar, Perseverance Works
38 Kingsland Road, London E2 8DD

+44 (0)20 7278 0453
studio@martinedwardsarchitects.com