

Application for Listed Building Consent for the Refurbishment and Replacement of External Windows and Doors

1.0 The Existing Building

No 50, Downshire Hill forms one of a pair of terraced houses along with no. 51 built in the mid 19th Century. The property also has later alterations such as a 20th Century dormer to the front. Painted stucco to front and rear it comprises 4 storeys including basement.

The front has a central protruding (prostyle) portico; a doorway with pilaster-jamb, cornice-head, patterned fanlight and panelled door. It is approached from pavement level by steps with attached cast-iron railings.

To the left of the porch is a 4 light architraved casement with cast iron balcony and to the left a 2-light with margin glazing. On the 1st floor there are architraved casements with console bracketed pediments, margin glazing. On the right hand side the pediment has been replaced by a later architraved 4-pane sash. There is a continuous cast-iron balcony at this level. High level cornice and blocking course is attached to both houses. There is a stucco balustrade on dwarf brick wall to the front.

2.0 Assessment of Significance

The property is within the Hampstead conservation area. The London Borough of Camden operates special policies to preserve and enhance the character of the area. Hampstead has an exceptional combination of characteristics that provide the very special qualities of this Conservation Area. Within the nearby area there is an abundance of quality and variety in the buildings with 48 listed houses, mostly from the early 19th century along with newer houses which fit well into the setting. The proposals seek to preserve the fabric of the original building but also to enhance the property sympathetic to the location and its heritage.

3.0 Design Intentions

My clients have owned the house for many years as a family home and now wish to upgrade some of the external windows and doors to continue to preserve the fabric of the building. Accompanying documents show the windows and doors to be considered and the proposals for each. Any refurbishment or replacement would be made in a style sympathetic the heritage of the building.

To the rear of the property they wish to upgrade the glazing within the windows and doors to double glazed units, which will fit with the lambs tongue glazing beads. An application has been submitted for a primary school to be built on the land directly to the rear of the property and whilst the family are fully in support of this application they would like to take this opportunity to provide some level of noise reduction to their own home.

Consideration has been paid to the following documents in regard to this application:

- Hampstead Conservation Area guide
- Core Strategy Policy 16: Conservation areas, heritage assets and the historic environment.
- DM Policy 36: Listed buildings, conservation areas, and other designated heritage assets
- DM Policy 30: Urban design and local character

4.0 Materials and Details

The house has a mixture of original single glazed timber sash windows and non-original casement windows and also original and non original timber glazed doors.

A survey of the condition of the windows and doors has taken place.

To the rear of the property in some instances it is felt that it is better to replace the sash boxes whilst in other cases the proposal is to change the sashes only.

To the front of the house the windows and doors will be repaired and refurbished.

Any replacement windows or doors will be in a pattern to match the original.

5.0 Impact of the development

The proposals have been carefully considered to ensure there will be no detrimental effect on the building itself or to any of the surrounding properties.