

**23a Downshire Hill, Hampstead, NW3 1NT**  
**Entrance gate remodelling**

Heritage, design and access statement  
June 2021



# 1.0 Introduction

numbers 23 and 24 Downshire Hill with entrance to 23a Downshire Hill



## Introduction

This statement has been prepared in support of an application for listed building consent to remodel the entrance gates leading to 23a Downshire Hill, a former stable block converted into a house in the 1960s (February 1963, planning application number: TPD1011/678).

The existing gates are positioned within an opening formed by brick piers, between the garden walls fronting numbers 23 and 24 Downshire Hill. The walls and attached metalwork are grade II listed as subsidiary features attached to the early 19th century terrace (May 1974, listing number: 1067401).

The listing entry describes the following:

*'Pair of terraced houses. Early C19. Yellow stock brick. 3 storeys and basements. 3 window front with central carriageway on ground floor. Gauged brick round-arched doorways with patterned fanlights and panelled doors. Gauged brick flat arches to recessed sashes; 1st floor outer bays with cast-iron balconies. Parapet. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached low brick garden walls with cast-iron railings having urn finials; gate piers & gates. Carriageway leads to former livery stables.'*

The existing gates are approximately 1.3m high, and relatively easy to climb. This has resulted in many instances of trespass and other anti-social behaviour over the past few years, affecting both number 23a and the gardens of the adjacent properties.

This application proposes to remodel the gates; extending their height by approximately 0.5m (to the level of the adjacent railings at the front of number 23), and adding more closely spaced bars to the lower part of the gates to make footholds more difficult.

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*

23a Downshire Hill - existing entrance gates



**23a Downshire Hill**

The terrace forming this part of Downshire Hill is thought to date from the 1820's, and the 1866 OS map shows the terrace and the stable to the rear of the properties.

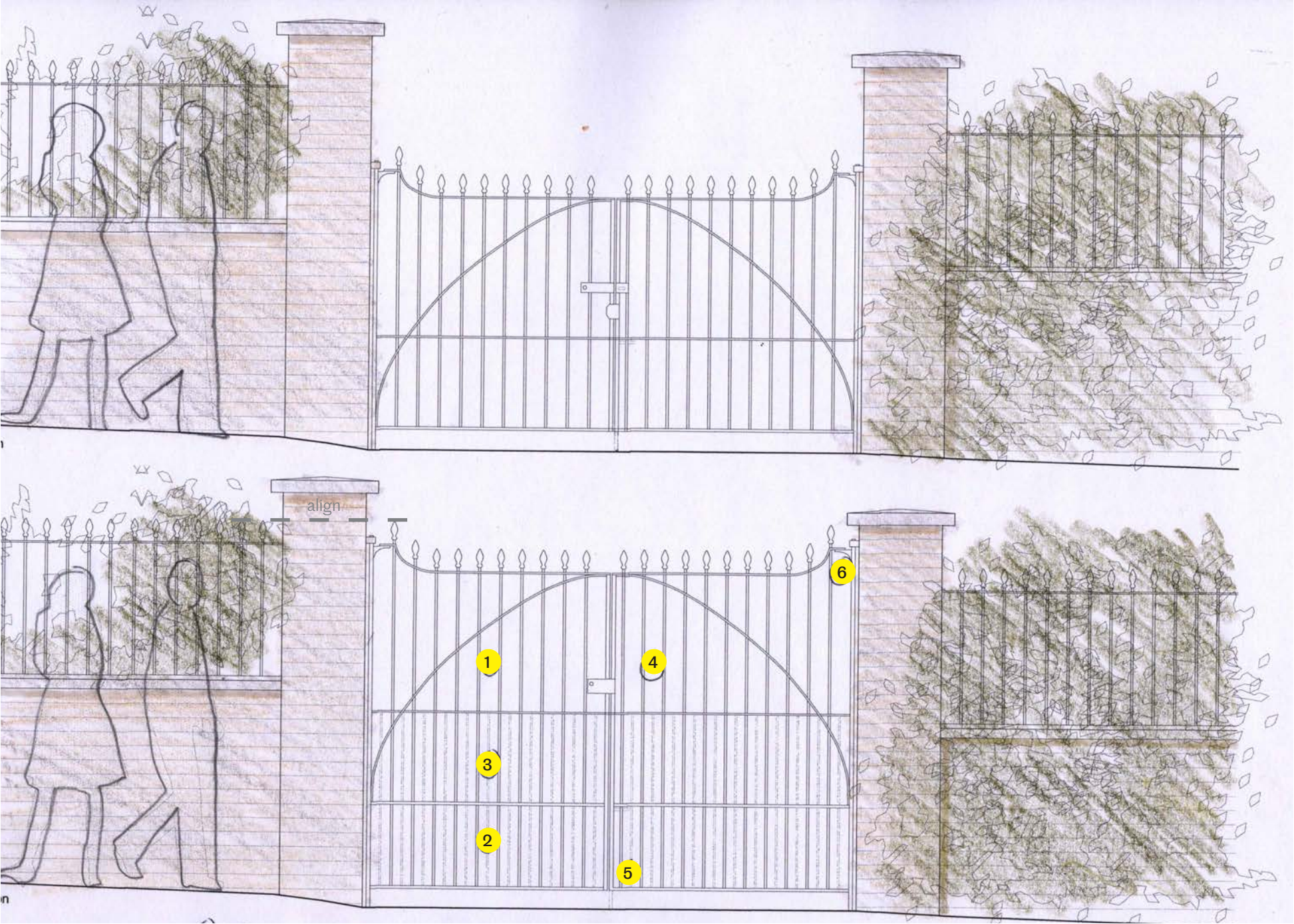
The stable building was converted and extended in the 1960s. The gates at the boundary of the site may predate the conversion, although it is difficult to establish an accurately date. The gates have some details in common with the adjacent railings to number 23 and 24.





## 2.0 Design proposal

existing and extended entrance gates



### Key

- 1. repair existing gates with matching profiles and details
- 2. extend bottom of gates by approximately 0.5m to align top finial with railings of no. 23
- 3. infill lower part of gates with additional rods to minimise footholds
- 4. renew existing lockplate with new purpose-made lockcase
- 5. new lockable shoot-bolt
- 6. new hinges incorporating a pivot bearing to assist with opening

### Schedule of work

As described above, the application proposes the extension of the gates; adding approximately 0.5m to their height. The lower section of the gates would have double-spaced bars.

It is the intention that the gates otherwise follow the existing design, and the re-made gates retain as much of the existing gates as possible. Replacement elements would match the existing details and profiles. The extended lower section of the gates would also match the profiles of the existing gate components.

The hinges would be upgraded with new hinges; including bearings, but of an otherwise similar appearance to the existing hinges. A new purpose-made lockcase would be fitted to improve the appearance, compared to the current padlock and chain locking arrangement.

The gates would be media-blasted, primed and painted in a gloss paint finish to match the existing finish (and in common with the adjacent railings).

### Access

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

### Conclusion

The application is considered to accord with relevant planning policy, and other guidance. The proposed entended gates would improve the security to number 23a; with the aim of stopping trespassers gaining access to the grounds of the house and the gardens of neighbouring properties.

The remodelled gates would also improve the appearance of the garden walls fronting Downshire Hill.

### Application drawings

Drawing no.	Title
A_104_PA_01	Site location plan
A_104_PA_10	Existing and proposed elevations / block plan

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