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No.43 Downshire Hill Hampstead



*A Heritage Appraisal of the Building and
the Possible Impact of the Proposals*

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1 Purpose of the Appraisal

1.01 The appraisal seeks to identify the heritage significance of the building and to discuss the possible impact of the proposed works on that significance.

1.02 The possible impact of the works will be discussed in the context of local and national policies for the management of change in the historic environment.

2 Designations

2.01 No. 43 is listed Grade II as being of special architectural or historic interest, as part of a group of three cottages. The listing description states:

41, 42 and 43 Downshire Hill & attached garden walls, railings gate piers and gate

GV II

Terrace of 3 cottages. Early C19. Multi-coloured stock brick. Nos.41 & 42 with patched 1st floor and parapets. 2 storeys 2 windows each. Round-arched doorways with patterned fanlights and part-glazed panelled doors; Nos 41 & 43 have C20 prostyle porticos No.41 with additional service door now blocked. Gauged flat brick arches to recessed sashes. No.42 has window to right of porch incorporating a patterned fanlight head. Parapet with recessed panels above windows.

INTERIOR: not inspected

SUBSIDIARY FEATURES: attached low brick garden wall with cast iron railings having urn finials; gate piers and gate.

2.03 No.43 Downshire Hill is situated within the designated Hampstead Conservation Area.

3 Heritage Significance

3.01 No. 43 forms part of a terrace of similar early 19th century cottages whose special architectural interest is recognised by the Grade II listing. Taken as whole, the three cottages represent an important example of small-scale domestic brick-faced domestic architecture of the period. The internal planning (at least in the case of No. 43) is largely intact. The interior is typified by a charming simplicity of detail.

3.02 The cottage has been greatly extended to the rear in modern times.

3.03 The terrace of three cottages also makes an important contribution to the historic interest of Downshire Hill and the wider designated Hampstead Conservation Area

4 Policy Context

4.01 The consideration of pre-application consultation needs to be couched in terms of local and national heritage policy and guidance.

4.02 The Government guidance on managing change in the historic environment is given in the National Planning Policy Framework (NPPF)

Section 16 “Conserving and enhancing the historic environment

192 In determining applications. Local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities, including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

4.03 Historic England has published helpful policy guidance on the nature of heritage significance:

Managing Significance in Decision-Taking in the Historic Environment

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8 Understanding the nature of the significance is important to understanding the need for and best means of conservation.....

9 Understanding the extent of that significance is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be.....

10 Understanding the level of significance is important as it provides the essential guide to how policies should be applied.....

4.04 It is therefore clear that an informed judgement is required regarding the nature, extent and level of significance in every case of proposed alteration. Some parts of a heritage asset are extremely significant and vulnerable to insensitive change. Some other parts may be of little or no significance so that change will have little impact on significance.

4.05 The Mayor of London's London Plan (Spatial Development Strategy) has policies which seek to recognise and protect the historic environment.

4.06 In tune with the above policies, the London Borough of Camden has policies in the Local Plan:

Policy D1 - Design

Proposals must seek to respect local character and the historic environment

Policy D2 - Heritage

Proposals must preserve and enhance heritage

5 The Proposals

5.01 INTERNAL

- Internal wall insulation (15mm) to the external walls
- Sash windows reglazed with Histoglass mono RT

5.02 EXTERNAL

- Rear single storey extension clad in weatherboarding
- Ground floor rear elevation provided with stained timber glazed doors.

- Existing first floor sash window to gabled extension reduce to 3 panes wide to match other sashes in that elevation.
- New conservation type roof lights to single storey rear extension, over the first floor en-suite and an enlargement of the existing roof light over the house staircase.
- Remodelling of the rear garden to provide sunken sitting area.

6 Assessment

6.01 The proposals for the internal works are relatively modest. The careful re-glazing of the existing sash windows can be achieved without harm to existing details, while improving the thermal performance of the building. The proposed 15mm internal insulation of external walls should not affect the existing skirting and there are no ceiling cornices. Changes within the existing rear extension would not impact on fabric or detail of heritage significance.

6.02 The external proposals are again relatively modest as the main impact is on the rear elevation which is already altered and extended. The proposed single-story extension being clad in weatherboard is a similar proposal to that already permitted to the rear at the listed No.27 Downshire Hill (ref 2020/0657/L).

6.03 The existing full height gabled rear extension has an unfortunately asymmetrical arrangement of sash windows to the first floor, where the right-hand sash is four panes wide, while the other sashes are three panes wide. It is proposed to fit a new three pane sash to match the other examples. These changes to the rear elevation would produce a less confused and more harmonious elevation and represent an enhancement of the altered listed building.

6.04 The ground floor of the rear elevation would also have stained timber doors whose design is in counterpoint to the original listed building but are additions to the existing later extension. The doors would mirror the design language of the weatherboarded single storey extension. There would be no harm to the character of the original listed building, nor any detrimental impact on heritage features.

6.05 The roof lights proposed would be of the conservation type and on the roof of later extensions. In the case of the roof lights over the main house staircase, it would be an augmentation of the existing roof light. Given the already tightly planned existing rear elevation, the proposed rooflights would have a minor and limited impact on the character of the building.

6.06 Some re-modelling of the rear garden is proposed, in the form of a sunken sitting area. This would be set away from the rear elevation and would have no discernible impact on the listed building.

7 Conclusion

7.01 The proposed works are modest in form and extent. The core listed building would not be impacted with detrimental works and change is largely confined to areas of later extension to the original building. The fabric and setting of the listed building would not be harmed.

7.02 The proposals conform to the requirements of the Planning (Listed Building & Conservation Areas) Act 1990, the NPPF, Historic England policy advice, the London Spatial Development Strategy and the heritage policies of the London Borough of Camden.