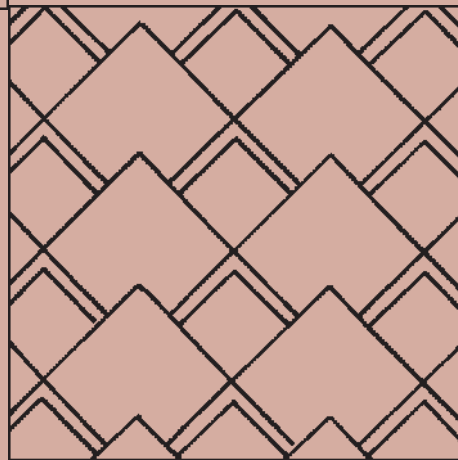
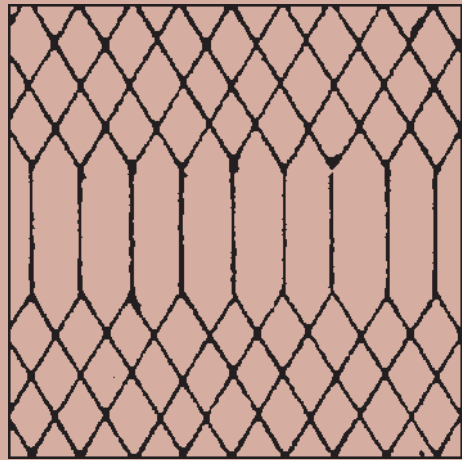
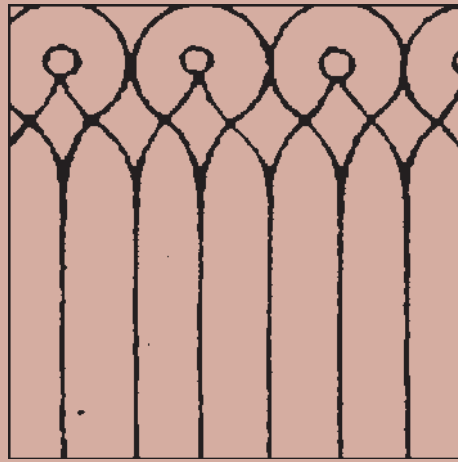
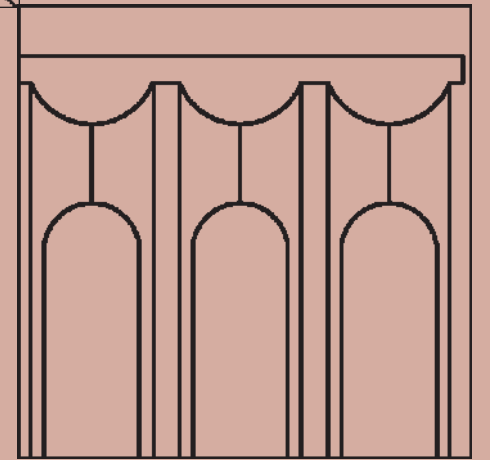
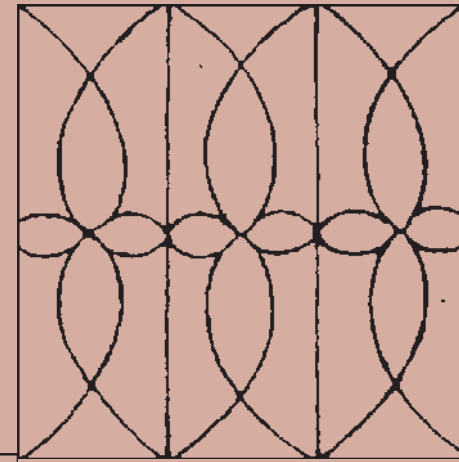
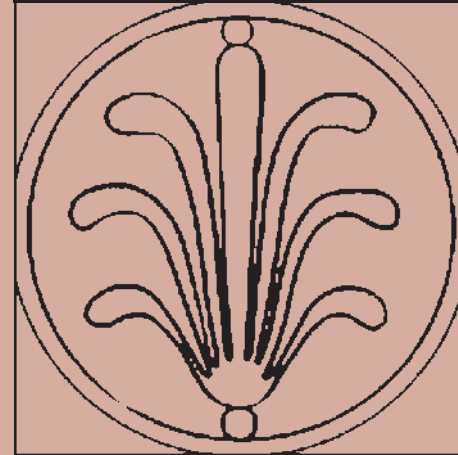
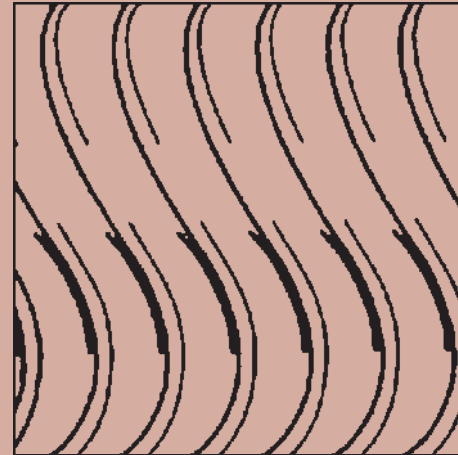




49 Downshire Hill



Charlton Brown
Architecture & Interiors



Design and Access Statement

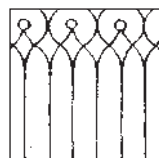
Dec 2022 - Rev 00

✦ Charlton Brown
Architecture & Interiors

prepared by
AN
checked by
SI

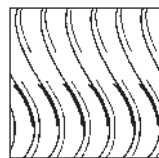
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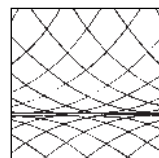
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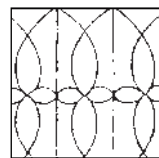
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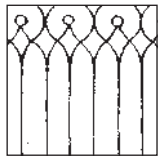
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Introduction and Context

1.1 Introduction

This Design and Access Statement has been prepared for the purpose of supporting a planning and listed building application for the replacement of the rear extension and general refurbishment at No. 49 Downshire Hill, NW3 1NX.

The commentary aims to explain the proposed alterations, the approach to the design and justification of the proposals.

This document should be read in conjunction with the accompanying planning drawings and Heritage Statement prepared by Heritage Information Ltd.

Project Team:

✦ Charlton Brown
Architecture & Interiors
Architecture & Interior Design

Heritage Information
Heritage and Design Consultants

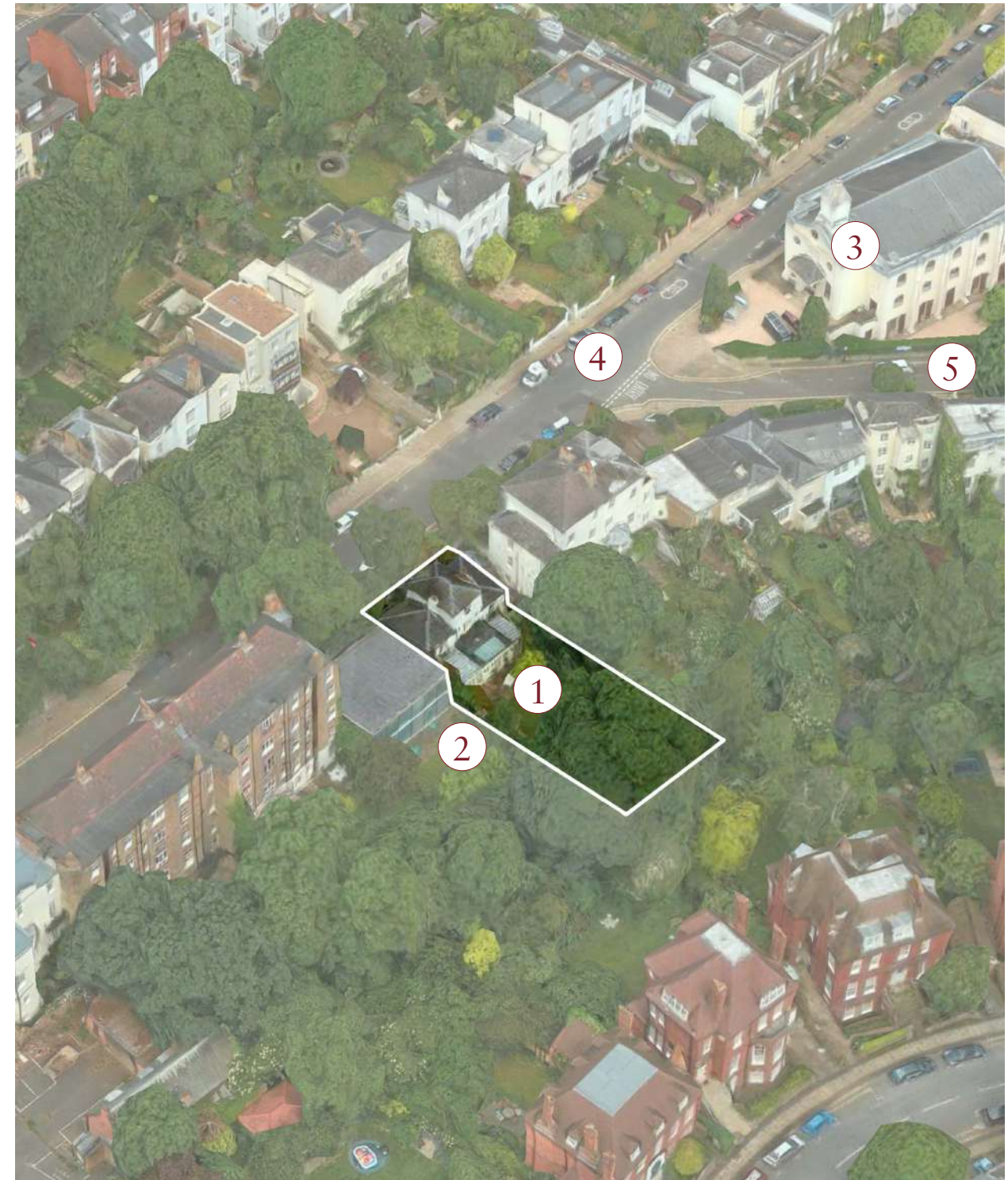
Specialist Heritage Advice & Heritage Report

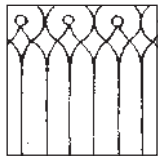
JONATHAN SNOW
LANDSCAPE & GARDEN DESIGN

Landscape and garden design

Key:

1. No. 49
2. Hopkins House
3. St John's Downshire Hill
4. Downshire Hill
5. Keats Grove





Introduction and Context

1.2 Project Brief

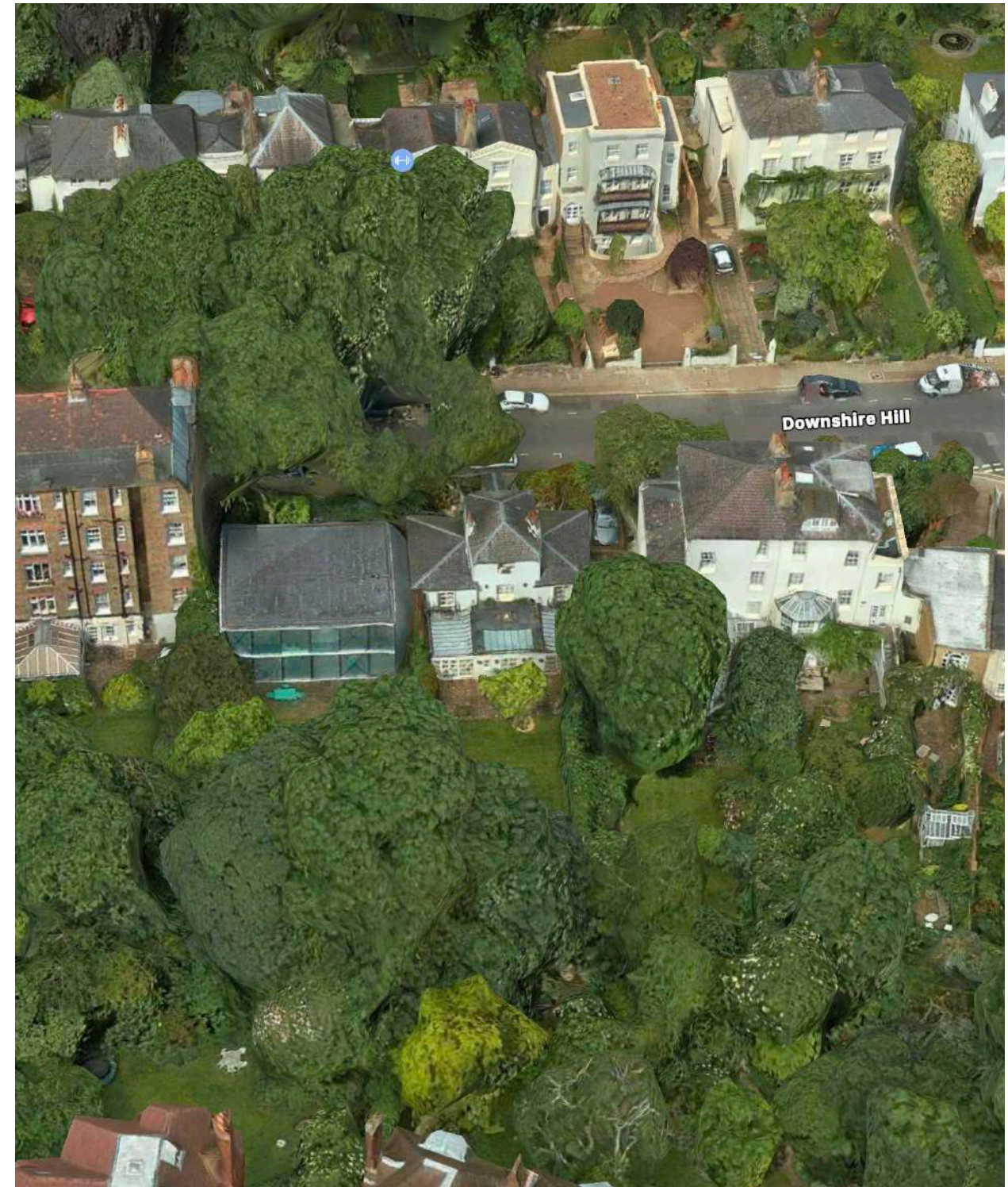
The recent owners of the house have brought together Charlton Brown Architects and Dorian Crone Heritage Information Ltd to assist with the sensitive design of 49 Downshire Hill, a Regency house as their long-term home in Hampstead. The current house has a fascinating history which is well documented.

The clients moved in to the property at the end of 2022 and have undertaken cosmetic (decorative) upgrades. We also carried out some initial investigative works to inform our proposals.

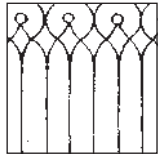
Over the years, the house has been the subject of a number of renovations which were not sensitive. The result is a house which is a mixture of historic and modern fabric, with features such as recessed downlights which take away from the character of the property. The main aim of the brief is a thoughtful rehabilitation of this unique home in keeping with the house's Regency roots.

At high level, the proposals include the improvement of the rear garden elevation by rebuilding the 2011 consented extension which has been poorly executed and in need of a better insulated replacement on an almost identical footprint, the rationalisation of the utility area which was subdivided by Gibberd in the 1950s, minor improvements to the front (street) elevation, the replacement of a modern summer house at the end of the garden. Generally where original architectural details have been lost, these will be reintroduced based on extensive research on the history of the house and surrounding area, in order to restore the original character of the house.

The property is grade II listed along with many others on Downshire Hill.



1. The rear aerial view of the property



Introduction and Context

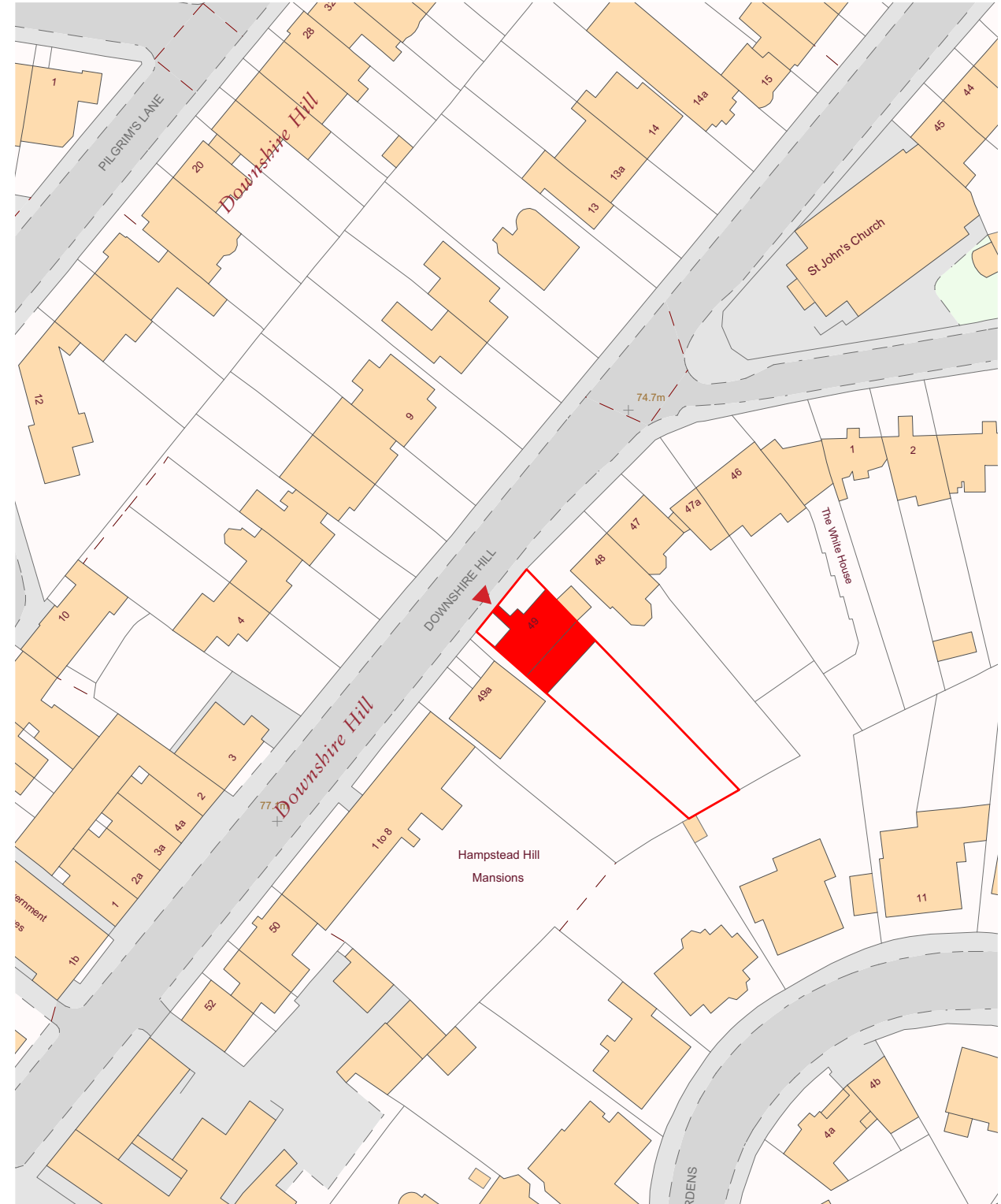
1.3 The Site, Location & Surrounding Area

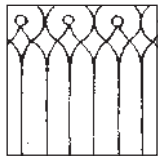
49 Downshire Hill is located within the Hampstead Conservation Area, specifically within the 'Willoughby Road/Downshire Hill' sub area.

The house extends over 3 storeys comprising of a lower ground floor which sits at rear garden level, ground floor, which sits at the front street level and a modest first floor comprising of one bedroom and a bathroom.

The site is located on a well known residential street in Hampstead which connects Hampstead Heath to the North East with Rosslyn Hill to the West, and leads to Keats Grove which connects to South End Road to the East. There are a number of listed houses on this prominent street, including Grade II* listed Hopkins House which occupies the plot next door to number 49 (the land of which used to form part of no.49). The context, including the Conservation Area and surrounding listed buildings are illustrated on the next page.

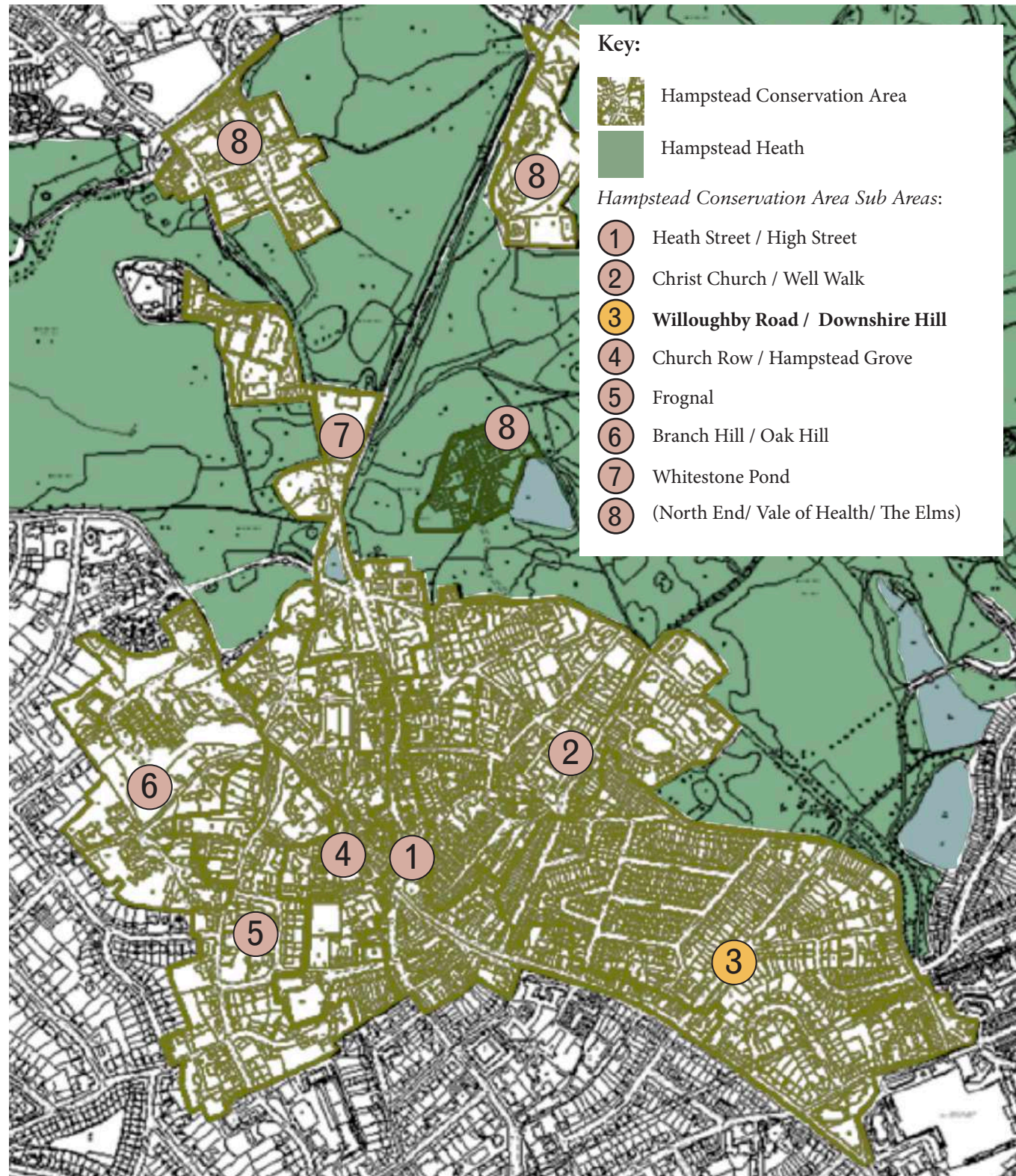
The site has excellent public transport links. It is under 10 minutes walk from both Hampstead Underground station to the North West (northern line), and Hampstead Heath over-ground train station to the East.

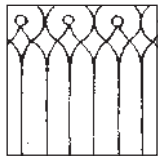




Introduction and Context

1.4 The Conservation Area





Introduction and Context

1.5 A summary of the evolution of the property

The timeline below represents an illustrative summary of the evolution of the property. A full history is outlined within the accompanying Heritage Report prepared by Heritage Information Ltd.



1932

Garden front of Sir John Wardrop's House



1947

Street Elevation



1950

front elevation prior to Gibberd's restoration



1952

front elevation (note: bridge removed)

2010



Rear Elevation prior to building of the existing extension in 2011

1973



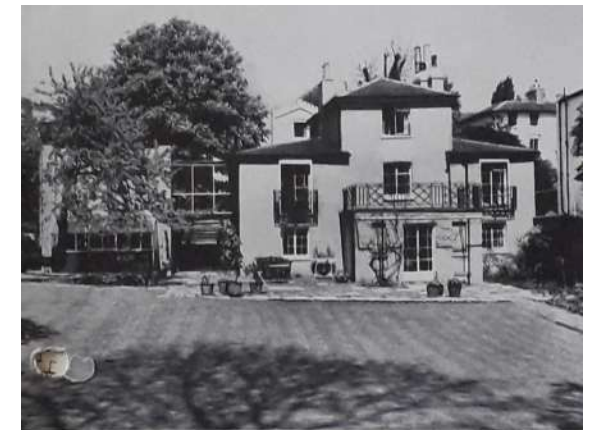
Rear Elevation with Gibberd's extension (now removed)

1955

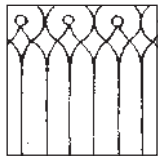


Front Elevation with Gibberd's extension

1955

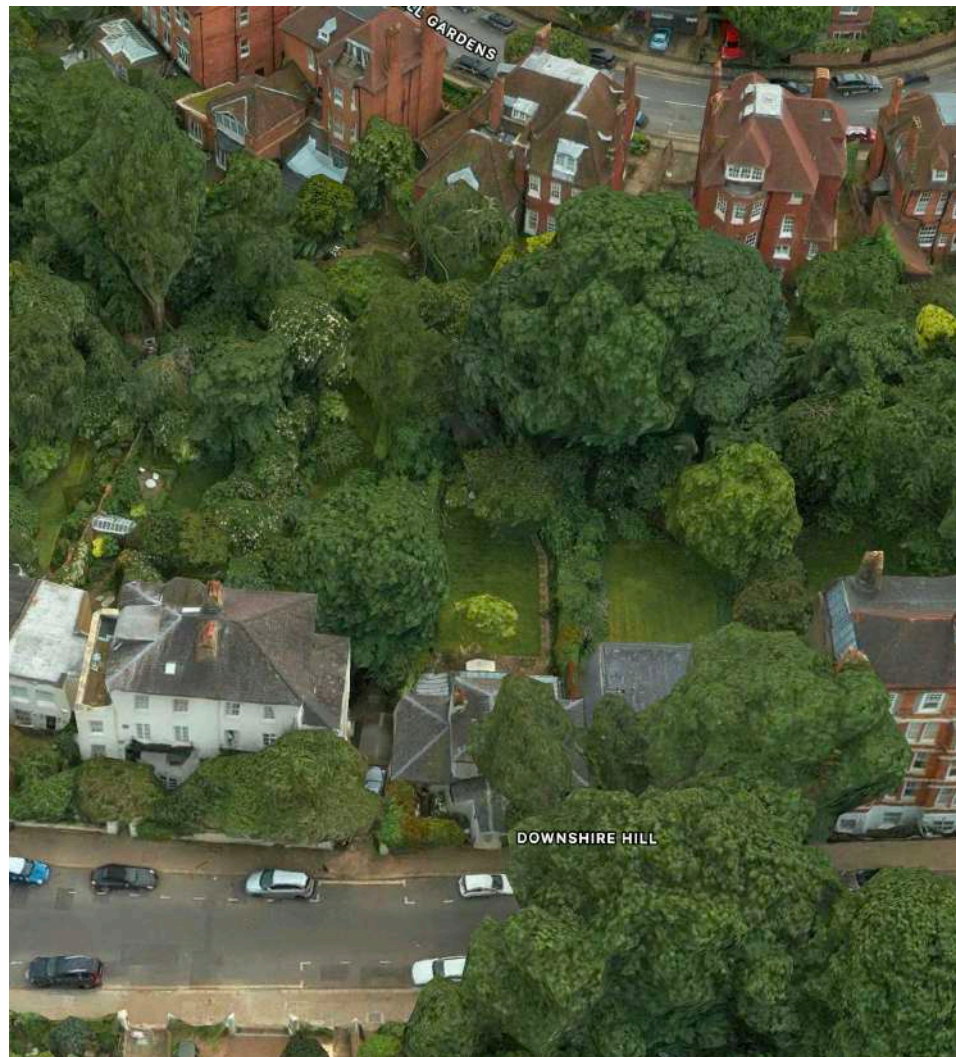


Rear Elevation with Gibberd's extension

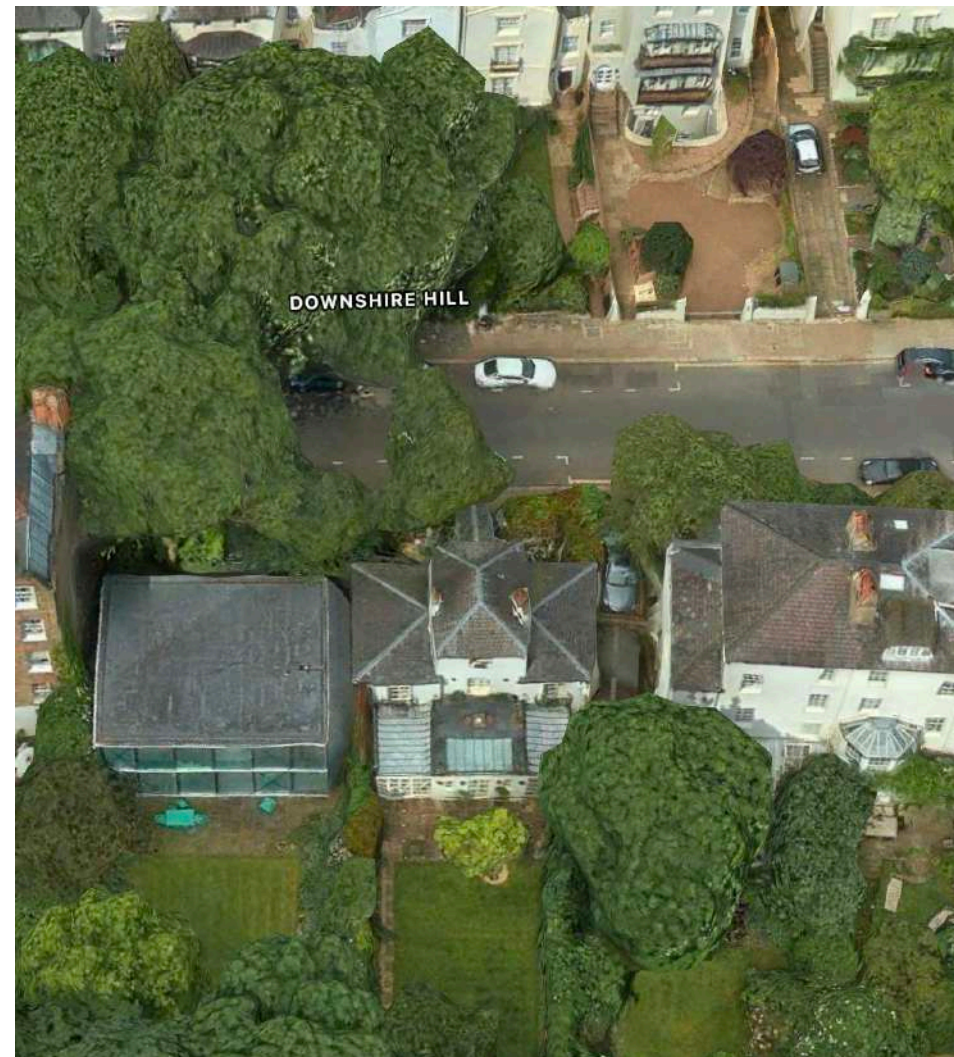


Introduction and Context

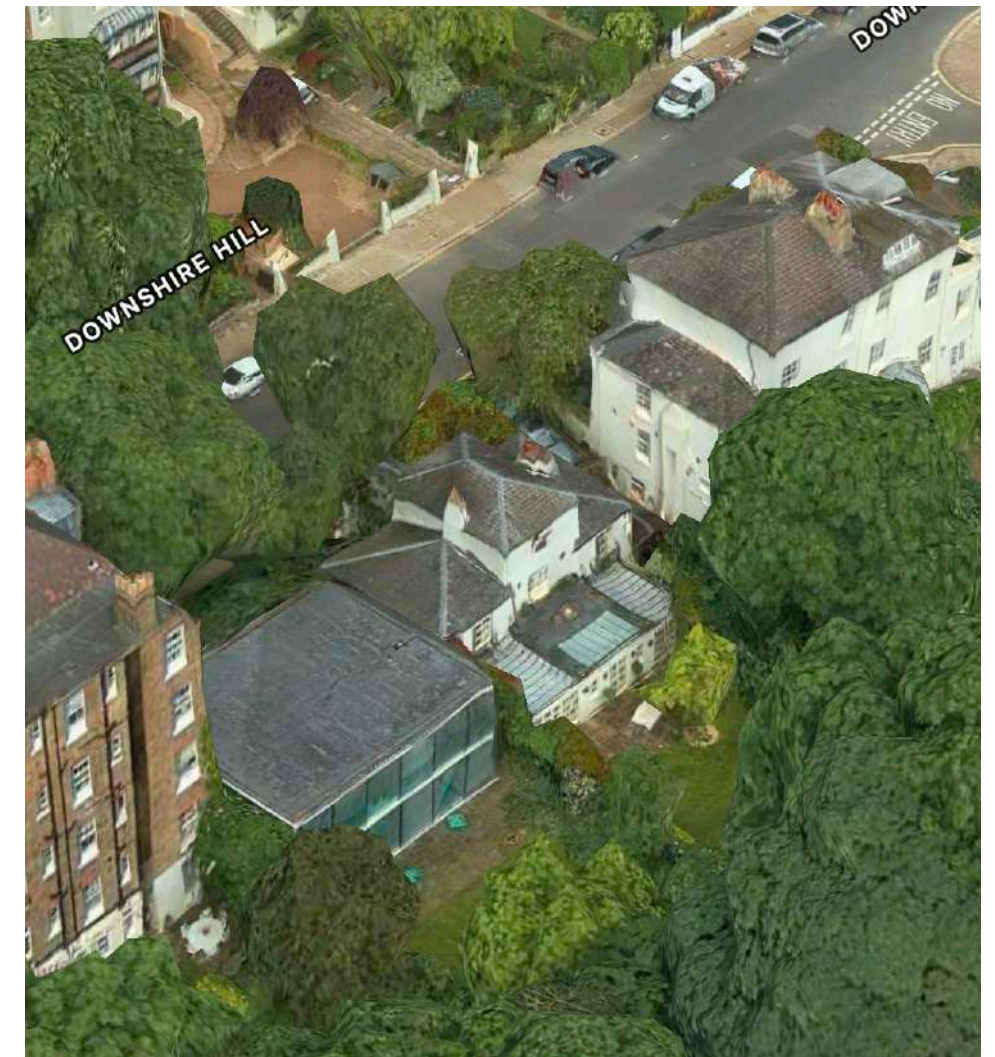
1.6 Aerial Views



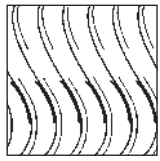
Bird's eye view from the North (street side)



Bird's eye view from the South (rear garden)



Bird's eye view from the South West



2.0 The Existing Building

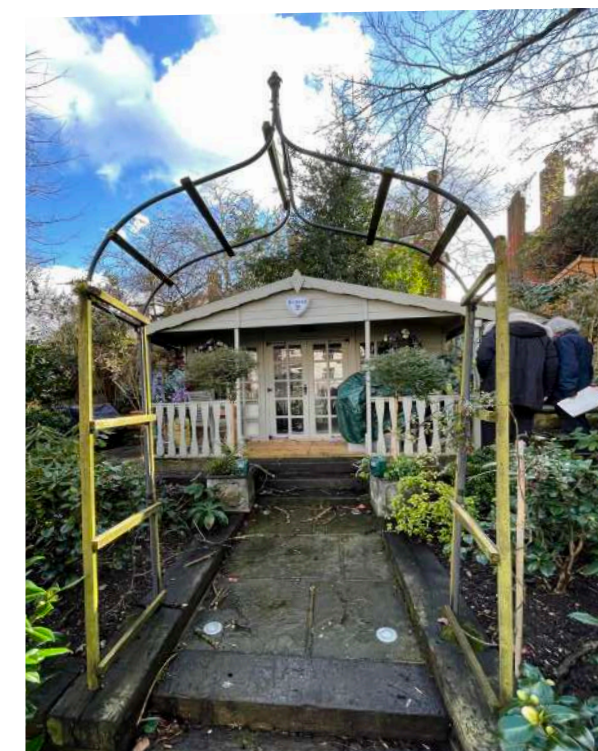
2.1 Exterior: Photographs



1. View of front entrance (street level)



2. View of No's. 49 Downshire Hill entrance from the street



3. The exterior view of the summer house



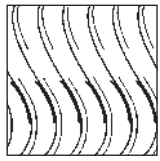
4. View of the rear facade from the garden



5. Close-up view of the rear facade glazed doors from the garden



6. The existing summer house



The Existing Building

2.2 Lower Ground Floor Interior: Photographs



1. Existing Conservatory



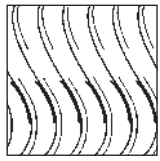
2. Existing Conservatory



3. Existing Bedroom on the lower ground floor



4. Existing staircase on the lower ground floor



The Existing Building

2.3 Ground & First Floor Interior: Photographs



1. Existing Sitting Room



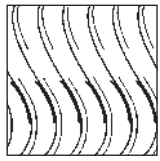
2. Existing Sitting Room



3. Existing Bedroom on the first floor

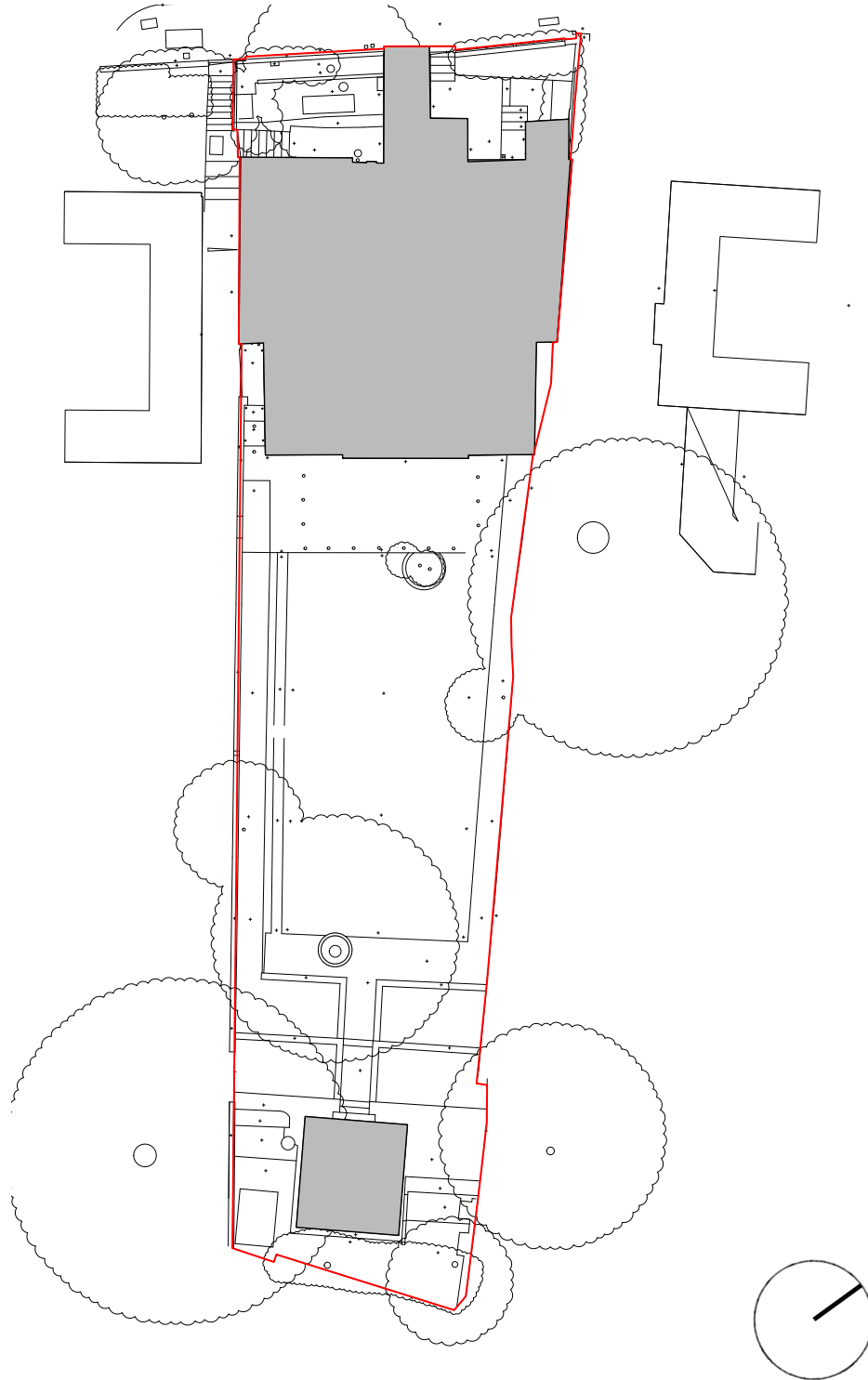


4. Existing fireplace on the first floor

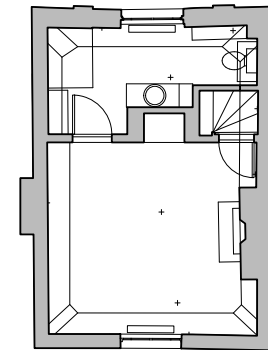


The Existing Building

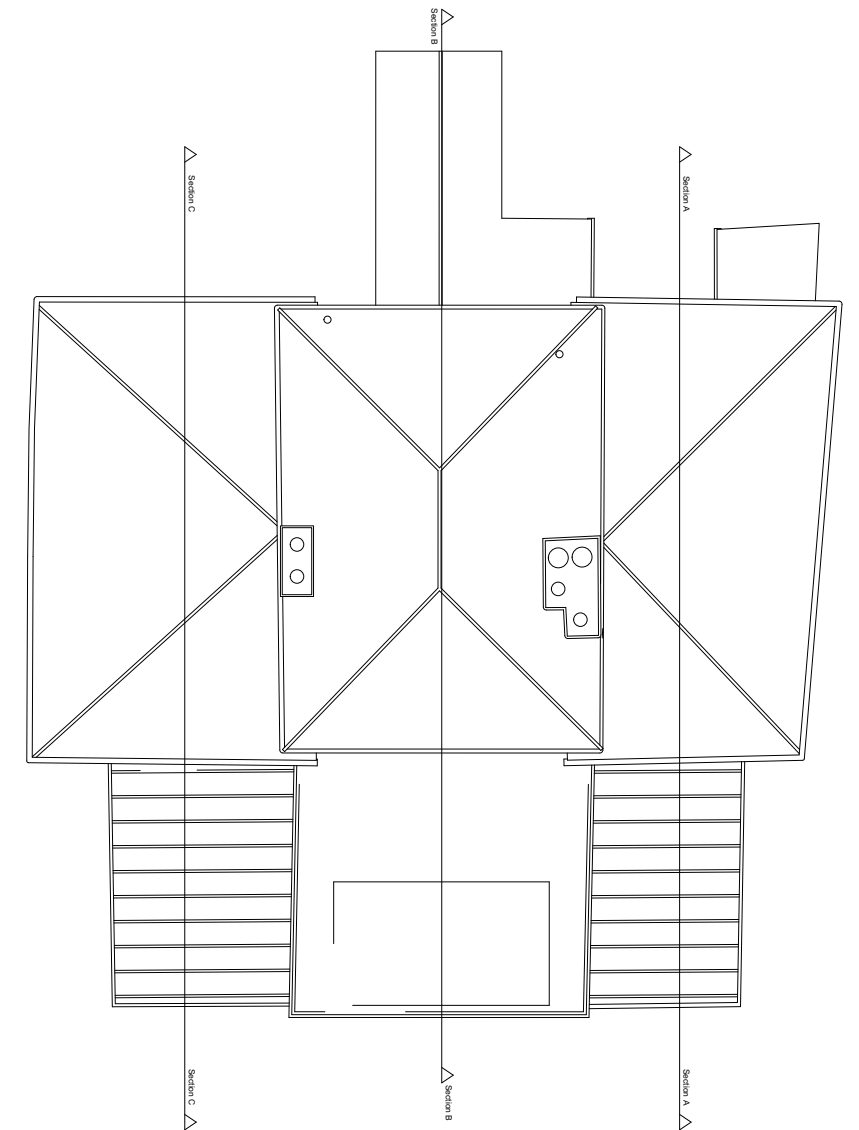
2.4 Existing Plans



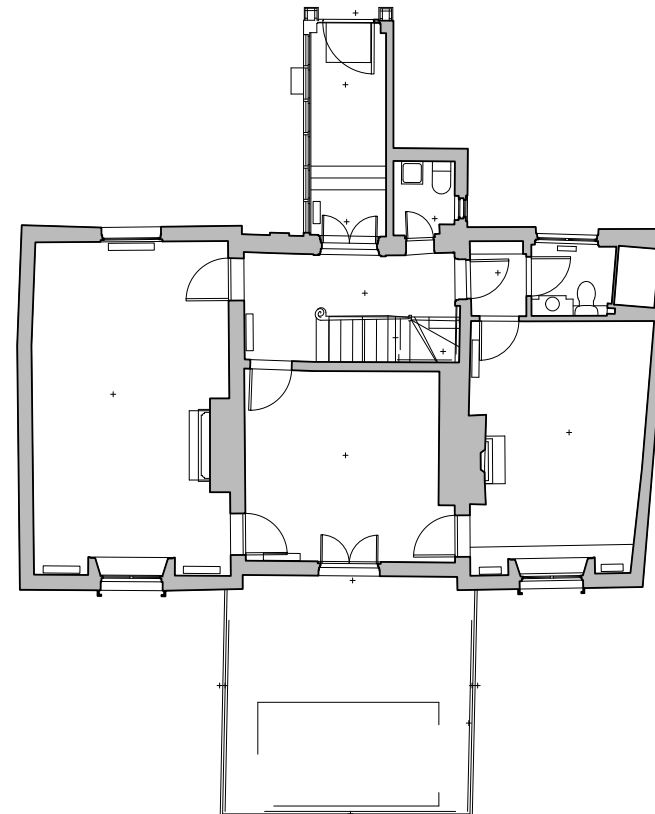
Existing site plan



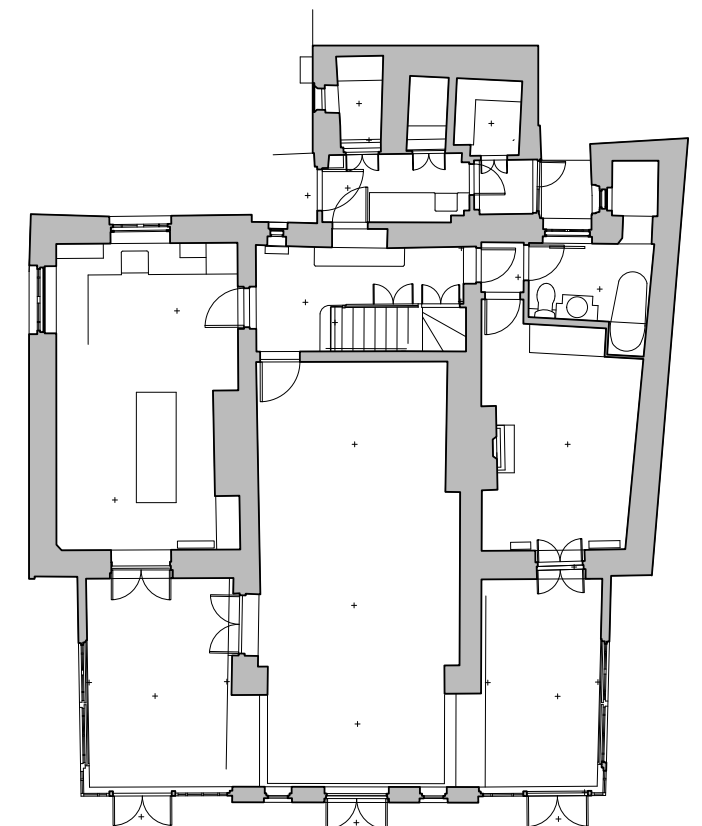
Existing First Floor Plan



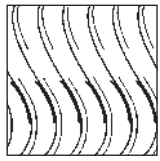
Existing Roof Plan



Existing Ground Floor Plan

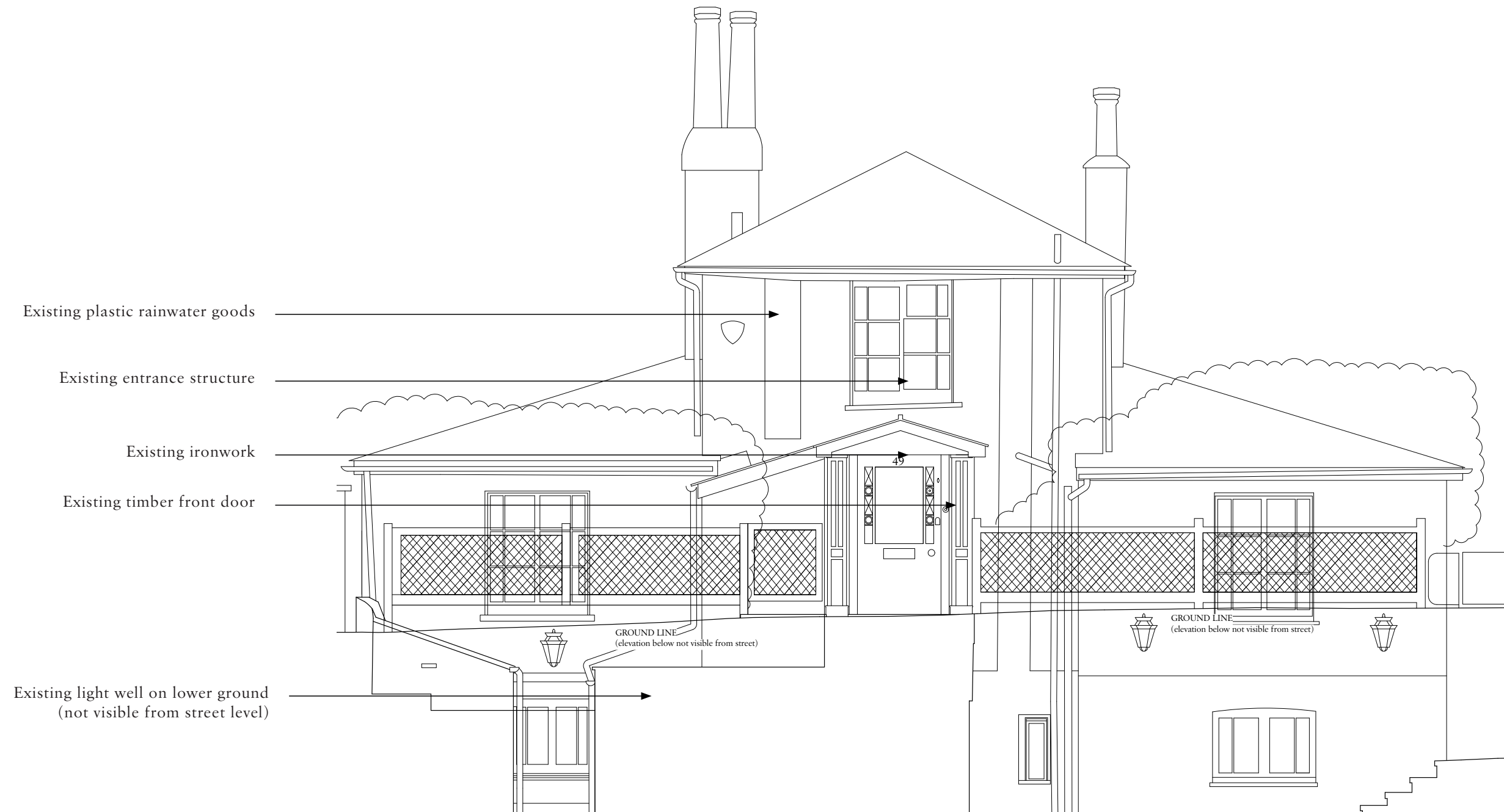


Existing Lower Ground Floor Plan

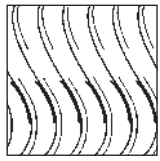


The Existing Building

2.5 Existing Elevations



No. 49 Downshire Hill Existing Front Elevation

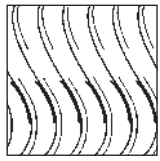


The Existing Building

2.5 Existing Elevations

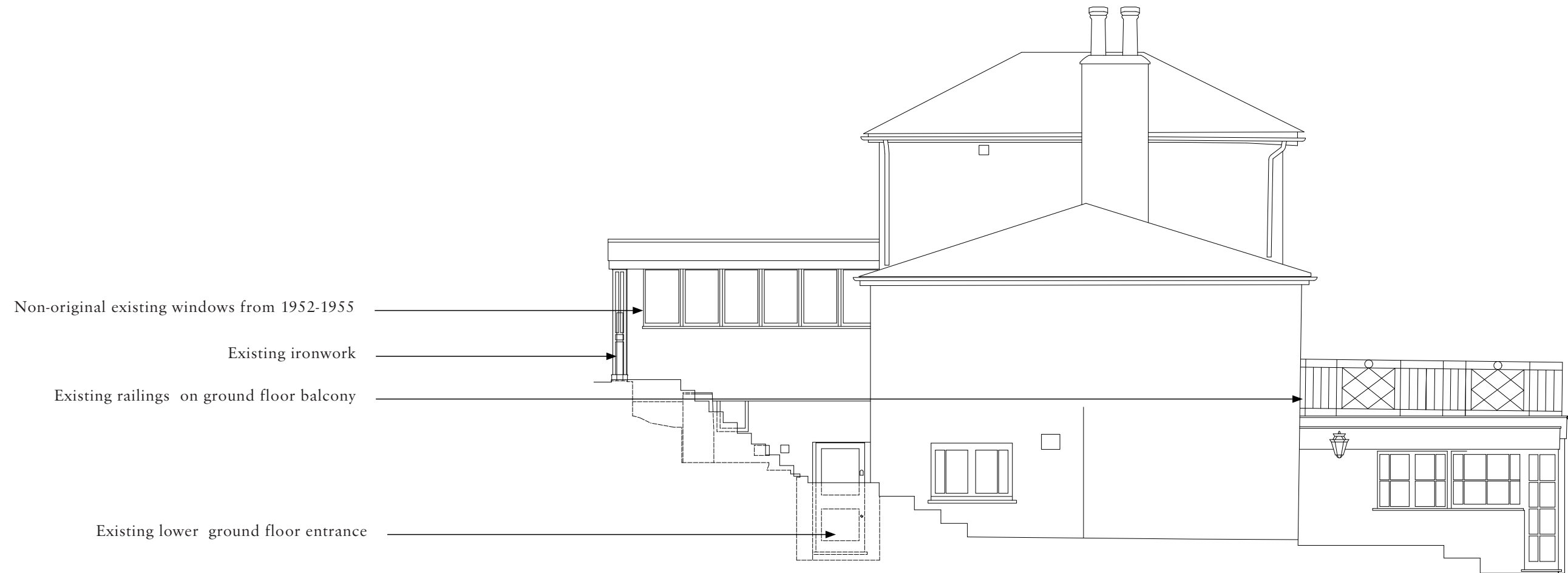


No. 49 Downshire Hill Existing Rear Elevation



The Existing Building

2.5 Existing Elevations

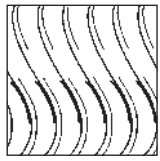


No. 49 Downshire Hill Existing East Elevation



This architectural elevation drawing illustrates a building with a mix of modern and traditional architectural styles. On the left, a modern extension is shown with a flat roof and a balcony featuring a decorative metal railing. An arrow points to this section with the text "Existing modern extension built in 2011". The main body of the house, to the right, has a more traditional appearance with a gabled roof covered in tiles. A large chimney with two pots is a central feature. The walls are labeled "Render", and the roof is labeled "Tiles". A vertical pipe is labeled "VP". To the right of the main house, there is a smaller structure with a tiled roof, a window, a door, and a set of stairs leading up to it. A light fixture is labeled "Light".

17

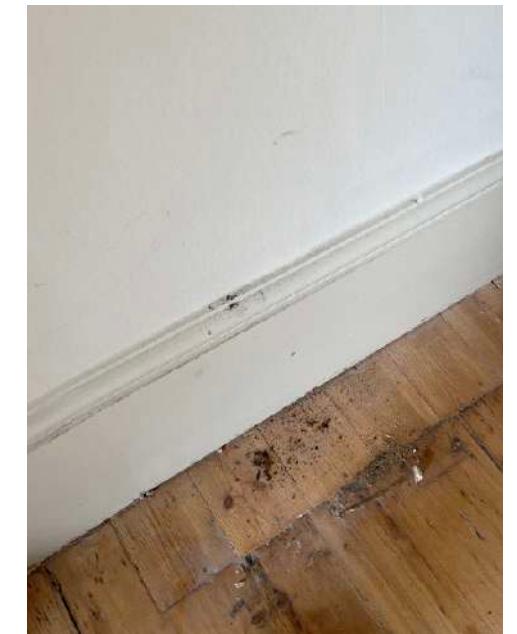
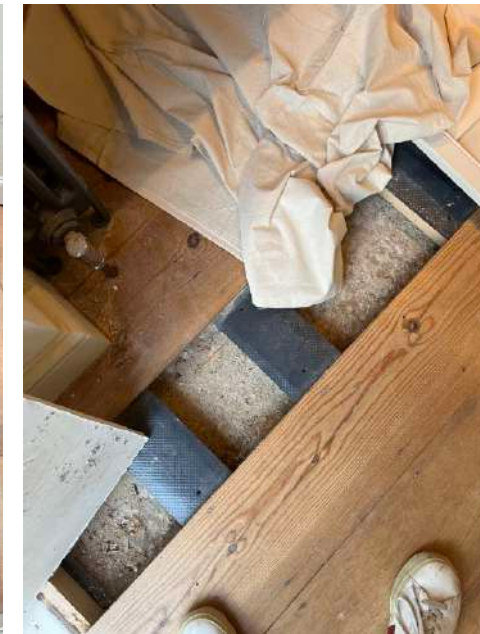


The Existing Building: Investigative Works

2.6 A summary of initial investigative works:

After researching the history of the property extensively with Stephen Levrant Heritage Architecture we proceeded to carry out some limited opening up works to find out more about the fabric of the building. A summary of the opening up works to be carried out were sent to Camden on the 14th September 2022. In addition, the clients removed the carpets and underlay.

The findings are summarised in the adjacent photographs. Our findings are:



1. the ridge beam of the house looks historic but below the carpets and most of the roof structure underlay are wide boards, looks new (it is likely to appear to be a mix of have been rebuilt in the historic and modern 1950s reusing timbers and therefore we have where possible), and the assumed they are original (apart from the lower ground floor where they are clearly modern).

3. some chimney breasts **4.** the floor at lower ground level is a mixture of new appear to have been 'built slab and modern suspended floors out'

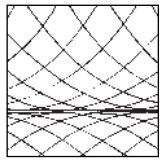
5. skirting throughout is modern (apart from stair). Some examples of historic architraves.



6. the lower ground utility area is a patchwork of modern materials including brick, steel and concrete.

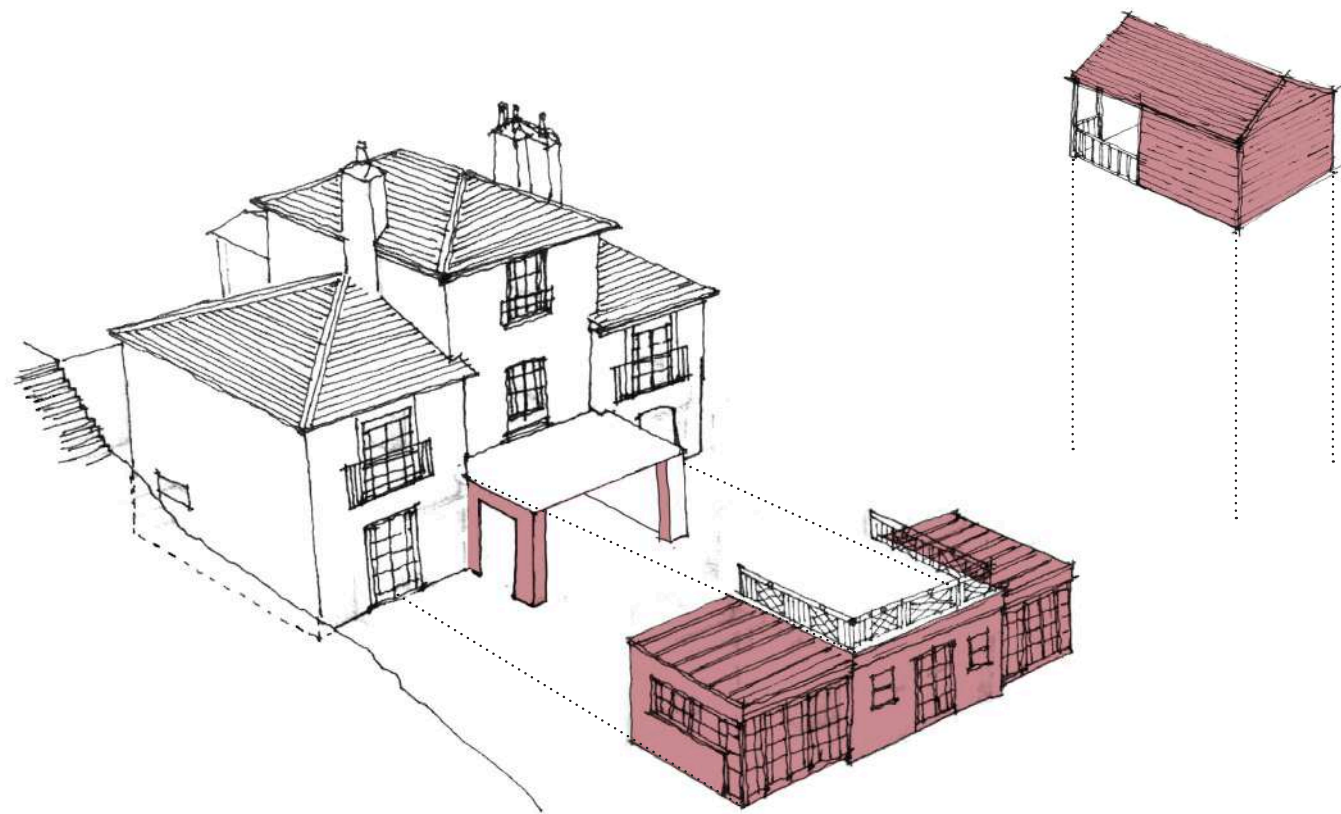
7. Cornicing is mix of (suspected) historic and modern facsimile. Some have been boxed in and re-run.

8. The interior wall within the rear extension (proposed to be demolished) is modern fabric. (concrete)



3.0 Design Proposals

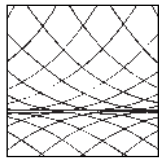
3.1 A summary of external demolitions and additions:



Proposed Demolitions



Proposed Additions

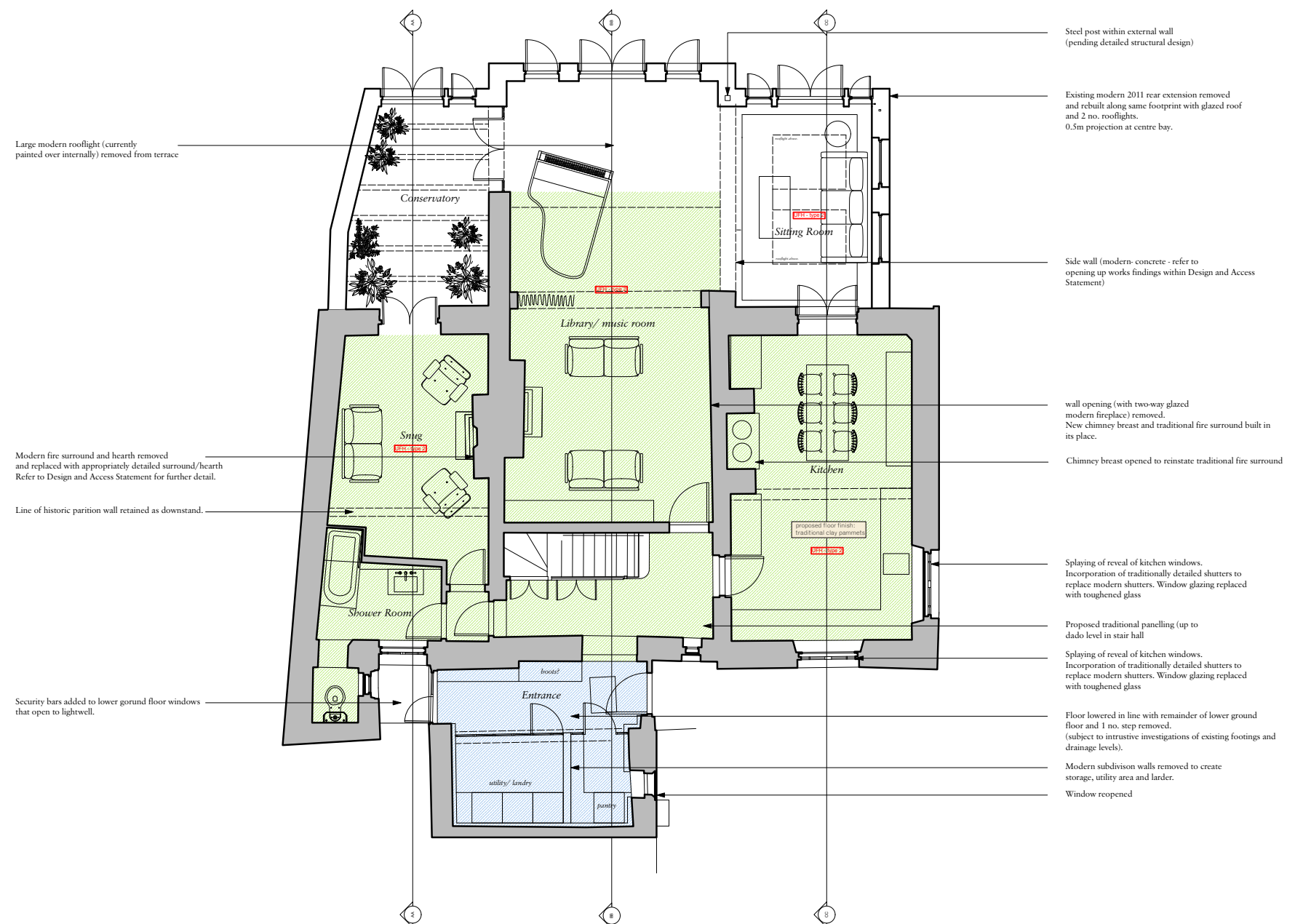


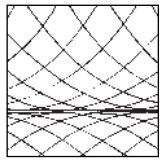
3.0 Design Proposals

3.2 Lower Ground Floor (Garden Level):

Summary of proposals:

1. The removal of modern partitions in the lower ground front entrance to create a storage, utility and larder while lowering the floor to the same level as the remainder of the lower ground floor (and removal of step up into utility).
2. The installation of traditional panelling (up to dado level) in the stair hall.
3. The gentle splaying of the reveals of the kitchen windows. Incorporation of traditionally detailed timber shutters to replace modern shutters.
4. The removal of modern surrounds and installation of appropriate traditional surrounds and grates in the kitchen, music room and snug.
7. The removal of a modern concrete side wall in the sitting room.
9. The removal and rebuilding of the rear extension along the same footprint (with a 0.5m extension on the central bay).
10. The removal of the large modern glazed rooflight from the terrace.
11. Restoration of historic mouldings where they exist, removal of modern mouldings, installation of facsimile mouldings in an appropriate design where not historic (refer to mouldings sketches for further details).
12. The installation of security bars to windows on lower ground opening to the lightwell (as annotated on the drawings). All bar elements to be painted in white and fixings to existing wall to be minimised.
13. There are high levels of damp present at lower ground floor, which has also been well documented historically. This will be reviewed and addressed as part of the sensitive refurbishment works.



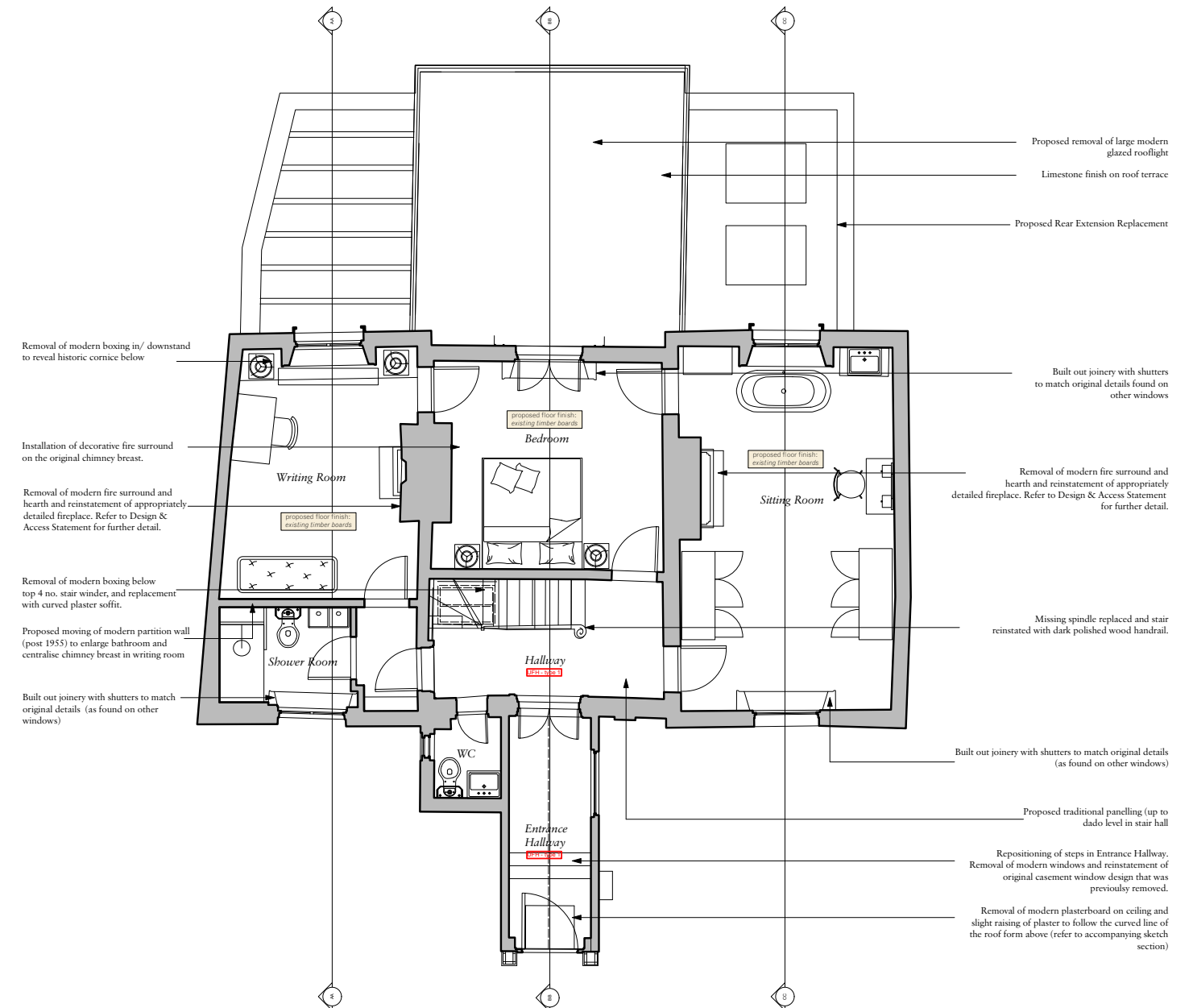


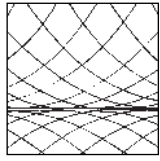
3.0 Design Proposals

3.3 Ground Floor (Street Level):

Summary of proposals:

1. The removal of the modern plasterboard on ceiling within the entrance bridge structure and the slight raising of plaster line to follow the gentle curve of the roof form above.
2. The installation of traditional panelling up to dado level within hallways.
3. The incorporation of traditional timber shutters to match the where they do not exist.
4. The slight widening of the existing doorway from the hallway to the sitting room in order to bring light into the central hallway and to improve accessibility.
5. The replacement of the missing spindle and the reinstatement of polished dark wood handrail on the stairway.
6. The removal of the modern fire surrounds and hearth and reinstatement of appropriately detailed fireplace in both the writing room and sitting room.
7. The introduction of the cast-iron pergola on the rear elevation, traditionally detailed.
8. The removal of modern tiles on the roof terrace and replacement with a limestone finish tile.
9. The removal of the modern boxing in/ downstand in the writing room to reveal the historic cornice below.
10. The installation of a decorative fire surround on the original chimney breast in the writing room.
11. The removal of modern boxing below top 4 no. stair winder, and replacement with curved plaster soffit as would have been traditionally detailed.
12. Moving of entrance stair towards entrance door within entrance hallway, the removal of modern glazing and the reinstatement of a casement window which existed historically.
13. shifting of modern partition wall (post 1955) to enlarge bathroom and centralise chimney breast within writing room.



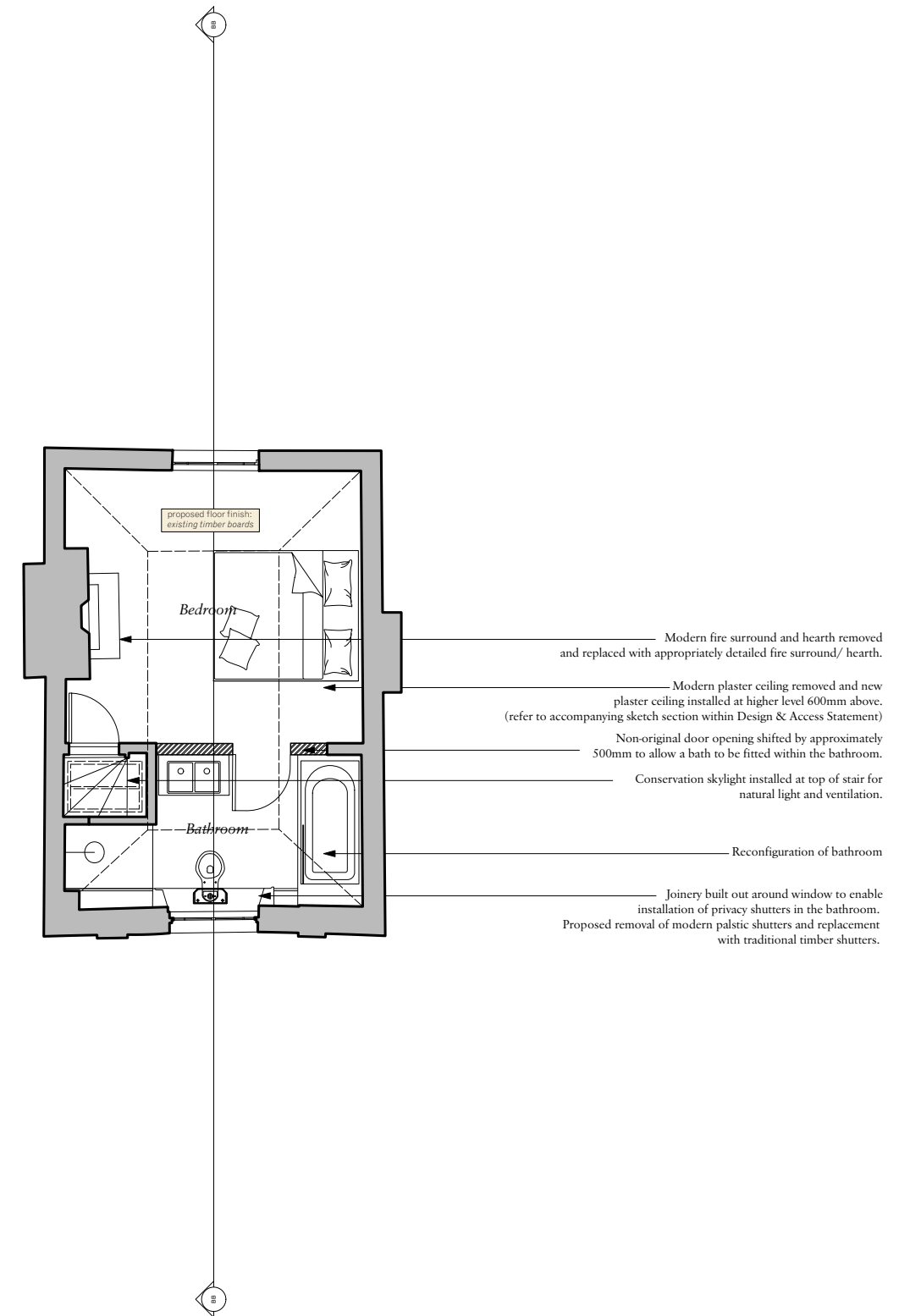


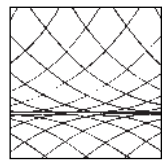
3.0 Design Proposals

3.4 First Floor:

Summary of proposals:

1. The removal of the modern fire surround and hearth and replacement with an appropriately detailed timber fire surround and hearth.
2. The removal of the modern plaster ceiling and installation of a new plaster ceiling at a higher level.
3. The shifting of a non-original door by approximately 500mm to allow a bath to be fitted within the bathroom.
4. The installation of a conservation skylight at top of the stair for natural light and ventilation to stairway.
5. The reconfiguration of the bathroom.
6. The replacement of modern plastic shutters with traditional timber shutters with locking bar in the bathroom.





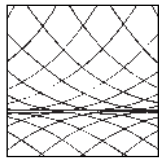
3.0 Design Proposals

3.5 External Proposals: Front Elevation

Key:

- ① Proposed repainting (colour to be confirmed) and restoration of panels on front door
- ② Existing ironwork restored and extended to suit new terrace
- ③ Addition of simple pediment above front entrance door
- ④ Proposed lime paint
- ⑤ Replacement of inappropriate plastic rainwater goods with cast iron rainwater goods
- ⑥ Repair and restoration of chimney stacks & flaunching (as required)
- ⑦ Removal of SVP from the front elevation to the side elevation
- ⑧ Removal of plastic fence & replacement with traditional railings





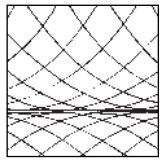
3.0 Design Proposals

3.6 External Proposals: Rear Elevation

Key:

- ① Proposed new extension with double glazing (central bay projects by 500mm)
- ② Existing ironwork restored and extended to suit new terrace
- ③ Proposed lime paint
- ④ Replacement of inappropriate plastic rainwater goods with cast iron rainwater goods
- ⑤ Repair and restoration of chimney stacks & flaunching (as required)





3.0 Design Proposals

3.7 Interior Details

Generally:

The current owners have an aspiration of restoring the house, its interior details and finishing so that it closely resembles how it may have been originally.

Since moving in to the property in late 2022 they have already decorated the house using sympathetic colour palettes which are appropriate for the period of the house, and are keen to continue with this through carrying out the work covered within this planning and listed building application.

All original features such as windows, doors, mouldings and flooring, where they survive, will be restored and reinstated as appropriate.

It is proposed that the modern timber floor on the lower ground floor is removed and replaced with more appropriate clay parget tiles which is an appropriate finish for a lower ground floor. Historic (and potentially original) floor boards on the upper floors will be retained and carefully refurbished. For this reason, heating on the upper floors will be primarily radiators as existing, with the exception of the entrance hall which has modern tiling. Here underfloor heating suspended between the joists is proposed. Within the lower ground floor (where there is no original flooring) underfloor heating is proposed throughout.

More information on the proposed floor finishes can be found on the drawings.

Sources of inspiration & Keats House

As well as research in to the property and history, we have drawn inspiration from other houses built at a similar time to 49 Downshire Hill. The most notable is Keats House, which is situated only a stone's throw away and shares many of the same details as 49 Downshire Hill. For example, the reeded architraves and plain corner blocks at Keats House resemble exactly those on no.49, and the reeded skirting resembles the only fragment of historic skirting which survives on the stairway in no.49.

We've therefore used Keats House as a strong source of inspiration for replacement mouldings where these have been lost, and for the design of key rooms such as the kitchen with a dresser, and fireplace within the kitchen which is currently very modern but the client would like to replace this with a timber surround with range oven with delft-style tiling.



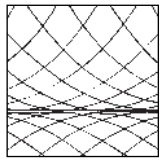
*Keats House:*Plinth block moulding and timber shutter in the kitchen



Keats House: architraves (which match those at No.49)

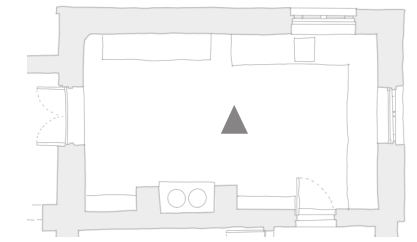


Keats House: Kitchen

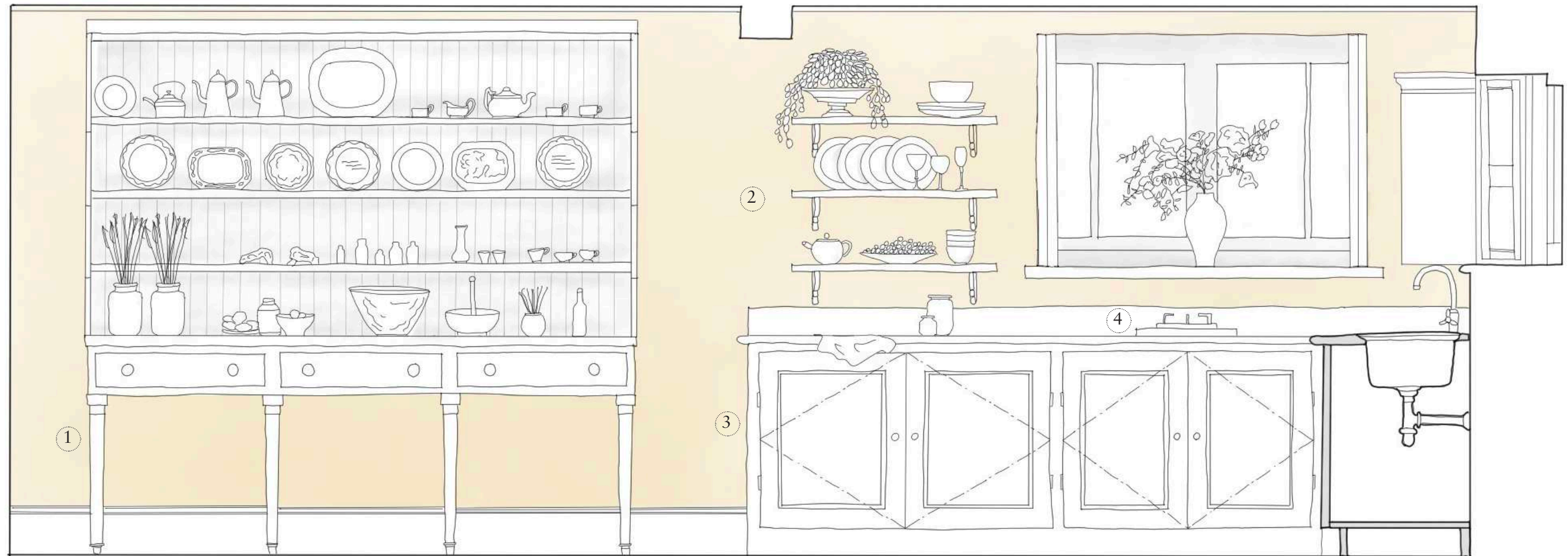


3.0 Design Proposals

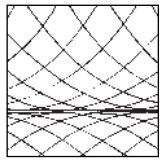
3.8 Interior Details : key illustrative kitchen elevations



Key plan with viewpoint

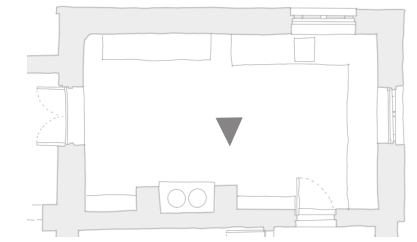


- ① *Welsh dresser*
- ② *Wall-mounted shelving above counter*
- ③ *Cabinetry*
- ④ *Gas hob*



3.0 Design Proposals

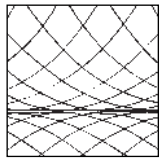
3.9 Interior Details : key illustrative kitchen elevations



Key plan with viewpoint

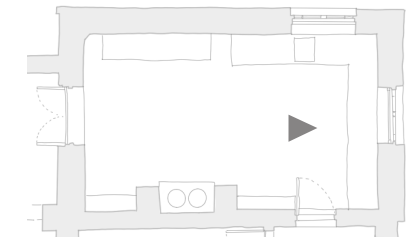


- ① Gas hob with utensil drawers below
- ② 2 bay Aga with handpainted tiles above
- ③ Mantel shelf
- ④ Hand-painted delft tiles
- ⑤ Tray storage

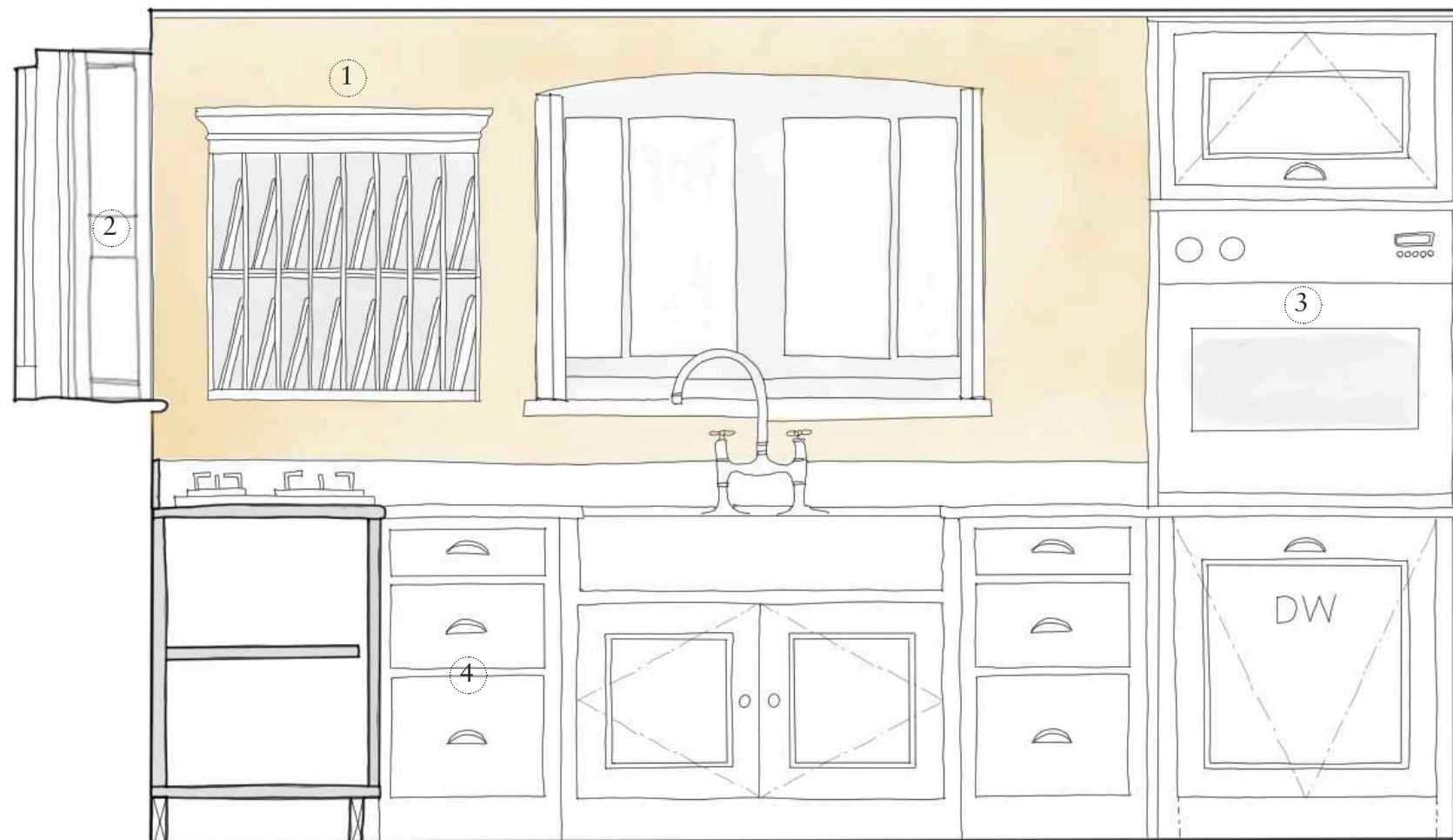


3.0 Design Proposals

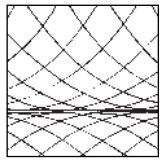
3.9 Interior Details : key illustrative kitchen elevations



Key plan with viewpoint

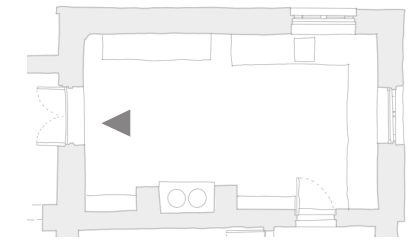


- ① Open wall mounted stage
- ② Traditional wooden shutters within window reveals
- ③ Oven
- ④ Kitchen cabinetry/drawers

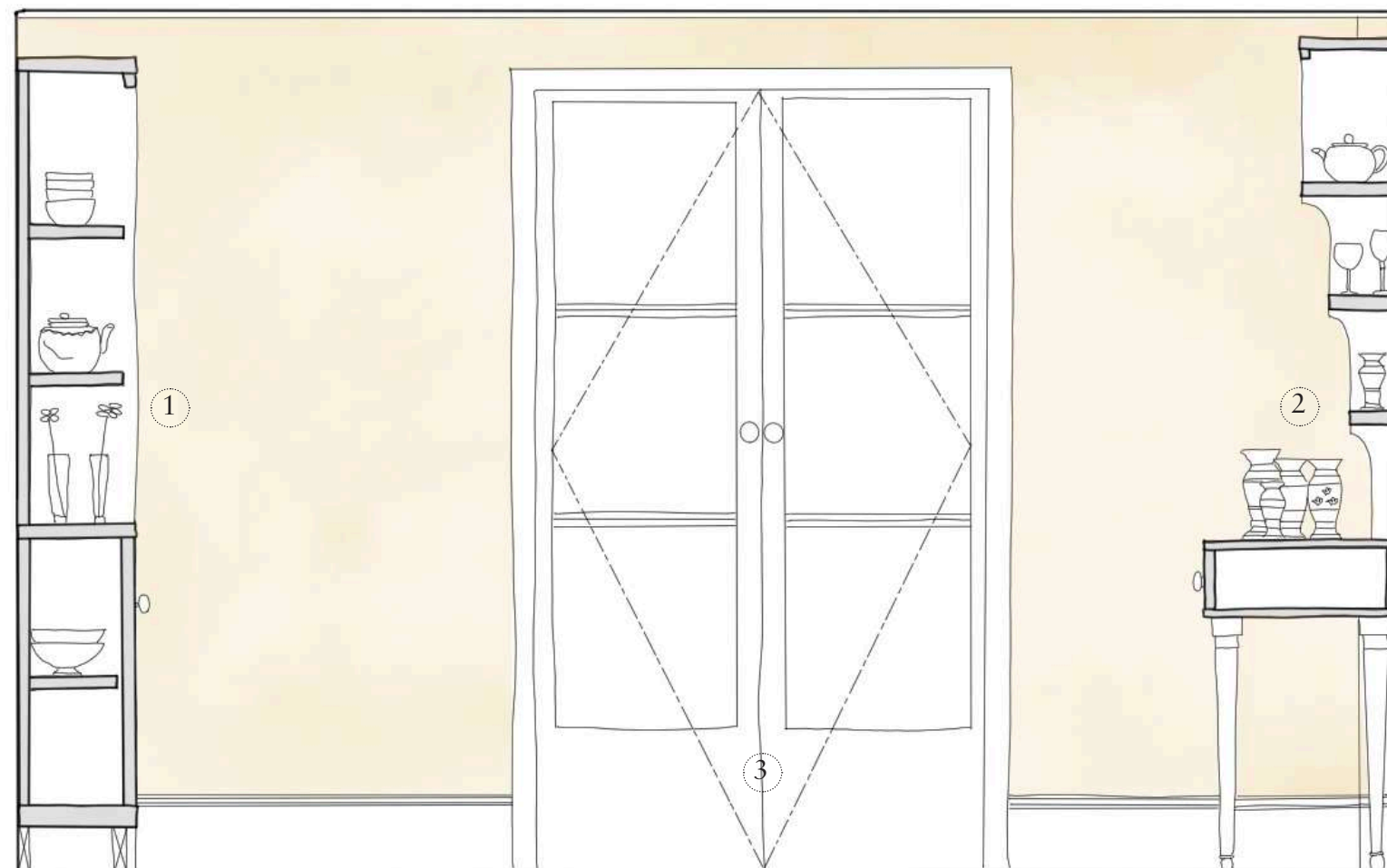


3.0 Design Proposals

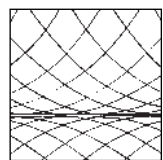
3.9 Interior Details : key illustrative kitchen elevations



Key plan with viewpoint



- ① *Built in shelving/ cabinetry - to be discussed*
- ② *Welsh dresser*
- ③ *Glazed double doors*



3.0 Design Proposals

3.10 Approach to Fireplaces: fire surrounds, hearths and grates

There are no original fire surrounds and hearths in the house. The surrounds and fixtures throughout are modern.

The aim is to replace all modern surrounds with an appropriately detailed Georgian/ Regency surrounds with grates and a suitable hearth.

The client would like to use restored fixtures where possible but we have provided illustrative detail for the proposed styles of surrounds and grates on this page.

Generally, the fire surrounds proposed, material and ornamentation will follow the hierarchy of the house:

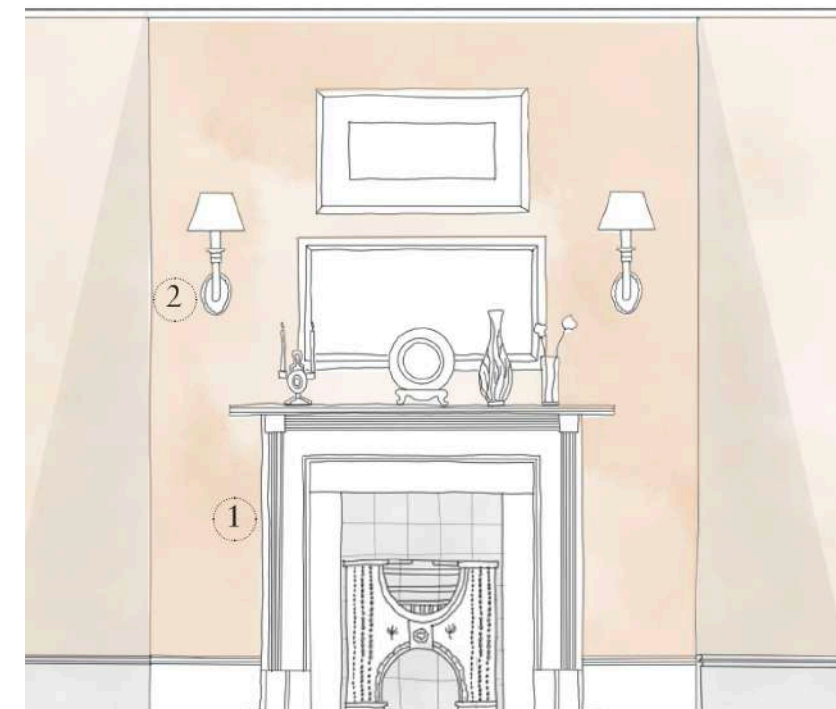
1. In the first floor bedroom, a modest timber surround with grate and brick or slate hearth.
2. In the ground floor writing room, a modest timber surround with grate and brick or slate hearth.
3. In the ground floor large sitting room, it is proposed the large regency style (but modern) stone surround is replaced with a more modest reclaimed surround.
4. In the lower ground floor small sitting room, a modest timber surround with grate and slate hearth.
5. In the lower ground floor piano/ music room, a modest regency style surround suitable for the scale of the room with grate and slate hearth.
6. In the kitchen, a large but simply detailed timber surround with range within and tiled reveals.



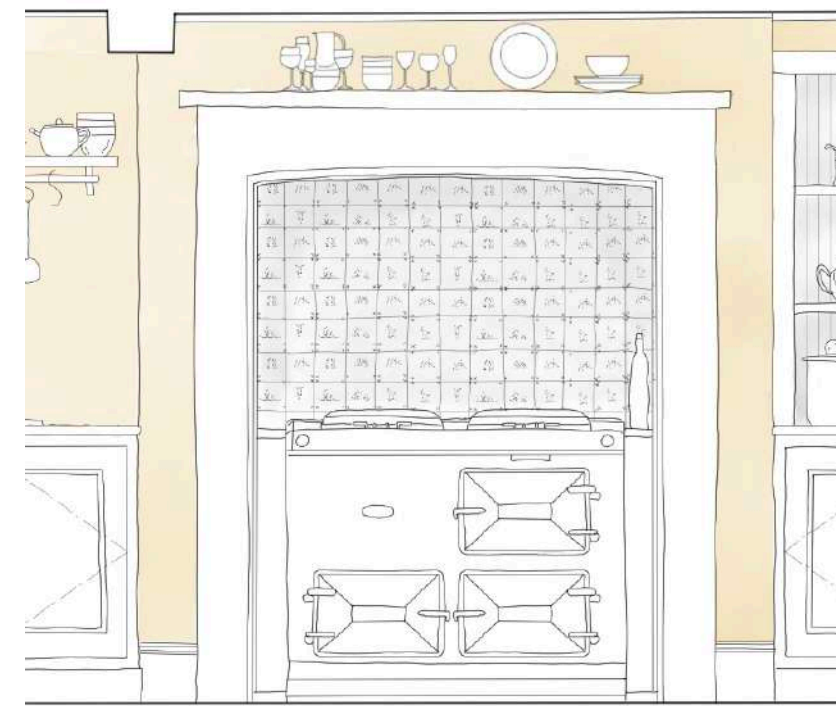
Existing Surrounds: modern fire surrounds and hearths throughout house.



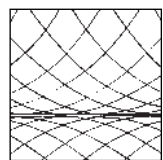
Keats House: example of modest timber surrounds and grates for bedrooms (see items 1,2,3 in the adjacent paragraph)



Proposed illustrative fire surround in Piano/Music Room



Proposed illustrative fire surround in the Kitchen



3.0 Design Proposals

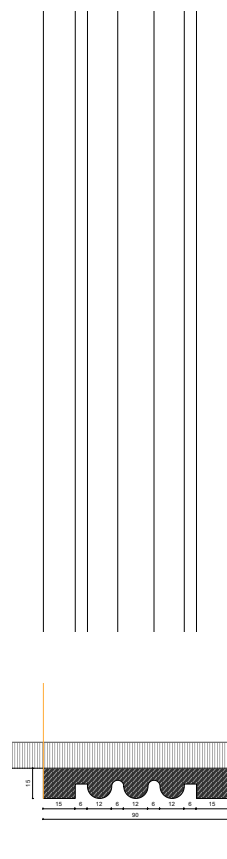
3.11 Approach to Mouldings

As previously mentioned, there is a mixture of historic, facsimile mouldings made to match the historic and modern mouldings throughout the house.

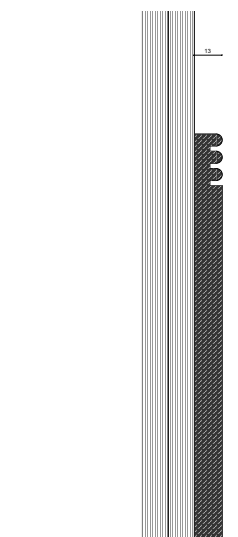
The cornicing is consistent throughout the house in that it is reeded, but some do look more historic than others therefore it is likely that it has been replaced and added to over the years through refurbishment and repair works.

The architraves also vary with two historic types found on the ground floor. Apart from these, mouldings appear modern. Our proposal includes retaining all historic architraves, removing modern architraves where they exist and replacing modern architraves with architraves and plinth blocks that match the historic.

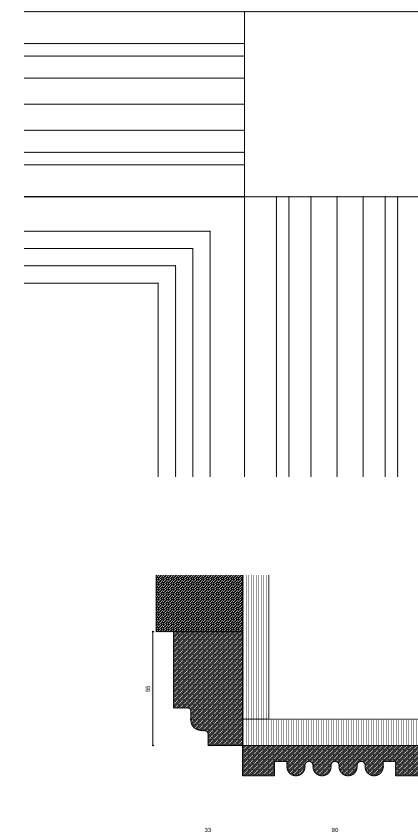
With the exception of a small area by the main stair, the skirting boards throughout are all very modern. It is proposed that the modern skirting boards are replaced with skirtings that match the original skirting which survives (and is also seen in neighbouring Keats House).



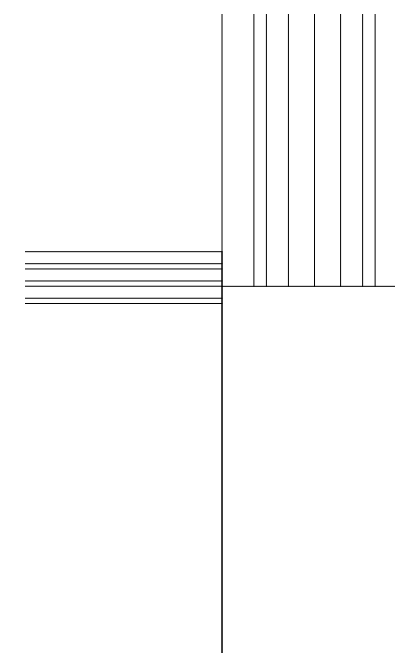
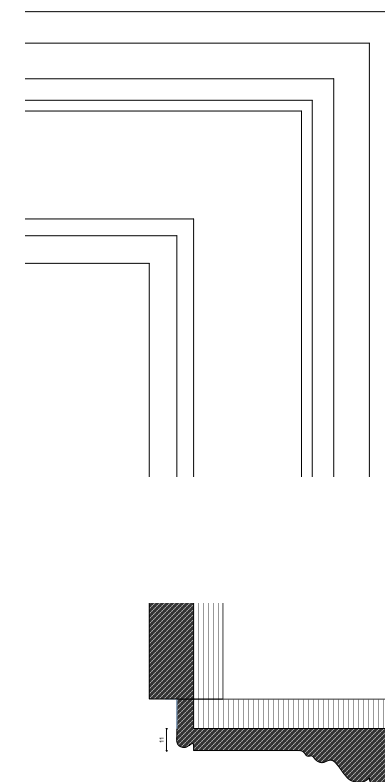
Cornice: Reeded Cornice



Proposed Reeded Skirting (as found on stair and in other similar houses such as Keats House)

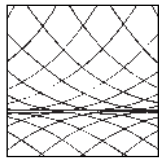


Architraves: Two types of historic architrave on ground level



Plinth Block, skirting and architrave





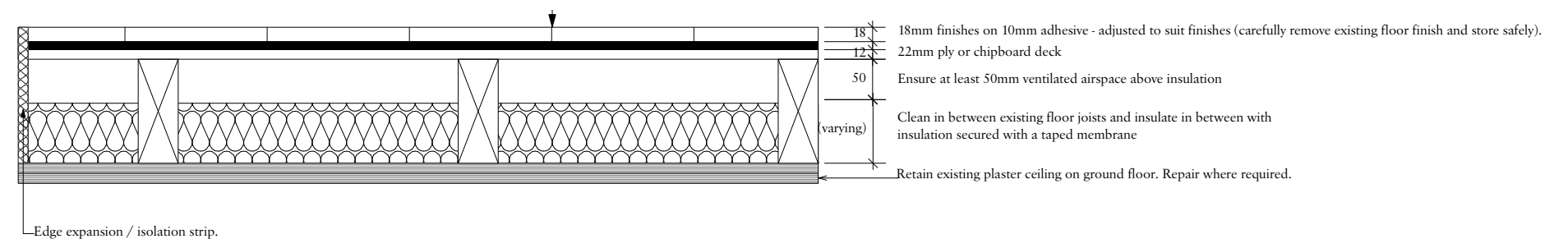
3.0 Design Proposals

3.12 Heating Strategy

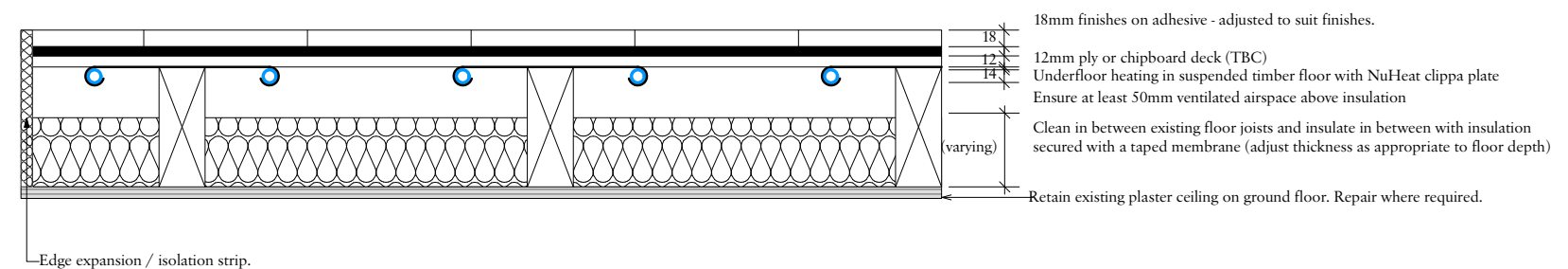
Due to the historic/ original floor boards on ground and first floor levels, heating on the upper floors will be primarily radiators as existing, with the exception of the entrance hall which has modern tiling. Here underfloor heating suspended between the joists is proposed.

Within the lower ground floor (where there is no original flooring) underfloor heating is proposed throughout.

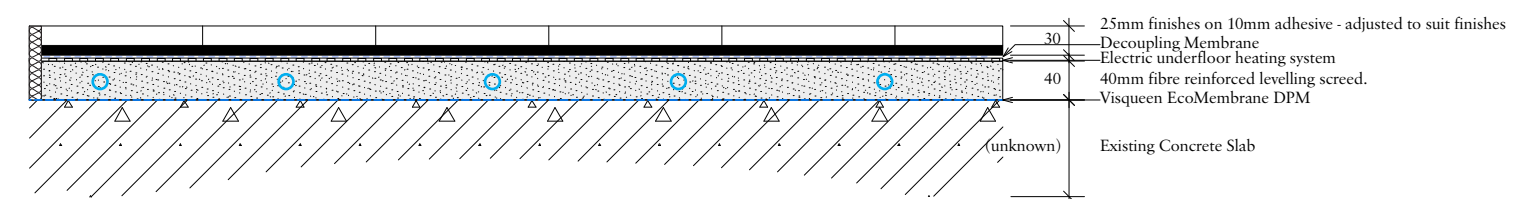
Ground Floor and First Floor (with the exception of the hallway): No Underfloor heating. Refurbished original timber boards:

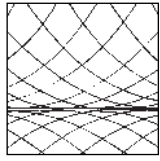


Ground Floor Hallway: Underfloor heating between the joists



Lower Ground Floor: Modern floorboards replaced and underfloor heating incorporated within substrate.





3.0 Design Proposals

3.13 Other Items

(1) Ceilings and Lighting

The approach and entrance to the house and circulation around the house is proposed to remain as existing.

The clients wish to reinstate the lower ground floor entrance (which is currently blocked with loose garden furniture).

(3) Doors (internal and external)

It is proposed that the historic entrance door at ground floor level is retained and carefully refurbished.

The approach through the proposals is to retain historic doors, and to remove and replace all doors which are clearly modern throughout the house with appropriate alternatives (traditional 4 panelled doors with central rail).

(5) Structure and fabric

Essential remedial works required to the existing drains (identified via a CCTV survey) will be implemented as part of the works, as well as surveys to identify damp, rot and woodworm. The high levels of damp present in the lower ground floor area will also be addressed as part of the works.

(2) Windows

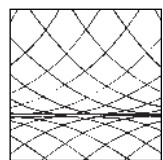
All original windows will be retained and refurbished with new brushes and draught excluders.

(4) Rainwater Goods

Rainwater goods: inappropriate plastic gutters and downpipes are proposed to be replaced with traditional cast iron rainwater goods.

(6) Electricity

An electrical condition report was recently commissioned and the results, "Unsatisfactory", noted that the existing installation is outdated, are not up to current standards and do not comply with current regulations. It will therefore be necessary to update the wiring and electrical installations. Lighting and switching is all proposed to be traditional.



3.0 Design Proposals

3.14 The Summer House

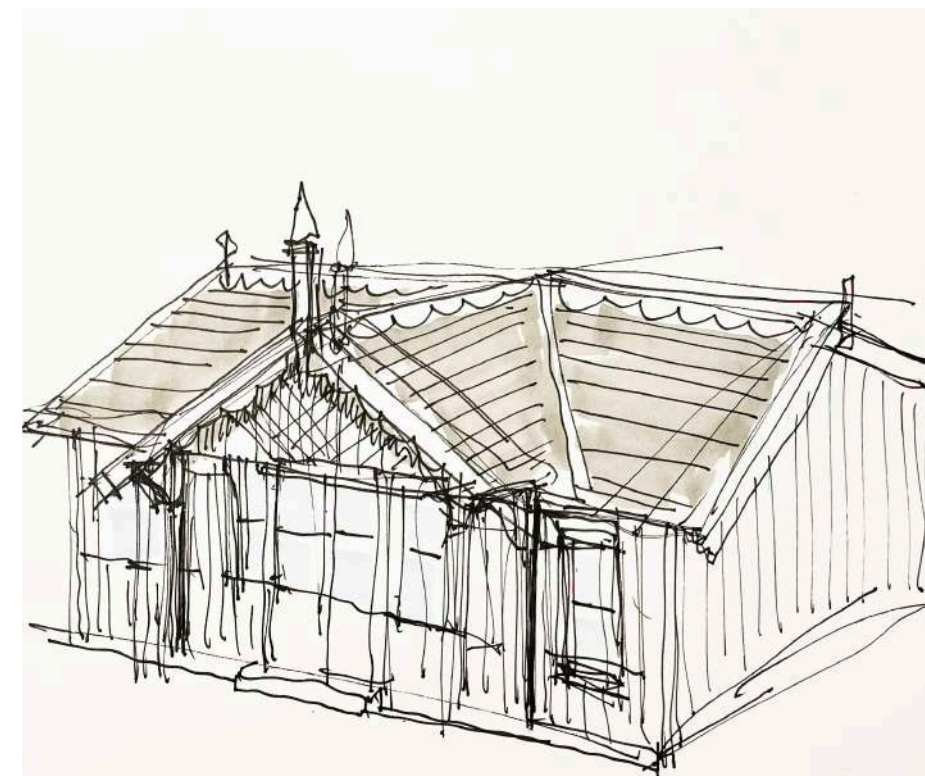
The existing Summer House which sits at the end of the garden is in a very poor condition with elements damp and rotten. It is therefore proposed that this modern structure is removed and replaced with a design that is more appropriate and suitable for this house, and better insulated.

The summer house has been considered in tandem with the overall landscaping and garden scheme.

The ridge height of the new structure remains the same as the existing summer house.



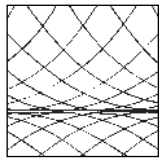
Photographs of the existing Summer House



Sketch view of the proposed Summer House

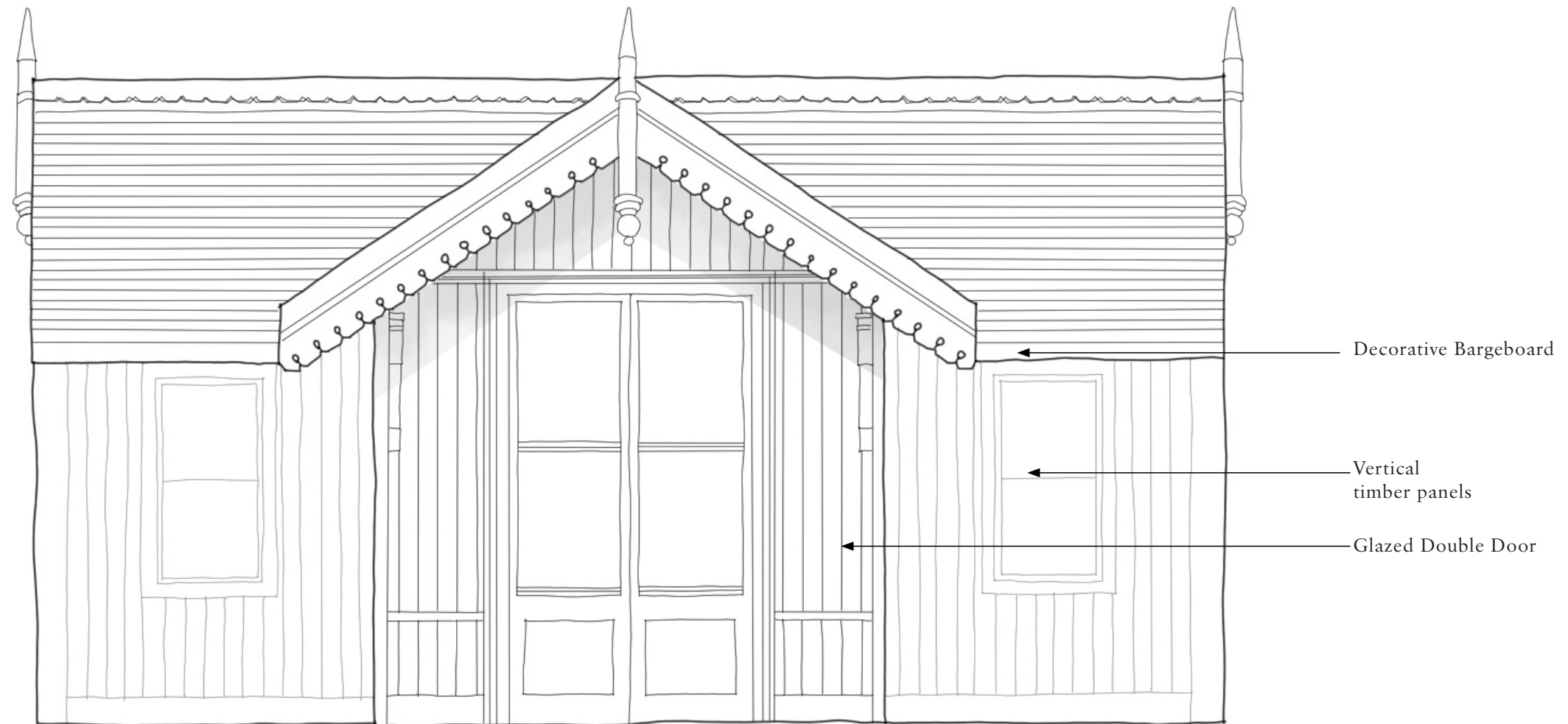


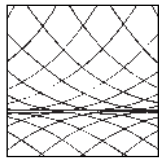
Front elevation of the proposed Summer House



3.0 Design Proposals

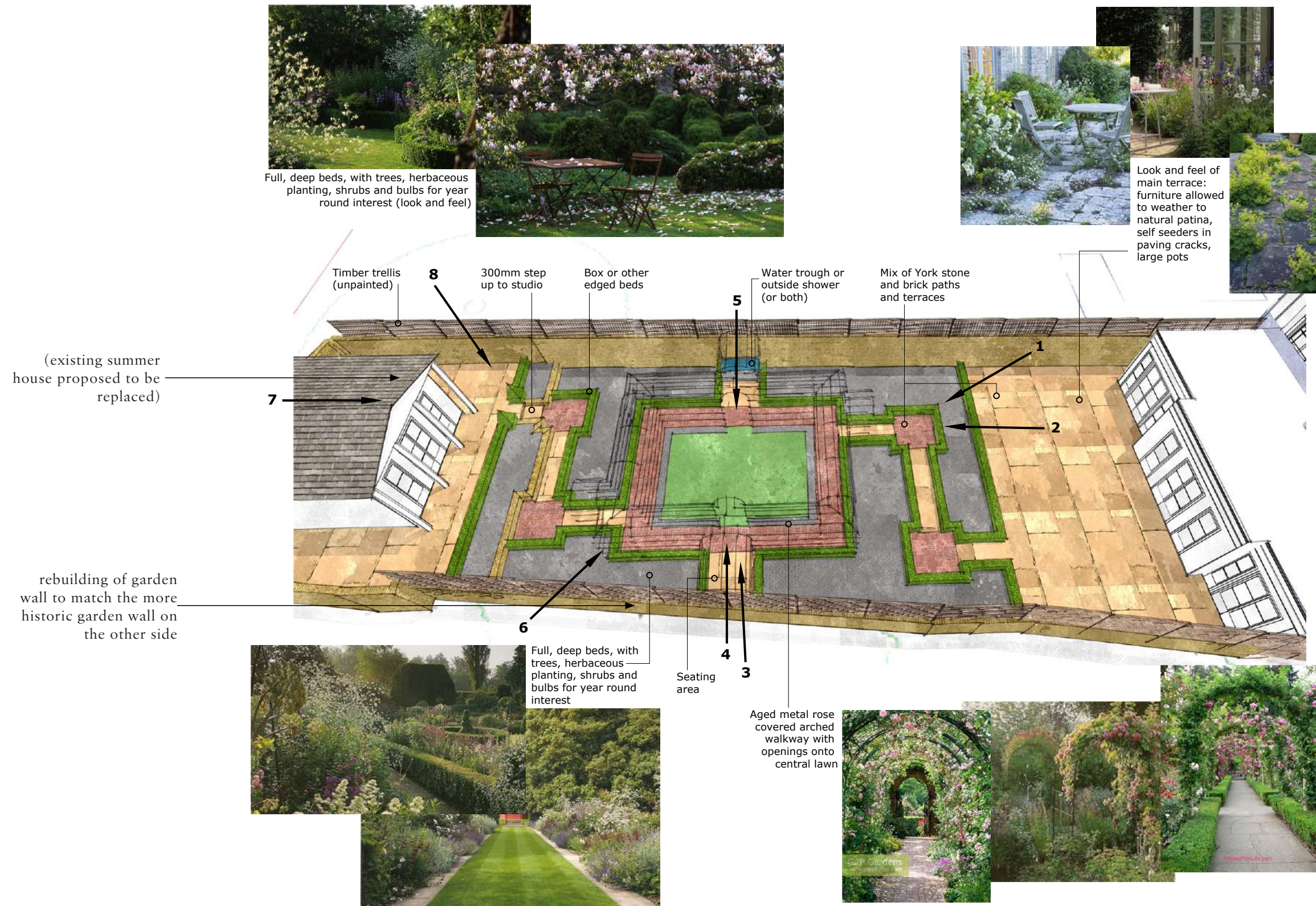
3.14 The Summer House: Front Elevation

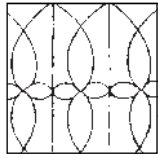




3.0 Design Proposals

3.15 The Proposed Landscaping Scheme (illustrative)





4.0 Access, Sustainability & Conclusion

4.1 Accessibility

The approach and entrance to the house and circulation around the house is proposed to remain as existing.

The clients wish to reinstate and make use of the lower ground floor entrance (which is currently blocked with loose garden furniture). Minor interventions covered within the proposals will aid better circulation and accessibility within the house.

As part of the works the clients would also like to improve the side access to the rear garden from the front.

4.2 Bin and Bike Storage

Refuse/ bike storage arrangements are not affected by the proposal. Refuse storage and arrangements is proposed to remain as existing.

4.3 Sustainable Design

The proposal represents very modest changes to the existing building, however due to the nature of the project as a listed building, the options are more limited.

The existing rear extension is poorly executed, and large areas of glazing and poor detailing leads to high heat loss and water ingress in places. The replacement extension has less glazing and is proposed to be much better insulated to avoid the current issues.

Where possible, efforts will be made to improve the performance of the building. This will include looking at areas of the existing wall, eaves, floors, and roof where there are opportunities to introduce additional insulation.

As part of the holistic effort to uprate the building fabric as far as possible, all existing windows are proposed to be refurbished with new brushes and draft excluders introduced where these do not already exist. Windows within the new rear extension are proposed to be double glazed.

Materials will be sourced locally where possible and we will ensure that there is an established supply chain with appropriate accreditation for specified materials. We will avoid using materials such as PVCs. We will also seek to reduce waste during the construction of the building.

Energy efficiency and carbon emission reductions will be optimised using both passive design solutions. Passive elements include high levels of insulation in excess of Building Regulations and passive ventilation within the ground and first floor will be enhanced through adding the opening rooflight above the stair to improve stack ventilation. The house on all floors will make use of natural daylight and ventilation.

4.4 Conclusion

Our design proposals for the refurbishment and replacement of the modern 2011 rear extension at 49 Downshire Hill are focused on bringing out the best of this Regency gem, the original character of which has been eroded over time. The approach taken is a conservation approach and is sensitive to the historic fabric of the building.

Many of the proposals have come about from the desire to undo previous unsympathetic interventions from the past that have harmed the listed building.

Other aspects of the proposals such as the finer interior proposals and external proposals seek to pay homage and bring out the history, character and original features of the building.

In turn these interventions will enhance the character of both the house itself and conservation area.