

The property 6 Gainsborough Gardens London NW3 1BJ dates back to 1885, is a Grade II listed building and is within the Hampstead Conservation Area. The property is a substantial detached property, with the facade red brick, tile hanging and stone work.

The property was listed in 2008 and the Historic Buildings description of the site :

“Detached villa, 1885 by HS Legg for Thomas Clifford, leasee, as part of the development of Gainsborough Gardens between 1882 and 1895. Subsequently divided into flats, but restored to a single house mid-1990s.

MATERIALS: The ground floor and stacks are of red brick, the first floor tile hung with alternate bands of plain and dentilled tiles. Roofs are plain tiled. Dressings are of red sandstone, red brick, plaster and pebbledash render, and applied timber framing. Windows are timber casements some with finely moulded architraves.

PLAN: Three asymmetrical bays, the entrance to the centre, between outer gabled bays which are set forward. Three storeys and attics, the lower storey is a semi basement at the front and at ground level at the rear. Tall external stacks, simply detailed, frame the building at sides and rear.

EXTERIOR: Tiled steps within brick parapet walls with stone copings lead to a timber porch under a single tiled roof with a broad arched opening on turned shafts, and with moulded spandrels to the archway. To left is a tripartite window with small panes to the side lights and smaller panes to the fanlight and with a deep moulded cornice. Under the porch is a tripartite pedimented window in a moulded architrave again with small panes to the side lights. All with coloured glass, some replaced when the house was refurbished mid 1990s. Pair of doors under plain overlight; the lower section of each has a raised and fielded panel, the upper panels are glazed, the glass replaced. First-floor tripartite window with two-light central section, all with small panes. The architrave has a deep moulded frieze and small feet. Above, is a continuous scroll moulded cornice. Three-light attic dormer has a small pediment above the central light. The upper section of each light is small paned.

The gabled left-hand bay breaks forward with a further canted bay to ground floor and basement, articulated by moulded stone bands. These windows are stone dressed. Those in the basement have upper small panes, those at ground floor are single-paned. The iron balustrade to the flat roof forms a balcony to the first-floor room. This has a four-light mullion and transom timber window with plain lights. The gable breaks forward supported on moulded timber brackets and is rendered with applied timber framing on a brattished base. Tripartite casement has small paned upper lights, in a moulded architrave with a dentil cornice. Eaves have simple moulded bargeboards.”

The property is also within the Hampstead Conservation Area. The guidance in the Camden Council Conservation Area Statement states:

“Hampstead is a Conservation Area of considerable quality and variety. A range of factors and attributes come together to create its special character. These are principally; its topography; the Heath; the range, excellence and mix of buildings; the street pattern and Hampstead’s historical association with clean water and fresh air. The Conservation Area stretches beyond the village itself to include South End Green, Frognaal and Rosslyn Hill and offers many fine and interesting examples of the architectural development of London.

The Urban Grain map highlights the diversity of the urban form of Hampstead, from the dense cluster of streets and alleys around the High Street to the grid of the Willoughby Road area to the expansive

open spaces of Oakhill. All of these are set against the backdrop of Hampstead Heath and the outlying areas of the Conservation Area.



Hampstead has an exceptional combination of characteristics that provide the distinct and special qualities of the Conservation Area. The variety of spaces, quality of the buildings, relationships between areas, all laid upon the dramatic setting of the steep slopes are described below. The contrast between the dense urban heart of Hampstead and the spaciousness of the outer areas is one of its major characteristics. It also demonstrates its historic development with the 18th century village still evident, adjacent to the streets created in the Victorian era, as well as many 20th century contributions. The Conservation Area character is therefore derived from the wide range of areas within it, each of which makes an important and valuable contribution to the Conservation Area as a whole.”

“GAINSBOROUGH GARDENS AREA

Gainsborough Gardens was laid out in 1882 on the site of the old spa buildings and their pleasure grounds with a fine group of Arts and Crafts villas of red brick enriched by tile hanging and white painted woodwork encircling the mature, well-maintained gardens in the centre. Nos.3&4 (listed) are by EJ May (1884). No.6a ‘Cottage on the Heath’ has a Staffordshire blue brick crossover with elegant red brick piers with plinths and Coade Stone red terracotta octagonal caps. There are timber gates to the Gardens. Surrounding the gardens is a low wall topped with segmental-arch capping of Staffordshire blue engineering bricks. The gardens are listed in the London Squares Preservation Act 1931 and in the UDP as Wooded Private Open Space.”

Proposal

The proposed works are to introduce a new staircase from the ground floor rear terrace into the rear garden. Materials will be in keeping with the existing metal works to the rear.



Existing metal work to rear terrace

The works are very minor in scale and the materials are in keeping to the original building. A small area of existing balustrade will be removed to enable access to the rear.



Staircase to run adjacent to wall as shown above

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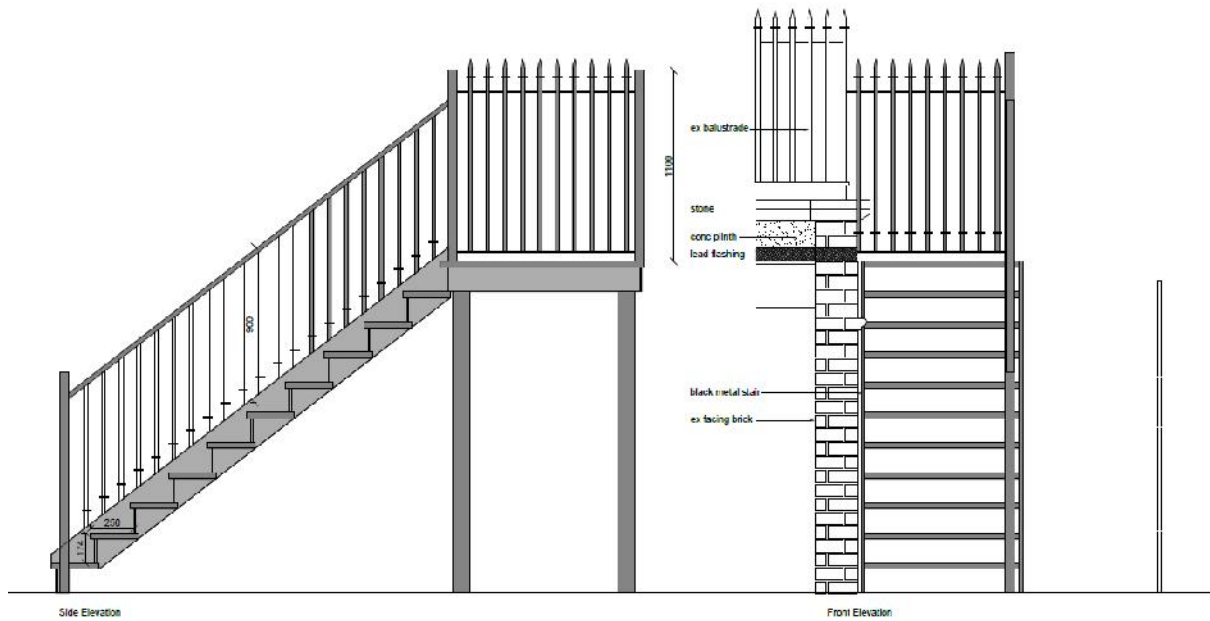


Rear Elevation



Further evidence of metal work as existing

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The proposed stair will replace a former stair that has been removed, but the string line is clear in the photos below, and the parapet stone work has clearly been added, as it is less weathered than the original stone parapet.



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