
9 GAINSBOROUGH GARDENS, NW3 1BJ

DESIGN & ACCESS STATEMENT

22.03.2024
Revision B



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1.0 Introduction

1.1 Overview

This Design and Access statement has been prepared by TG Studio on behalf of the client in support of the planning application at 9 Gainsborough Gardens for the following proposal.

Internal refurbishment of Grade II listed building, together with the creation of a garden pavilion. Retrofitting of all existing original window frames with slimline glazing, and external restoration works.

This Design and Access statement is to be read in conjunction with the heritage statement submitted as part of this application.

The applicant has acquired the freehold of the site and is seeking to upgrade and refurbish the property to enhance this period home.



2.0 Site and Context Appraisal

2.1 Hampstead Conservation Area

Hampstead was designated a Conservation Area (with North End, the Elms, Vale of Health, Downshire Hill) on 29 January 1968 and since then there have been several extensions to the Conservation Area between 1977 to 2001 with some areas being transferred to Fitzjohns/Netherhall Conservation Area.

The Conservation Area is located from Finchley Road to Highgate and sits on the sand and pebble-capped hill, and spans the heights of the hill and rises to Whitestone Pond at 135m above sea level. The topography is at the heart of the townscape.

The 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.

By the early 19th century, a number of large houses had been built in and adjacent to the centre of the village and on either side of the High Street there were also dense areas of working class cottages. The Hamlets of North End and Vale of Health had also grown up. Frognal and New End had become physically part of Hampstead Village. Many of the large houses still survive, including Fenton House, Old Grove House, Frognal Grove, Burgh House, Cannon Hall, Romney's House etc, but most of the poorer areas have been swept away.

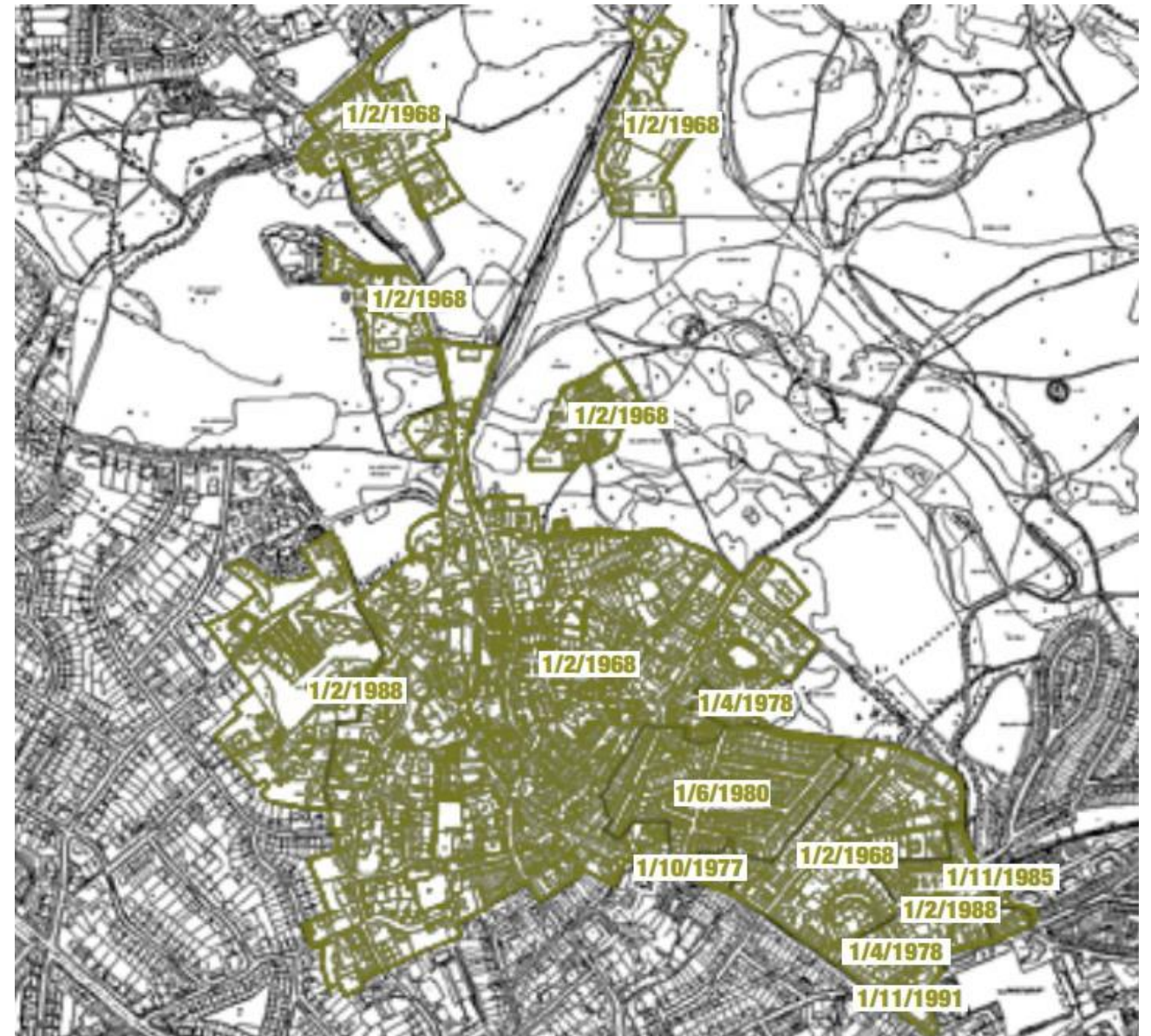
Hampstead Conservation Area is characterised by its distinctive and special qualities such as the variety of spaces, quality of the buildings, and relationships between areas, all laid upon the dramatic setting of the steep slopes. The contrast between the dense urban heart of Hampstead and the spaciousness 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.

9 Gainsborough Gardens is situated towards the southeastern border of Hampstead Heath and north of Hampstead Heath station. The houses in the area are predominately three and four-story homes and is accessed from two roads; Well Walk and East Heath Road.

2.2 Listed Buildings

No.3 to No.14 Gainsborough Gardens, The Cottage, and The Lodge are statutorily Listed Grade II with the listing dates ranging from 1991 and 2011.

Site 9 Gainsborough Gardens has a listing date of 23rd of April 2008.



Hampstead Conservation Area Map with Designated Dates

2.3 Site 9 Gainsborough Gardens

Gainsborough Gardens is located off Well Walk and East Heath Road and the properties on Gainsborough Gardens encircle and front onto the mature, and well-vegetated garden in the centre.

The properties in the area have a mixture of detached, semi-detached, and terraced houses, ranging from two to four stories. The boundaries to the front gardens are commonly well-vegetated with low-level boundary treatments such as wrought iron railings and gate access.

No. 9 Gainsborough Gardens is a Grade II listed three-story semi-detached house with a lower ground floor level and comprises 5 bedrooms, 2 bathrooms, and a guest wc.

To the front of the property, there is a good-sized front garden with vegetation to the borders, and low railings separating the pavement from the site. The rear boundary of the garden fronts Christchurch Hill and there is mature vegetation screening the property from the street.

The building is constructed with red brick and slate tile clad. The roof is hipped, and there is a prominent gable end to both the front and rear elevations, together with a smaller dormer adjacent. The windows and doors have fanned brick lintels above the openings however, some of the windows have white decorative pediments instead. The glazing is painted timber single-glazed sliding sash windows and doors with astragal bars to the upper window panels.



 Site boundary: Gainsborough Gardens, NW3 1BJ

2.4 Site Photographs



Original Fireplace



Single Glazed Timber Sash Windows With



Prominent Cracks in Plasterboard



Loose and Damaged Plasterboard



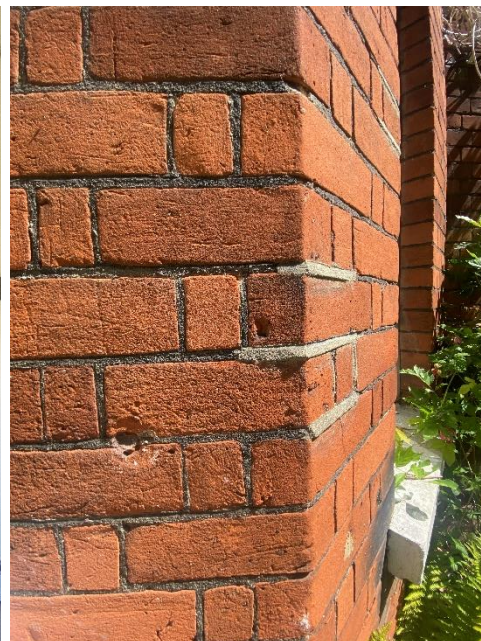
Ground Floor Section of the Original Skirting Removed



Lower Ground Floor Non-Original Skirtings Throughout



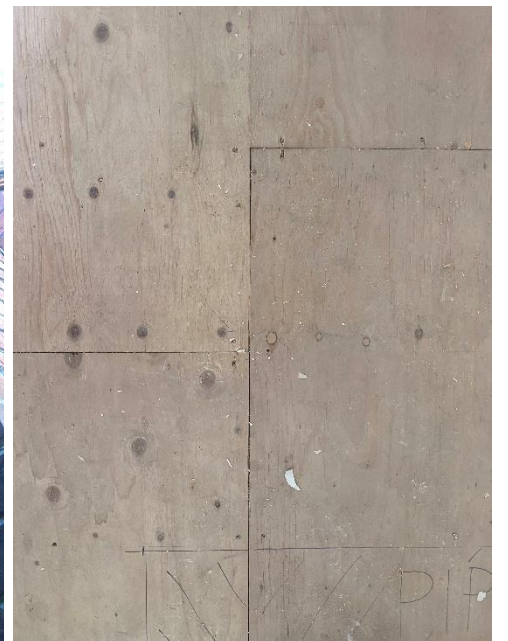
Internal Four-Panelled Doors



Masonry Wall – Front Façade Showing Poor Repointing Works



Non-Original Black UPVC Soil Vent Pipes



Lower Ground Floor Non-Original Floorboards

3.0 Planning History

3.1 Previous Planning Applications & Appeals

January 2011

- **Development Type:** Trees
Decision: No Objection to Works to Tree(s) in CA 14-01-2011
Ref: 2010/6893/T

Proposal: REAR GARDEN: 1 x Birch - Crown thin by 20%.

February 2011

- **Development Type:** Trees
Decision: Approve Works (TPO) 02-02-2011
Ref: 2010/6893/T

Proposal: (TPO Ref: 14H) REAR GARDEN: 2 x Lime - Crown raise to 5-6m and thin by 20%.

February 2016

- **Development Type:** Trees
Decision: Approve Works (TPO) 23-02-2016
Ref: 2015/6855/T

Proposal: (TPO REF. 14H-T46 & T47) REAR GARDEN: 1 x Crataegus Prunifolia (T1) (approx height 6m) - pollard to leave tree standing at 3.5m (leave first branch from ground level) to reduce weight in upper crown 1 x Silver Birch (Betula pendula) (T2) (approx height 10m) – crown reduce by removing 3m from height and crown reduce by removing 1-2m from sides to allow more light to house. 1 x Lime (Tilia Cordata) (T3) (approx height 11m) - pollard to oldest pollard points to leave a 5m tall tree to remove all dieback and dead branches 1 x Lime (Tilia Cordata) (T4) (approximate height 13m) - crown reduce by removing 3-4m from height and crown reduce by removing 1-2.5m from sides as part of continued maintenance

4.0 Design Proposal

4.1 Picture Rails, Cornices, Architraves, and Skirtings

Throughout the house, most original features have survived apart from:

- On the lower ground floor there are non-original cornices, architraves and skirtings throughout
- On the ground floor, the cornice in the rear room is non-original.

The proposal consists of replacing all non-original cornices and skirtings on the lower ground floor and the rear room on the ground floor to match the original.

4.2 Lowering of Existing Joist on the Lower Ground Floor

Most flooring in the house seems originals apart from the lower ground floor, where non-original floorboards are laid on top of the original joists.

The proposal sets out to lower the existing floor joists of the entire lower ground floor footprint by 150mm. The fireplace will be carefully removed and re-installed at the new floor level.

Following a careful inspection, it was discovered that no underpinning is required to carry out the works.

4.3 Kitchen

The proposal is to refurbish the kitchen on the lower ground floor with high-quality cabinetry in a traditional design which is more in keeping with this period property.

The fireplace will be carefully removed and re-installed at the new floor level.

4.4 Joinery

The proposal incorporates new loose joinery which will carefully be designed and installed to not disturb any original skirtings and cornices

4.5 Repointing & External Plumbing

The masonry walls of the building have undergone repointing in the years and there are signs of unmatched mortar used throughout the façade. Soil vent pipes and rainwater pipes have been replaced in places with black uPVC.

The proposal intends to repoint the entire building with lime mortar which would have been used historically. The brickwork will be cleaned and repaired in places which will complement the original red brick façade.

4.6 Garden Room & Landscaping

The proposal is to construct a free-standing outbuilding within the rear garden. It will feature a green roof and be of timber construction with a brick base.

4.7 Window Alterations

It is proposed to replace the existing single sheet of glass in windows and doors with a MONO-laminate glass. This will be done by using the Histoglass MONO-laminate glazing system.

4.8 External & Internal Doors

The proposal sets out to carefully re-site existing internal doors within the lower ground floor level only and re-install them at the new floor level. These doors will receive new architraves and skirting to match the existing original architraves within the property.

The existing architraves and skirting to the lower ground floor level are not original and are not considered to be of any significance to the historical building.

The non-historic French door to the rear façade will be replaced with a new hardwood timber French door to accommodate the new internal floor height and be like-for-like in appearance with slim Histoglass glazing.

In addition to this, the proposal also seeks to replace the existing non-original modern rooflight to the rear roof slope with a new conservation rooflight.

4.9 Additional Internal Alterations

New underfloor heating is proposed throughout building

The proposal seeks to install electric underfloor heating retaining the existing historic floorboards.

At present there are numerous recessed downlights on all floors. The proposal suggests to remove these non-historic lights and replace them with more historic solution of pendant lights.

5.0 Underfloor Heating Strategy

5.1 Strategy – All floor levels

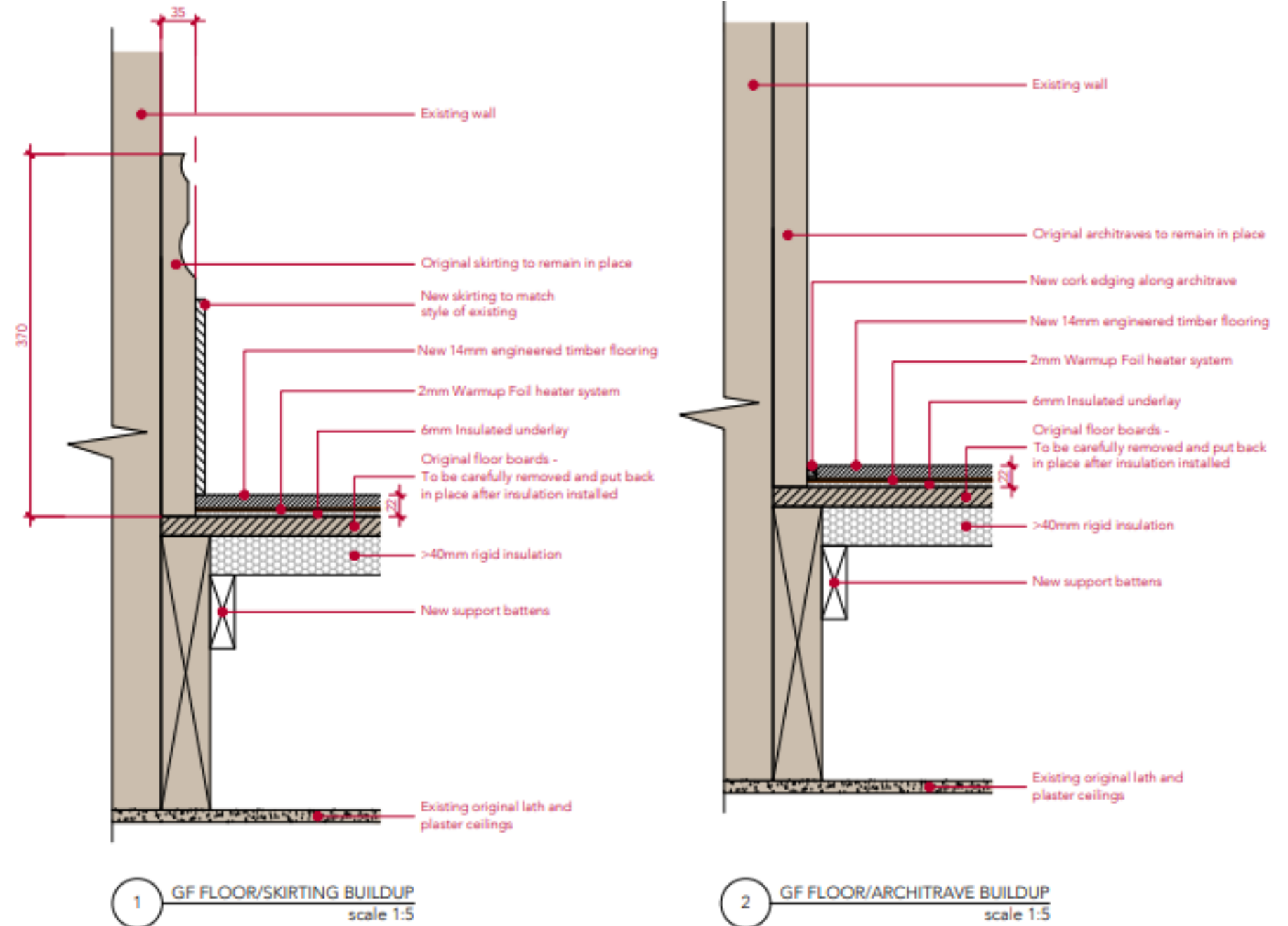
The original skirting and architraves will not be removed or altered.

The electric Warmup StickyMat System has been selected to keep the disturbance on the existing historic flooring structure to a minimum. Notably, on the lower ground floor the detail will be slightly different as there are no original floorboards, architraves and skirting.

The construction process of the system:

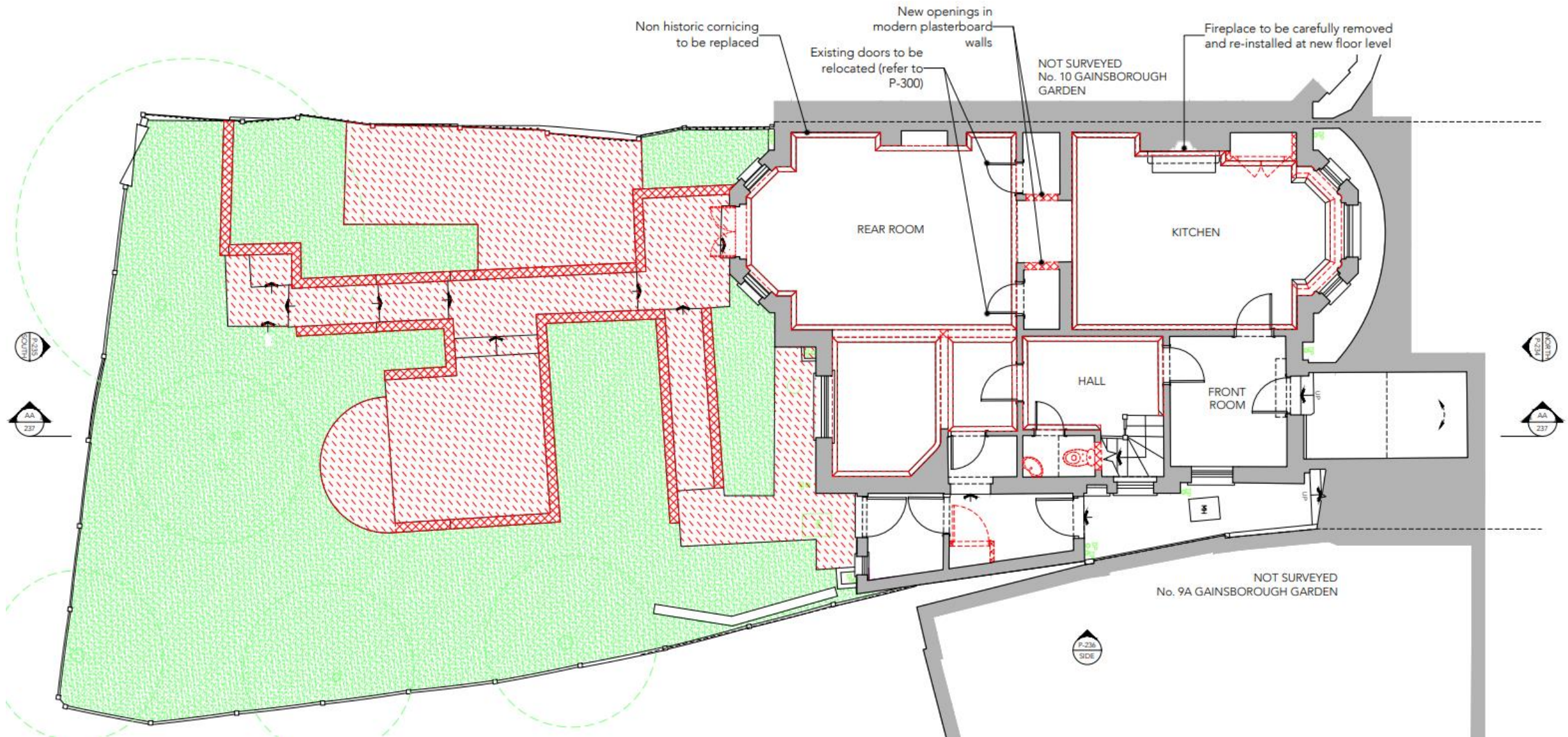
We are retaining the historic pine flooring, skirting and architraves; the installation process is as follows:

- Carefully remove existing floorboards and store them safely
- Install insulation between floor joists
- Re-fit the historic floorboards
- On the existing historic pine floorboards, lay the 6mm insulated underlay
- Install the foil heater system on top of the underlay
- Install the new 14mm oak engineered floorboards on top of the foil heater system
- Fit the additional skirting detail onto the existing untouched skirting.
- Fit the cork detail between historic untouched architraves and new flooring.

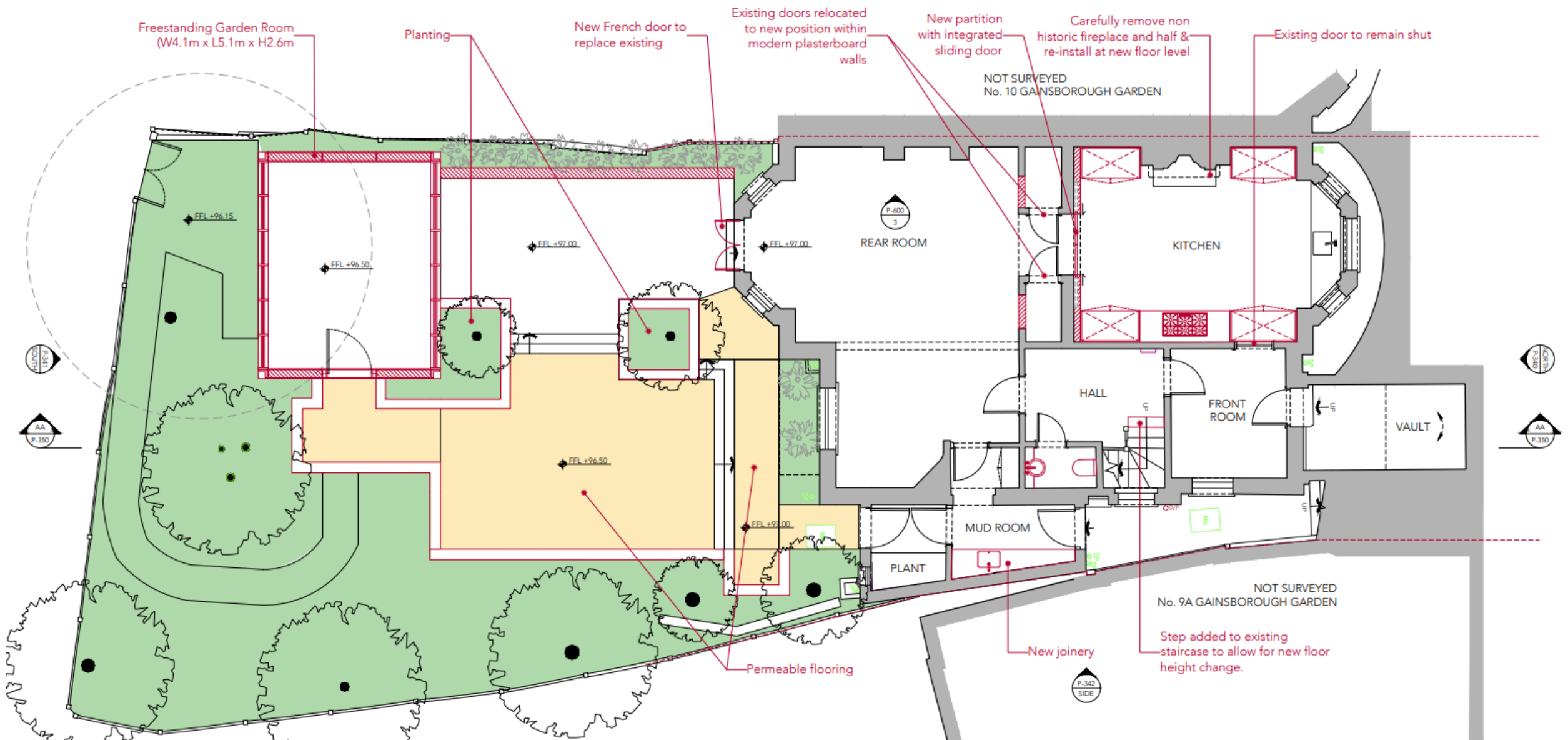


6.0 Drawings

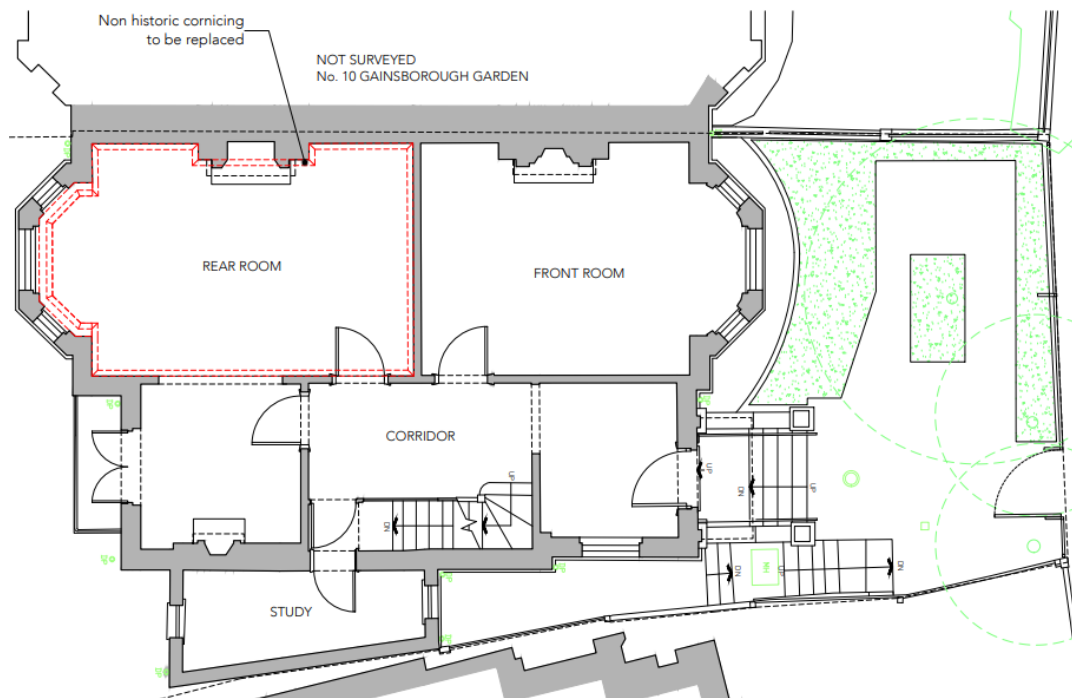
6.1 Existing Lower Ground Floor Plan (NTS)



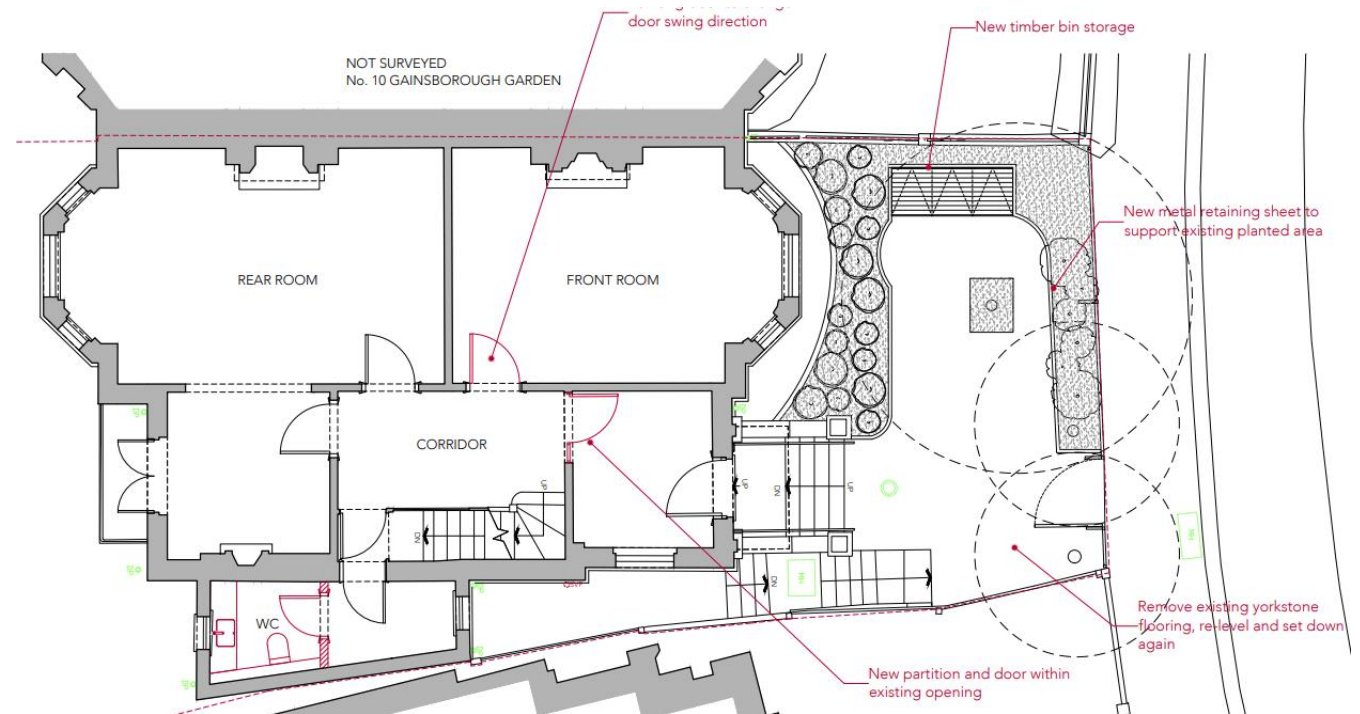
6.2 Proposed Lower Ground Floor Plan (NTS)



6.3 Existing and Proposed Ground Floor Plan (NTS)

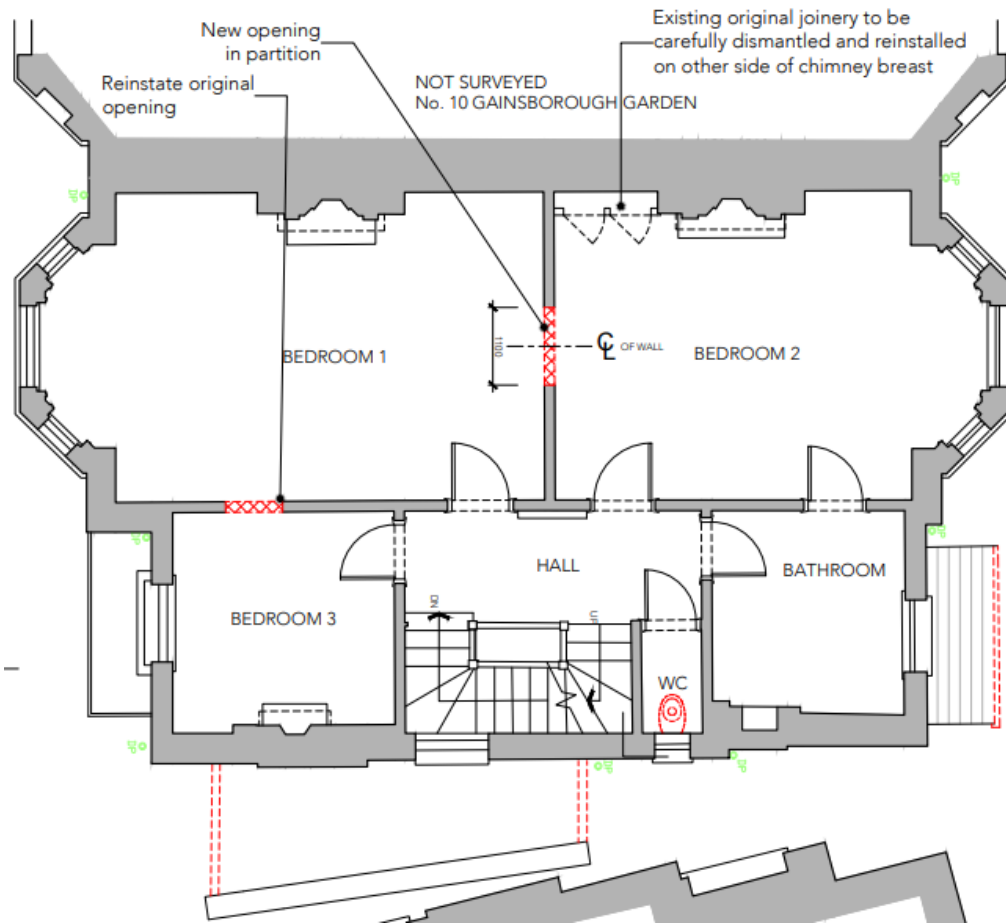


EXISTING GROUND FLOOR PLAN

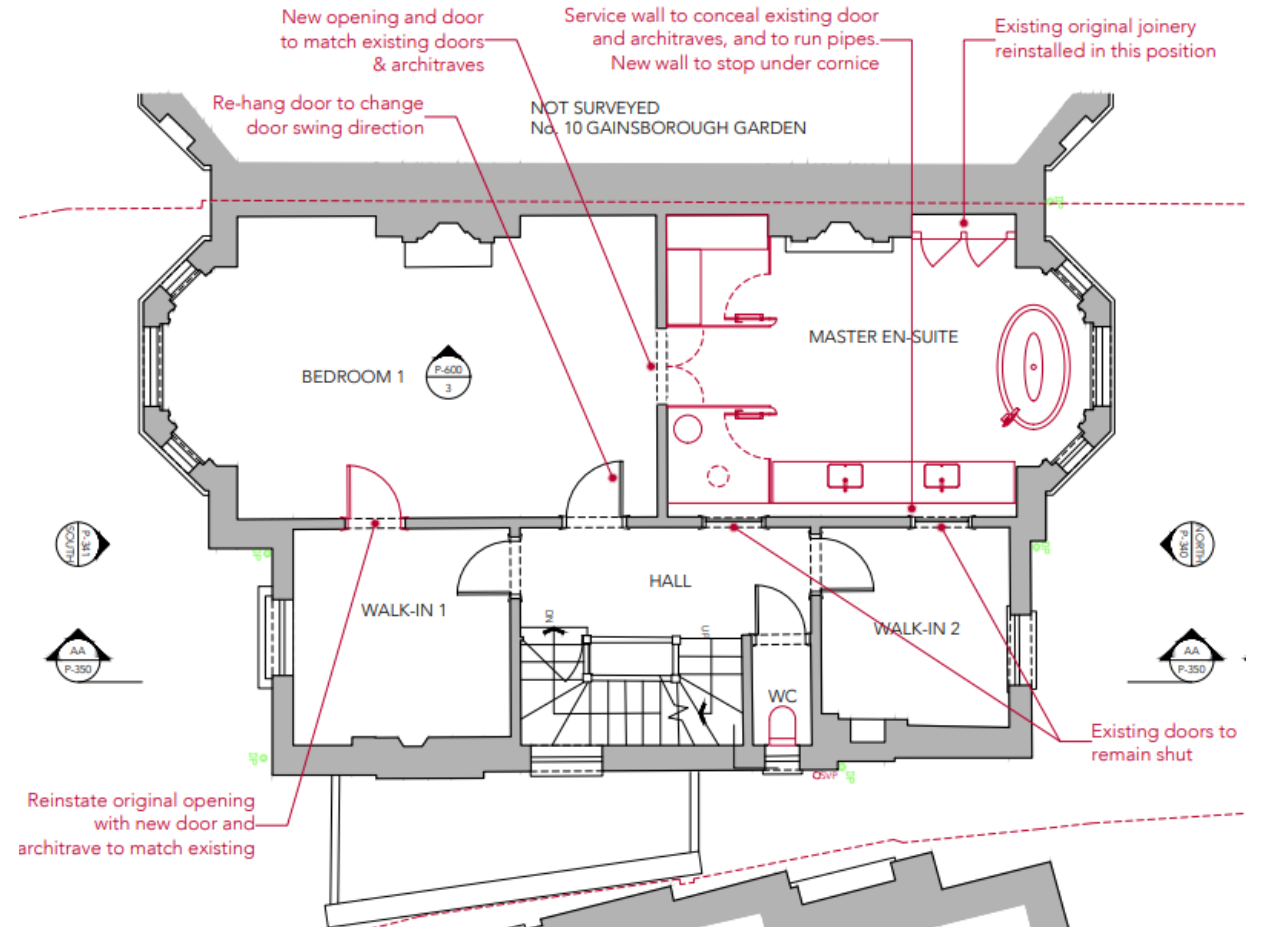


PROPOSED GROUND FLOOR PLAN

6.4 Existing and Proposed First Floor Plan (NTS)

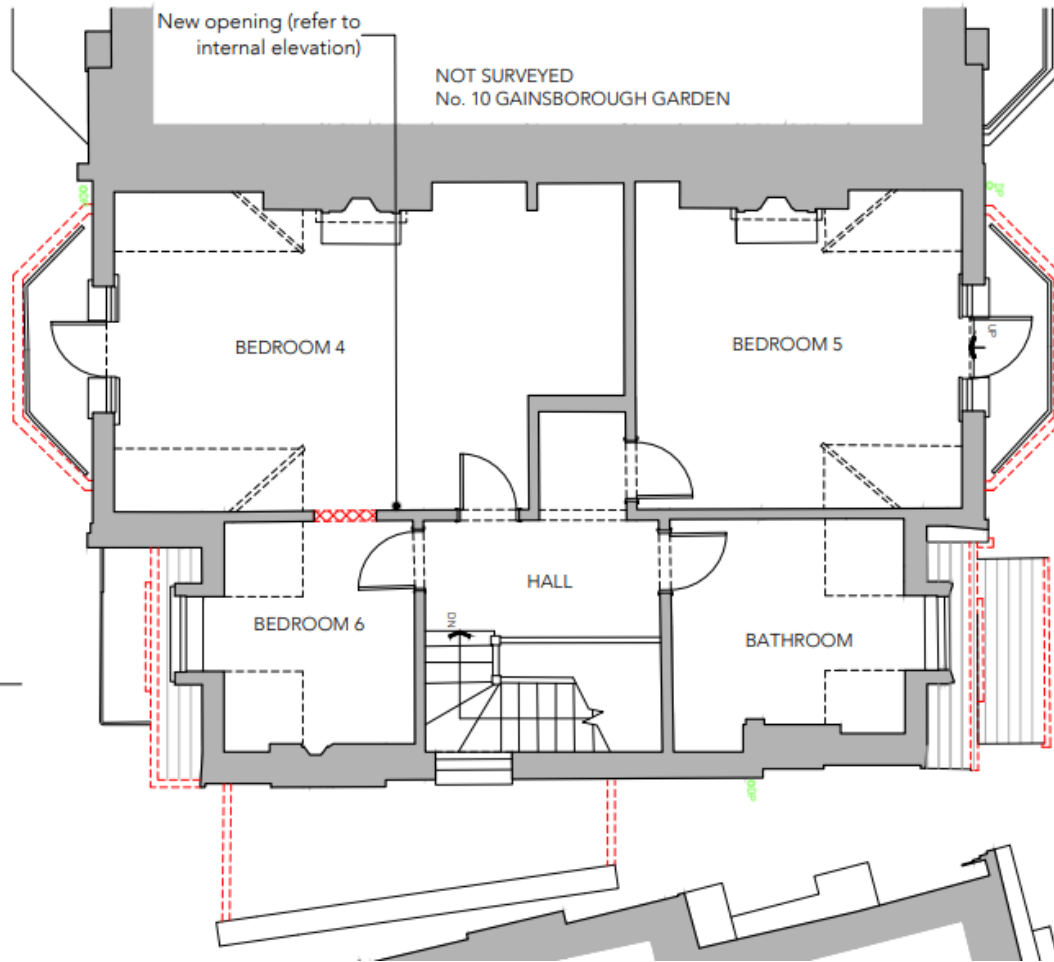


EXISTING FIRST FLOOR PLAN

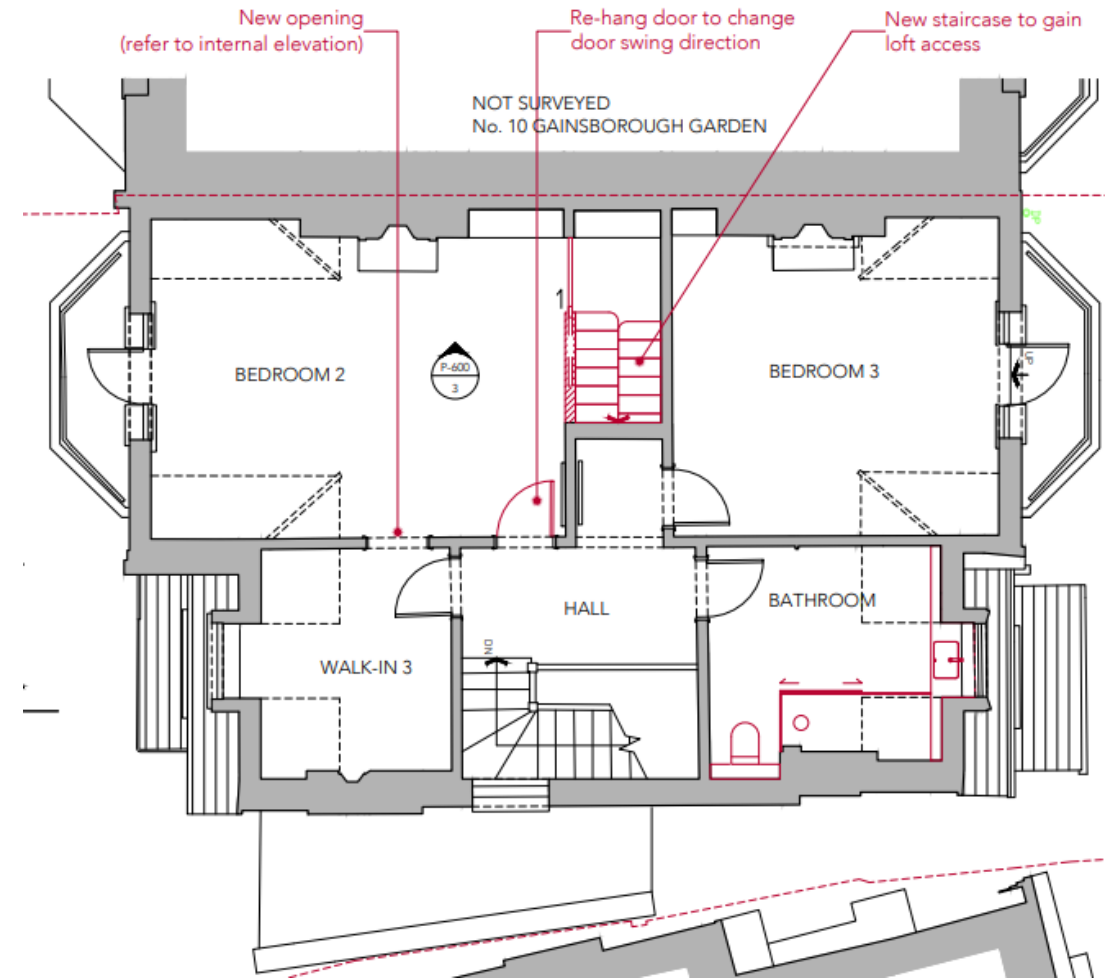


PROPOSED FIRST FLOOR PLAN

6.5 Existing and Proposed Second Floor Plan (NTS)

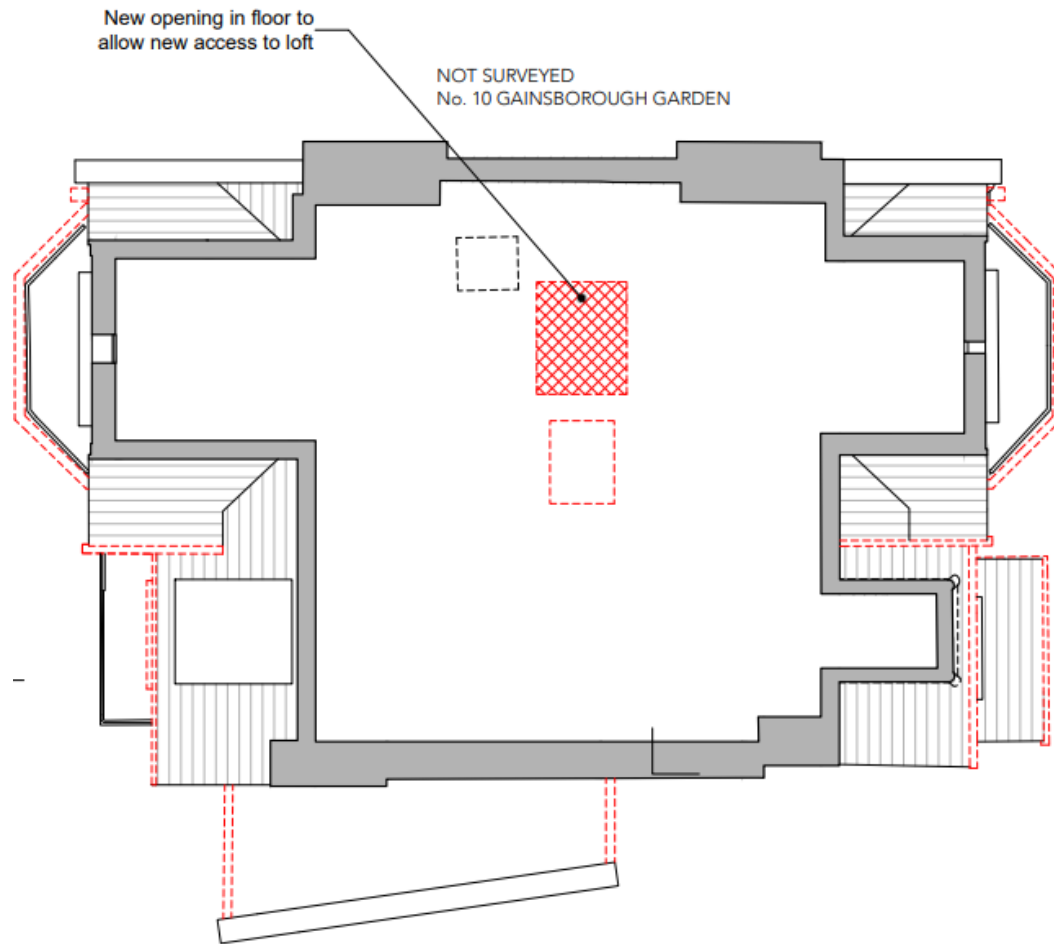


EXISTING SECOND FLOOR PLAN

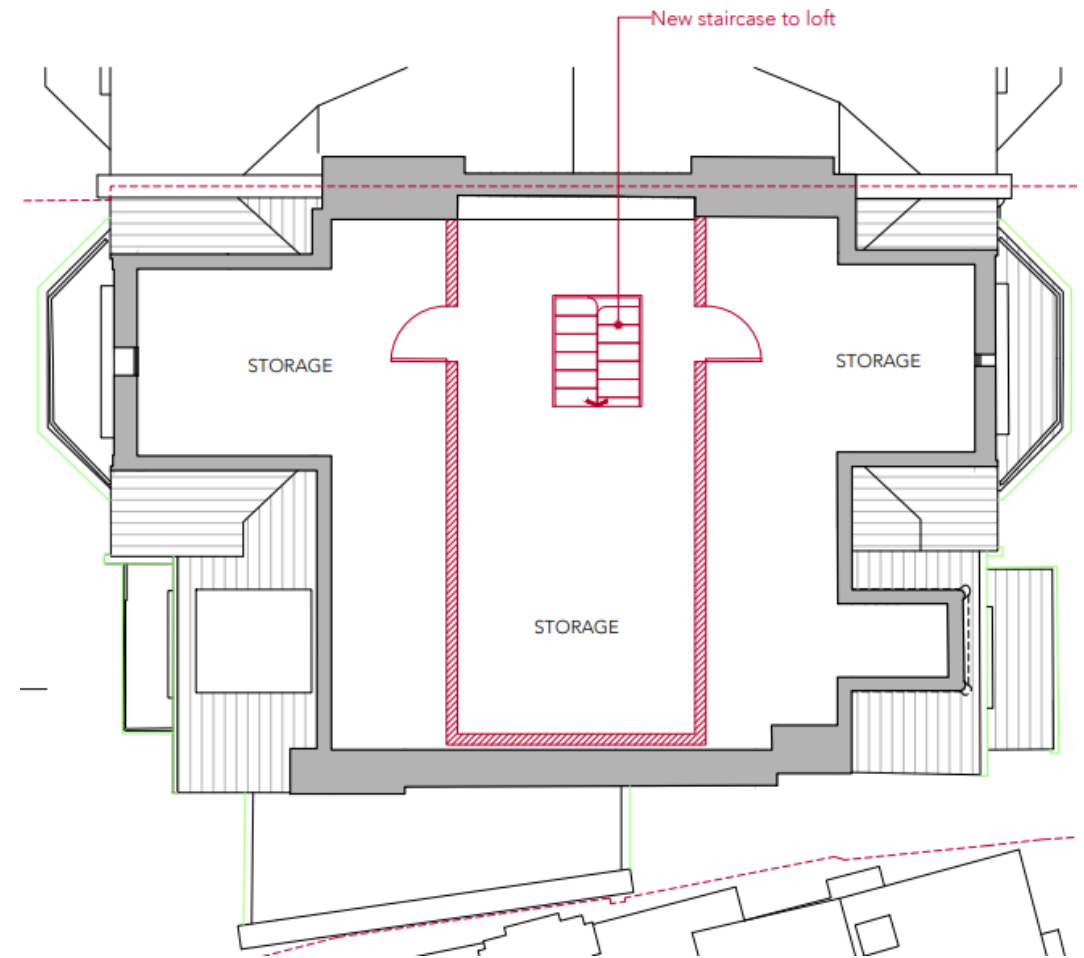


PROPOSED SECOND FLOOR PLAN

6.6 Existing and Proposed Loft Floor Plan (NTS)

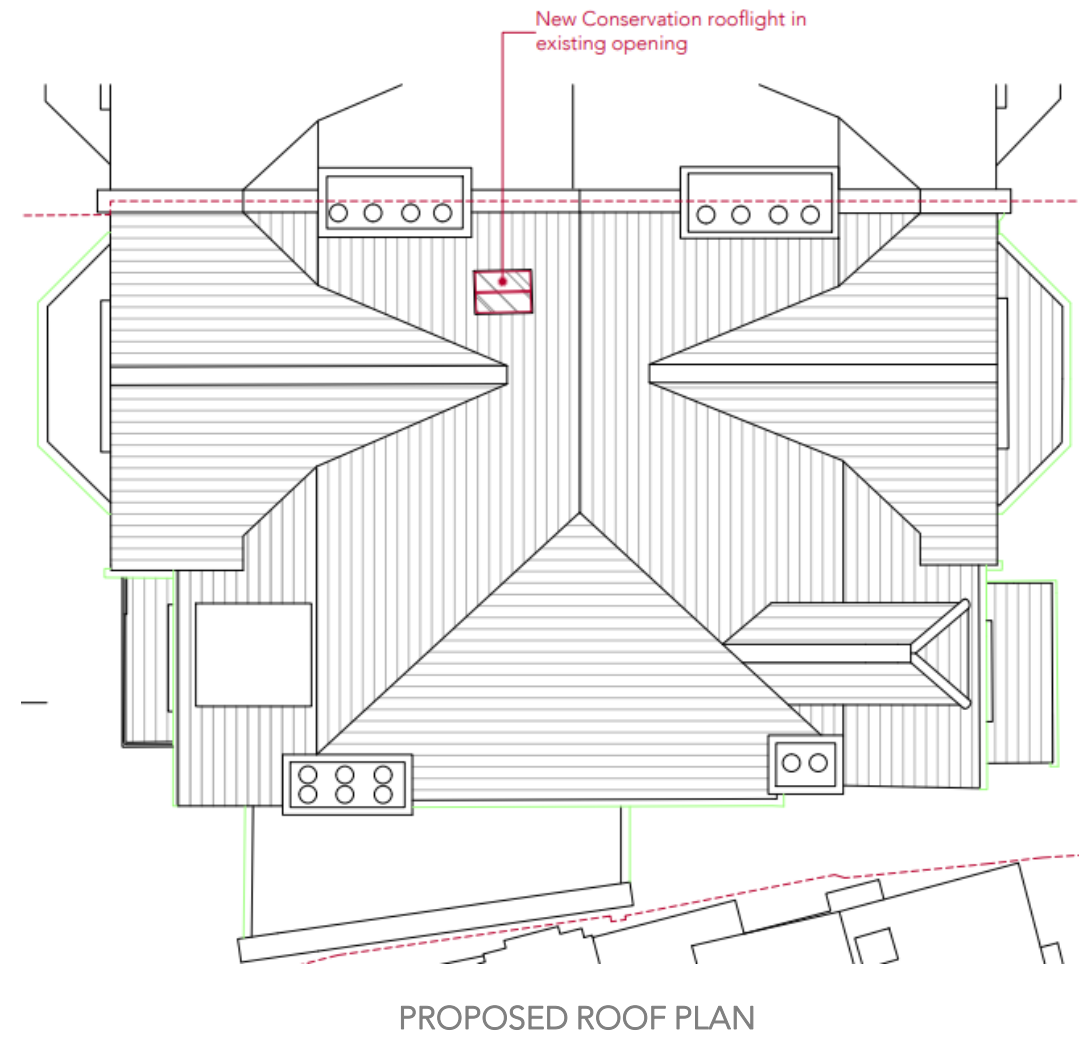
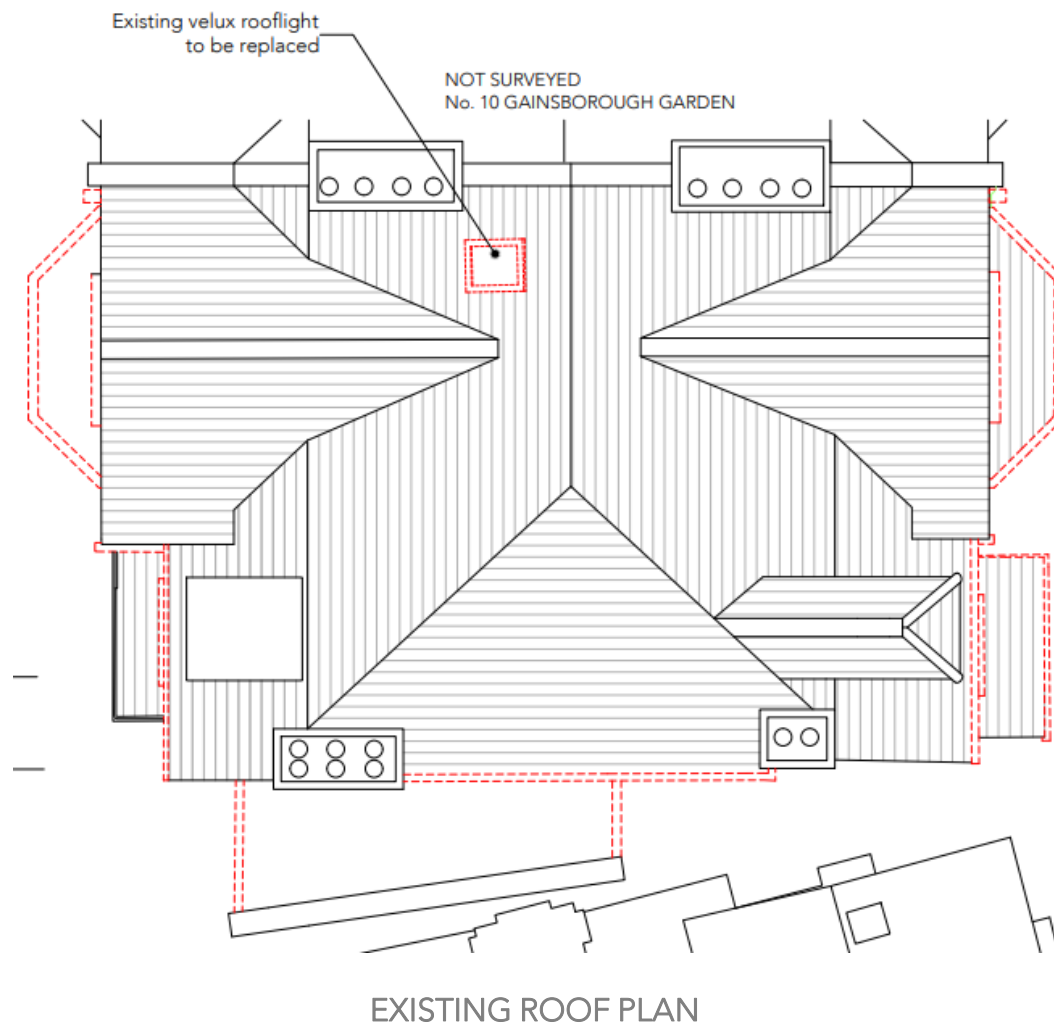


EXISTING LOFT FLOOR PLAN



PROPOSED LOFT FLOOR PLAN

6.7 Existing and Proposed Roof Plan (NTS)



6.8 Existing and Proposed Front Elevation (NTS)



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

6.9 Existing and Proposed Rear Elevation (NTS)



EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION

6.10 Existing Side Elevation (NTS)



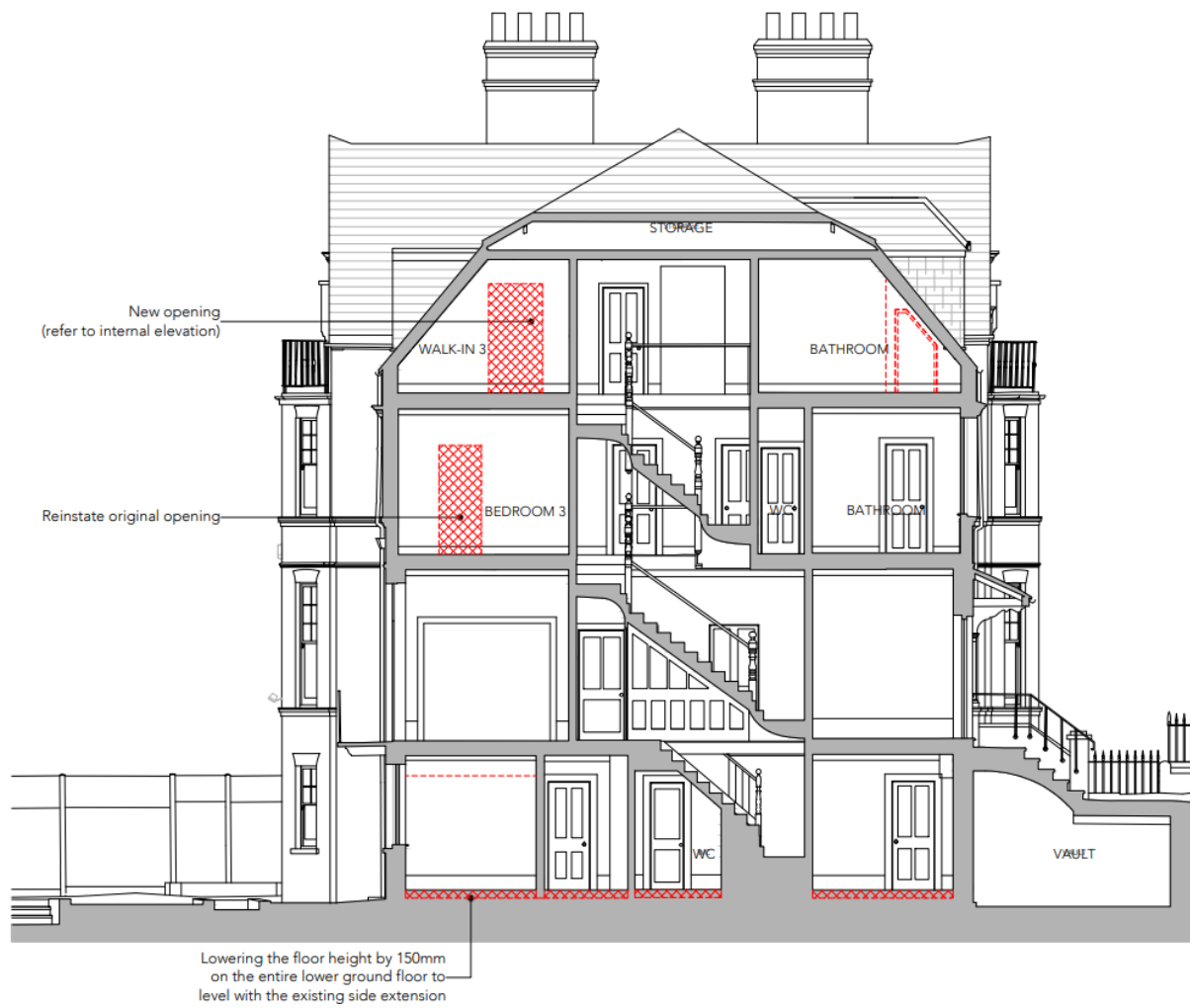
EXISTING SIDE ELEVATION

6.11 Proposed Side Elevation (NTS)

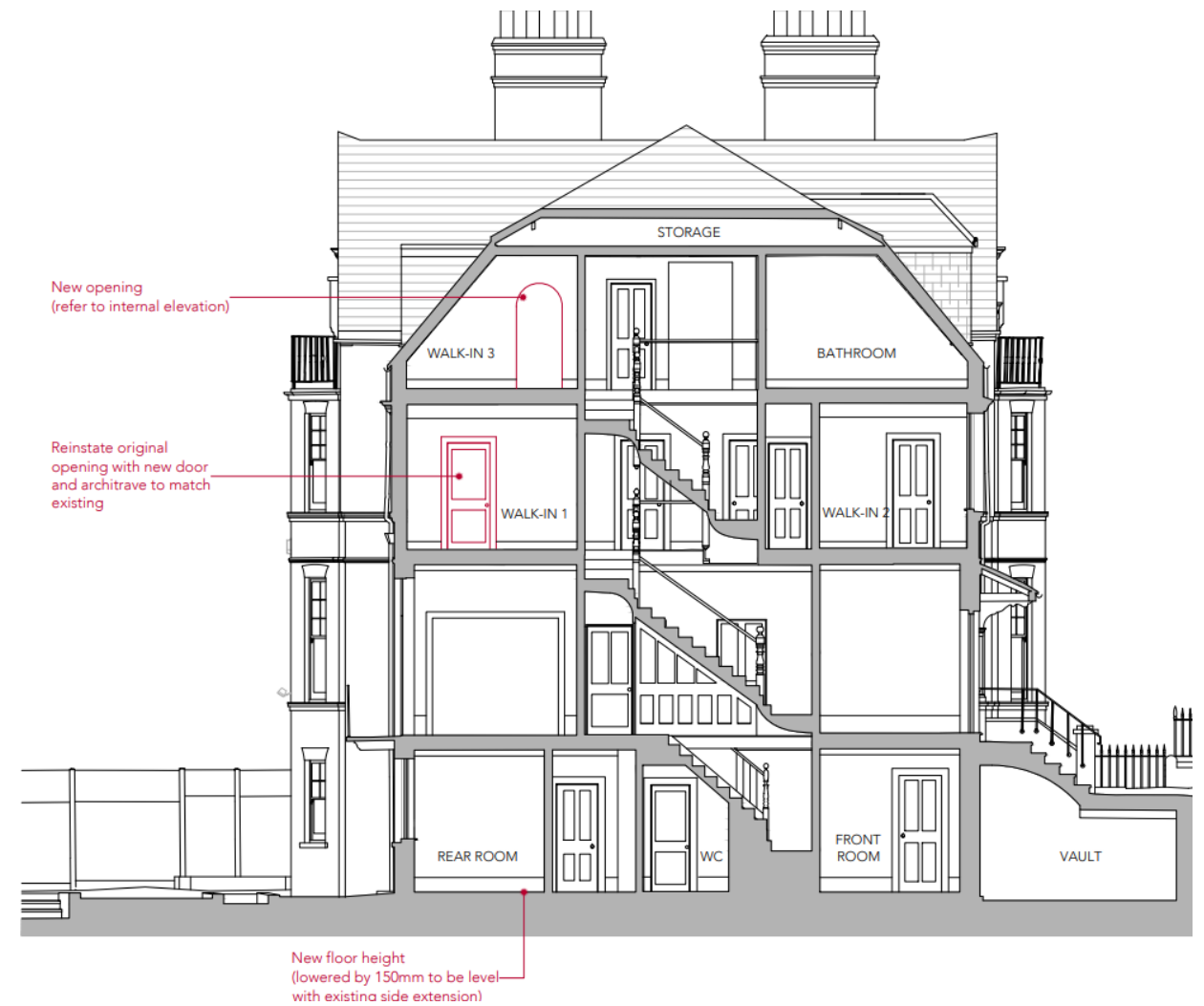


PROPOSED SIDE ELEVATION

6.12 Existing and Proposed Section A-A (NTS)



EXISTING SECTION A-A



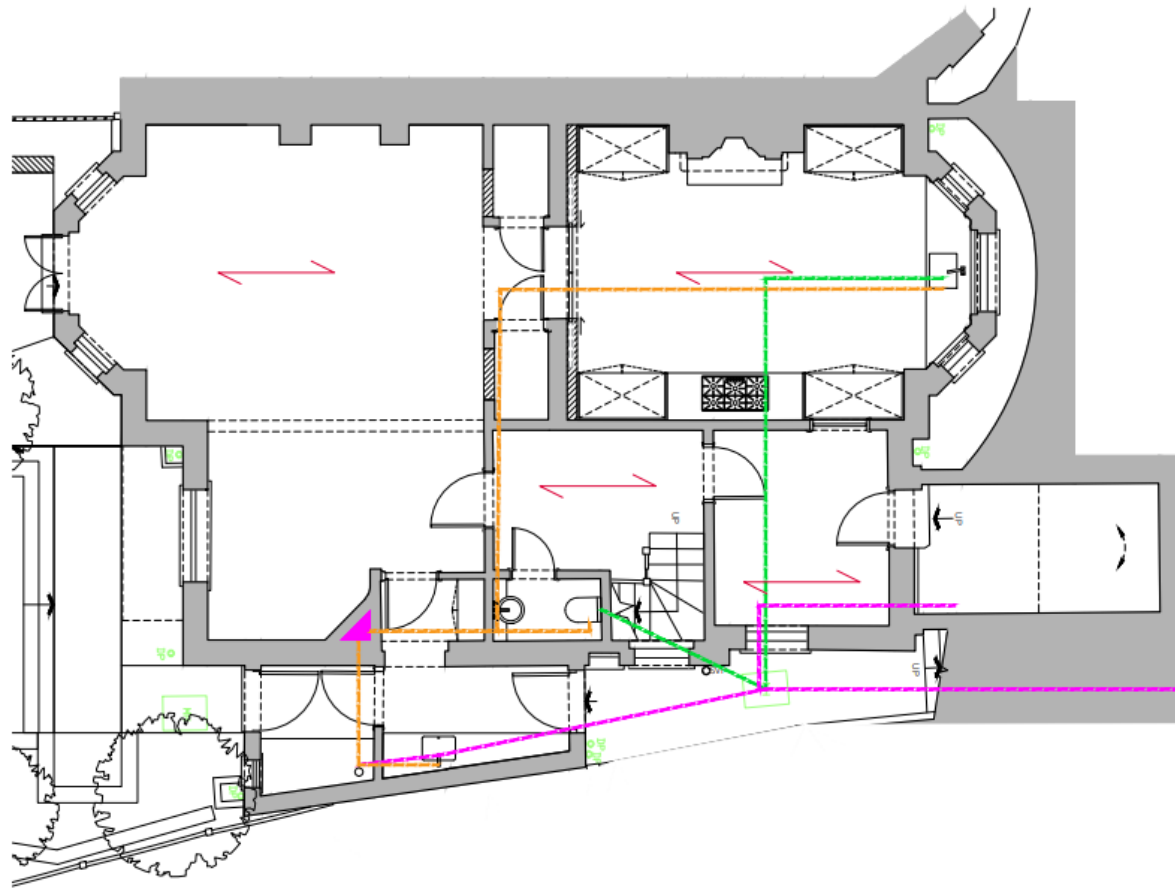
PROPOSED SECTION A-A

7.0 Mechanical Services Design

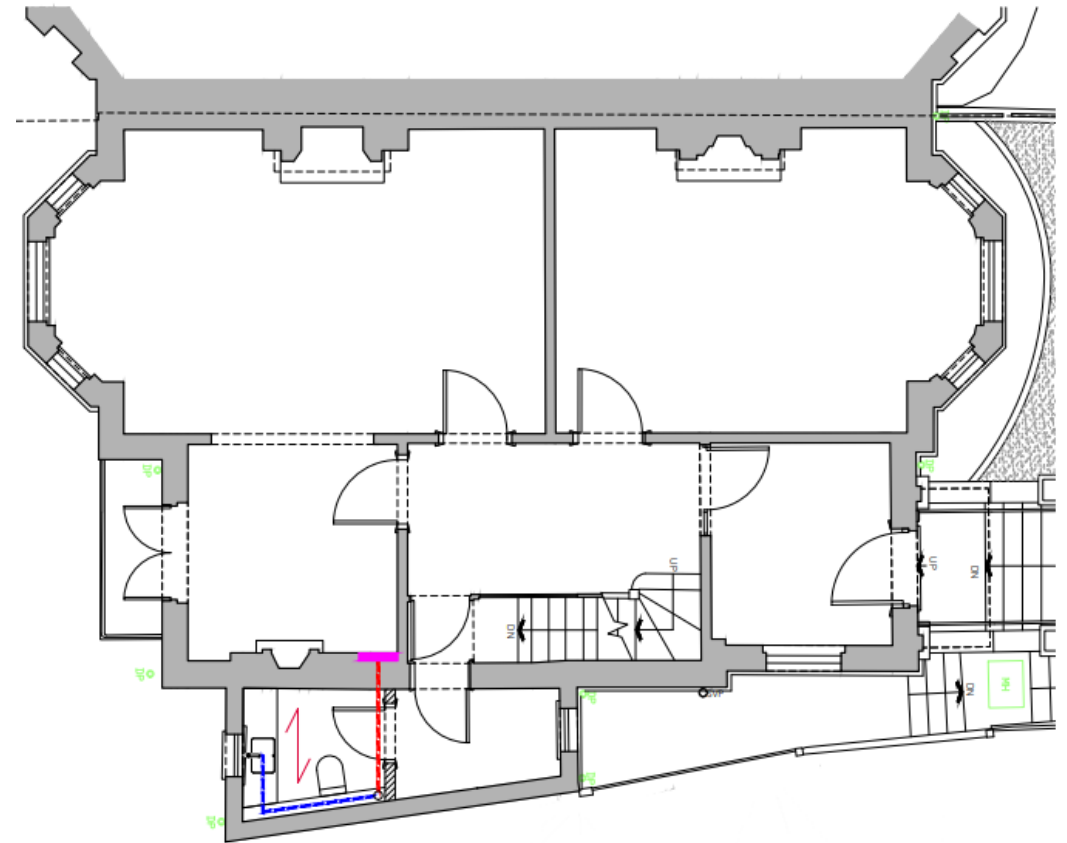
7.1 Lower Ground & Ground Floor Plan (NTS)

LEGEND

- █ EXISTING VERTICAL RISER FOR HOT & COLD WATER SUPPLY
- - - NEW WASTE RUNS - KEEP ONLY LOWER GROUND FLOOR
- - - NEW RUNS OF HOT & COLD WATER SUPPLY - KEEP ONLY LOWER GROUND FLOOR
- - - NEW WASTE RUNS TO BE ACHIEVED BY MINIMAL NOTCHING TO JOISTS + USING EXISTING RUNS
- - - NEW RUNS OF HOT & COLD WATER SUPPLY TO BE ACHIEVED BY MINIMAL NOTCHING TO JOISTS + USING EXISTING RUNS
- - - EXISTING WASTE RUNS
- DIRECTION OF EXISTING JOIST
- NEW CAST IRON SVP



LOWER GROUND FLOOR PLAN

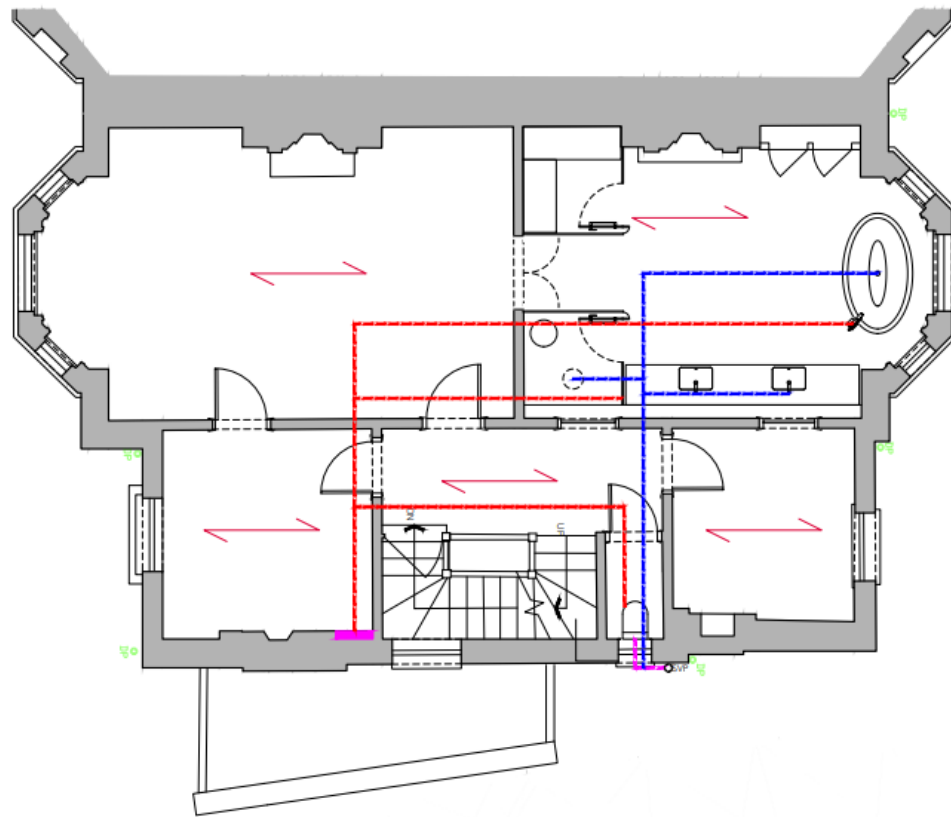


GROUND FLOOR PLAN

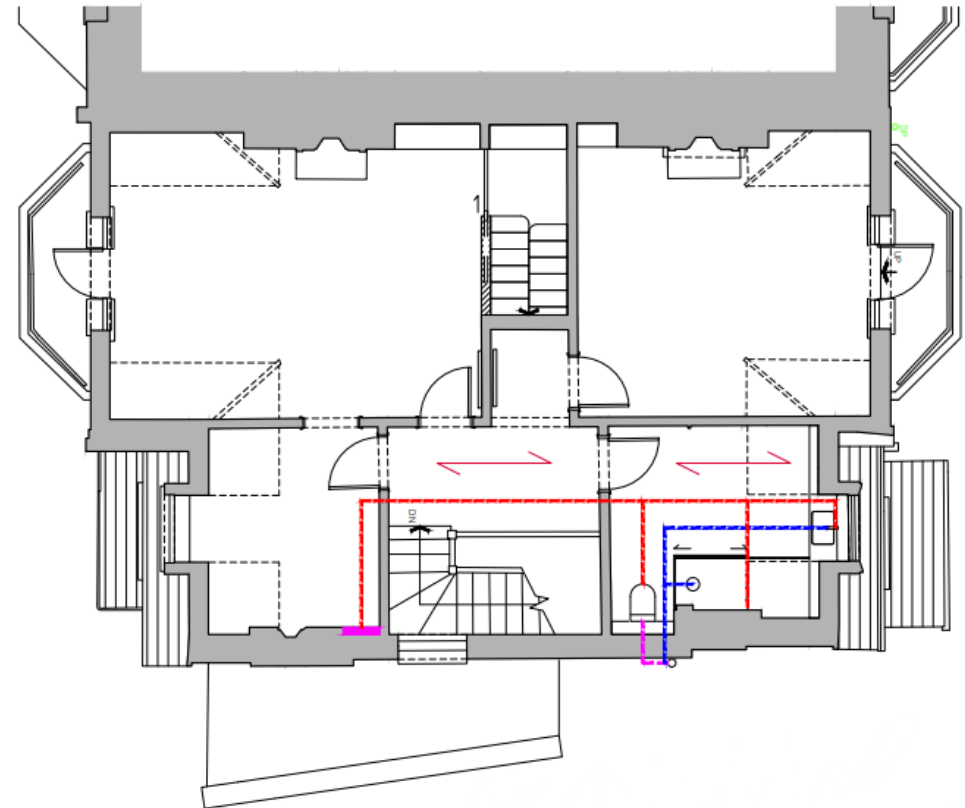
7.2 First and Second Floor Plan (NTS)

LEGEND

- █ EXISTING VERTICAL RISER FOR HOT & COLD WATER SUPPLY
- - - NEW WASTE RUNS - KEEP ONLY LOWER GROUND FLOOR
- - - NEW RUNS OF HOT & COLD WATER SUPPLY - KEEP ONLY LOWER GROUND FLOOR
- - - NEW WASTE RUNS TO BE ACHIEVED BY MINIMAL NOTCHING TO JOISTS + USING EXISTING RUNS
- - - NEW RUNS OF HOT & COLD WATER SUPPLY TO BE ACHIEVED BY MINIMAL NOTCHING TO JOISTS + USING EXISTING RUNS
- - - EXISTING WASTE RUNS
- DIRECTION OF EXISTING JOIST
- NEW CAST IRON SVP



FIRST FLOOR PLAN

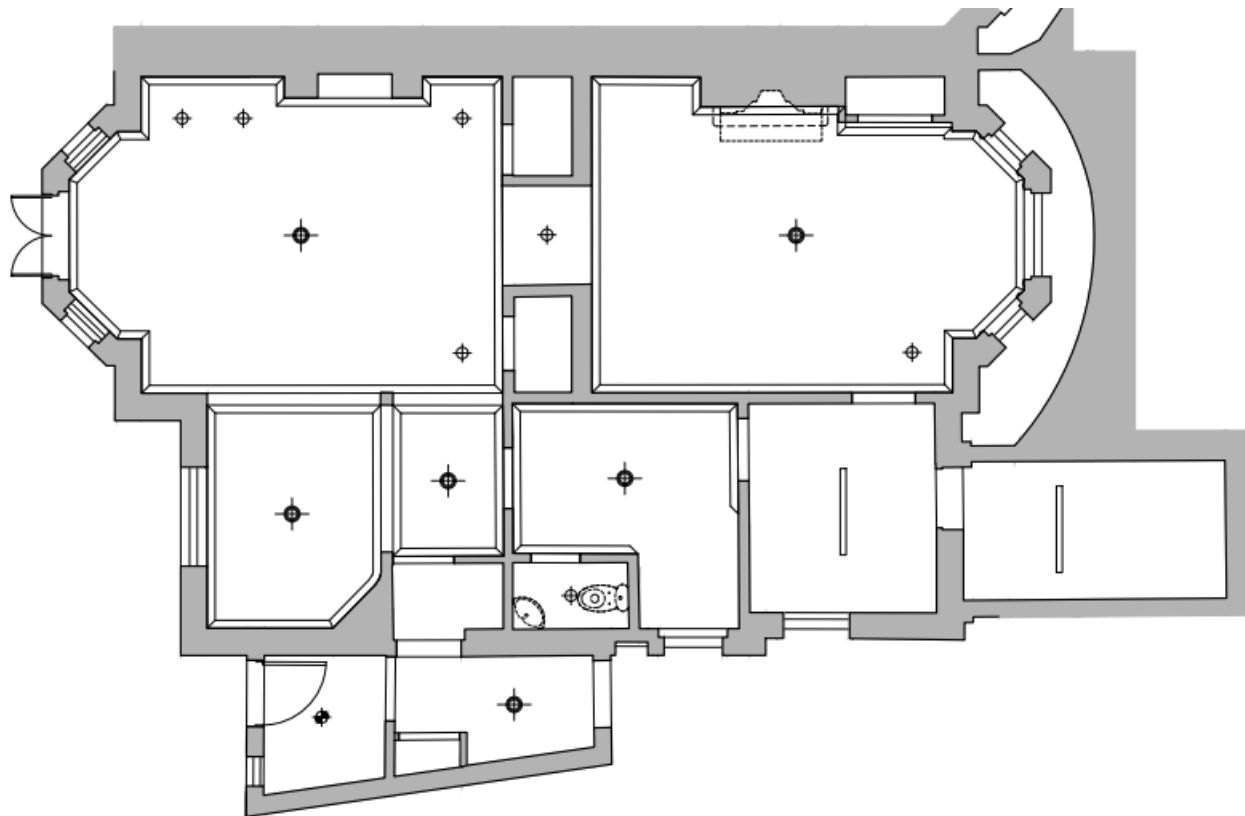


SECOND FLOOR PLAN

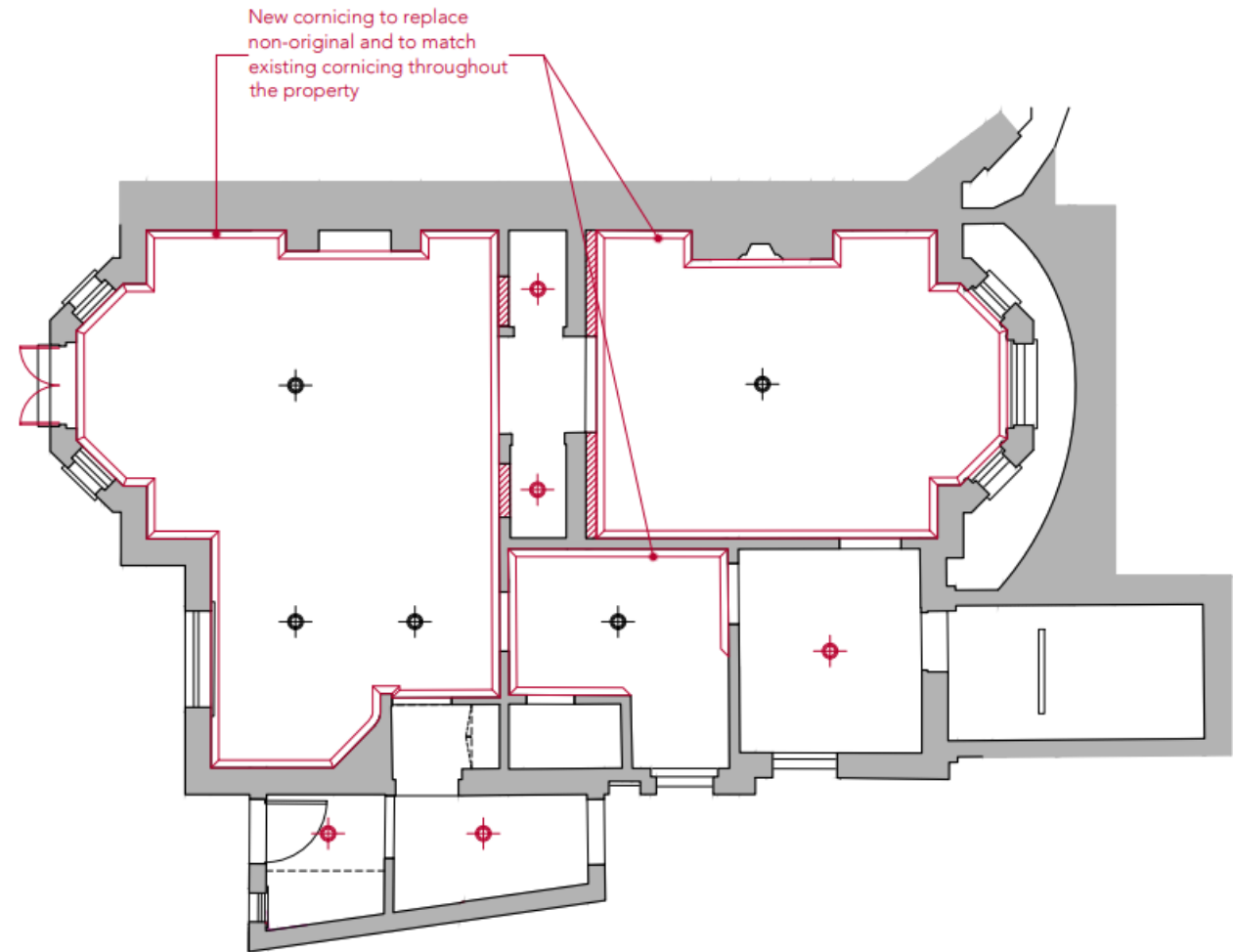
8.0 Alterations to the Internal Lighting

8.1 Existing & Proposed Lower Ground Floor RCP Lighting Plan (NTS)

LEGEND	
SYMBOL	DESCRIPTION
⊕	EXISTING RECESSED DOWN LIGHT
⊕	EXISTING WALL LIGHT
⊕	EXISTING SUSPENDED PENDANT LIGHT
⊕	EXISTING SURFACE MOUNT LINEAR LIGHT
⊕	EXISTING SURFACE MOUNT DOWN LIGHT
⊕	NEW RECESSED DOWN LIGHT
⊕	NEW WALL LIGHT
⊕	NEW SUSPENDED PENDANT LIGHT
⊕	NEW SURFACE MOUNT LINEAR LIGHT
⊕	NEW SURFACE MOUNT DOWN LIGHT



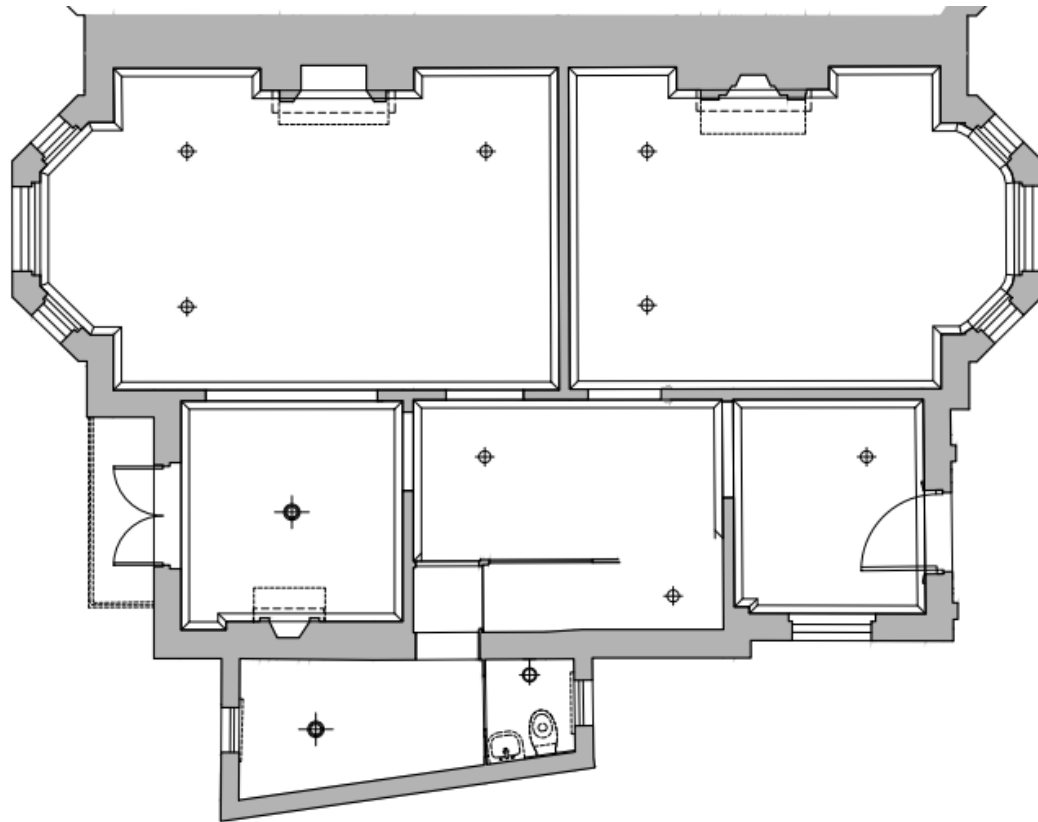
EXISTING LOWER GROUND FLOOR RCP PLAN



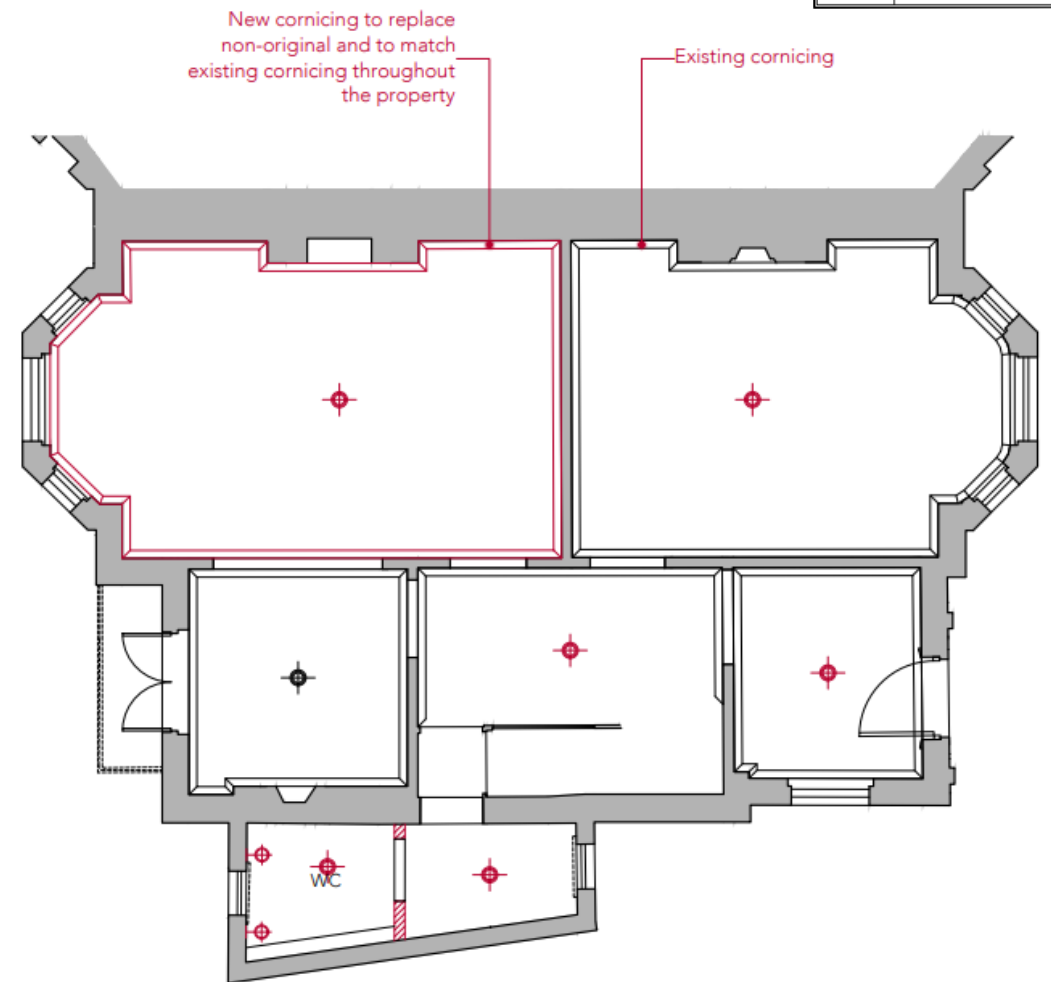
PROPOSED LOWER GROUND FLOOR RCP PLAN

7.4 Existing & Proposed Ground Floor RCP Lighting Plan (NTS)

LEGEND	
SYMBOL	DESCRIPTION
⊕	EXISTING RECESSED DOWN LIGHT
⊕	EXISTING WALL LIGHT
⊕	EXISTING SUSPENDED PENDANT LIGHT
⊕	EXISTING SURFACE MOUNT DOWN LIGHT
⊕	EXISTING SURFACE MOUNT LINEAR LIGHT
⊕	EXISTING SURFACE MOUNT DOWN LIGHT
⊕	NEW RECESSED DOWN LIGHT
⊕	NEW WALL LIGHT
⊕	NEW SUSPENDED PENDANT LIGHT
⊕	NEW SURFACE MOUNT LINEAR LIGHT
⊕	NEW SURFACE MOUNT DOWN LIGHT



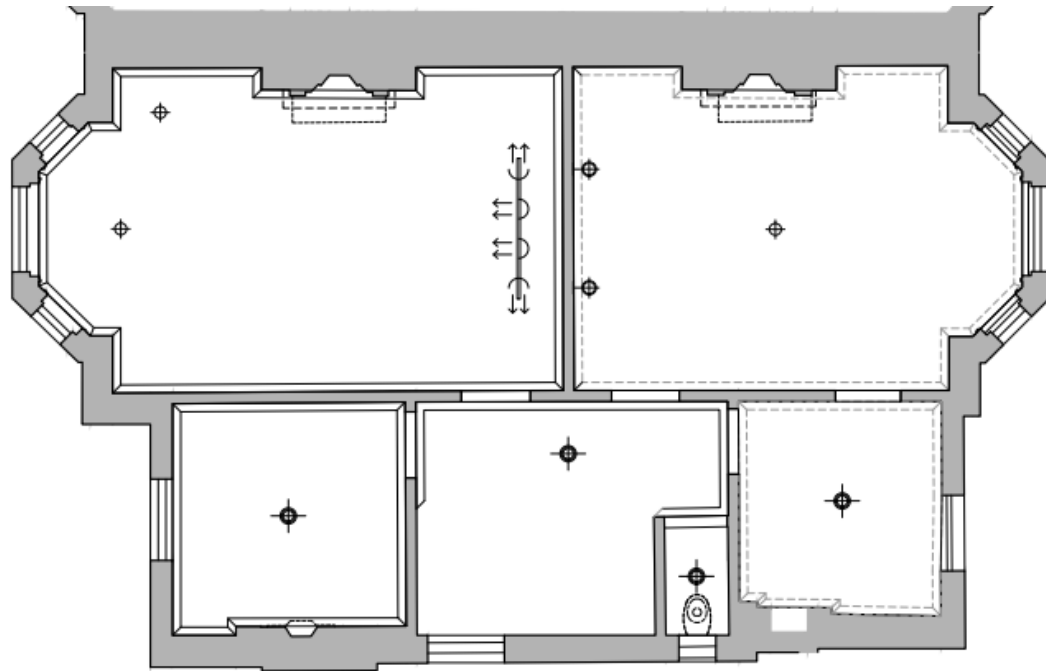
EXISTING GROUND FLOOR RCP PLAN



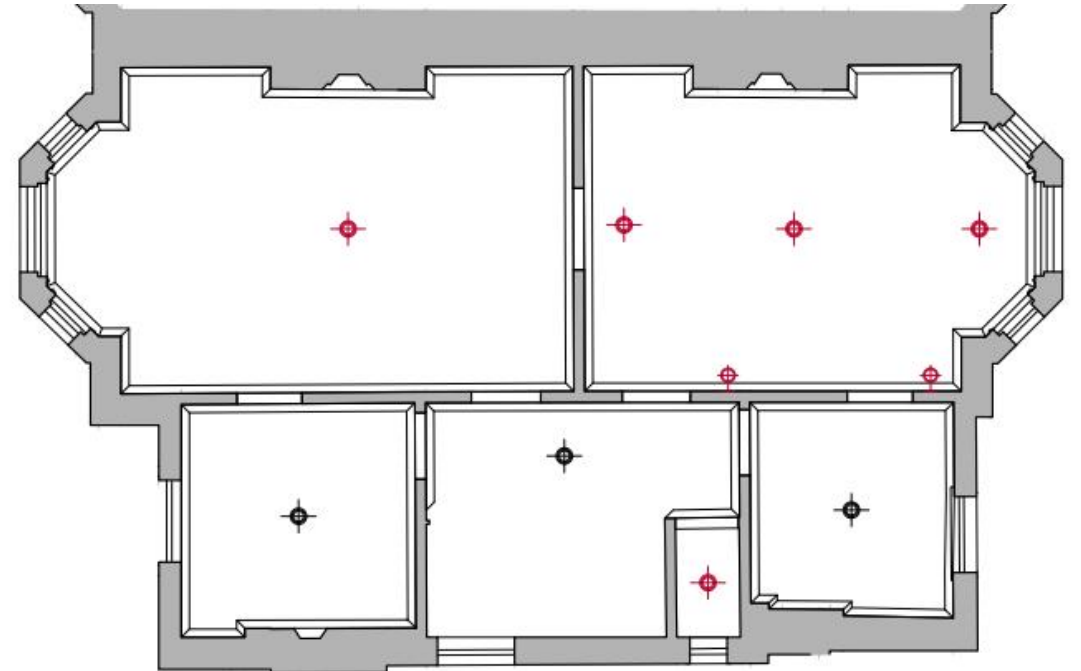
PROPOSED GROUND FLOOR RCP PLAN

7.4 Existing & Proposed First Floor RCP Lighting Plan (NTS)

LEGEND	
SYMBOL	DESCRIPTION
⊕	EXISTING RECESSED DOWN LIGHT
⊕	EXISTING WALL LIGHT
⊕	EXISTING SUSPENDED PENDANT LIGHT
—	EXISTING SURFACE MOUNT LINEAR LIGHT
⊕	EXISTING SURFACE MOUNT DOWN LIGHT
⊕	NEW RECESSED DOWN LIGHT
⊕	NEW WALL LIGHT
⊕	NEW SUSPENDED PENDANT LIGHT
—	NEW SURFACE MOUNT LINEAR LIGHT
⊕	NEW SURFACE MOUNT DOWN LIGHT



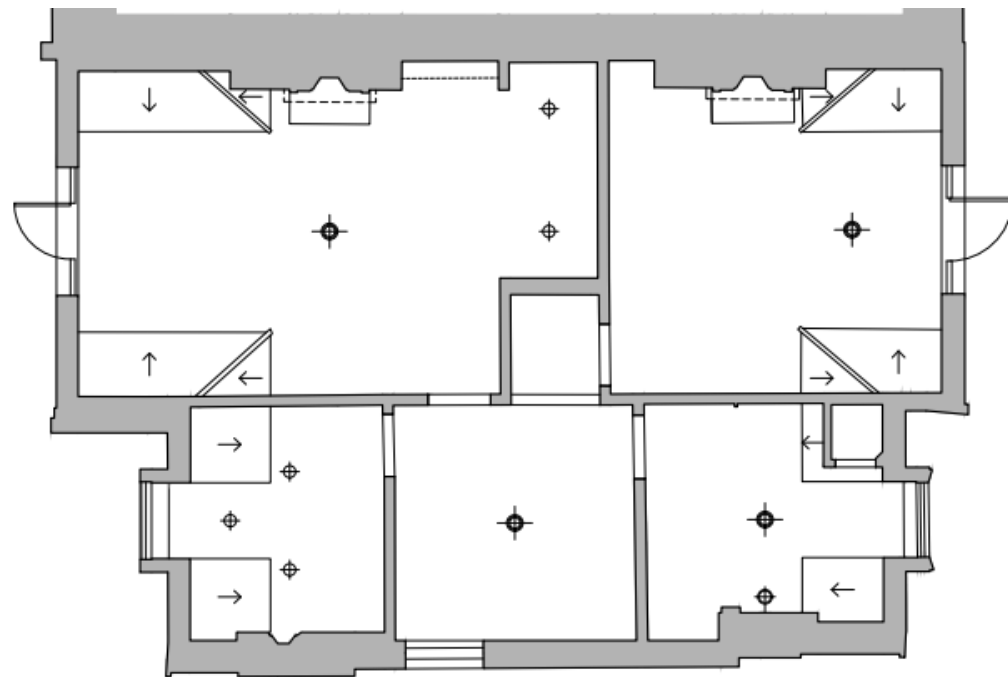
EXISTING FIRST FLOOR RCP PLAN



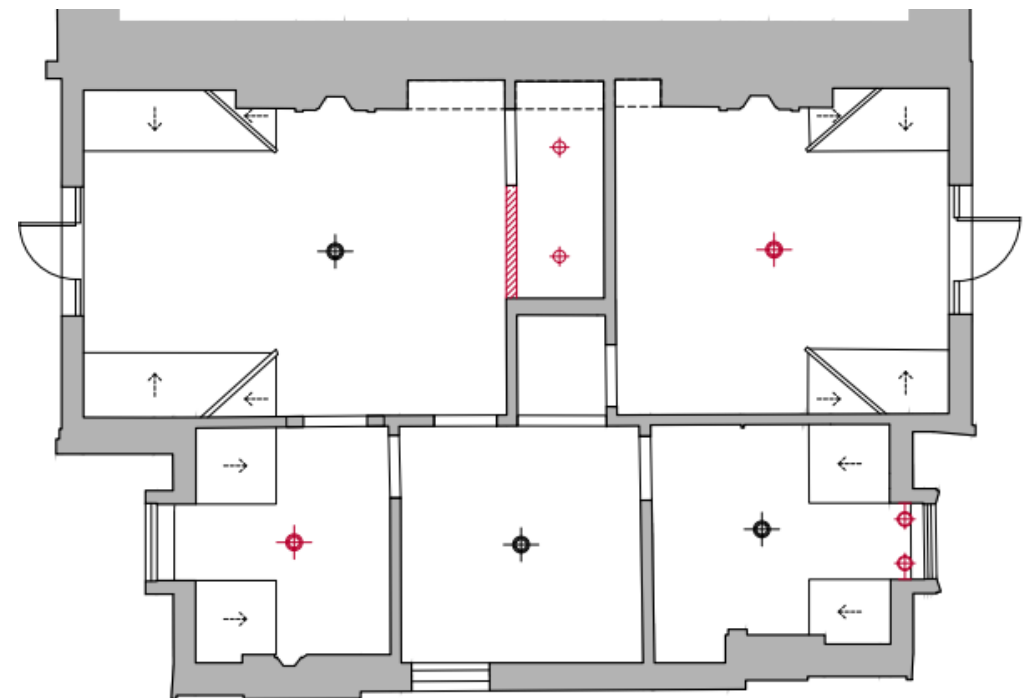
PROPOSED FIRST FLOOR RCP PLAN

7.4 Existing & Proposed Second Floor RCP Lighting Plan (NTS)

LEGEND	
SYMBOL	DESCRIPTION
⊕	EXISTING RECESSED DOWN LIGHT
⊕	EXISTING WALL LIGHT
⊕	EXISTING SUSPENDED PENDANT LIGHT
—	EXISTING SURFACE MOUNT LINEAR LIGHT
⊕	EXISTING SURFACE MOUNT DOWN LIGHT
⊕	NEW RECESSED DOWN LIGHT
⊕	NEW WALL LIGHT
⊕	NEW SUSPENDED PENDANT LIGHT
—	NEW SURFACE MOUNT LINEAR LIGHT
⊕	NEW SURFACE MOUNT DOWN LIGHT



EXISTING SECOND FLOOR RCP PLAN



PROPOSED SECOND FLOOR RCP PLAN

9.0 Appearance & Materials

9.1 Picture Rails, Cornice, Architraves, and Skirtings

Throughout the house, most original features have survived apart from:

- On the lower ground floor there are non-original cornices, architraves and skirtings throughout
- On the ground floor, the cornice in the rear room is non-original.

The proposal consists of replacing all non-original cornices and skirtings on the lower ground floor and the rear room on the ground floor to match the original.



Evidence of existing picture rails to be reinstated throughout the building in existing locations



Lower ground floor non-original architraves and skirting to be replaced



Non-original cornices and architraves on the ground floor to be replaced

9.2 Repointing & External Plumbing

The masonry walls of the building have undergone repointing in the years and there are signs of unmatched mortar used throughout the façade. Soil vent pipes and rainwater pipes have been replaced in places with black uPVC.

The proposal intends to repoint the entire building with lime mortar which would have been used historically. The brickwork will be cleaned and repaired in places which will complement the original red brick façade.



Site Photographs of the existing black uPVC Soil Vent Pipes



Cast Iron Rainwater Pipes and Hopper Head



Site Photographs of the masonry wall with different mortar



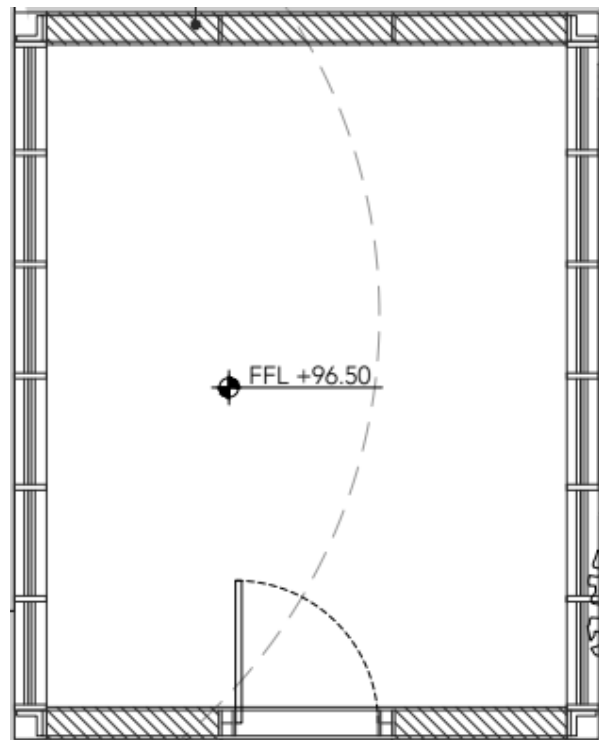
Example of masonry wall with a similar look that has been improved in appearance through repointing works

9.3 Garden Room

The proposal is to construct a free-standing outbuilding within the rear garden. It will feature a green roof and be of timber construction with a brick base.



GARDEN ROOM ELEVATION

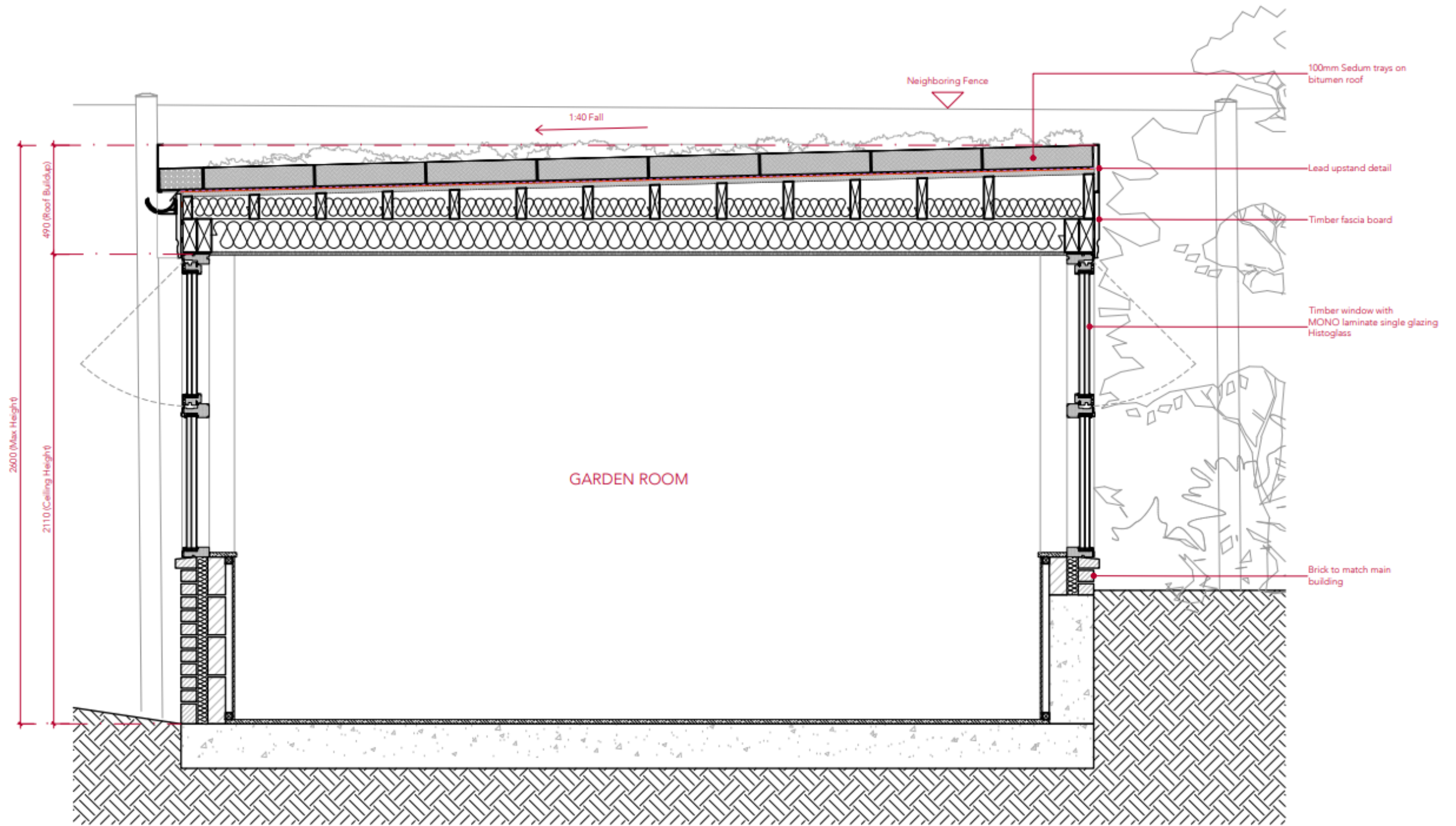


GARDEN ROOM FLOOR PLAN



GARDEN ROOM SEDUM ROOF

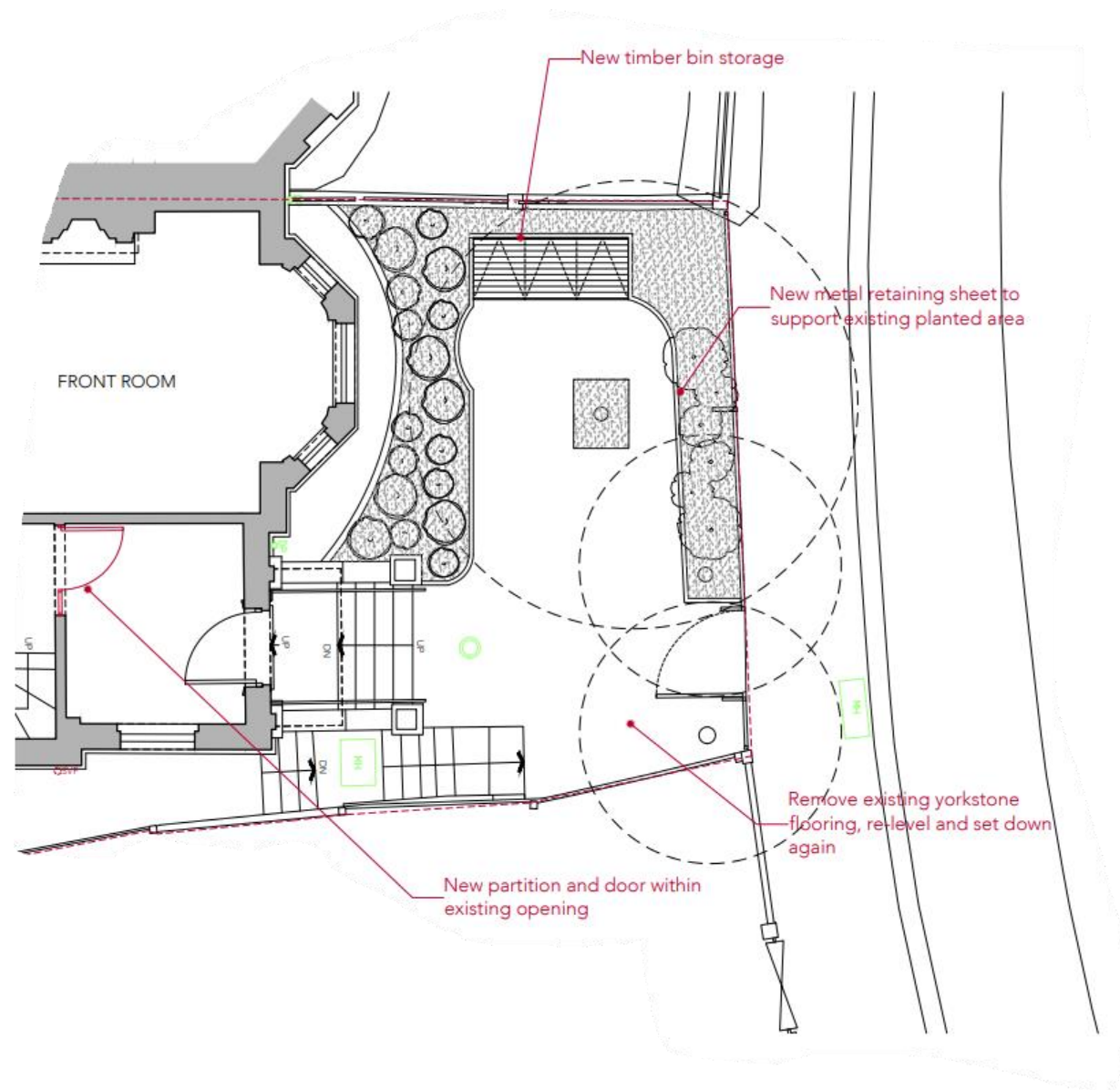
9.3 Garden Room



GARDEN ROOM SECTION

9.4 Landscaping

The proposal seeks to improve the frontage which consists of new soft landscaping which will contribute to the characteristics of the conservation area and provide privacy. The garden design seeks to retain the mature trees which sit within the site boundary and to introduce new planting consisting of smaller shrubs and a boxed hedge along the boundaries.



PROPOSED GROUND FLOOR PLAN



EXISTING LANDSCAPING CONDITIONS



Soft landscaping – new smaller shrubs to be introduced in the front garden



Proposed metal retaining sheet to support landscaping

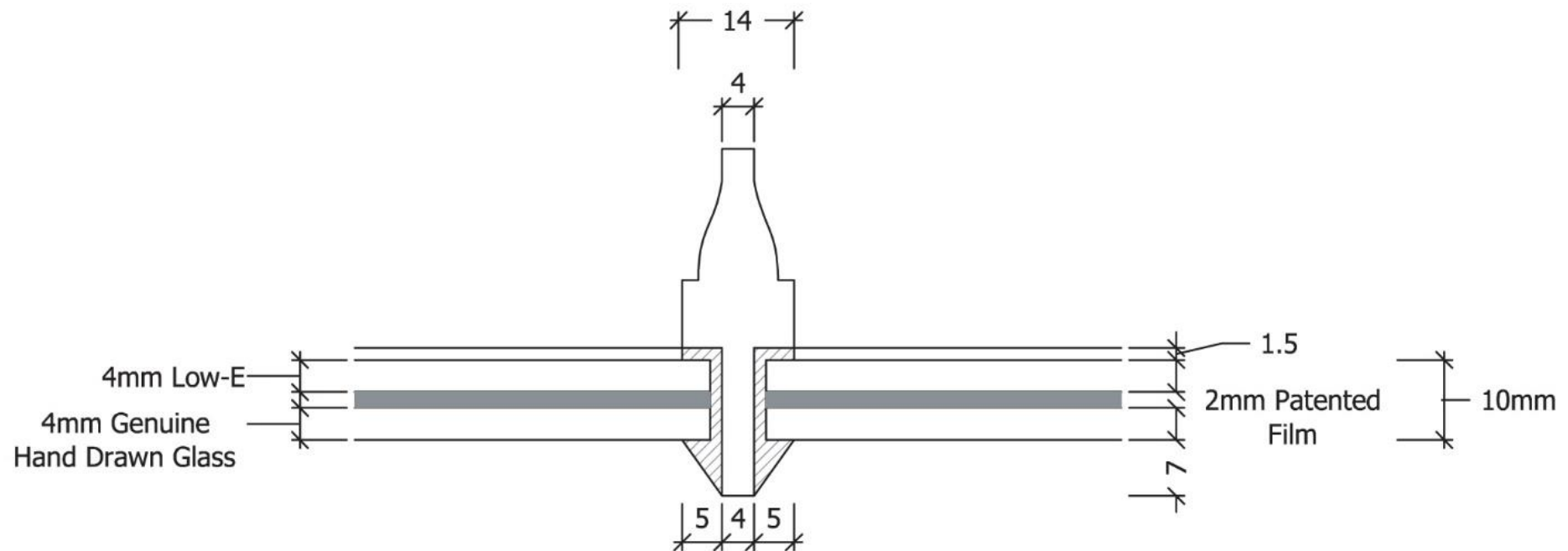
PROPOSED LANDSCAPING CONCEPT

9.5 Window and Door Alterations

Histoglass MONO-laminate replacement glass installation process for timber framed joinery

1. Remove existing putty and glass carefully
2. Prime the original window profile with a conventional primer paint
3. Apply the Kawo Elastokitt to the rebate
4. Put the glass in place, using wooden spacers (2mm on all sides) and secure with sprigs
5. Fill the clearance between glass and frame completely with the Kawo Elastokitt sealant
6. Finish with linseed putty
7. On the inside, use the Elastokitt to seal the gap between the glass and frame

MONO with Genuine Hand Drawn Glass



Second Detail of the MONO laminate replacement single glazing by Histoglass

10.0 Design Considerations

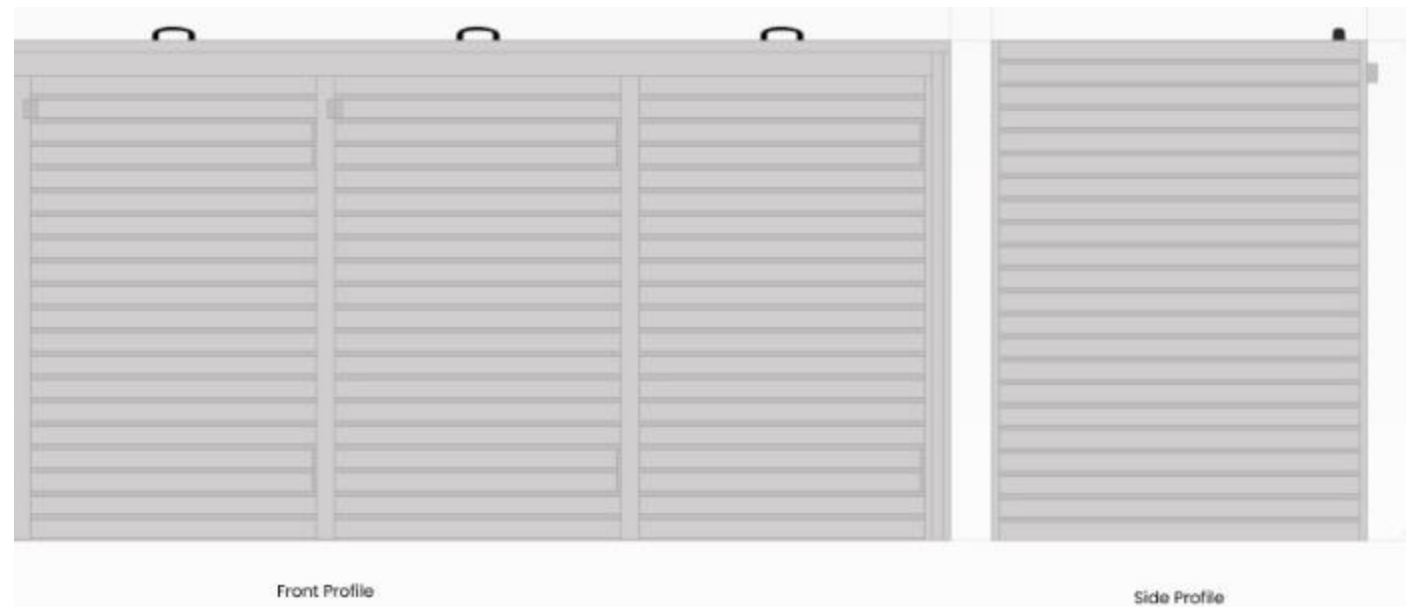
10.1 Refuse Storage

The proposal provides an enclosed slatted timber and well-ventilated bin storage located in the front garden. This will improve the appearance of the site's frontage as currently the bins are exposed and contribute to an untidy appearance.

It will be the responsibility of residents to take the bins out of the store ready for collection by local authority contractors off-site.

10.2 Access

There are no special requirements with regards to road layouts, as existing vehicular and pedestrian are unaffected, and there are no alterations proposed to pedestrian and vehicular access within the scheme.



Note: The bin storage is below the fence line