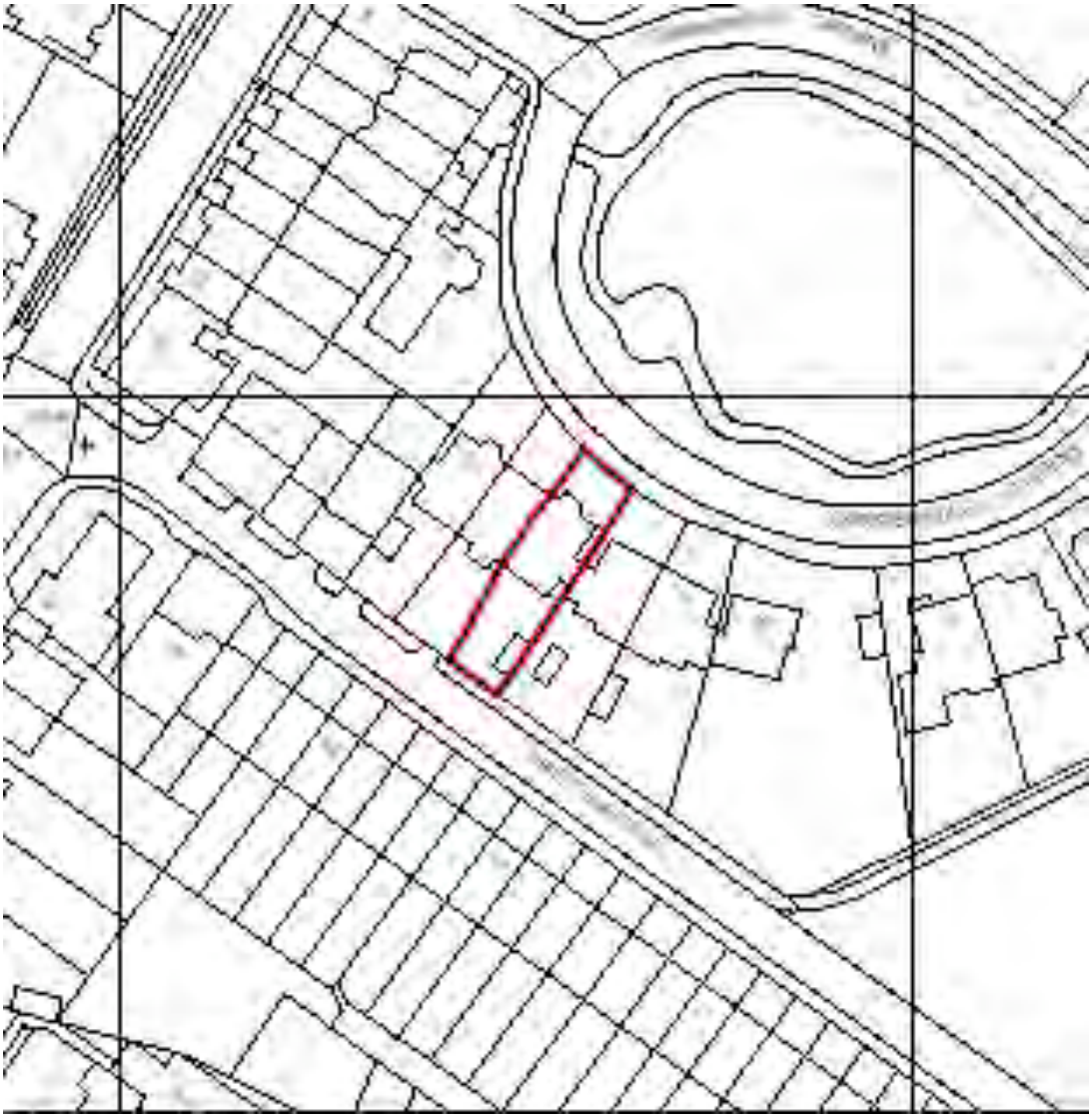
Planning Design and Access Statement
(revision 01)

11 Gainsborough Gardens
London, NW3 1BJ

Contents

Introduction

The Planning Design Statement will seek to identify proposed development of 11 Gainsborough Gardens, London, NW3 1BJ



Site Analysis

Location
The property is a single private dwelling comprising lower ground, ground, first, second and third floors. The main entrance to the house is from Gainsborough Gardens. A garage and pedestrian entrance at the rear face onto Christchurch Hill.

The site area is 257 sqm.

11 Gainsborough Gardens is at the end of a terrace of three houses built at the same time (1893-5) by Horace Field for lessee, Sir Alfred Baring Garrod, MD as part of the Gainsborough Gardens development from 1882 to 1895.

The houses are constructed of red brown brick in English bond, with flush red brick dressings which form a chequer work pattern at the angles of the canted bays. Plain tile mansard roof. Windows are all small paned horned timber sashes in exposed boxes in flush red brick surrounds under cambered gauged brick arches. Attic storey windows are small-paned timber casements.

The plan of the terrace is of a symmetrical concept, of two identical outer bays, each a separate house, Nos 11 & 13, and a central, gabled, three bay element, No. 12, which has an asymmetrical facade, with the entrance to the right. Each house is articulated by tall brick stacks. The entrances to Nos. 11 and 13 are set back in narrow 2-storey outer bays. The main elevation is of two storeys, attics and basement with two storey and basement canted bays to the outer wings. At the rear, the basement is at ground Level.

Nos. 11 and 13 each have a 4-panelled door under an overlight, almost a fanlight. No. 11 has small-paned sashes throughout. Each has a dormer under a sloping roof extending from the mansard, and with exposed rafter feet; each dormer has five small-paned casements. No. 12 has a fine enriched rubbed-brick doorcase with an eared architrave, beneath a flat moulded rubbed-brick cornice. The frieze has short moulded panels or pilaster strips at the angles and centrally acting as a keystone. The door has three horizontal panels, the upper section glazed and is flanked by small-paned margin lights. The entrance is reached by broad stone steps. To the left is a tripartite sash, the cambered arch has a flat keystone in red brick. Above are three closely spaced sashes set-in from the corner. Upper-floor windows sit tightly under a deep moulded eaves cornice which continues to the return elevations and rear. A small lunette fills the gable. Rear: The central rear section has a full-height canted bay flanked by a single sash. The outer bays have paired windows above basement level doorways, of which No. 11 retains i t s margin glazed door. At half-landing level are part-glazed doors with fixed margin lights; No. 11 retains its balcony.

Dormers are similar to those to the front, those to Nos. 11 and 13 have 5 small-paned casements.

No. 11 and 13 each have a close-string stair running from basement to first floor. Each has square newels with drop finials, robust turned balusters and moulded oak rail. The stair to the upper floor is simpler with stick balusters, square newels with ball finials and a simple oak rail. No. 11 has a dado-panelled hall and staircase. Cornices are cyma moulded. Ground-floor doors are of three panels in deep moulded architraves. Upper-floor doors are of two panels. No. 11 has lost its chimneypieces.

History

Gainsborough Gardens was laid out between 1882 and 1895 on land belonging to the Wells and Campden Charity Trust. Plots were developed speculatively under the close scrutiny of the Trust and their surveyor HS Legg. The development adopted the newly heralded ethos shown at Bedford Park Chiswick, developed from 1875, where different styles of building cohere informally in a planned leafy environment. EJ May recently appointed as principal architect at Bedford Park designed the first building, Nos. 3 and 4, Gainsborough Gardens. Both architecturally and historically this is a significant step in changing attitudes towards the emerging suburbs. This is set against the background of steps to limit expansion onto Hampstead Heath and the preservation of Parliament Hill Fields. This achievement is attributed to CE Maurice who built and Lived at No. 9A. He was married to the sister of Octavia Hill, philanthropist and founder of the National Trust. Horace Field was among the most accomplished and well known of the architects of Gainsborough Gardens, known for his work in the emerging neo-Georgian manner. He was a pupil of their eminent architect Sir john Burnet in Glasgow and London. Most of his work was commercial, for example, banks, including Lloyds Bank in Hampstead (listed Grade II*), and railway company offices for the North Eastern Railway, in London and York (York building also listed Grade !I+). His work in Hampstead included No.14 Gainsborough Gardens, known as the The Small House, completed in 1893 for his mother, and Wellside, the house on Well Walk at the entrance to Gainsborough Gardens, also 1893. The designs were for Nos 11-13 were exhibited and published by the Royal Academy in 1894.

Listing

11, 12 and 13 Gainsborough Gardens are designated at Grade II for the following principal reasons:

High quality of design by Horace Field, a notable Late-VictorianIEdwardian architect ,

High-quality craftsmanship and use of materials ,

Good survival of internal plan and features ,

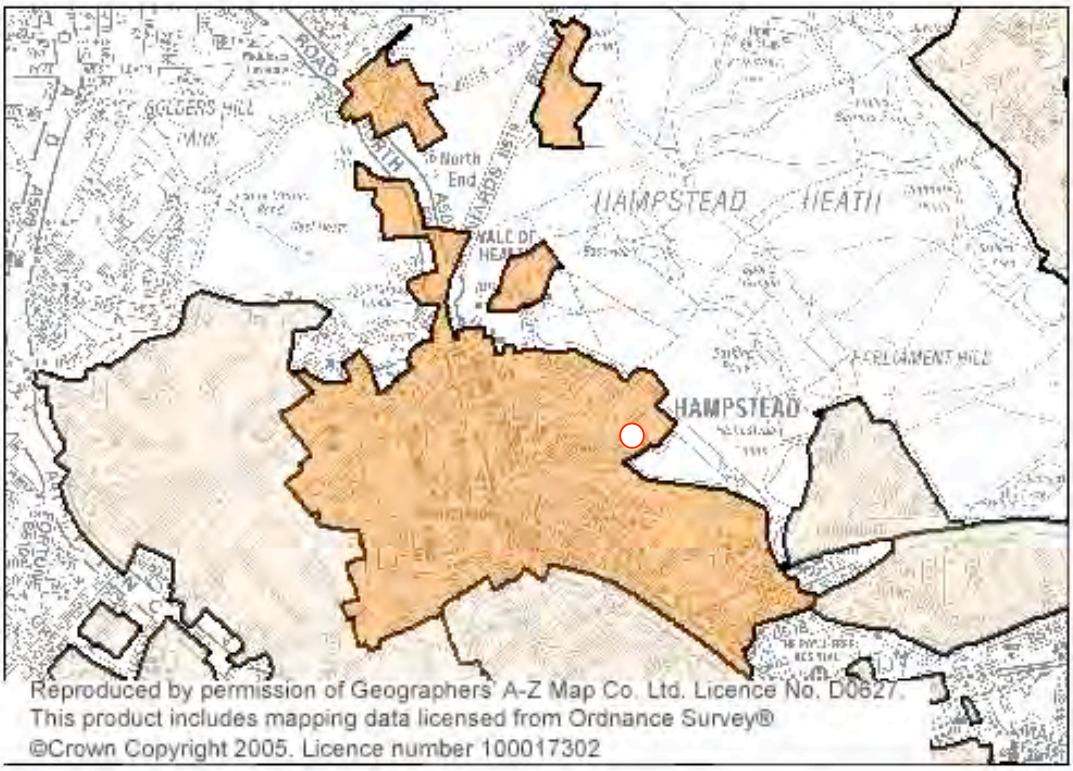
Strong group value with other houses in Gainsborough Gardens ,

Contribution to the overall planning interest of Gainsborough Gardens, an influential late C19 development

SOURCES: Academy Architecture, 1894, p 50 Edwardian Architecture, AS Gray, 1985, pp178-9 Gainsborough Gardens Hampstead and the Estate of the Wells and Campden Trust. An account of their development with houses, 1875-1895, David A L Saunders, 1974 London Suburbs, English Heritage, 1999 Proof of Evidence, Public Enquiry, No 9A Gainsborough Gardens and land Adjacent, London NW3, Victor Belcher, December 2006

Conservation Area

The property is in the Hampstead Conservation Area.



Key of map

- Conservation area
- Adjoining conservation area

Photographs of Existing Site

Previous Planning History

A Certificate of Lawful Development was granted (08.05.2003) for Permitted Development for alterations to provide new glazed doors and revised window details on rear elevation at ground and lower ground floor levels.

Listed Building Analysis

The existing house appears to have modified through the years to a point where many of the original features have been lost.

Schedule of Work

(1) Opening in wall in lower ground floor.
Create opening in wall.
Leave piers and bulkhead to indicate line of original wall.

(2) Closing up of door opening.
Remove door and set aside for re-use.
Leave door lining and architrave in place
Close lower part of door opening (to 1100mm above FFL) with stud and mdf raised and fielded panels to match door detailing.
Install window to upper part of opening window to be fenestrated in style that is sympathetic with door panel detail.

(3) Closing up of door opening.
Remove door and set aside for re-use.
Close lower part of door opening (to 1100mm above FFL) with stud and mdf raised and fielded panels to match door detailing.
Install window to upper part of opening window to be fenestrated in a style that is sympathetic with door panel detail.

(4) Removal of door.
Remove door and set aside for re-use.

(5) Removal of WC appliances.
Strip out room of existing appliances.
Install new washing and drying appliances.

(6) New floor finish.
Remove existing timber laminate floor finish and skirting boards.
Install new timber floor finish.
Install new skirting boards to match original

(7) Opening in wall at ground floor.
Create opening in wall.
Leave piers and bulkhead to indicate line of original wall.
Plaster finishes.
Cornice to remain in place.
Skirting to be replaced with type to match existing.

(8) Opening in first floor wall.
Create opening in wall.
Leave piers and bulkhead to indicate line of original wall.
Cornice to remain in place.
Plaster finishes.

Architraves to be added to match existing.
Skirting to be replaced with type to match existing.

(9) Remove door.
Remove door and set aside for re-use.
Door linings, stops and architraves and skirting to remain.

(10) New door in existing opening.
Skirting to be replaced with type to match existing.
New door linings, stops and architraves to match original.
New door to match existing in style.

(11) Removal of wall.
Wall to be removed.
Shallow bulkhead to be left.
Skirting boards to be replaced to match existing.

(12) Replace doors with fixed panel.
Double half glazed doors to be replaced with fixed timber panels detailed to match roof doors.

(13) Fit-out first floor bathroom.
New floor finishes, walls finishes, sanitaryware, electrics and plumbing.

(14) Fit-out first floor shower room.
New floor finishes, wall finishes, sanitaryware fittings and sauna fittings.

(15) Fit-out second floor bathroom
New floor finishes, walls finishes, sanitaryware, electrics and plumbing.

(16) New dormer window at front.
New Oriel style dormer window to mirror existing at no 13 Gainsborough Gardens.

(17) New dormer window at rear.
Remove existing rooflight.
New Oriel style dormer window to mirror existing at no 13 Gainsborough Gardens.

(18) New rooflight.
New conservation style rooflight.

(19)

(20) Extend garage.
Existing garage to be extended to rear boundary. New timber bi-fold doors. Rear wall to be brickwork and to form part of new rear boundary wall.

(21) New pedestrian entrance.
New timber door gate in new rear boundary wall.

(22) New boundary wall.
New rear boundary wall in red brick sympathetic to existing brickwork.

(23) Trellis to boundary wall.
New timber trellis to rear boundary and part side boundary.

(24) Timber decking
Treated softwood timber decking.

(25) Yorkstone paving to rear garden
Reclaimed Yorkstone paving slabs.

(26)

(27) Planters
Existing retaining wall to be reduced in height.
Construction of brick planters stepping down in height.
Red brick to be sympathetic to existing.
New topsoil and planting.

(28) Yorkstone paving to front garden
Reclaimed Yorkstone paving slabs.

(29) Railings to front boundary.
Brickwork plinth to receive railings. Red brick to be sympathetic to existing.
Galvanised mild steel railings painted black.
Detail to match railings at 12 Gainsborough Gardens.

(30) Replace front concrete steps.
Replace the concrete steps up to the GF front door and down to the LGF door with sandstone treads.

Design Statements

(1) Opening in wall in lower ground floor.

Leaving the piers and bulkhead to indicate line of original wall will not only retain a sense of the original room proportions but will allow the cornice to remain as existing and enable the room to be converted back in the future if desired.

(2) Closing up of door opening.
Leaving the door linings and architraves and closing the opening with panels that are detailed as the door will retain a sense of the original arrangement. This intervention will also allow the process to be reversed and the door reintroduced in the future if desired.

(3) Closing up of door opening.
Closing the opening with panels that are detailed as the door will retain a sense of the original arrangement. This intervention will also allow the process to be reversed and the door reintroduced in the future if desired.

(4) Removal of door.
This is not a significant door within the property.

(5) Removal of WC appliances.
The current appliances are not original.

(6) New floor finish.
The current floor finish is not original.

(7) Opening in wall at ground floor.
Leaving the piers and bulkhead to indicate line of original wall will not only retain a sense of the original room proportions but will allow the cornice to remain as existing and enable the room to be converted back in the future if desired.

(8) Opening in wall first floor wall.
Leaving the piers and bulkhead to indicate line of original wall will not only retain a sense of the original room proportions but will allow the cornice to remain as existing and enable the room to be converted back in the future if desired.

(9) Remove door.
Leaving the opening with associated mouldings will alow the door to be easily re-installed in future if required.

(10) New door in existing opening.
The original opening will not be changed and so the installed items can be easily removed to allow reinstatement.

(11) Removal of wall.
The inclusion of a small bulkhead will allow the original wall line to be reinstated if desired in the future.

(12) Replace doors with fixed panel.
The doors are not original. The replacement panel will employ detailing of original doors. Using this method for closing an opening will allow the original opening and new doors to be reintroduced in the future if desired.

(13) Fit-out first floor bathroom.
The new fit-out will not damage any original fabric.

(14) Fit-out first floor shower room.
The new fit-out will not damage any original fabric.

(15) Fit-out second floor bathroom
The new fit-out will not damage any original fabric.

(16) New dormer window at front.
Nos 11, 12 and 13 Gainsborough Gardens were designed to be a symmetrical block and were built simultaneously. No 13 has had oriel dormer windows built in the past. Introducing the same windows to no11 will rebalance the symmetry of the original group of houses.

(17) New dormer window at rear.
Nos 11, 12 and 13 Gainsborough Gardens were designed to be a symmetrical block and were built simultaneously. No 13 has had oriel dormer windows built in the past. Introducing the same windows to no11 will rebalance the symmetry of the original group of houses.

(18) New rooflight.
An existing unsympathetic rooflight is to be removed as part of the oriel dormer window installation. The introduction of a conservation type rooflight will be less obtrusive and more suited to the building

(19)

(20) Extend garage.
The character of the back fances on Christchurch Hill is relatively random and the line is mainly up to the rear boundary. We do not believe that this extension will have a detrimental affect of the appearance of the property. The doors will be of a style that matches the existing.

(21) New pedestrian entrance.

The door will be of a style that matches the existing garage doors.

(22) New boundary wall.
Boundary walls have been replaced elsewhere to the rear of Gainsborough Gardens on Cristchurch Hill. The brickwork will be sympathetic to the bricks of the main house.

(23) Trellis to boundary wall.
Due to the raised level of the rear garden and overlooking from properties facing onto Christchurch Hill a greater level of enclosure is desired. This trellis will allow some transparency and will not create a senses of bulk of give overshadowing.

(24) Timber decking

(25) Yorkstone paving to rear garden
Reclaimed Yorkstone paving slabs are a traditional building material in Hampstead. The paving to be replaced is neither original or traditional.

(26)

(27) Planters
The new planters will create a softened front garden with a gradient which is in-keeping with the informal character of Gainsborough Gardens communal external spaces.

(28) Yorkstone paving to front garden
Reclaimed Yorkstone paving slabs are a traditional building material in Hampstead. The paving to be replaced is neither original or traditional.

(29) Railings to front boundary.
The new railings will match those of the neighbour. Nos 11, 12 and 13 Gainsborough Gardens were designed to be a symmetrical block and were built simultaneously. Introducing these railings will reinforce the unity of the original group of houses.

(30) Replace front concrete steps.
It most probable that the original steps were stone. The current concrete steps are a later addition.

Access for All

Accessibility Standards

The house has been designed to allow ease of accessibility and use. The design complies with all 16 of the Lifetime Homes Standards:

01 Car Parking

Cars will be parked in the existing spaces directly outside the front garden.

02 Access from car parking

Car parking is as existing on the street.

03 Approach

The approach to the front door from the street is existing with a ramped path and then steps.

04 External Entrances

The entrance is illuminated by overhead lights. The entrance has existing steps to the threshold. It is not proposed to alter the front elevation and therefore no canopy for rain shelter exists.

05 Communal Stairs

The building is a single private dwelling – there are no communal stairs.

06 Doorways and Hallways

New internal doors will have a 900mm clear opening width.

07 Wheelchair accessibility

All living and dining spaces are open plan giving adequate circulation and turning space for wheelchairs.

08 Living Room

The living room is on the principle entrance floor.

09 Bed space at ground floor

A bedroom could be introduced at ground floor at the rear of the living area.

10 WC at ground floor

There is a WC at the principle entrance floor.

11 Bathroom and WC walls

The walls of the WC and bathroom will be capable of supporting adaptations such as handrails.

12 Lift

The inclusion of a future lift is not possible.

13 Main Bedroom

Access to an ensuite allows a hoist to be used between bedroom and bathroom at first floor.

14 Bathroom Layout

The detailed bathroom layout will allow for easy access between appliances.

15 Window Specification

Any new windows will be openable with long lever handles which allow easy operation.

16 Fixtures and Fittings

Switches, sockets, ventilation and service controls will be located at a height that is between 450mm and 1200mm from the floor.

Sustainability

Construction Materials

The intention is to use the environmentally preferred alternative products outlined below:

Foundations	Concrete with reclaimed aggregate
DPM	Polyethylene
Thermal insultation	Expanded Polystyrene
Intermediate floors	FSC Softwood
Acoustic Insulation	Coconut Fibre board
Balustrades	None
Floor Screeds	Flue gas gypsum anhydrate
Tiling	Ceramic tiles
Paving	Re-claimed natural stone
Sewers	Vitrified Clay
Gutters	Polyester coated
Drainpipes	Polyethylene
External Wall	Lime based render stucco
Internal walls	FSC timber elements
Cavity Wall insulation	Cellulose or mineral wool
External wall rendering	
Plasterwork	Flue-gas gypsum
Studwork	FSC Softwood
Linings	Karlite medium bard
Doors and Windows	FSC durable timber
External Cills	FSC durable timber
Internal window frames	FSC timber
Internal Doors	Honeycomb with hardboard skins
Glazing	Argon filled low emissivity with dry installation
Roof shape	Pitched
Roof structure	Existing
Roof insulation	Cellulose
Roof covering	Welsh Slate – reclaimed where possible
Flashings	Polyethylene membrane
Water supply piping	Polyethylene
Internal waste pipes	Polyethylene
Hot water system	Correctly sized condensing boilers
Decs – internal joinery	Water borne acrylic gloss
Decs – external joinery	Natural paint
Des – internal walls	Linseed oil emulsion
Decs - metalwork	Natural paint