

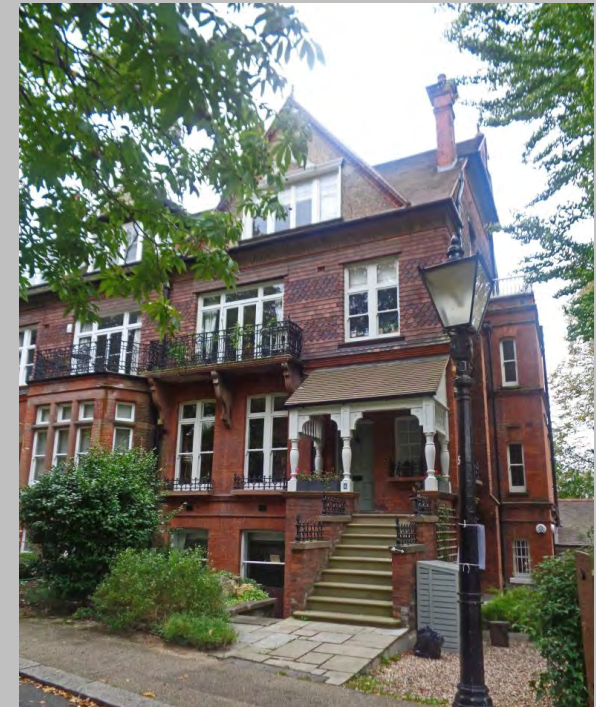
8 Gainsborough Gardens
NW3 1BJ

Grade II listed building in The Hampstead Conservation Area
London Borough of Camden

**HERITAGE STATEMENT and DESIGN AND ACCESS STATEMENT
For Listed Building and Planning Application**



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Prepared for Eleanor Arnold Pole

May 2016

8 Gainsborough Gardens, NW3 1BJ – Heritage Statement

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1. INTRODUCTION

1.1 Aim of this Report

This report has been prepared to support the proposal to reinstate no.8 Gainsborough Gardens to a single dwelling. No. 8 Gainsborough Gardens is a Grade II-listed building located within the London Borough of Camden and within The Hampstead Conservation Area and was listed under the London Squares Preservation Act (1931).

This report accompanies a submission for full application in respect of Planning Permission and Listed Building Consent, under the Planning (Listed Buildings and Conservation Areas) Act 1990. In essence, the proposed scheme is to reinstate the house as a single dwelling, thus reducing the number of units in order to complete restoration to the standards achieved so far in restoration works carried out in 2007-2008 and in accordance with the listed status.

This report sets out:

- An historical background of the building, the site and the surrounding area
- An appraisal of the significance of the building, and the contribution (or otherwise) it makes to The Hampstead Conservation Area and Gainsborough Gardens
- An assessment of the potential or actual impact of the proposed works upon the significance of the building, surrounding heritage assets and The Hampstead Conservation Area
- A justification statement against the NPPF and relevant local policies

1.2 Authorship

This heritage statement has been prepared by Stephen Levrant Heritage Architecture Ltd, (SLHA) which specialises in the historic cultural environment.

- Stephen Levrant– Principal Architect
- Francesca Cipolla – Senior Conservation Architect
- Josephine Roscoe – Architectural Conservation Consultant

Drawings as proposed by SLHA

- Site Plan
- Elevations as existing and as proposed
- Floor Plans as existing and as proposed

Drawings as existing prepared by XYZ Surveyors

1.3 Methodology Statement

This assessment has been carried out gathering desk-based and fieldwork data. The methods used in order to undertake the study were the following:

1.3.1 Literature and Documentary Research Review

The documentary research was based upon primary and secondary sources of local history and architecture, including maps, drawings and reports. Further attention was given to correspondence and archival documents that have been kept in the subject property.

Dates of elements and construction periods have been identified using documentary sources and visual evidence based upon experience gained from similar building types.

1.3.2 Area Surveying

A survey of the surrounding areas was conducted by visual inspection to analyse the site and The Hampstead Conservation Area. Consideration has been given to its historical development and the building types and materials

of the key buildings which contribute to the identification of the built form and the understanding of the special character of the area.

1.4 Planning Policy Guidance and Legislation

The assessment of the impact of the alteration on the building and conservation area has been prepared taking into account the information contained in:

- The Planning (Listed Building and Conservation Areas) Act 1990
- National Planning Policy Framework (NPPF), 27 March 2012. Planning Practice Guidance (PPG)
- Conservation principles, policies and guidance for the sustainable management of the historic environment, Historic England, April 2008.
- Understanding a Place: Conservation Area Designation, Appraisal and Management, Historic England, Guidance, 2011.
- Historic Environment Good Practice Advice in Planning, Historic England, March 2015:
 - Planning Note 1: The Historic Environment in Local Plans
 - Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment
 - Planning Note 3: The Setting of Heritage Assets
- Camden Local Development Framework Camden Core Strategy 2010 – 2025 (adopted version 2010)
- Camden Development Policies Document Policy
- Camden Draft Local Plan Policy
- Camden Planning Guidance Document CPG1 (Design)
- The Hampstead Conservation Area Statement, October 2002

1.5 Summary

Background

No.8 Gainsborough Gardens was one of two houses in the Gainsborough Garden group that remained unlisted for a number of years, having been clumsily converted into flats in the 1950s. The timber windows were also replaced with uPVC windows, which had a detrimental impact on the historic character of the subject building, Gainsborough Gardens and The Hampstead Conservation Area as a whole.

The owners have re-organised the units and have been restoring the house to very exacting standards, which has resulted in the house being listed. The remaining sub-divided units are preventing completion of restoration and is detrimental to the significance of the listed building and The Hampstead Conservation Area. The conversion back to a single house is justified as it facilitates the complete restoration of the listed building.

Significance Appraisal

The special interest of no.8 Gainsborough Gardens derives from the planform and numerous historic details apparent in its interior and exterior. Much of these details are attributed to the extensive works that were undertaken to restore the building's historic fabric. There is a strong group value with the other listed buildings in Gainsborough Gardens and is a key contributor to the streetscape character. Overall, the building has medium to high significance.

Proposal

The proposal comprises the following:

Restore the stair to the garden floor level

- Restore the planform of the basement

- Reposition the kitchen in its original position, allowing restoration of the original morning room
- Reinstating the window on the side elevation to its original full length

drawings by SLHA, as well as the Planning Statement by Indigo Planning Limited submitted with this application.

Assessment of Impact

In assessing the overall effect of the proposed alterations on the special interest of the listed building, it is considered that the proposed alterations will significantly enhance the historic character and aesthetic and evidential values of the listed building, Gainsborough Gardens and conservation area.

1.6 Pre-Application Consultation

SLHA was first appointed in October 2015 to provide conservation advice and to prepare: the Historical Background and Assessment of Significance and the Impact Assessment to accompany the Pre-Application Consultation in January 2016.

The principle aim of the consultation was to provide the opportunity for the Local Authority, London Borough of Camden, to review and comment on the proposed works.

Written feedback was provided by the borough following a pre-application meeting on 26th January 2016 at the subject site with conservation officer, Antonia Powell and planning officer, Tania Skelli-Yaoz. In summary, it was considered that the rear studio falls below the residential space standards and its loss is therefore not opposed. The loss of the larger unit at lower ground floor level is mitigated by the full restoration of the house's plan form and historic features, thus contributing to the listed building status.

For full details about the proposals please refer to the Design and Access Statement and Impact Assessment in chapters 4 and 5 of this report and

2. SETTING AND HISTORIC INFORMATION

2.1 Location

No.8 Gainsborough Gardens is located on the south side of the gardens; consisting of an oval green space, formerly a pond, with a series of semidetached/detached houses of red brick, tile hanging and timber porches. Gainsborough Gardens is located just off Well Walk and within very close proximity of Hampstead Heath.

No.8 Gainsborough Gardens (along with no.7) was designated as a grade II listed building on 10th January 2011. Whilst individually each house in Gainsborough Gardens is of architectural merit, their contribution to the special interest of the area is primarily as a group setting.

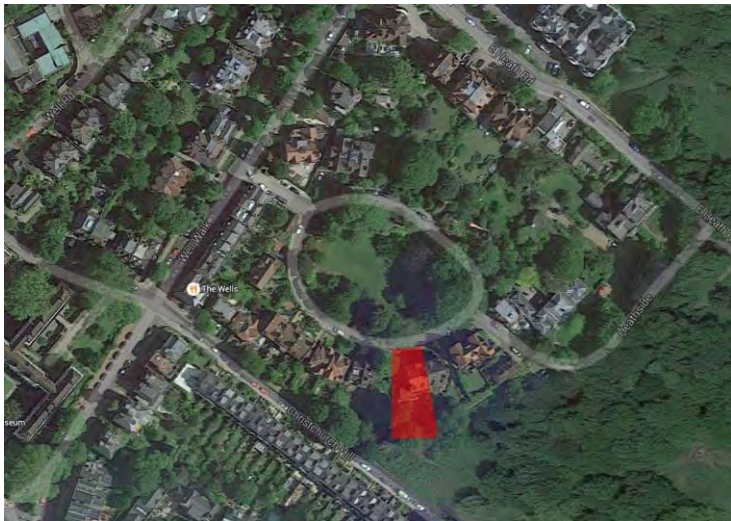


Figure 1: The subject site, 8 Gainsborough Gardens - highlighted red. (Google maps)

2.2 Statutory Site

2.2.1 The Hampstead Conservation Area

The property is within The Hampstead Conservation Area in the London Borough of Camden, designated on 29th January 1968. The main reasons for designating the conservation area were:

- the high number of listed buildings in the area
- the retention of the original village street pattern
- the topography
- the streetscape and proximity to the Heath

Originally, the conservation area included the village and surrounding buildings, and was duly named Hampstead Village Conservation Area. However, the designated area was later extended beyond the village.

The Hampstead Conservation Area has been subdivided into eight sub-areas according to character. Gainsborough Gardens is within Sub Area Two – Christ Church/Well Walk. This area is east of Heath Street and was primarily developed during the height of the Victorian period. During this time, the Queen Anne revival as well as Neo-classical styles were very much favoured; the mix of styles is still evident in the conservation area today. Buildings are mostly residential and are a mix between cottages and Victorian tenements and villas. Principal materials in the Christ Church/Well Walk area are red brick, London yellow stock brick, tile-hanging, slate, timber and cast iron.

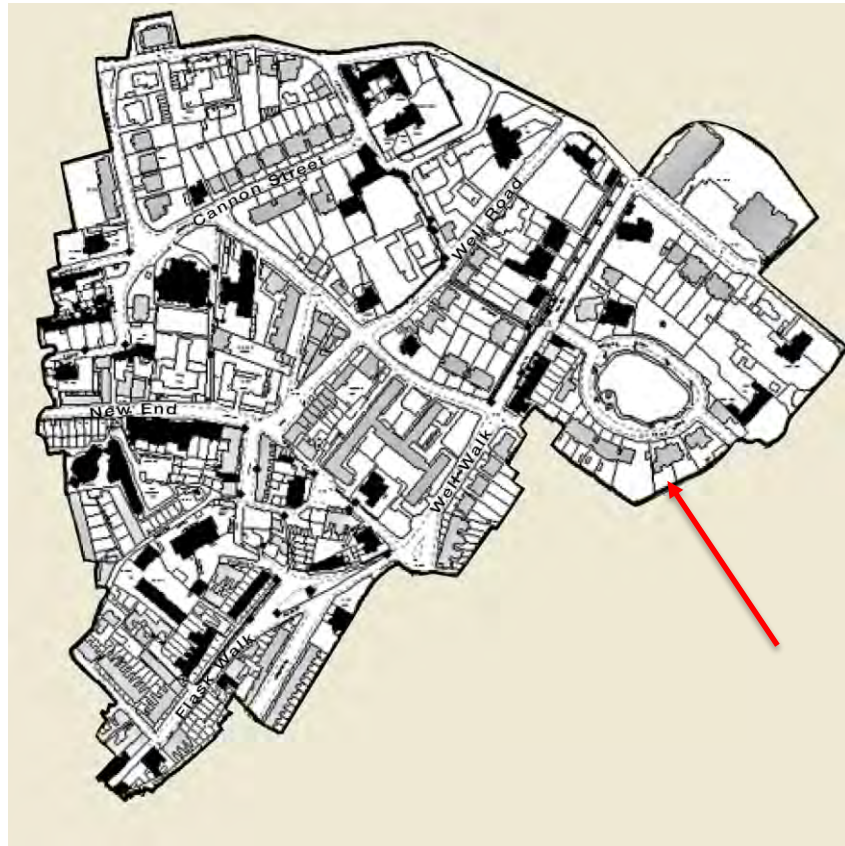


Figure 2: The Hampstead Conservation Area, Sub-area Two



Figure 3: The Hampstead Conservation Area outlined with red arrow showing the site location.

2.2.2 Gainsborough Gardens

There are fifteen grade II listed buildings in Gainsborough Gardens (including The Lodge and Cottage on the Heath). Gainsborough Gardens was listed under the London Squares Preservation Act (1931).

Gainsborough Gardens contains exemplary English Picturesque sub-urban houses that display typical features of the Queen Anne style and Vernacular Revival including red brick, tile hanging, tall brick chimney stacks and white painted timber balustrades. However, each house is unique and differs in form. This is evident in the notable differences between the purer 'Queen Anne' and the more eclectic houses which have hints of neo-Georgian symmetry.



Figure 4: View from the south, showing rear of no.8 Gainsborough Gardens, highlighted red. (Bing maps)



Figure 5: View from the south. (Bing maps)



Figure 6: View from the north, showing the front elevation of no.8 Gainsborough Gardens- highlighted red. (Bing maps)



Figure 7: View from the north. (Bing Maps)

2.3 History and Development

Hampstead

Initially, settlers were attracted to Hampstead due to its natural topography, the clean air and the Heath. By the mid-17th century, the area attracted London's wealthy professionals such as lawyers, bankers and merchants. In 1698 the Earl of Gainsborough gave 6 acres of swampy land with chalybeate springs located east of the high street to the 'poor of Hampstead'. The Wells and Camden Trust was established and the area was developed into a spa in the early 18th century. This triggered further development of temporary accommodation such as villas and boarding houses for the spa visitors.

Hampstead's close proximity to London meant it was easily accessible, attracting the working and lower classes. As a result, the area fell out of favour with the wealthier visitors. During the 18th century, adjacent areas to the high street were developed into a close-knit series of alleyways, resulting in a dense arrangement of working-class tenements and cottages. In the late 19th century this part of the 'old village' was considered to possess picturesque qualities, however, it was unsanitary and subsequently redeveloped in the 1880s.

Numerous municipal buildings and houses of moderate to large proportions were built during the 19th century. Many of the buildings still exist today, thus contributing to the rich historic character of the Hampstead Conservation Area.

The Site

The houses in Gainsborough Gardens were constructed between 1882 and 1895. The development was overseen by H.S. Legg, an architect and surveyor for the Wells and Campden Charity Trust. He was a significant architect within the context of Victorian Hampstead; he built the terraces nos.21-27 Well Walk, known as Foley Avenue and the public bath house on Flask Walk. Prior to construction, the site comprised an 18th century pump room, assembly room, pleasure garden and pond (Figure 8).

The Gainsborough Gardens development was designed with a newly established design ethos seen at Bedford Park Estate, Chiswick. Bedford Park is commonly described as 'the first garden suburb', which gives the impression of eclecticism while working with a limitation of house types. A number of the houses in the Bedford Park Estate were designed by architect E.J. May, who designed the first building in Gainsborough Gardens: nos. 3 and 4.

The layout and planning of Gainsborough Gardens was the result of a deliberate strategy to elevate the status of the area and retain the trees and rich green space.

Originally, the proposed plot layout (Figure 9) differed greatly from what was actually built and included the felling of trees and removal of the green space and pond (Figure 8). Due to a public outcry at the proposed scheme, H.S. Legg's revised plot layout was heavily influenced by the demand to retain the greenery. This part of the planning history of the gardens is of particular interest and a precursor to the protection of the Heath and subsequent national awareness of the importance of preserving open green spaces. Some of the trees and shrubs which were retained in the scheme still survive today.

The planning process is documented in the ledgers of the Wells and Campden Trust, held within Camden Council's archives at Holborn Library, and thus offer rare insights to planning historians. These ledgers show that HS Legg, architect of no.8 Gainsborough Gardens, as well as surveyor of the overall scheme, required numerous modifications to the plans and materials proposed by other architects, ensuring the harmonious yet varied appearance of the street.

The buildings in Gainsborough Gardens were by the following architects:

- Nos. 3 and 4 by E.J. May
- Nos. 5, 9, 10 by C.B. King (a local builder)
- Nos. 6, 7, 8, The Lodge and The Cottage on the Heath by H.S. Legg
- No. 9A by Elijah Hoole

- Nos. 11, 12, 13 and 14 by Horace Field

The difference in the architects' styles is discernible; Field's designs have a combination of Queen Anne and Neo-Georgian influence whereas E.J. May's work reflects the Arts and Crafts style more purely. These styles in turn differ from H.S. Legg's work, which is an eclectic adaptation of the Vernacular Revival. This resulted in an informal yet coherent group of buildings arranged around an oval garden in a leafy environment.



Figure 8: Watercolour of the Wells Garden and pond - circa 1845. The pond was the site of the central garden of Gainsborough Gardens.



Figure 9: H.S. Legg's original proposal for a new street (now Gainsborough Gardens) in 1876, which obliterated any evidence of the pond and the rural ambiance.



Figure 10: The Wells and Campden Charity Estate (Gainsborough Gardens). This proposal was accepted and is the present layout.

No.8 Gainsborough Gardens

Originally named Cottesmore House, no.8 Gainsborough Gardens was built in 1888 and designed by H.S. Legg. He also designed numbers 6, 7 (semi-detached to no.8), The Lodge and The Cottage on the Heath. Nos.7 & 8 were built in the Vernacular Revival style. Materials include red brick, tile hanging, red sandstone dressings, pebbledash render, clay tile roof and cast iron balustrading and rainwater goods. The buildings are asymmetrical and vary in form and materials; in short, they have a slightly erratic, organic design externally.

In the 1950s, no. 8 Gainsborough Gardens was converted into 4 self-contained units, having detrimental impact on the building's original design ethos and the fabric. The alterations carried out were extremely destructive and not compatible with the characteristics of the building.

Similar alterations were carried out to no.7 Gainsborough Gardens. As a result of these alterations to no.8, it was excluded from listed building designation when the other buildings in Gainsborough Gardens were listed in 2008, with the exception of nos. 3, 4, 9A and 14 which were already listed. It was not until 2011, after works were carried out to restore the historic features of the house, that no.8 was listed. Further description of these restoration works are outlined in chapter 2.4.

Reasons for designation

*"Special architectural interest for quality of design and materials * Survival of internal decorative features (principally No 8) * Strong group value with other listed houses in Gainsborough Gardens * Strong contribution to the overall planning interest of Gainsborough Gardens"*. English Heritage, 2011.

Occupiers of No. 8 Gainsborough Gardens**F.B.Meyer**

The first occupier was Reverend F.B. Meyer, an English Baptist pastor. Meyer's earlier days in London were at the Regent's Park Baptist Church, which had mostly middle-class congregations. By the early 1890s he had given up his high salary at the Regent's Park Baptist Church to take up the role as minister at the less fashionable Christ Church in Lambeth. Initially, the church had around 100 people from the working class and welfare societies in attendance, but within 2 years, around 2000 people were regularly attending. After 15 years at Christ Church he went travelling and became a key figure of the Evangelical movement due to his missionary work. Meyer wrote over 40 books and was also a notable speaker of the Keswick Convention, an annual gathering of Evangelical Christians founded in 1875. It has had a worldwide influence on Evangelical Christianity since its inception.

Arthur Bolton 1913-1931

Another occupant of historic prominence was the noted architectural historian, Arthur T. Bolton, who lived there from 1913-1931. He was an architect, but he was better known for his scholarship of the profession. He was co-founder of the Wren Society, principal of the Architectural Association and curator of the Sir John Soane's Museum. Bolton was a key figure in the attempts to prevent the demolition of Soane's Bank of England, considered one of the Soane's masterpieces (it was eventually demolished and rebuilt by Sir Herbert Baker 1925-1939). His more renowned books were written about the Adams brothers.

Arthur Greenwood 1930s-1954

The Rt Hon. Arthur Greenwood, Deputy Leader of the Labour Party, lived at no.8 Gainsborough Gardens from the 1930s until his death in June 1954. Greenwood is known for his resolute stance against Nazi Germany just before the Second World War. His speech for anti-appeasement was a powerful influence in the reversal of Prime Minister Neville Chamberlain's appeasement policy towards Germany. Following Churchill's formation of the wartime coalition government in 1940, Greenwood was appointed to the War Cabinet as Minister without Portfolio. During the War Cabinet Debates in May 1940, Greenwood's vocal support and vote were contributory to the slim majority vote to continue fighting the Nazis. Britain abstained from accepting peace terms from Germany.

Greenwood was head of the Labour Party research department from 1927-1943. In 1941, he was appointed to reconstruction policy. During that time he established an inter-departmental committee to conduct a thorough report on 'Social Insurance and Allied Services' in Britain. This document is more commonly known as the Beveridge Report and was highly influential in the formation of the Welfare State in the United Kingdom.

2.4 Alterations to no.8 Gainsborough Gardens before listing

Between 1999 and 2008, all the buildings in Gainsborough Gardens were listed, with exception of numbers 7 and 8. Their exclusion from designation was due to substantial alterations no.8 underwent during the 1950s when it was subdivided into 4 flats and the installation of unsympathetic uPVC windows in the 1970s. This led to a drastic changes in the floor plans and

significant loss of fabric and harm to the historic character of Gainsborough Gardens and conservation area. Changes that erode the historic character are outlined in The Hampstead Conservation Area Statement. Those issues relevant to dwellings are as follows:

- Use of inappropriate materials
- Loss of original features
- Alteration to or addition of basements
- Alteration to or replacement of windows, porches, doors and other features
- Inappropriate extensions

Restoration works have been carried out to no.8 Gainsborough Garden, which have remedied previous alterations that were considered harmful to the historic fabric and character and the group setting and conservation area. Past alterations that were detrimental to the group setting were the installation of uPVC windows throughout, the altered porch, redundant soil and down pipes and a major window reduced in size on the side elevation. Internally, due the insertion of subdividing walls, there was substantial loss of architectural and decorative features including chimney pieces and much of the staircase. Consequentially, the house's character was severely eroded, the original layout was not legible and features, including decorative plasterwork, skirting and cornices were lost or damaged. Restoration works the current owner undertook are outlined in the following section. Figure 11- Figure 21 show the results of the restoration works.

Outline of Restoration Works to No. 8 Gainsborough Gardens

Following extensive and exacting restoration works to no.8 and application to Historic England, no.7 and no.8 were listed in 2011. There is no doubt the

works to restore internal and external historic features of no.8 were major contributing factors in Historic England's decision to designate the buildings. The listing description states the following:

"INTERIOR: No. 7 inspected in part only. In essence the plan survives since the stairs and major partitions remain but front and rear rooms of the ground floor are knocked through. Moulded cornices, skirtings and architraves remain but doors replaced and original chimneypieces removed. No 8 is more complete, retaining some original chimneypieces (some are imported), ceilings and most joinery. Both houses have strapwork plaster ceilings to entrance halls and attractive stairs with arcaded balustrades"

Alterations to no.7 were not as extensive or destructive as those in no.8. The staircase for example, remained intact, whereas it was largely mutilated and removed in no.8.

The listing description highlights numerous historic features in no.8, assuming they are original, whereas they are in fact, part of the restoration works undertaken in 2007-2008. This includes the following:

- Repair of cast iron railings to the front garden
- Restoration of timber porch and turned spindles re-fitted as per original (Figure 16 and Figure 17)
- Replacement of all UPVC windows with white painted timber
- New white painted timber balustrade to match existing original at no.7 (Figure 11)
- Removal of redundant SVPs and soil pipes and building fabric made good
- Re-opening of lower section of window to match original opening. Figure 18
- Stripping out of 1950s studwork partitions

- Substantial repair work to strapwork plaster ceilings in entrance hall, front room and kitchen (existing). (Figure 14 and Figure 24)
- The chimneypiece shown was copied very closely from the corresponding fireplace at no. 6, and tiles sourced of the exact date of the house's construction
- 6 badly damaged tiles from the original fireplace in the rear 1st floor bedroom (Figure 23) were matched with identical original tiles dating from 1886
- The chimneypiece in the rear reception room on the upper ground floor had been closed (for a gas fire) and tiled with inappropriate matt black tiles was opened up
- The antique tiles in the kitchen date from 1886
- The tiles in the entrance hall, though not original bear similarity to those of the contemporary Birmingham Museum and Art Gallery's entrance (1885) and are considered to be an appropriate material and design
- Extensive repair to brickwork and pebbledash where obsolete fittings, pipes and vents were removed
- Chimney pieces reinstated (Figure 12 and Figure 13)
- Restoration of main staircase

The listing description bears testimony to the very high standards of materials and workmanship employed in the restoration.



Figure 11: New timber balustrade that matches the original to no.7.



Figure 12: Reinstated fireplace and tiles in front room at first floor level.



Figure 13: Fireplace in rear room at ground floor level.



Figure 14: Reinstated strapwork plaster ceiling and fully restored/replaced lower flight in entrance hall



Figure 15: Staircase prior to the removal of the internal partitions (Greenway and Lee Architects – Supporting Planning, Design and Access Statement, 2007)

Note: loss of balusters, newels, curtail steps and destruction of the most significant spatial qualities of the entrance hall.



Figure 16: Photograph taken prior to restoration works. In the foreground the opening to the side of the porch is visible. It is clear the original spindles had been removed.



Figure 17: Reinstated timber porch – spindles to the side. Ironwork has all been refurbished.



Figure 18: Extended window, though cannot reach original double height with the two units at lower ground floor level.



Figure 19: UPVC window and blocked opening before new opening was installed. Redundant pipes were also removed.



Figure 20: Rear elevation prior to works to replace UPVC windows



Figure 21: Rear elevation in its current state. UPVC windows were replaced with timber casements; to match those on the other buildings in the group. Window behind timber fence was also replaced with timber French windows.

3. ASSESSMENT OF SIGNIFICANCE

3.1 Introduction

As recommended by NPPF (March 2012), proposals for the alteration or redevelopment of listed buildings or buildings within a Conservation Areas should be considered and be based on an understanding of the site's significance.

Significance is defined by English Heritage's 'Understanding Place' (2011) as *"The sum of the cultural and natural heritage values of a place, often set out in a statement of significance"*.

This section provides an assessment of the significance of No.8 Gainsborough Gardens, in order to identify and promote the protection and enhancement of significance and character defining features. The significance appraisal has been structured to provide an objective description of the building and an evaluation of the surviving components. The significance appraisal is used to inform the design development and provide a baseline measure to test the impact of the proposals.

Significance is determined on the basis of statutory designation, research and professional judgment. Our approach for determining significance builds upon professional experience and the guidelines contained in two main national documents: the DCMS 'Principles of Selection for Listing Buildings' (March 2010) and in the Conservation Principles Policies and Guidance', English Heritage (2008).

The NPPF suggests that the significance of a place can be assessed by identifying its **"aesthetic, evidential, historic and communal values"**, corroborating the four values identified by Historic England.

Superior approbation of significance of no.8 Gainsborough Gardens is confirmed by the listing. This establishes its "special interest" at the national level. The following assessment provides additional detail.

3.2 Significance Assessment of no. 8 Gainsborough Gardens

Aesthetic Value

"Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place". (Conservation Principles Para 46).

"Aesthetic values can be the result of conscious design of a place including artistic endeavour. Equally they can be the seemingly fortuitous outcome of the way in which a place has evolved and be used over time. Many places combine these two aspects... Aesthetic values tend to be specific to a time cultural context and appreciation of them is not culturally exclusive." (Conservation Principles Para 47).

"Design value relates primarily to the aesthetic qualities generated by the conscious design of the building, structure or landscape as a whole. This embraces composition (form, proportions, massing, silhouette, views and vistas, circulation) and usually materials or planting, decoration or detailing, and craftsmanship." (Conservation Principles Para 48).

No. 8 Gainsborough Gardens is of architectural interest as a prime example of a sub-urban Vernacular Revival semi-detached villa and a significant

contributor to a wider townscape composition. It is set around an unusual oval shaped garden (that denotes the original location and form of the former pond).

The architectural interest of the building is principally manifested in its exterior front and side elevations and its relationship with the other houses and greenspace. The principal frontages of the group of villas in Gainsborough Gardens have been designed as a unified architectural group with similar detailing.

The house displays numerous features of architectural and artistic merit both internally and externally. Decorative features to the interior include original chimney pieces, cornices, skirting, architraves and decorative strapwork plaster ceilings. These are seen in Figure 11 - Figure 14 and Figure 22 - Figure 25.

Exterior features that contribute to the aesthetic quality include the dentilled brick cornice, decorative ironwork and alternating patterns of tile hanging. Nos. 7 & 8 have an unusual and original reverse asymmetry which is interesting architecturally.

Therefore, the aesthetic value is considered to be high.



Figure 22: Tile hanging on the side elevation.



Figure 23: Fireplace and surround in the rear room at first floor level.



Figure 24: Stapwork plaster ceiling, cornices and picture rail in the front room at ground floor level.



Figure 25: Doors, skirting and architraves in the rear room at ground floor level.



Figure 26: Front elevation of no.8 Gainsborough Gardens.

Historic Value

"Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative." (Conservation Principles Para 39).

"The historical value of places depends upon both sound identification and direct experience of fabric or landscape that has survived from the past, but is not as easily diminished by change or partial replacement as evidential value. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances. Historical values are harmed only to the extent that adaptation has obliterated or concealed them, although completeness does tend to strengthen illustrative value." (Conservation Principles Para 44).

No. 8 is a significant contributor to the special historic character and interest of Gainsborough Gardens. In terms of heritage, Gainsborough Gardens is an exemplary townscape development and is of historic interest as part of a planned development of grand semi-detached villas situated around an unusual oval shaped garden, itself of historical significance as part of the 'wells'. The wider villa group illustrates a historically significant development of London planning, demonstrating the growing awareness of protecting greenspaces in the late 19th century.

Further to the historic value in terms of planning, the historic interest is increased by the occupants of no.8 Gainsborough Gardens. As aforementioned, prominent people who have lived here include F.B. Meyer, architect and architectural historian Arthur T. Bolton and MP Arthur Greenwood. **Historic value is therefore considered to be high.**

Evidential Value

"Evidential value derives from the potential of a place to yield evidence about past human activity" (Conservation Principles Para 35).

"Evidential value derives from the physical remains or the genetic lines that had been inherited from the past. The ability to understand and interpret the evidence tends to be diminished in proportion to the extent of its removal or replacement" (Conservation Principles, Para 36).

After numerous alterations to restore the building back to its original state the evidential value has vastly improved. The planform is once again almost as originally intended, with exception of the separated basement level. Many decorative features have been restored, giving indications of the house's status and thus further improving the evidential value. **It is considered that the house has a medium evidential value.**

Communal Value

"Communal value, derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical value, but tend to have additional and specific aspects" (Conservation Principles, Para 54).

Despite some alterations and 1971 extension to the rear, no.8 Gainsborough Gardens has retained much of its historic architectural character and contributes significantly to the overall design value of the villa group as a whole. The building remains a good exemplar of the social and economic aspirations prevalent in the late-nineteenth century, shaping this part of London, thus conferring some communal value to the property. No. 8 Gainsborough Gardens is an essential chain in the group of buildings on the enclave. The house is very clearly visible from Preacher's Hill, which is part of

the Heath (see Figure 45 in appendices), and there is a footpath directly behind the boundary. It is therefore important in terms of views into, as well as out of, Gainsborough Gardens from the street and the Heath. The house owners in Gainsborough Gardens are entrusted to maintain and care for the communal garden on behalf of the Wells and Campden Charity Trust. This adds to the sense of community and unites the family homes and other buildings within the vicinity. **It is considered that the house has a medium communal value.**

3.3 Significance Assessment Conclusion

Overall, medium to high significance is accredited to this building, which is primarily due to the works that were undertaken to restore the building's historic fabric. As a result of these works, the aesthetic and evidential values have vastly increased: a fact recognised by the subsequent addition of the statutory list.

Principal works that had beneficial impacts in terms of heritage included removing the poor quality 1950s partitions, replacing the uPVC windows with timber and restoring the decorative internal features such as reinstating a number of fireplaces and staircase. The removal of partitions was vital in reinstating the building's original planform and spatial qualities, subsequently allowing for the restoration of original decorative features such as the strapwork plaster and original curtail to the stairs in the entrance hall. However, evidential value is eroded, caused by the present sub-division at the basement level.

Improvements in the legibility of the original space, the aesthetic quality and historic character have had substantial beneficial impacts on the building's significance. Improvements to the exterior has not only had a positive effect

on the aesthetic quality of the building, but Gainsborough Gardens and The Hampstead Conservation Area as a whole.

4. DESIGN AND ACCESS STATEMENT

This is to be read in conjunction with the proposed drawings prepared by SLHA.

Description

The subject site of this application is no.8 Gainsborough Gardens, which is visible from the public realm. The building contains numerous original features with some visible later alterations such as the basement window to the side elevation and unsympathetic 1970s extension to the rear. Internal decorative features are prevalent on the ground and first floor levels, most of which was part of the 2008 restoration works carried out by the owners. The lower ground floor contains two separate residential units. The 1950s and 1970s alterations are detrimental to the significance of the building. The proposal is to reinstate the house back to single use, which will allow complete restoration of the original layout and features.

Layout

Changes to the layout are proposed on the ground and lower ground floors. Alterations in layout on the ground floor are the removal of the current kitchen, removal of the door that separates the basement level and reinstatement of the original opening into the morning room (current kitchen). Alterations at lower ground floor level comprise relocation of the kitchen to its original position in the front room, reinstatement of original staircase and removal of the door separating the studio unit.

Use

The existing building contains three residential units. The proposal involves reinstating the building to single dwelling.

Scale

The proposal does not involve any changes in the existing scale in the original part of the building.

Landscape and Context

The proposal does not involve any changes in the existing landscape and context.

Appearance

The historical character of the house's exterior will be enhanced by the proposal. Works will be carried out using traditional materials and techniques in order to restore original architectural features.

Access

The proposal does not involve any changes to the existing access to the house.

Neighbour Amenity Issues

The proposed alterations will not have any impact on the amenity of the neighbours.

5. IMPACT ASSESSMENT

The following paragraphs briefly discuss the potential impact of the proposal, which is subject of this application, on the special interest of no.8 Gainsborough Gardens.

Schedule of Proposed works

The proposed works are to restore the original family residential use of no.8 Gainsborough Gardens to single use. In doing so, a number of restorative works can be completed to the high standards of the rest of the house.

- Restore the internal stair to the garden floor level
- Restore the planform of the basement
- Reposition the kitchen in its original position, allowing restoration of the original morning room
- Reinstating the full window on the side elevation to its original full length
- Remove doorways that separate the two units at lower ground floor level

For more detail, refer to architectural drawings by SLHA.

Impact of the Proposal on the Listed Building and Conservation Area

The design has been informed by an understanding of the historical and architectural importance of no.8 Gainsborough Gardens and its settings. The historical and characterisation appraisal and the significance assessment have been key to revealing the building's historic architectural features and how they may be improved.

The house is made up of three residential units, two of which are confined to the lower ground floor level. The loss of the two units will allow for complete restoration of the original layout. Reinstatement of the original layout will in turn allow reinstatement of original features such as the double height window in the side elevation at ground and lower ground floor levels and relocation of the kitchen to its original place. Evidential value will increase with improved legibility of the house's original layout and hierarchy. In terms of heritage, the impact of proposed works to the layout is considered to be beneficial.

The proposal to remove the existing, unoriginal basement window and reinstate the full height window will improve the aesthetic and historic character of the house's exterior. The alteration will be visible from the public realm and will thus enhance the character and appearance of the heritage asset and The Hampstead Conservation Area as a whole.

Overall, the proposed works will not cause any harm to the historic fabric or erode the historic character, but will significantly enhance the historic character and aesthetic and evidential values of the listed building, Gainsborough Gardens and conservation area.

6. JUSTIFICATION STATEMENT

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 66: General duty as respects listed buildings in exercise of planning functions.

Section 66 states that in the determination of planning applications which affect a listed building or its setting, 'the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.' This report has considered the physical impact of the proposal on the listed building and has determined no harm will occur.

NPPF Considerations:

In March 2012, the National Heritage Policy, Planning Policy Statement 5 (PPS5) was replaced by the National Planning Policy Framework (NPPF). The NPPF sets out the Government's planning policies for England and outlines how these should be applied.

This section discusses the impact of the proposals according to the NPPF. The NPPF contains a presumption in favour of sustainable development sympathetic to the conservation of designated heritage assets. The government's definition of Sustainable Development is one that incorporates all the relevant policies of the Framework contained within paragraphs 18 to 219. The conservation of heritage assets is one of the NPPF's 12 core principles.

Paragraph 126:

"Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, 29 including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- *the desirability of new development making a positive contribution to local character and distinctiveness; and*
- *opportunities to draw on the contribution made by the historic environment to the character of a place."*

Response: Collectively, the proposals do not harm any significant features in the house. Proposals for the reinstatement of historic features and reverting back to the original layout will substantially sustain and enhance the significance of the heritage asset. Proposed exterior alterations such as the reinstatement of the full length side window will make a positive contribution to the special character of Gainsborough Gardens.

Paragraph 128:

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."

Response: As recommended by NPPF, an assessment of the significance of the heritage asset has been provided as part of the application and can be found in chapter 3: Assessment of Significance. It is believed that the assessment is proportionate to the importance of the assets being considered.

The assessments and analysis that have been carried out have not only informed the design process, but are also believed to be sufficient to understand the potential impact of the proposal on the significance of the house and its setting.

Paragraph 129:

“Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.”

Response: The impact of the proposal where assessed as part of this report. It is considered that these proposals will have an overall beneficial impact on the house in terms of the heritage asset’s conservation.

Paragraph 131:

“In determining applications, local planning authorities should take account of:

- *The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- *The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*

- *The desire of new development making a positive contribution to local character and distinctiveness.”*

Response: Careful consideration has been given to the proposed development so as to ensure that its setting and its immediate context will be sustained and enhanced overall. An understanding of the significance and characteristics of the building has informed the proposals. It is considered that these proposals for the reinstatement of original features and layout will substantially benefit the historic character and help preserve existing original features.

NPPF Para 132:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

Response: The proposals will not cause loss or damage to the value of the listed building or The Hampstead Conservation Area and would cause no harm to the setting of the designated heritage assets overlooking the subject site. There is therefore no incidence of “substantial harm”.

NPPF Para 134

“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.”

Response: It is considered that the proposed works cause “no harm” to the listed building. The proposals will enhance the significance of the heritage asset.

**National Planning Practice Guidance (NPPG) – March 2014; ID 18a:
Conserving & enhancing the historic environment (Updated: 10 04 2014)**

PPG Paragraph: 003 - Reference ID: 18a-003-20140306

“What is meant by the conservation and enhancement of the historic environment?”

The conservation of heritage assets in a manner appropriate to their significance is a core planning principle. Heritage assets are an irreplaceable resource and effective conservation delivers wider social, cultural, economic and environmental benefits.

Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use to as yet undiscovered, undesignated buried remains of archaeological interest.

Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-taking to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development.

Part of the public value of heritage assets is the contribution that they can make to understanding and interpreting our past. So where the complete or partial loss of a heritage asset is justified, the aim then is to capture and record the evidence of the asset’s significance which is to be lost, interpret its contribution to the understanding of our past, and make that publicly available.”

Response: The proposals recognize that the conservation of heritage assets must be in a manner appropriate to its determined significance and that heritage assets are an irreplaceable resource. This is implicit in the proposed development. The proposed scheme will fully restore the listed building in conjunction with a positive and informed response to the significance.

PPG Paragraph: 009 - Reference ID: 18a-009-20140306

“Why is ‘significance’ important in decision taking?”

Heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals (see How to assess if there is substantial harm).”

Response: Heritage assets can be adversely affected by physical change or change in their setting. It is contended the nature, extent and importance of the significance of the affected heritage assets, including the building’s setting, has been properly assessed thereby enabling an acceptable and justifiable proposal to be developed (see Appendix 6.12 of this report for further details).

PPG Paragraph: 017 - Reference ID: 18a-017-20140306

“How to assess if there is substantial harm?”

What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.

Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.

Policy on substantial harm to designated heritage assets is set out in paragraphs 132 and 133 to the National Planning Policy Framework."

Response: The impact on the significance of the heritage assets has been fully considered in the Impact Assessment. There is no occurrence of substantial harm. The proposals considered are beneficial in heritage terms.

PPG Paragraph: 019 - Reference ID: 18a-019-20140306

"How can proposals avoid or minimise harm to the significance of a heritage asset?"

A clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm. Early appraisals, a conservation plan or targeted specialist investigation can help to identify constraints and opportunities arising from the asset at an early stage. Such studies can reveal alternative development options, for example more sensitive designs or different orientations, that will deliver public benefits in a more sustainable and appropriate way."

Response: The significance of no.8 Gainsborough Gardens and its setting have been fully assessed and informed the design process. There is no occurrence of harm to the historic building's special interest. The proposals considered are beneficial in heritage terms.

Historic England's Good Practice Advice 2015

Planning note 2 Para.9

"Understanding the extent of that significance is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation."

Response: A detailed Significance Assessment has been carried out and can be found in Chapter 4.

Planning note 3 Para.12:

"Amongst the Government's planning objectives for the historic environment is that conservation decisions are based on the nature, extent and level of a heritage asset's significance and are investigated to a proportionate degree. Historic England recommends the following broad approach to assessment,

undertaken as a series of steps that apply proportionately to complex or more straightforward cases:

Step 1: identify which heritage assets and their settings are affected

Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)

Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance [...]”

Response: The steps above have been fully complied with. The significance of the heritage asset affected by the proposals has been fully assessed, as well as the effects of the proposed development. The proposal is assessed as causing no harm to the listed building or the conservation area and is considered to be beneficial in sustaining and enhancing the significance of the heritage asset.

The proposal ensures the continued use of this site as a single family dwelling, which is in keeping with the original use.

LOCAL POLICY

Camden Local Development Framework, Camden Core Strategy, 2010 -2025, Adopted Version, November 2010.

The Camden Core Strategy Policy CS14 – ‘Promoting high quality places and conserving our heritage’, sets out the requirements to safeguard Camden’s heritage. The overall strategy is to sustainably manage growth in Camden in a way that conserves and enhances the heritage and valued places that give the borough its unique character.

Camden Planning Guidance provides advice and information on how the Local Authority applies its planning policies. The guidance is consistent with the Core Strategy and the Development Policies, and forms a Supplementary Planning

Document (SPD) which is an additional “material consideration” in planning decisions.

CPG 1 – ‘Design’; deals with heritage issues in Section 3. This section sets out further guidance on Core Strategy Policy CS14 –‘Promoting high quality places and conserving our heritage’ and Development Policy DP25 – ‘Conserving Camden’s Heritage’.

Paragraph 3.22 refers to the statutory requirement, when assessing applications for listed building consent, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

“In assessing applications for listed building consent we have a statutory requirement to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. We will consider the impact of proposals on the historic significance of the building, including its features, such as:

- *original and historic materials and architectural features;*
- *original layout of rooms;*
- *structural integrity; and*
- *character and appearance.”*

It is considered that the proposal not only preserves but enhances the character of the historic interest through the reinstatement of original features and the original layout.

Paragraph 3.23 expands on the desirability to retain original or historic features and to carry out repairs in matching materials. The proposals should seek to respond to the special historic and architectural constraints of the listed building, rather than significantly change them. As stated earlier, the

proposals actively seek to enhance the historic character of the building, and retain surviving historic features.

3.23 *“We will expect original or historic features to be retained and repairs to be in matching material. Proposals should seek to respond to the special historic and architectural constraints of the listed building, rather than significantly change them.”*

This is the crux of this proposal to reinstate the dwelling into single use. By reinstating the original layout, a benefit in itself, it allows for the restoration of other original features of architectural merit, thus enhancing the historic character and evidential value of the building. Any reinstatements will match the original in terms of configuration and materials.

Development Policy DP25 – ‘Conserving Camden’s Heritage’.

The policies from Camden Development Policies for the preservation of historic buildings are discussed in the following paragraphs. The impact of the works have been considered in relation to these policies.

Policy DP25 - Conserving Camden’s heritage

Conservation Areas:

25.3 “The character and appearance of a conservation area can be eroded through the loss of traditional architectural details such as historic windows and doors, characteristic rooftops, garden settings and boundary treatments. Where alterations are proposed they should be undertaken in a material of a similar appearance to the existing. Traditional features should be retained or reinstated where they have been lost, using examples on neighbouring houses and streets to inform the restoration.”

Listed Buildings:

“To preserve or enhance the borough’s listed buildings, the Council will: e) [...] f) only grant consent for a change of use or alterations and extensions to a listed building where it considers this would not cause harm to the special interest of the building; and g) not permit development that it considers would cause harm to the setting of a listed building.”

The proposal to restore the house back to single use seeks to reverse the harm to the ‘special architectural and historic interest’ caused by the 1950s subdivision. Benefits that accrue from restoring the dwelling to single use include enhancement of the evidential and architectural values of the house. It will allow for the restoration of the lower ground floor staircase and reinstatement of the double height window on the side elevation. The double height window would be substantially beneficial to the historic character and visual interest of the house and conservation area.

There is no harm to the special interest of the building or the setting, indeed the heritage assets significance will be better revealed on account of the works.

7. CONCLUSION

Much of the building's significance is due to the restorative works the building underwent in 2007-2008. Many of the features of historical interest were concealed or damaged by the unsympathetic works done in the 1950s to sub-divide the building. In terms of heritage, the house has considerably more value as a single dwelling, as originally intended. The numerous decorative features of the Vernacular Revival and the house's close interrelation between the central communal garden and other villas contribute to the historical importance of the building and its wider setting.

There is a considerable element of enhancement which allows a greater understanding or 'revealing' of the heritage values of the house. The proposal to reinstate the house into a single dwelling is driven by the aspiration to complete the restoration of the listed building. The remaining sub-divided units are detrimental to the special interest of the heritage asset.

The quality of the works that have been carried out so far have raised the significance of the house, to the point that the subdivision is harmful to that significance. The proposal is considered to sustain and enhance the special historic and architectural interest of the listed building. The proposal to restore the original layout at basement level will further enhance that significance.

In attempting to determine what 'weight' should be given to the retention of multiple units as opposed to the conservation of the designated heritage asset; the council should consider whether such sub-division and alteration would be consented today. Taking into consideration national and local policy, namely policy DP25, the council would: "not permit development that it

considers would cause harm to the setting of a listed building," and it is our view that it would be unacceptable in heritage terms.

Overall, the proposal to reinstate a single dwelling will significantly enhance the building's significance.

APPENDIX 1

LISTING DESCRIPTION FOR NO.7 AND 8 GAINSBOROUGH GARDENS

Name: 7 AND 8, GAINSBOROUGH GARDENS

List entry Number: 1396402

Location

7 AND 8, GAINSBOROUGH GARDENS

Grade: II

Date first listed: 10-Jan-2011

Reasons for Designation

Nos. 7 and 8 Gainsborough Gardens are listed at Grade II for the following principal reasons: * Special architectural interest for quality of design and materials * Survival of internal decorative features (principally No. 8) * Strong group value with other listed houses in Gainsborough Gardens * Strong contribution to the overall planning interest of Gainsborough Gardens

History

Legacy Record - This information may be included in the List Entry Details

Description of nos.7&8:

798-1/0/10381 GAINSBOROUGH GARDENS 10-JAN-11 7 AND 8

II Pair of semi-detached houses. 1888 by HS Legg, Surveyor to the Hampstead Wells and Campden Trust, for Thomas Clifford, lessee, as part of the development of Gainsborough Gardens between 1882-1895. Subsequently divided into flats.

MATERIALS: Red brick with rubbed and moulded-brick details; red sandstone dressings; tile-hanging; pebbledash render to gables and eaves cornice; clay tile roofs

PLAN: 2 storeys with lower, set-back 2-storey side bays, attic and basement. Mirror plan with entrance hall and stair to rear.

EXTERIOR: Domestic Revival manner. Each house of 2 bays. Assymetrical composition, but united through symmetrical first floor and coved eaves cornice. Varied fenestration, comprising sashes, some paired with central mullion and top-hung casements; and French windows to balconies. Basement and ground floor windows with keyed cambered arches. Some windows have decorative iron guardrails. Both houses have timber porches carried on bulbous balusters; roof to that to No. 7 is gabled, that to No. 8 single pitched. Panelled front doors with stained-glass lights. Moulded brick cornice to ground floor. No. 7 has canted mullion-and-transom bay window at ground floor and balcony above with decorative ironwork; corresponding balcony to first floor of No 7 is carried on heavy scrolled stone consoles. No 7 has set-back 4-light dormer with a deep cornice decorated with leaf-pattern, and pargetted gable, plus smaller hipped dormer to left. No 8 balances this arrangement with a single, large gable set flush with front elevation, with dentilled cornice and small triangular pediment above window. Set-back bay

of No 7 is canted; that to No 8 square with decorative ironwork to parapet, each with timber balustraded parapet to balcony above. Pitched roof with overhanging gables to side elevations. Stacks with deep moulded collars.

Rear elevation window arrangement reverses that of front; square bay mullion-and-transom bay window to ground floor of No 8 and bracketed balcony to first floor of No 7; ground floor windows to latter also with balcony; ironwork similar to front elevation. 4 hipped dormers. Modern single-storey rear extension to No 8 is not of special interest.

INTERIOR: No. 7 inspected in part only. In essence the plan survives since the stairs and major partitions remain but front and rear rooms of the ground floor are knocked through. Moulded cornices, skirtings and architraves remain but doors replaced and original chimneypieces removed. No 8 is more complete, retaining some original chimneypieces (some are imported), ceilings and most joinery. Both houses have strapwork plaster ceilings to entrance halls and attractive stairs with arcaded balustrades (that to No 7 partly boxed-in), matching that to No 6.

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 Henry Simpson Legg (1830-1906), a local architect and landowner. 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, in 1884. Both architecturally and historically, this was 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, an achievement 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.

The history of Gainsborough Gardens is prominent in the history of the protection of open spaces, particularly in Hampstead where the seeds of national awareness were sown. The whole scheme and individual houses are well documented, giving an important record of the development of the Gardens. The outcome is a scheme of significant architectural and historic interest and particular aesthetic quality, based on a fine balance between building and open space, both of which survive almost intact.

Nos 7 and 8, with No 6, were designed as a group by Henry Legg, Surveyor to the Trust, and built by Thomas Clifford. No 8 was occupied by the noted Baptist minister, FB Meyer. From 1913-1931 it was the home of Arthur Bolton, architectural historian and architect (1864-1945) co-founder of the Wren Society, principal of the Architectural Association, and Curator of the Soane Museum. After this it was occupied by Arthur Greenwood MP, known for his anti-appeasement stance in the late 1930s, until his death in 1954.

SOURCES: David A L Saunders, Gainsborough Gardens Hampstead and the Estate of the Wells and Campden Trust. An account of their development with houses, 1875-1895, (1974) Architectural History, Vol 27 (1984), 429 -442 London Suburbs, English Heritage (1999) Victor Belcher, Proof of Evidence, Public Enquiry, No 9A Gainsborough Gardens and land Adjacent, London NW3, (2006)

APPENDIX 2: PLANNING APPLICATION FOR RESTORATION WORKS

The following drawings, as proposed and as existing, were submitted to The London Borough of Camden for a withdrawn planning application, 2006/5875/P. The proposal was submitted for the conversion from 4 to 2 units so reinstatement of some original features such as the double height window to side elevation was not possible.

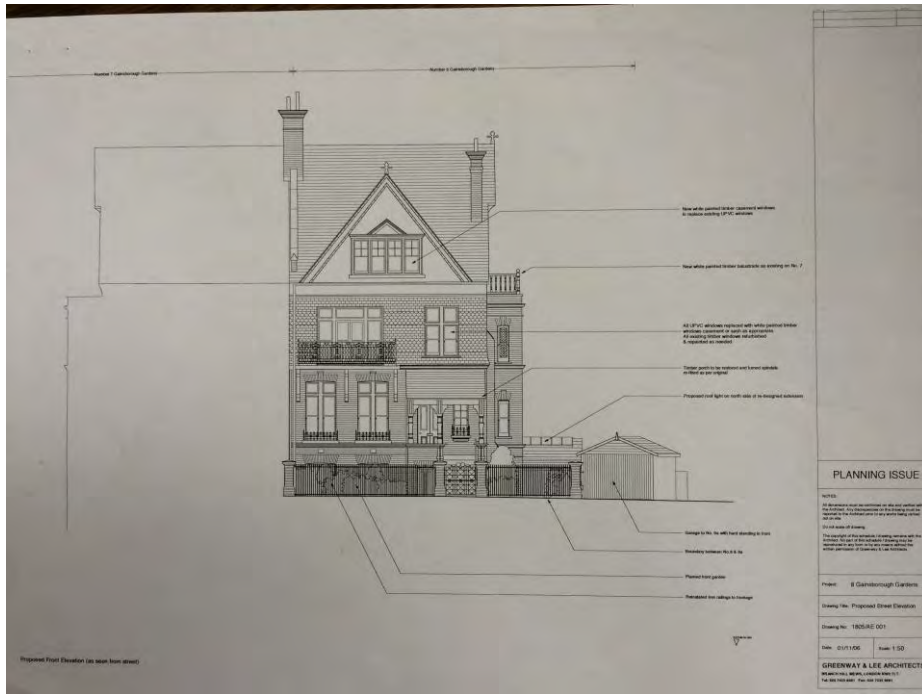


Figure 27: Front elevation as proposed



Figure 28: Front elevation as existing (before 2007-2008 works)

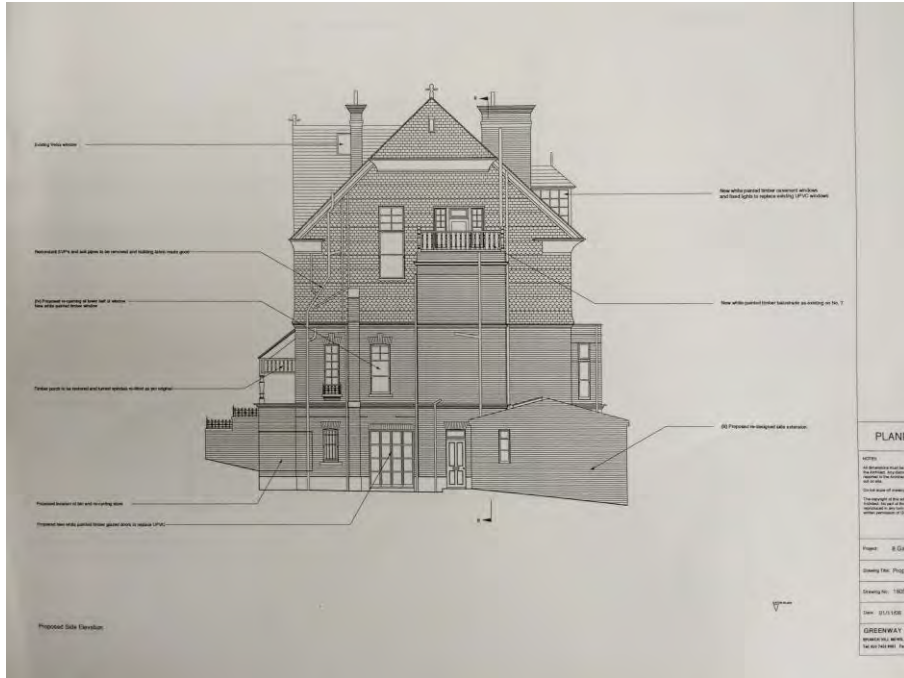
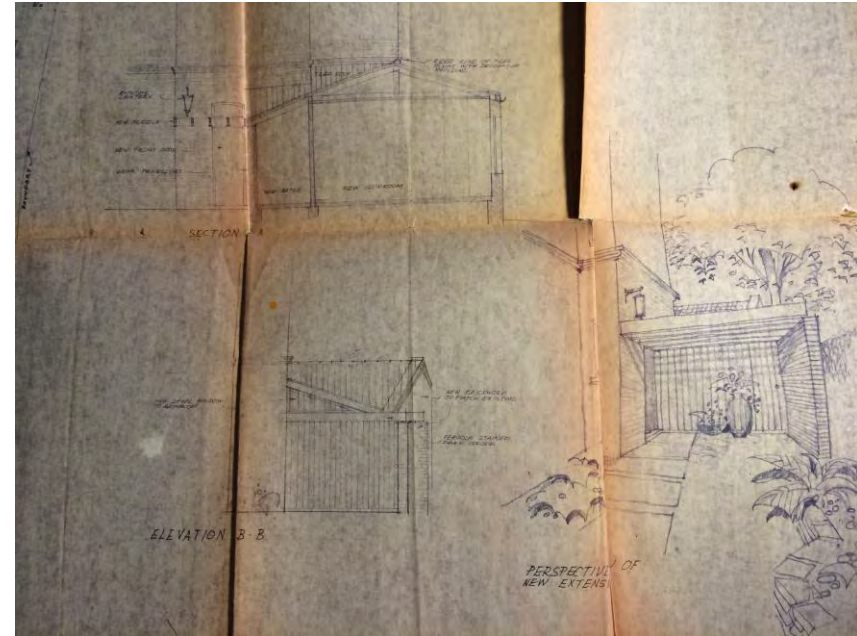
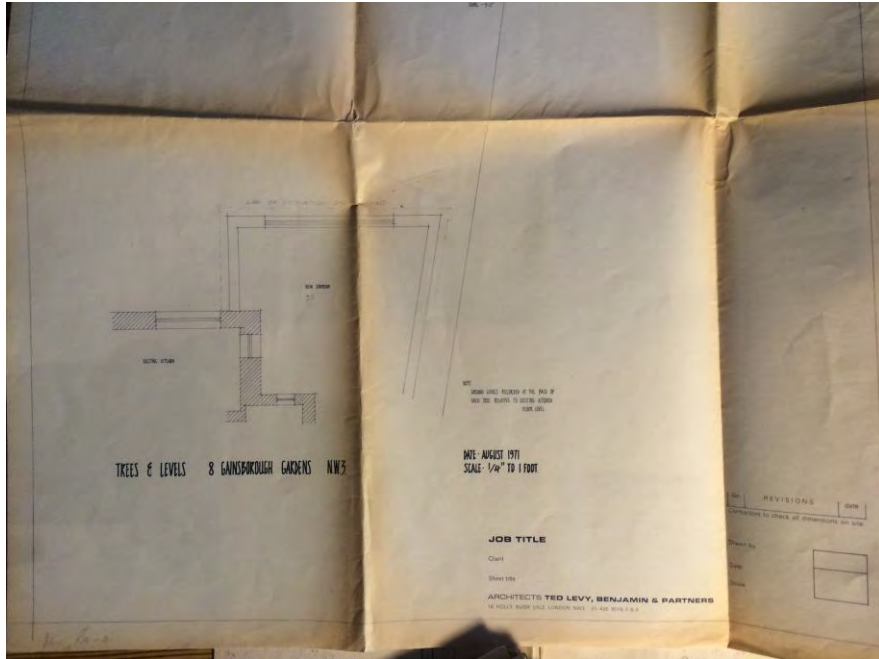


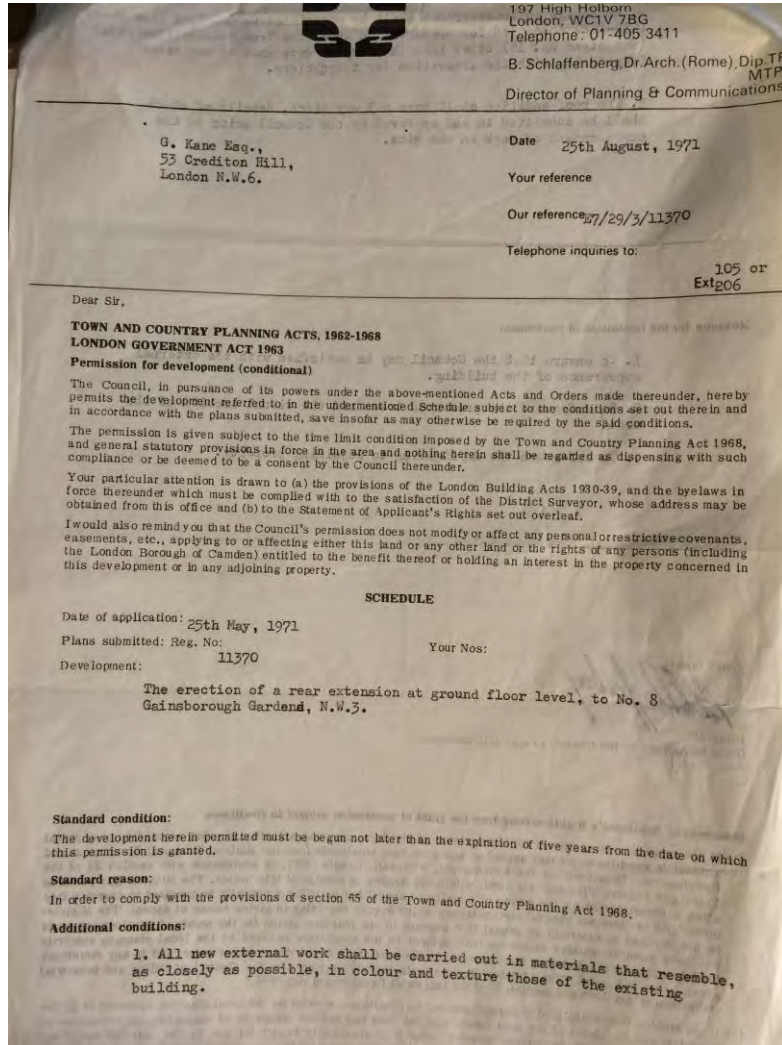
Figure 29: Side elevation as proposed



Figure 30: Side elevation as existing (before 2007-2008 works)

APPENDIX 3: PLANNING APPLICATION DOCUMENTS FOR EXTENSION, 1971





APPENDIX 4: DRAWINGS PREPARED FOR BUILDERS TO CONVERT THE SINGLE DWELLING INTO FLATS, JULY 1959

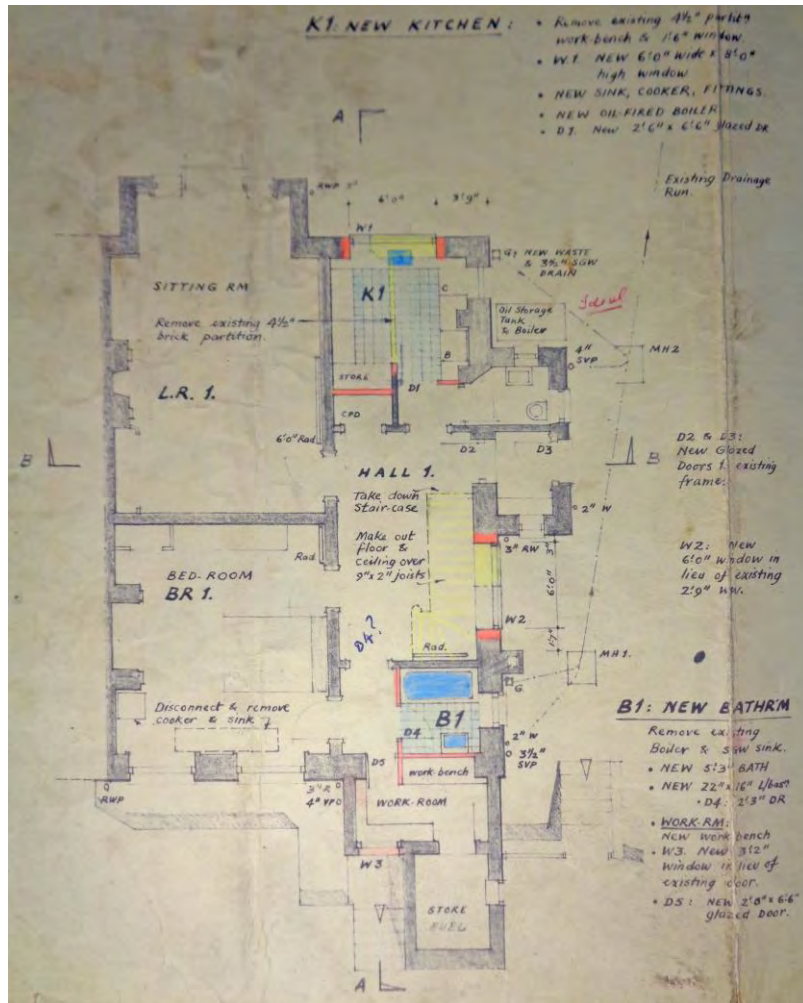


Figure 33: Proposed basement level

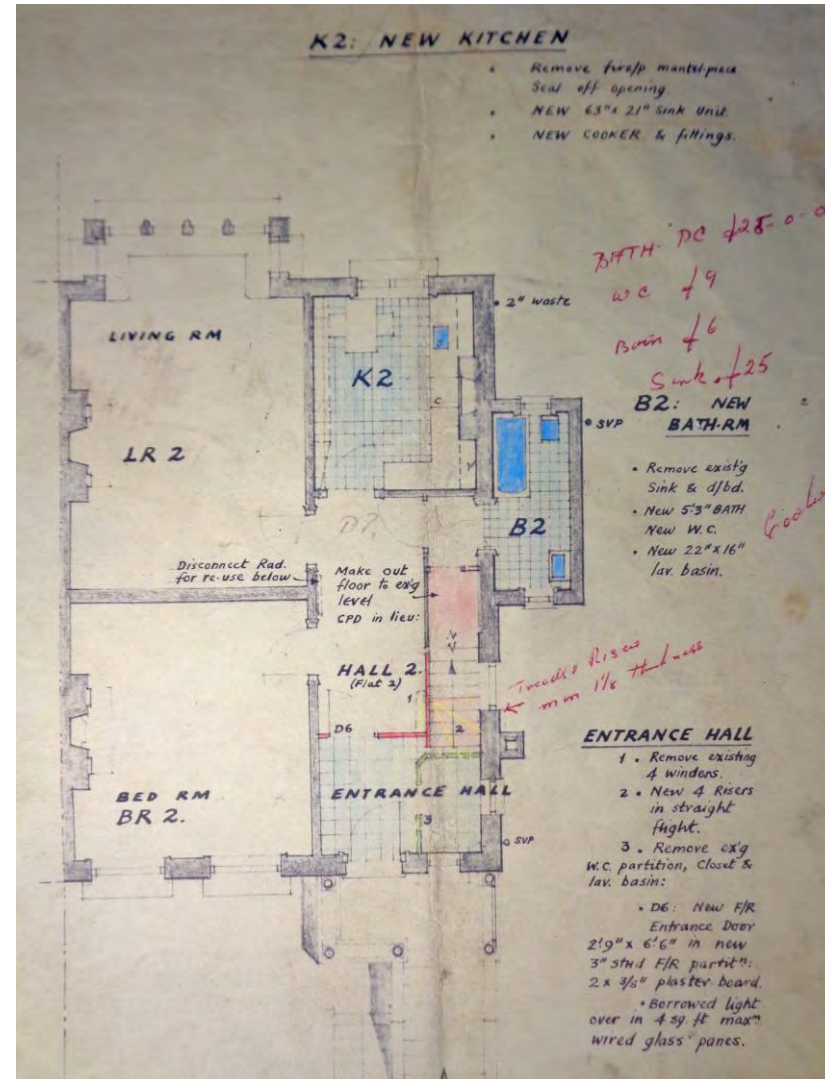


Figure 34: Proposed ground floor level

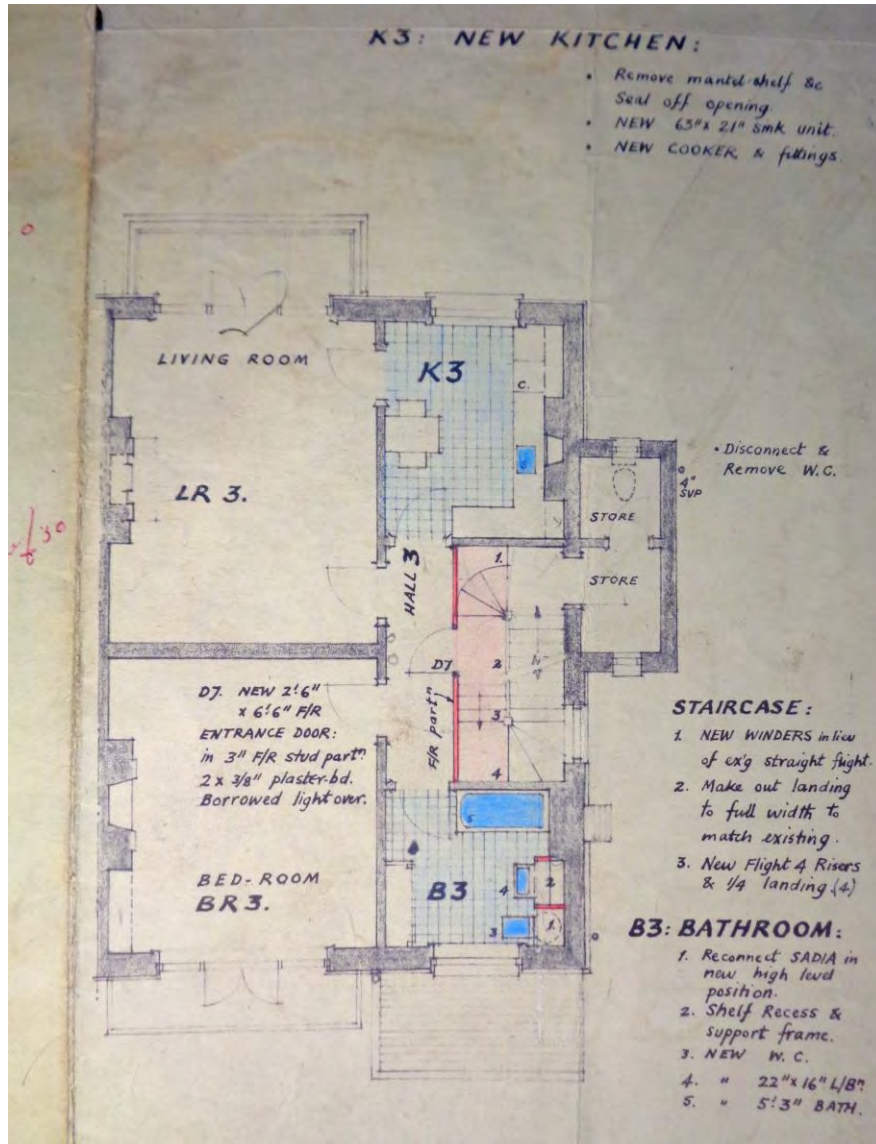


Figure 35: Proposed first floor level

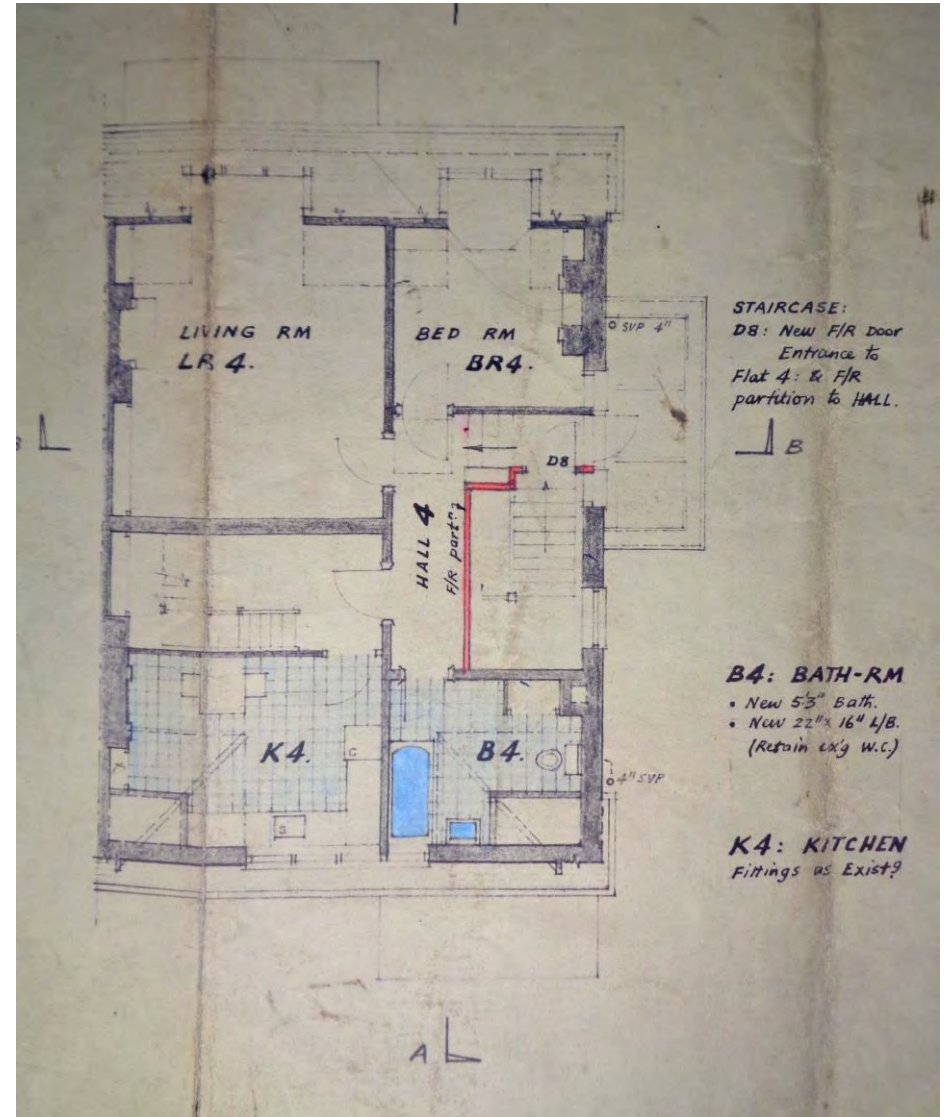


Figure 36: Proposed second floor level

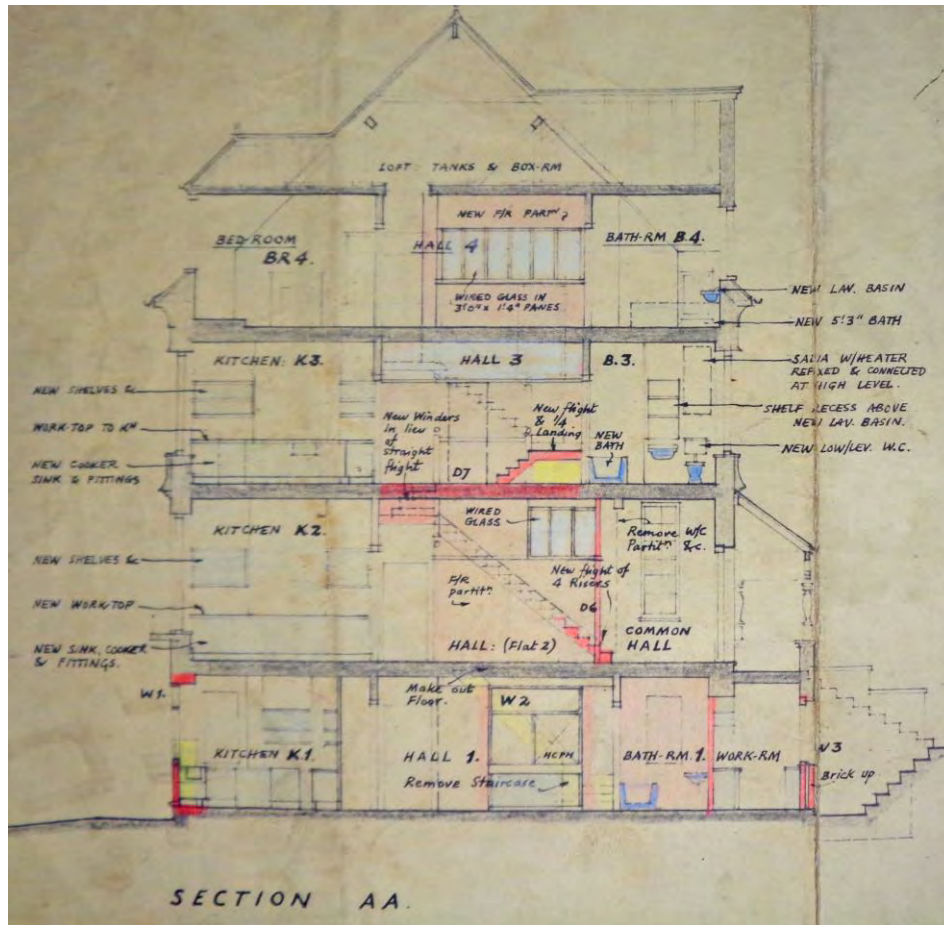


Figure 37: Section AA as proposed

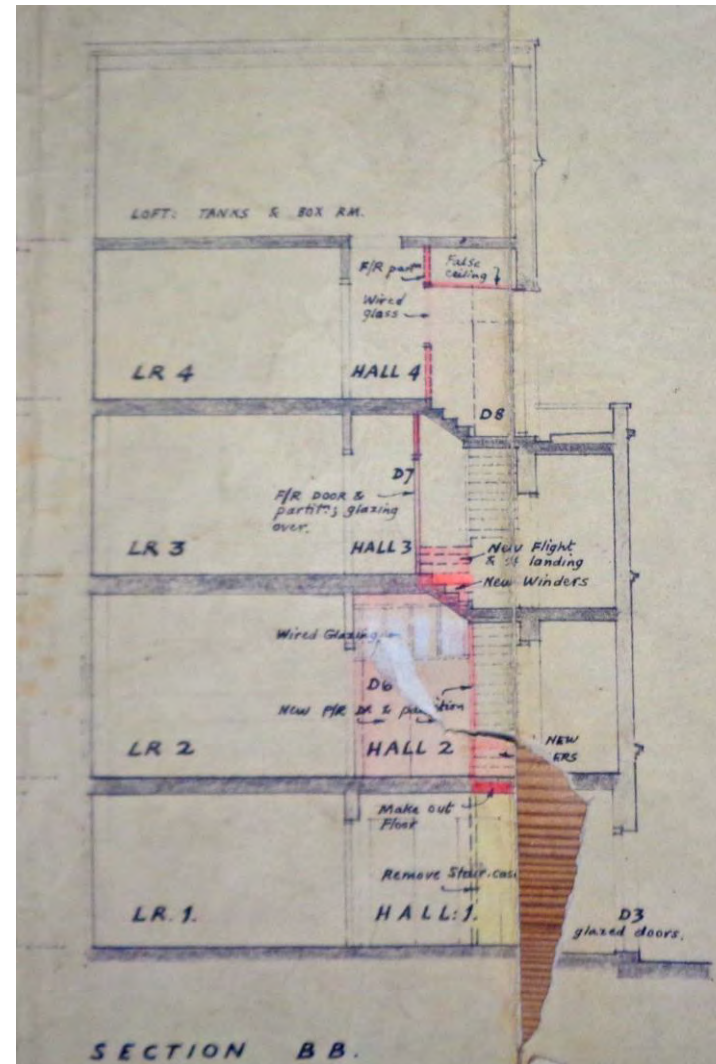


Figure 38: Section BB as proposed

APPENDIX 5 MAP REGRESSION AND HISTORIC PHOTOS

The following maps show the development of the area from 1761 to 1957. The area marked in red shows the exact or approximate location of the subject site.



Figure 39: Rocque 1761. Site is circled red. Well Walk and Gainsborough Garden have not yet been constructed.



Figure 40: OS map 1865: Hampstead village is significantly more developed; the streets are more rigidly formed and the townscape looks more uniform. Gainsborough Gardens is not yet built. The pond is still present at this time.



Figure 41: OS 1865 - high zoom

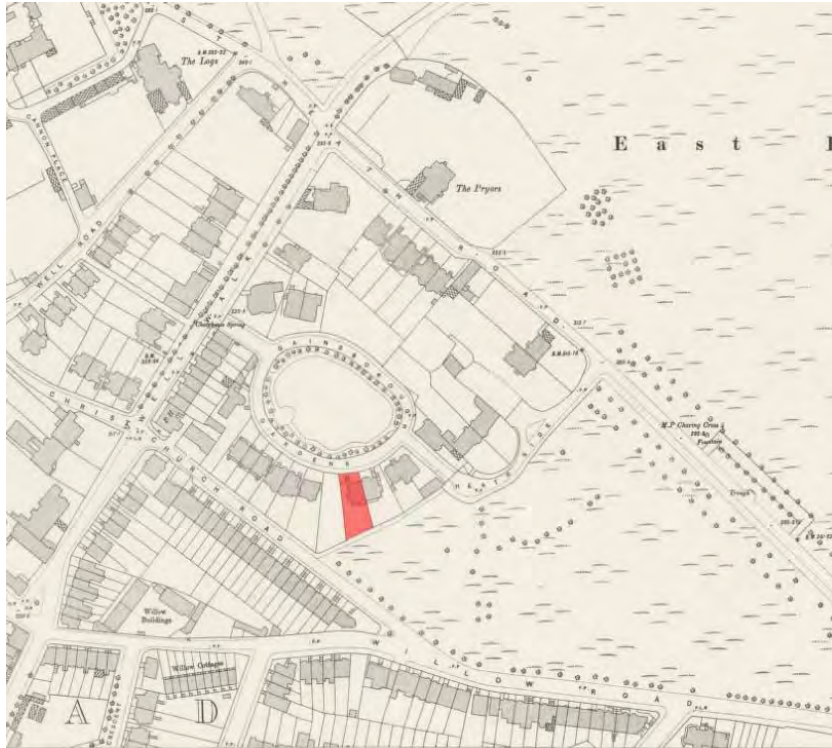


Figure 42: OS map 1895: Gainsborough Gardens, Chistchurch Hill and Well Walk have been built and the pond has been turned into a central communal garden.



Figure 43: OS 1895 – high zoom. Original footprint of the building is evident here.



Figure 44: London County Council map – 1903. Street pattern and buildings are the same as previous map.



Figure 45: OS map 1912. No significant changes since 1895.



Figure 46: Bomb Damage map – 1940-1945. Gainsborough Gardens was not affected by bomb damage, nor the immediate surrounding area. No. 8 Gainsborough Gardens shown with red arrow.



Figure 47: Bomb Damage map



Figure 48: OS map 1957. This shows that the street pattern has not changed and the relationship between the Heath and buildings.

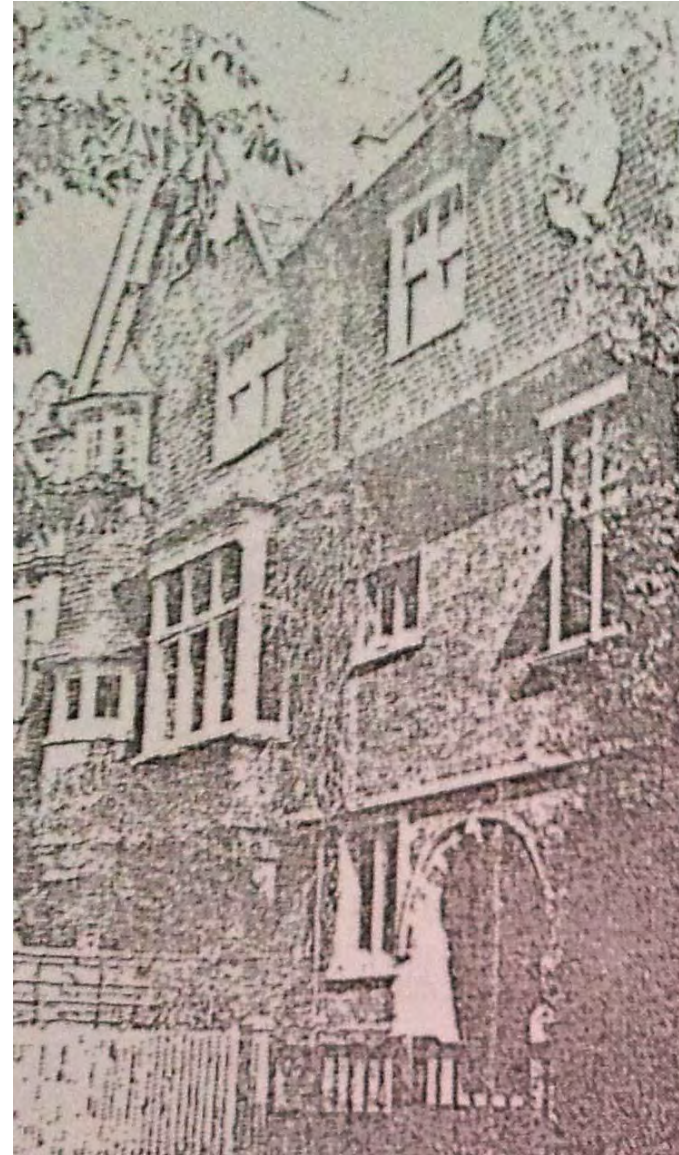


Figure 49: Nos. 3&4 Gainsborough Gardens, 1883. Architect E.B.May

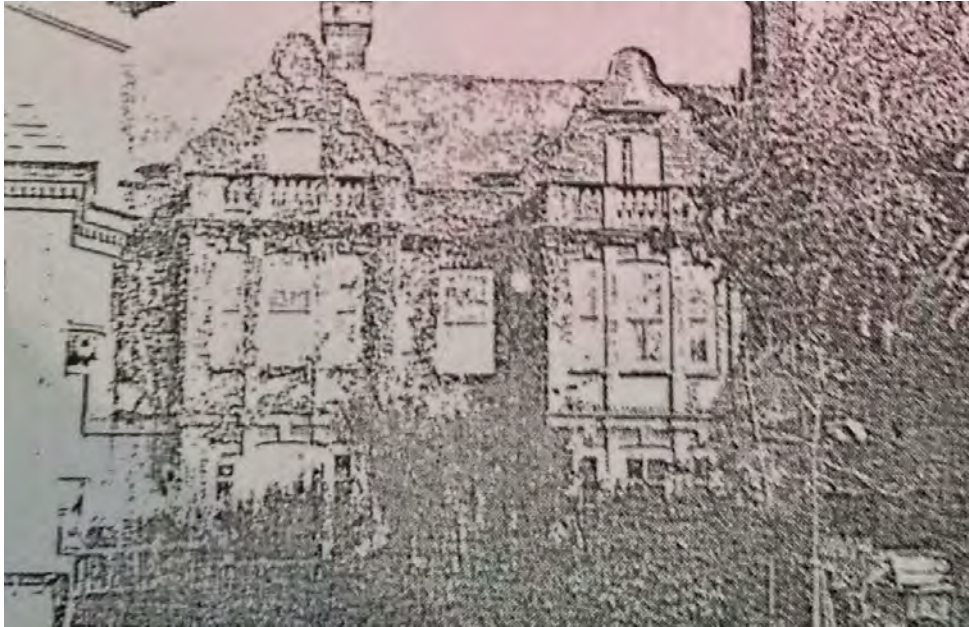


Figure 50: Wellside, 1893



Figure 51: Nos. 7&8 Gainsborough Gardens 1885.