

5 Gainsborough Gardens

Design and Access Statement: 07th September 2018 Rev A

Application for Internal Alterations



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1. Introduction

This document is to accompany the Listed Building, Conservation Area and Planning Application for refurbishment works at No 5 Gainsborough Gardens, a Grade II listed semi-detached house located within the Hampstead Conservation Area.

The proposals include:

- some minor alterations to and refurbishment of some of the internal spaces
- draught proofing of the existing windows



5 Gainsborough Gardens as it exists today

5 Gainsborough Gardens

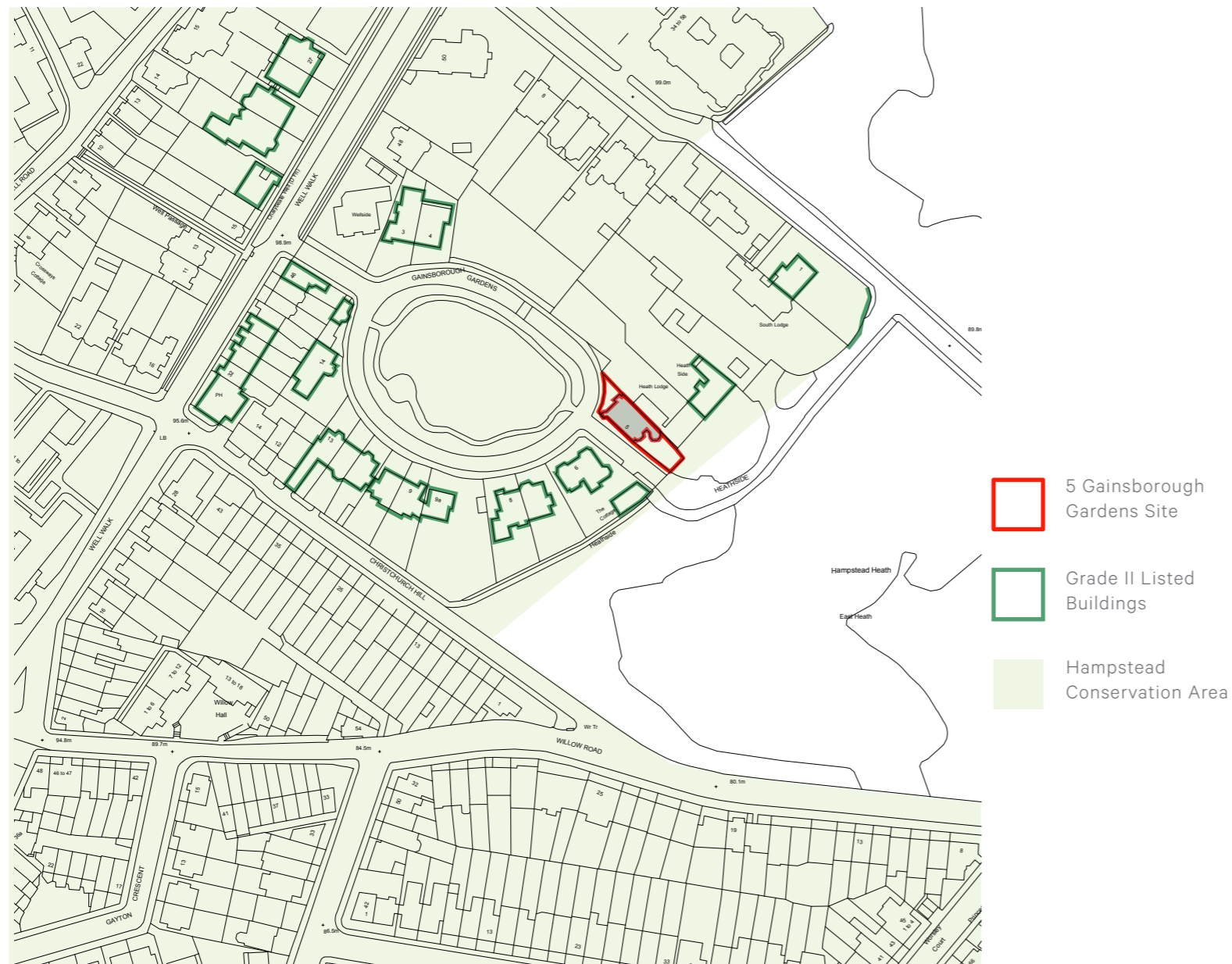
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2. Location and Context

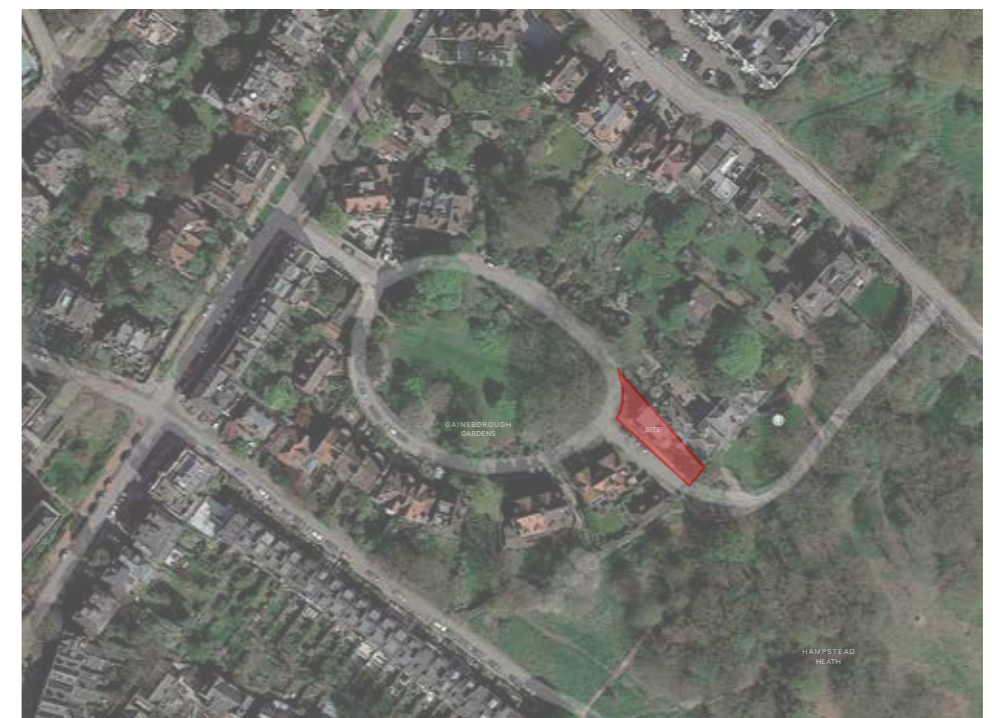
The property is situated in the Borough of Camden within the Hampstead Conservation Area, on the south-west side of Hampstead Heath.

The area is of significant architectural and historical interest, and features a number of other Grade II listed buildings in close proximity to 5 Gainsborough Gardens.

The site is accessed via Well Walk to the North-West and Heathside foot path to the South-East.



Map of site surroundings showing Conservation Area and Scheduled Monument Zone



Aerial photo



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Local Context

Gainsborough Gardens was laid out in 1882 on the site of old spa buildings and pleasure grounds. The buildings constitute a fine group of Arts and Crafts villas of red brick, enriched by tile hanging and white painted woodwork encircling the mature, well-maintained gardens in the centre.



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Site

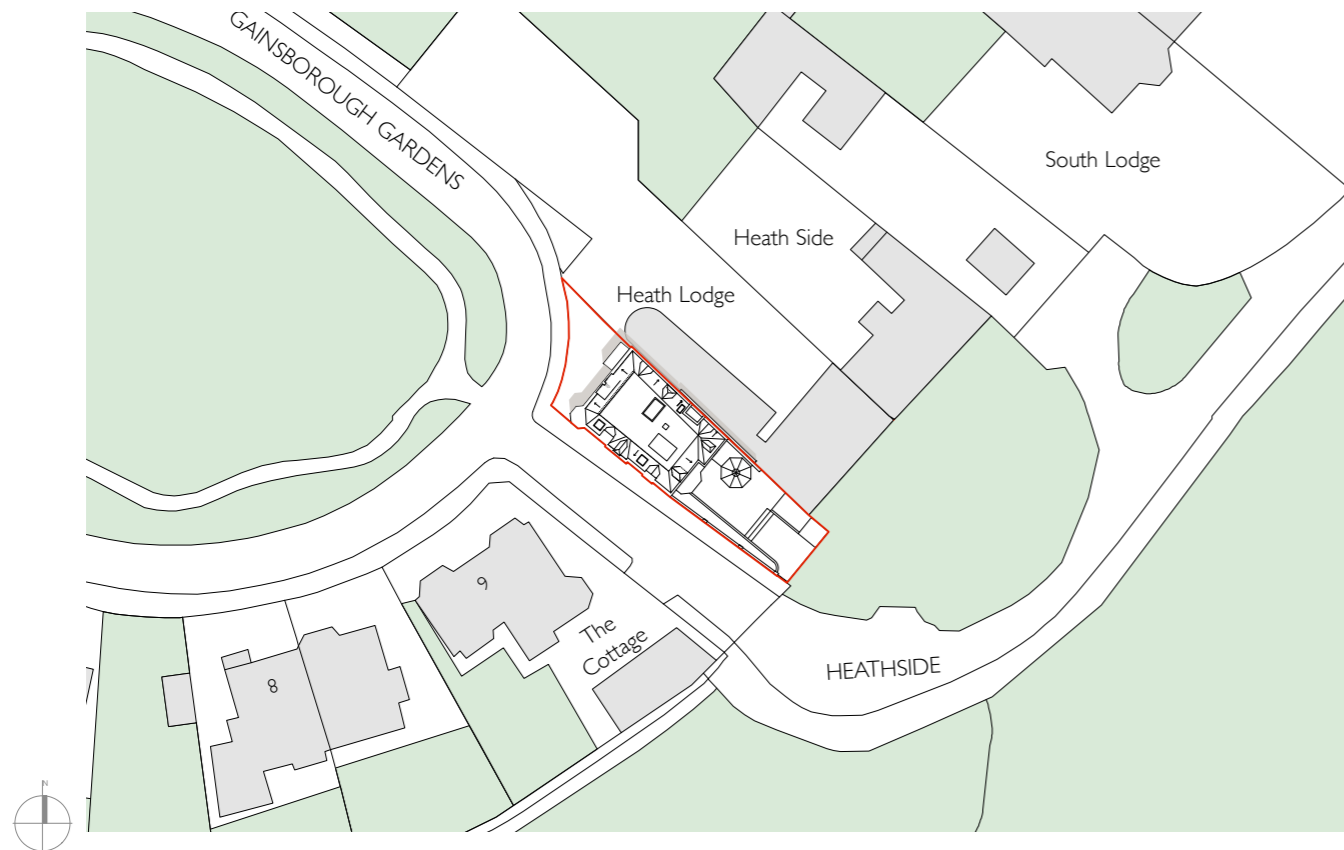
No 5 Gainsborough Gardens is a semi-detached Grade II listed property with front and rear gardens. A two storey building, it has a basement, an attic floor and a small conservatory to the rear.

The property is built on a corner site and is roughly square in plan with a central hallway. On the North West corner of the building there is a small canted bay rising over two storeys, finished with an ogival lead roof with tall finial.

On the south east elevation there is a broad canted bay rising over two storeys finished with a flat roof and on the north west elevation there is a single storey square bay. There are a number of dormer windows to the attic storey, one of which features a decorative gable with a leaf motif.

Previous Planning Applications

There are two previous applications held by Camden Council in relation to No 5 Gainsborough Gardens. Both applications relate to tree pruning. No other records of planning permissions or Building Control applications are held on Camden Council's website.



North- West aerial



North East aerial view



South - West aerial view

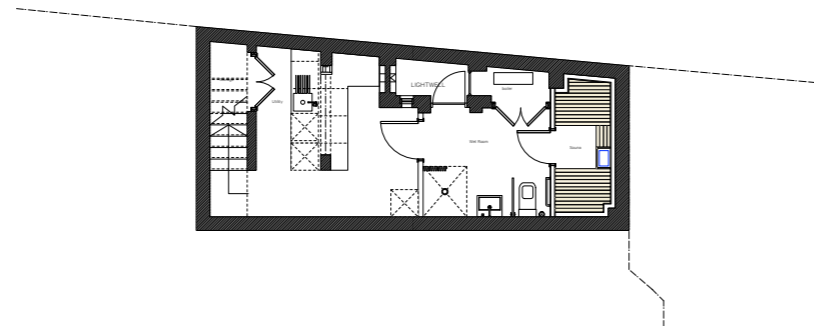
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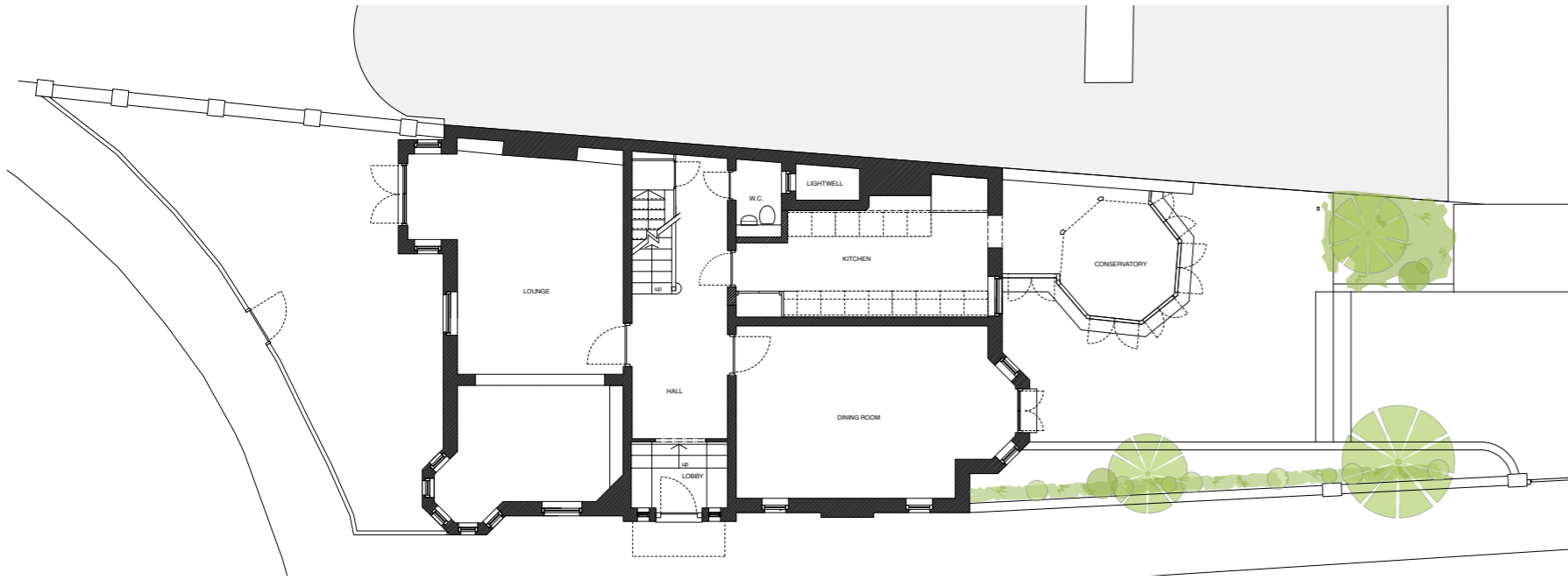
3. Design Principles

Proposed Layouts

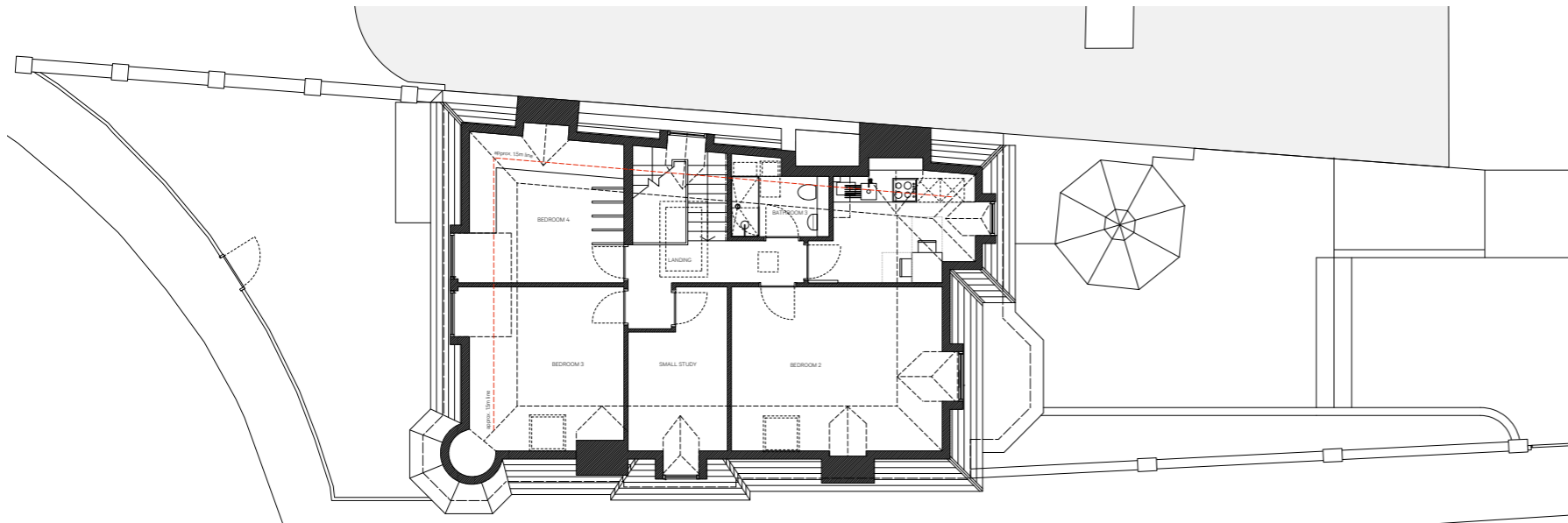
It is proposed to refurbish and alter some of the internal layouts to accommodate the owners' future needs as they consider mobility issues.



Proposed Basement Plan



Proposed Ground Floor Plan



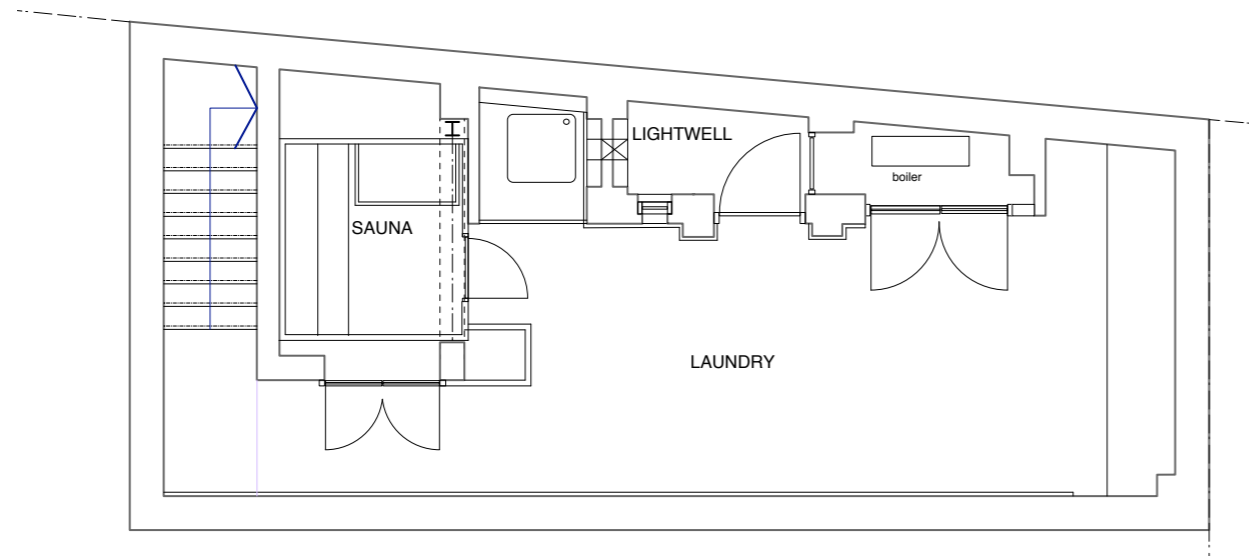
Proposed Second Floor Plan

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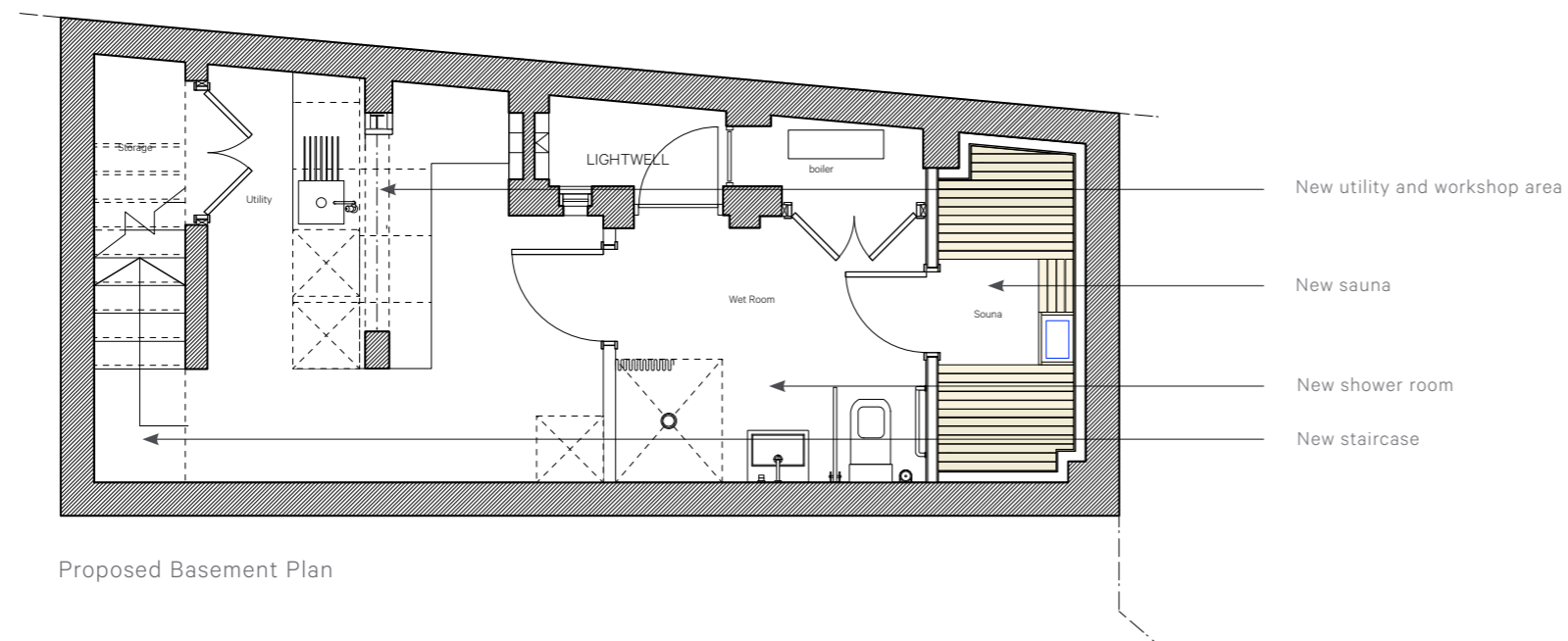
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Proposed Basement Layout

In order to improve access to the basement and to create ambulant disabled sauna and shower facilities it is proposed that the existing staircase be remodelled to provide a flat landing to the head and a slower pitch. This will require minor alterations to the existing door to the head of the stair at the ground floor level.



Existing Basement Plan



Proposed Basement Plan

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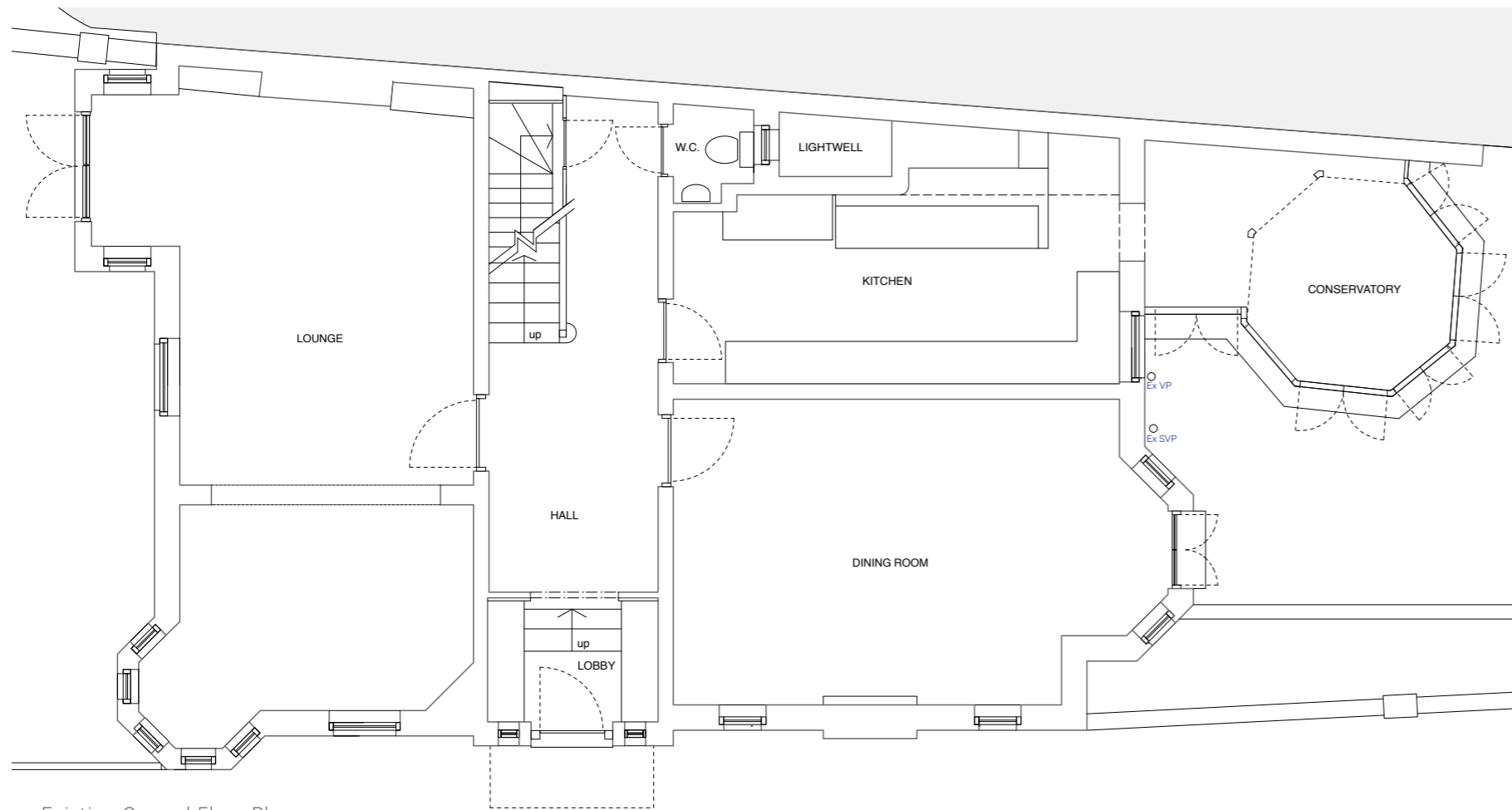
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Proposed Ground Floor Layout

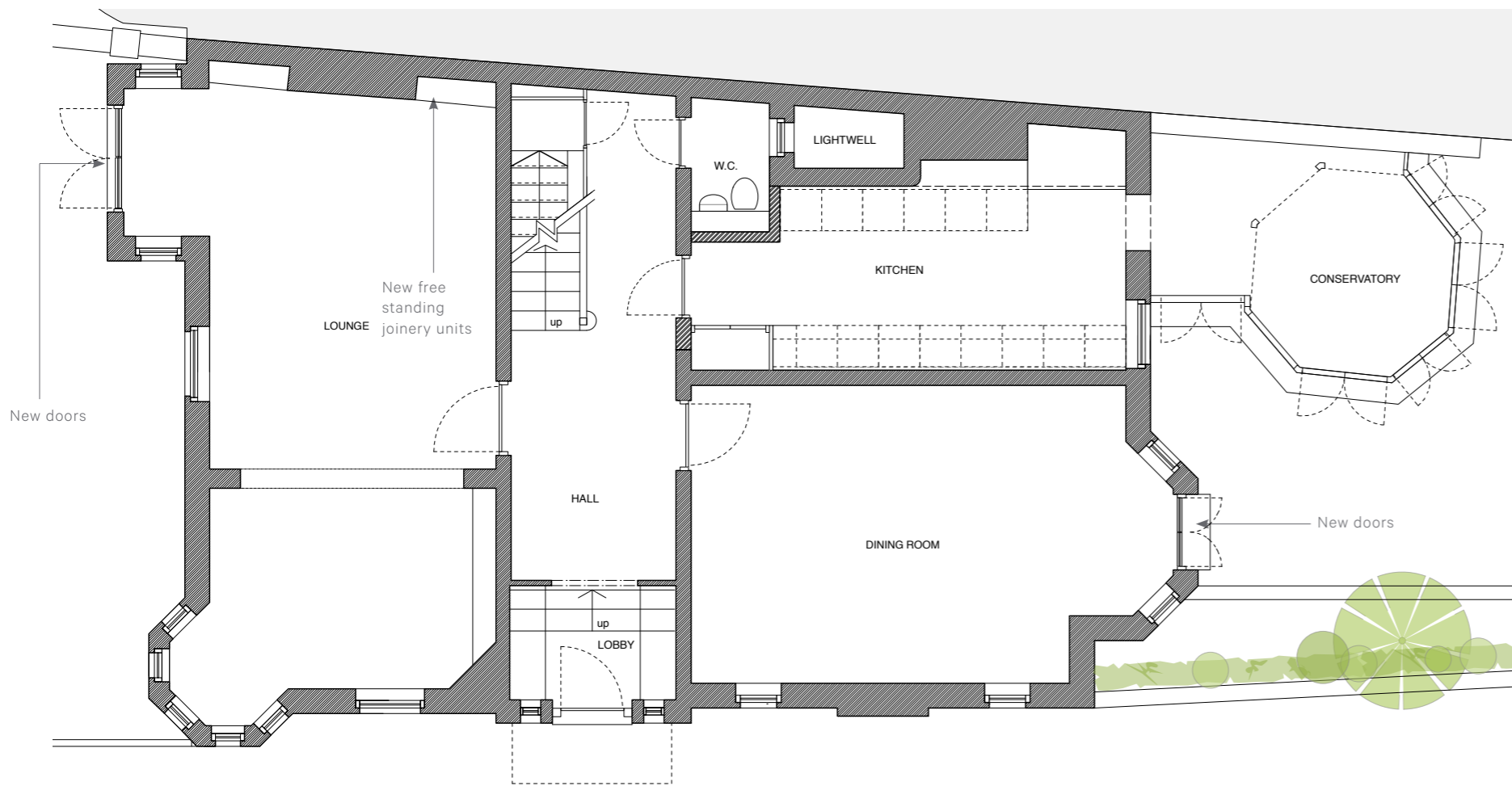
It is proposed to improve the staircase to the basement.

In order to allow these changes the existing kitchen will need to be rearranged. It is proposed to slightly reduce the existing kitchen in size to allow for a formation of bigger WC. The kitchen will be modernised and fitted with new furniture.

It is proposed to carefully remove kitchen door architrave and re-use if possible in newly formed door opening.



Existing Ground Floor Plan



Proposed Ground Floor Plan

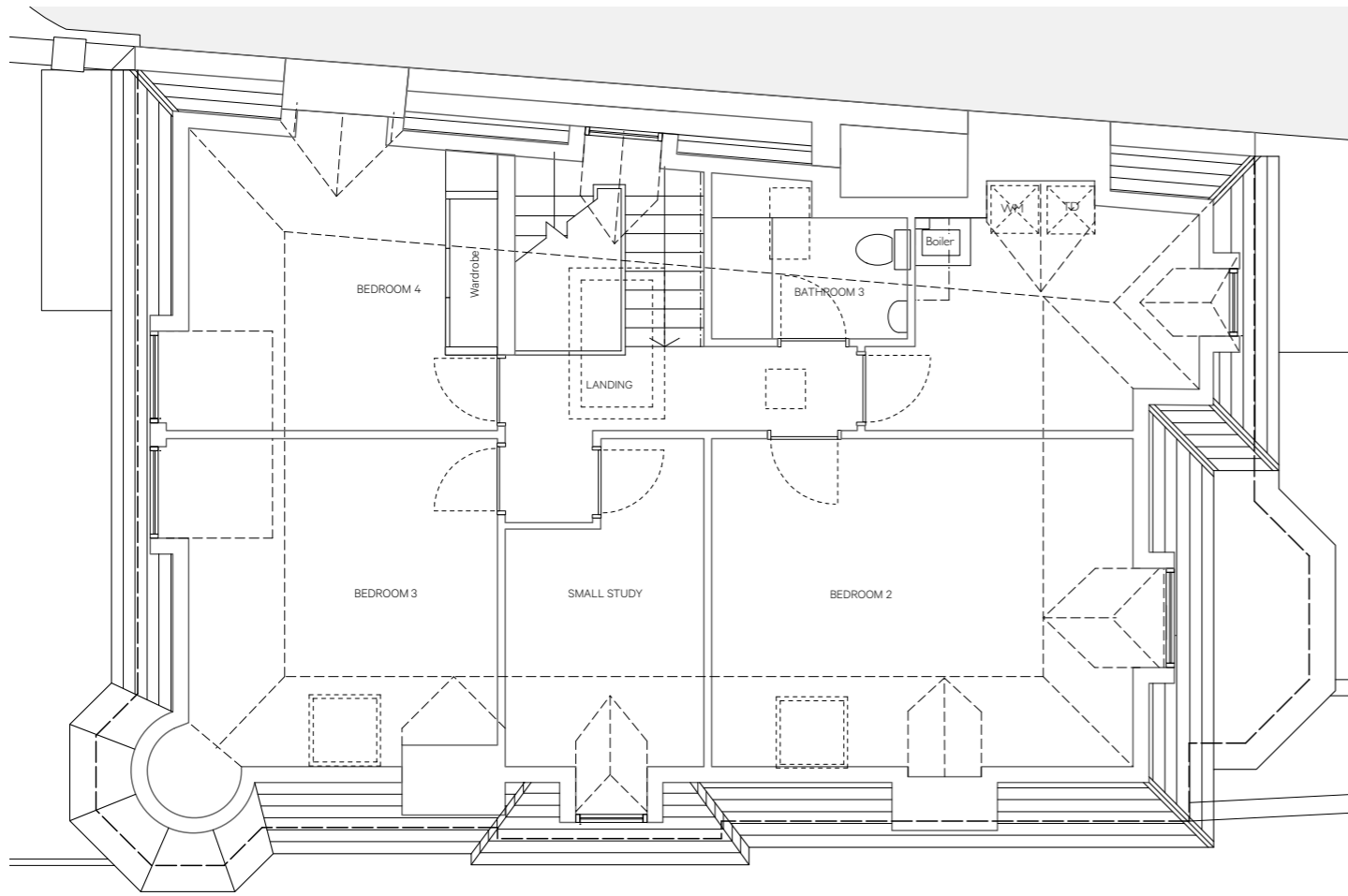
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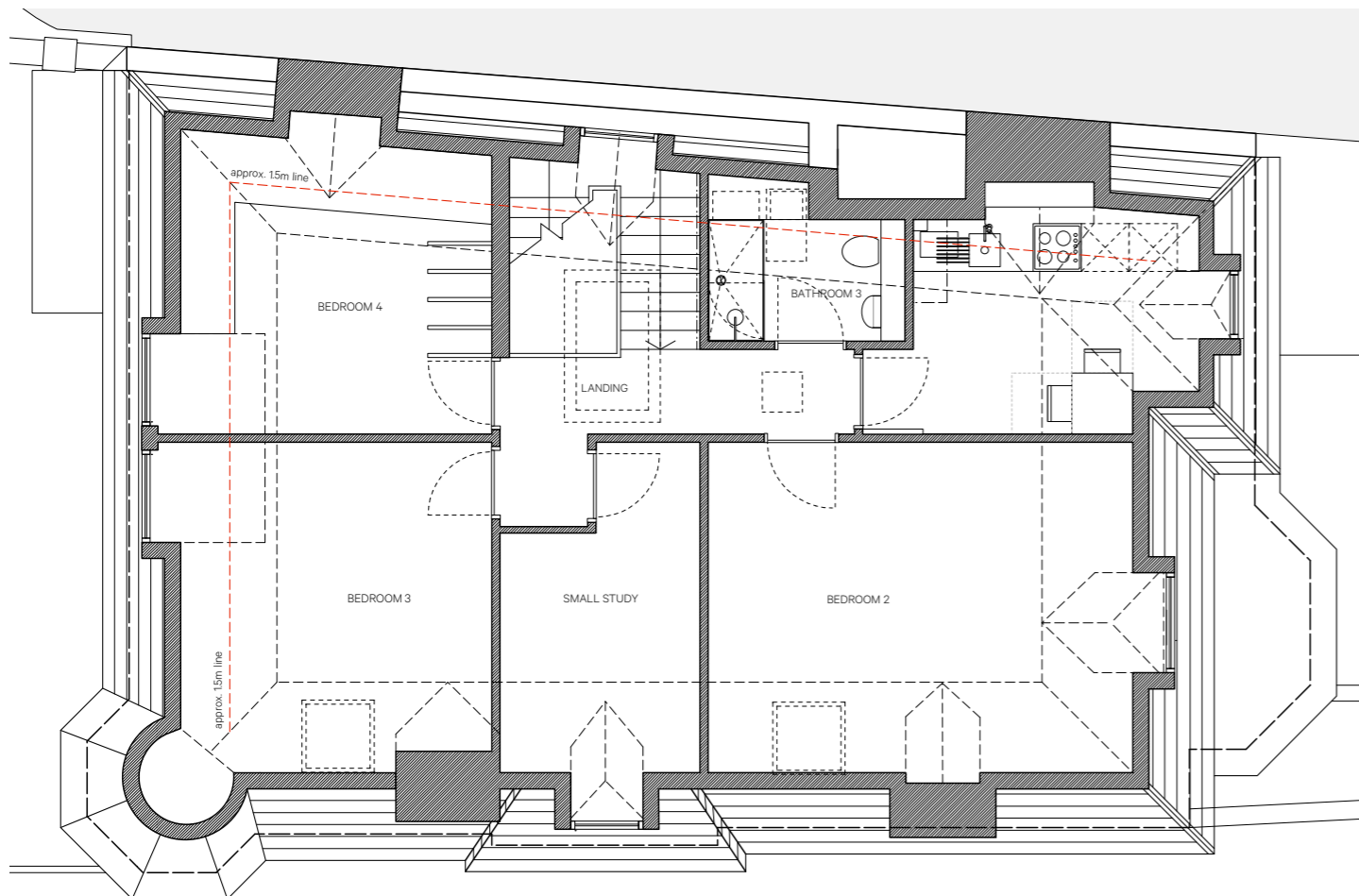
Proposed Second Floor Layout

There are 4 bedrooms and a bathroom on the existing second floor.

In order to allow for temporary carer accommodation of a later date, the existing bathroom will be refurbished and the box room fitted with a kitchenette.



Existing Second Floor Plan



Proposed Second Floor Plan

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5. Access

Existing access to the property is via a stepped front door leading to the lower level lobby. There are three further steps internally leading to the main ground floor level.

There are no proposals to alter the existing main access arrangement to the property as part of this application.

Internally access will be improved to the basement, with the replacement of the current stair, and installation of a stair with flat landing and Building Regulation compliant risers and treads.



Existing stepped access to the property



Existing Internal stairs to the front entrance lobby

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4. Heritage Statement

The purpose of Historical Statement is to analyse 5 Gainsborough Gardens in detail, setting into context the contribution that each element makes to the significance of the listed building. The statement will highlight which features are key to the significance of the building, informing a set of architectural proposals which will seek to conserve or restore the significant elements of the fabric where possible and find a sympathetic use for the asset both now and into the future.

We have applied the following scale to indicate the significance of particular features, as we understand them:

High significance : fabric of notable architectural and historic interest

Medium significance : original fabric of some architectural and historic interest

Some significance : other original fabric

Neutral/Detracts : later additions or extensions

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Current Listing

No 5 Gainsborough Gardens is Grade II listed, and sits within the Hampstead Conservation Area which is centred around Hampstead Village (see shaded in brown below).

Gainsborough Gardens and its associated square was added to the Hampstead Conservation Area in 1978.

No 5 Gainsborough Gardens was listed in 2008.

A copy of the listing is shown on the left. Various photographs of the building and its interiors have been included on the following pages.

It should be noted that a number of fireplaces are noted within the listing. Each of these was installed by the current owners prior to the listing of the building in 2008.

Name: 5, GAINSBOROUGH GARDENS

List entry Number: 1392571

Location

5, GAINSBOROUGH GARDENS

Grade: II

Date first listed: 23-Apr-2008

Reasons for Designation

REASON FOR DESIGNATION DECISION No.5 Gainsborough Gardens is designated at

Grade II for the following principal reasons:

* Quality of design and materials * Good survival of internal plan and features of note * Strong group value with other houses in Gainsborough Gardens * Strong contribution to the overall planning interest of Gainsborough Gardens

Details

798-1/0/10305 GAINSBOROUGH GARDENS 23-APR-08 5

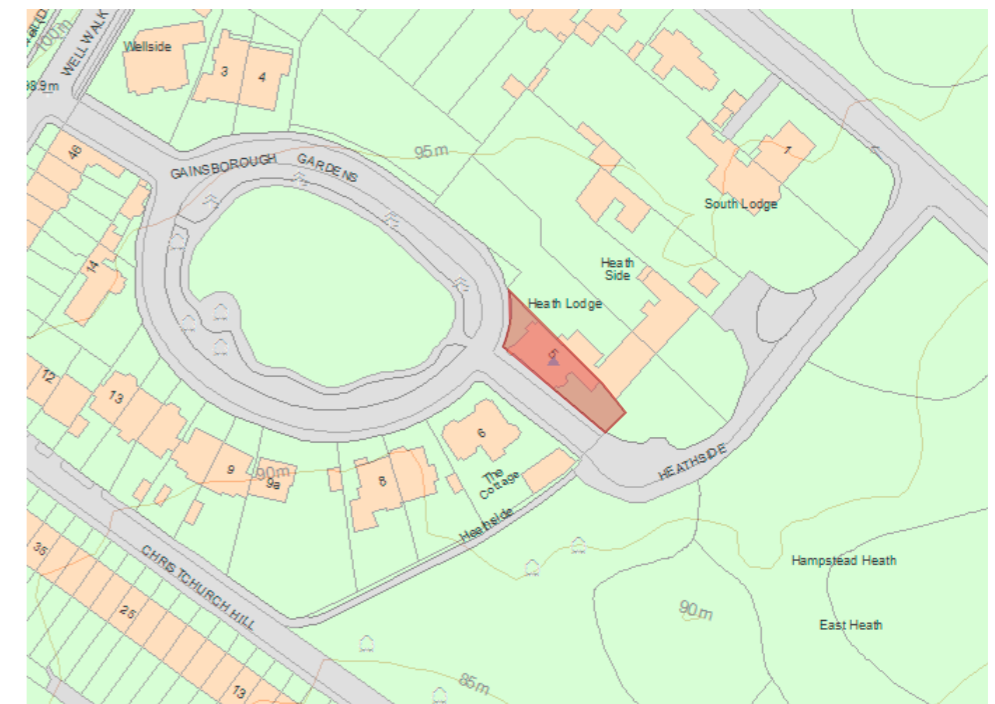
II Detached villa, 1893 by CB King, local builder. Built speculatively as part of the development of Gainsborough Gardens between 1882 and 1895.

MATERIALS: Red brick in Flemish bond, tile-hung upper floor in alternating bands of plain and fish scale tiles, plain-tile hipped roof, ogival lead roof to corner bay, red brick dressings, timber windows.

PLAN: Built on a corner site, it is roughly square in plan with an axial hallway. A small canted bay at south-west angle rising through two storeys, topped with an ogival lead roof, and a tall finial, acts as a visual pivot for the building. There is a single storey square bay at the north-east angle, and two storey canted bay to the south-east elevation.

EXTERIOR: This is a striking design, Vernacular Revival in tradition but looking forward to neo-Georgian symmetry. Two storeys and attics. The entrance front is near symmetrical, the entrance bay set forward slightly, balancing the canted corner bay and chimney to right which is also set forward slightly. A replaced panelled door in plain architrave sits between narrow vertical side lights which continue vertically to the overlight. Above is a shallow curved canopy under a rectangular three-light overlight framed by vertical moulded stone panels. To left and right are horned sashes under flat rubbed red brick arches, the upper sash is small paned; the canted bay has similar narrow vertical sashes. Cills rest on a continuous cill band. Below is a continuous chamfered plinth.

A moulded brick shield adorns the ground-floor level of the chimney breast. The upper floor is matched by similar-sized sashes. A continuous coved cornice runs round the building. There is a half-hipped 2-light dormer to the entrance bay, flanked by tall rectangular brick stacks, each with a moulded vertical strip and collar. The canted corner bay is similarly treated, with an ogival leaded roof and tall finial. The north elevation, similarly treated, has a square flat-roofed bay, possibly added, to left of single sash window. The side bay window has coloured glass. At first floor are a pair of similar sashes. A gabled two-light dormer with sashes, has tile-hung flanks, the gable is pebble-dash rendered with a moulded cornice. South elevation of 2 bays. Broad canted bay with flat roof has a single sash to each face. Single sash to both floors to right. Above is a pair of half-hipped dormers, each with tile-hung flanks.



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Current Listing Continued

INTERIOR: Wide entrance hall leads to stair at rear. Open-well stair with plain string ends, turned newel and balusters, two per tread, and with plain moulded timber rail. The drawing room has a fine chimneypiece and overmantel in stained wood. The coved overmantel contains a mirror flanked by marquetry panels of trees; a marquetry foliate frieze runs above the fireplace. Dining room has late-C19 chimneypiece with Art Nouveau inspired mouldings, probably replaced. All rooms have moulded cornices, plain ceilings, doors of 4 panels.

HISTORY: Gainsborough Gardens was laid out between 1882 and 1895 on land belonging to the Wells and Camden 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, 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 historic and architectural importance and particular aesthetic quality, based on a fine balance between building and open space both of which survive almost intact.

No. 5 was designed, although possibly altered, and built by Charles B King, local builder, who had already built significant houses creating the streets to the north and west of Gainsborough Gardens. He also built Nos. 9 & 10 Gainsborough Gardens (1895). The style of building progresses from the earliest house by EJ May (1884) in Arts and Crafts manner through Legg's eclectic vernacular revival work of 1885-8 (Nos. 6,7 & 8 and the Lodge), to that of Horace Field, proponent of the neo-Georgian manner, seen in Nos. 11-13 and 14. King's work sits neatly in the middle.

Listing NGR: TQ3483179646

Note that the overmantel and fireplaces in the drawing and dining rooms were in fact installed by the current owners, prior to the listing of the building, and are therefore not original.



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External Fabric Report

Overview of the Building Condition:

The external fabric of the building, whilst having been the subject of numerous alterations to the roof, is generally in good order.

The walls are built from red brick in Flemish bond, with tile-hung upper floor in alternating bands of plain and fish scale tiles, and plain-tile hipped roof.

Whilst a good number of windows are original, a number of them have been provided with new sashes whilst other windows have been replaced.

The front entrance door appears to be a non-original door within an original frame. The side doors to the house appear to be of relatively modern construction.



North West Elevation



South East Elevation



South West Elevations

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External Fabric Report: South West Elevation

The historic fabric of the front elevation is of high significance. It is the building's principal elevation and appears to be largely unaltered since the original construction.

"The entrance front is near symmetrical, the entrance bay set forward slightly, balancing the canted corner bay and chimney to right which is also set forward slightly. A replaced panelled door in plain architrave sits between narrow vertical side light which continue vertically to the overlight. Above there is a shallow curved canopy under a rectangular three-light overlight framed by vertical moulded stone panels." (Extract taken from Historic England list entry.)

To the left there is a larger sash window and canted bay with tall casement windows. All ground floor sills rest on a continuous band of dark decorative brick. To the right there are two smaller sash windows which sit to both sides of chimney breast with moulded brick shield to its ground floor face.

The upper floor is decorated with alternative bands of plain and fish scale tiles. Sash windows to the first floor do not appear to be from the time of original building. There is a new double glazed sash window and some refurbishment was carried to the casement windows of the canted corner bay.

The attic floor has a half-hipped, two-light dormer window which sits between two chimney stacks each with moulded vertical strip and collar. The roof lights are clearly modern in construction. A continuous coved cornice runs round 3 sides of the building.

Windows

The windows to the ground floor of the South-West elevation appear to date from the time of the original building, albeit with some modifications to the hinges and ironmongery.

The windows to the first floor and attic show signs of repair and many have replacement sashes with horns and glazing bars that vary from the original. The upper sashes also vary in their pattern (6 pane and 8 pane), which is partially a result of replacement over time.

The roof lights are clearly modern.



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External Fabric Report : South-East Elevation



Modern double glazed timber casement windows

Non-original sash windows

Modern conservatory

Modern French style door

The South East elevation has a two storey broad canted bay. On the ground floor there is a modern pair of French doors leading from the drawing room into the garden. On each side there are smaller sash windows which appear original.

There is a modern conservatory connected with the existing kitchen.

The first floor is decorated with bands of plain and fish scale tiles, with different sizes of sash windows. In common with the other facades, the windows to the upper floors appear to have new sashes.

The attic floor has two half-hipped dormers, one with a double light and one with a single light. Both have tile-hung flanks. The decorative coved cornice does not continue to the North East elevation.

The hipped roof with single-light dormer window does not appear to be symmetrical.

Windows

The windows to the ground floor of the South-East elevation appear to date from the time of the original building. The french doors are of modern construction.

The majority of the windows to the first floor and attic appear to be non-original and have replacement sashes.

The dormer windows are clearly modern double glazed timber windows.

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External Fabric Report : North West Elevation

The North West elevation has a single storey square bay on the ground floor and a canted double storey corner bay finished with an ogival lead roof with tall finial.

There is a flat roofed square bay giving garden access via replacement french doors. This bay may be an early addition to the original form of the house. A sash window facing the boundary wall to the left is fitted with decorative stained glass, possibly to prevent overlooking.

The upper floor is decorated with alternating bands of plain and fish scale tiles. The upper sashes are smaller in size and the canted bay has narrow casement windows.

There is a gabled, half-hipped, two-light dormer with tile-hung flanks and gables with a decorative motif.



Windows

The windows to the ground floor of the South-East elevation appear to date from the time of the original building. The french style door is of modern construction.

The majority of the windows to the first floor and attic appear to date from the time of the original building, albeit with some modifications to hinges and ironmongery.

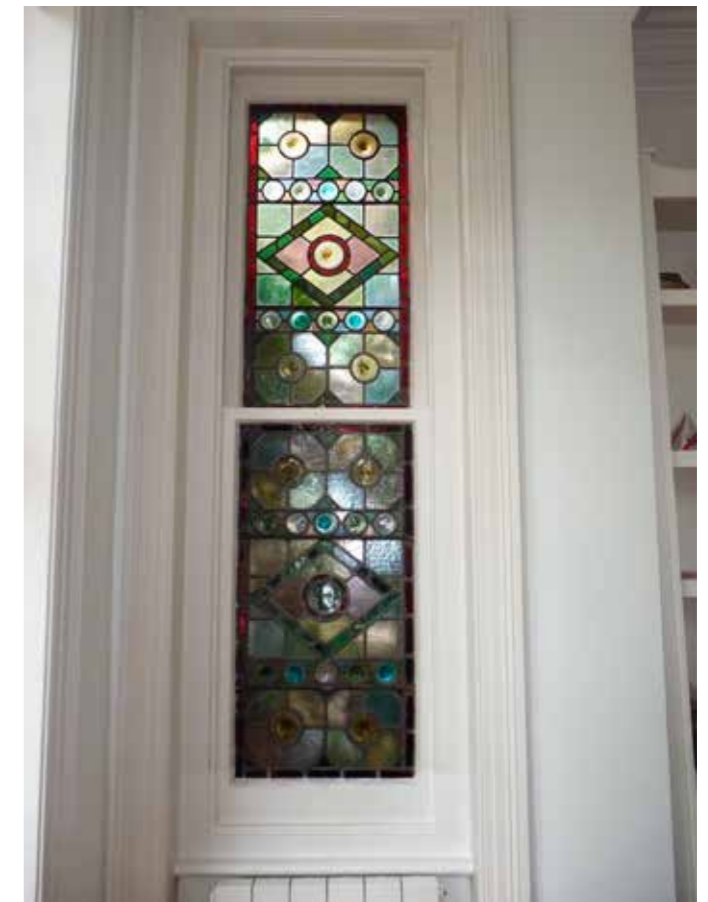
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Internal Fabric Overview

This section of the document provides an assessment of the internal fabric of the building and the degree or otherwise to which the original fabric of the building has been retained. Our assessment is supported by current photograph of the interior spaces.

The photographs show that, whilst care was taken to retain the general character of the building, some of the period details were removed or modified when the building was refurbished in the past.



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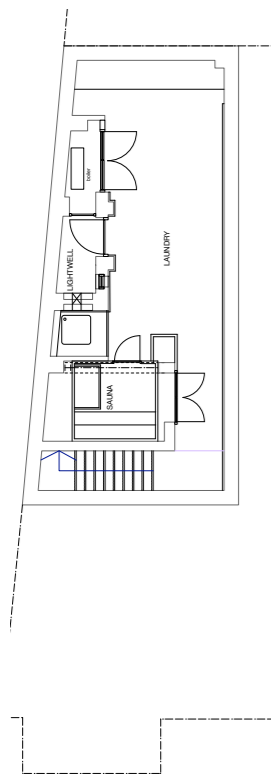
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Internal Fabric Report : Floor Plans

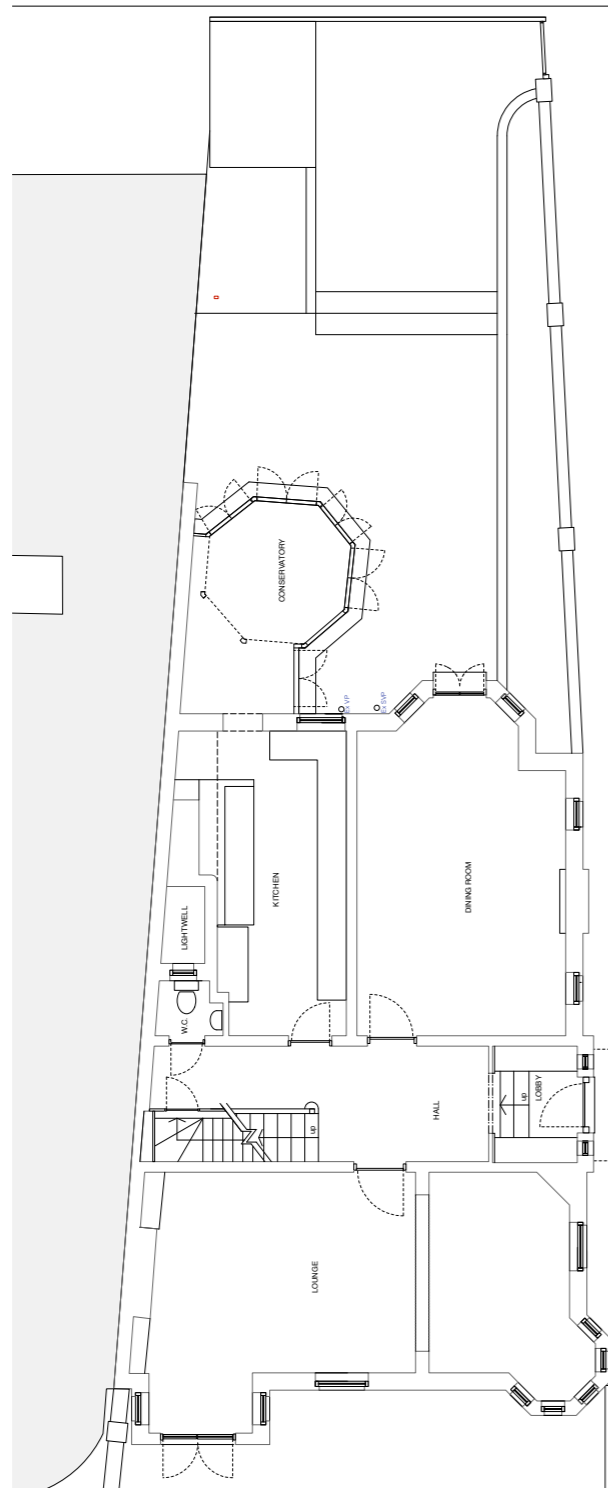
Current Layout:

As noted, whilst retaining its integrity, the building has been extended and modified over time. Some of the rooms to the ground floor have been merged to create one big space whilst the kitchen was extended with a new conservatory to the rear garden.

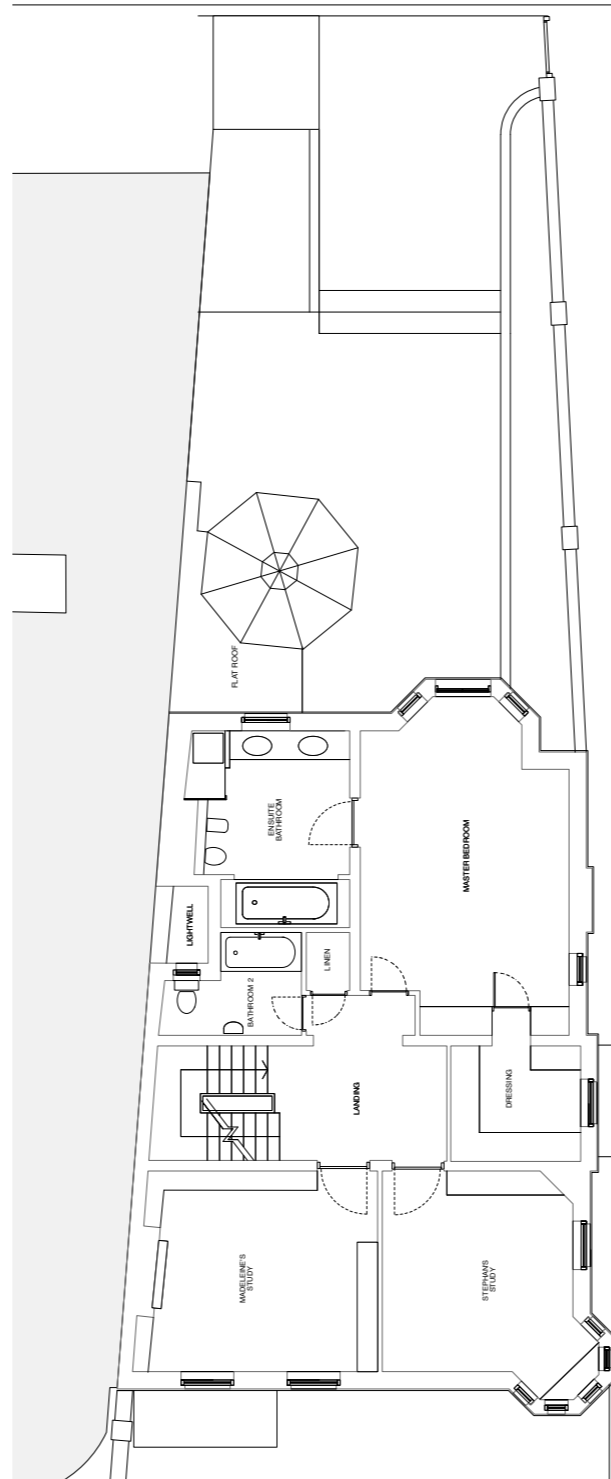
The adjacent diagrams show existing layouts of the building.



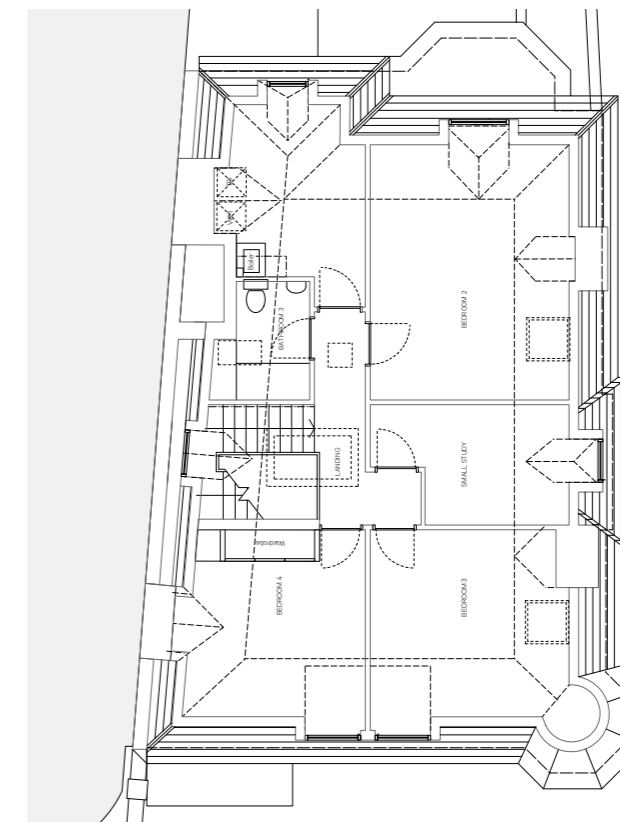
Basement Plan



Ground Floor Plan



First Floor Plan

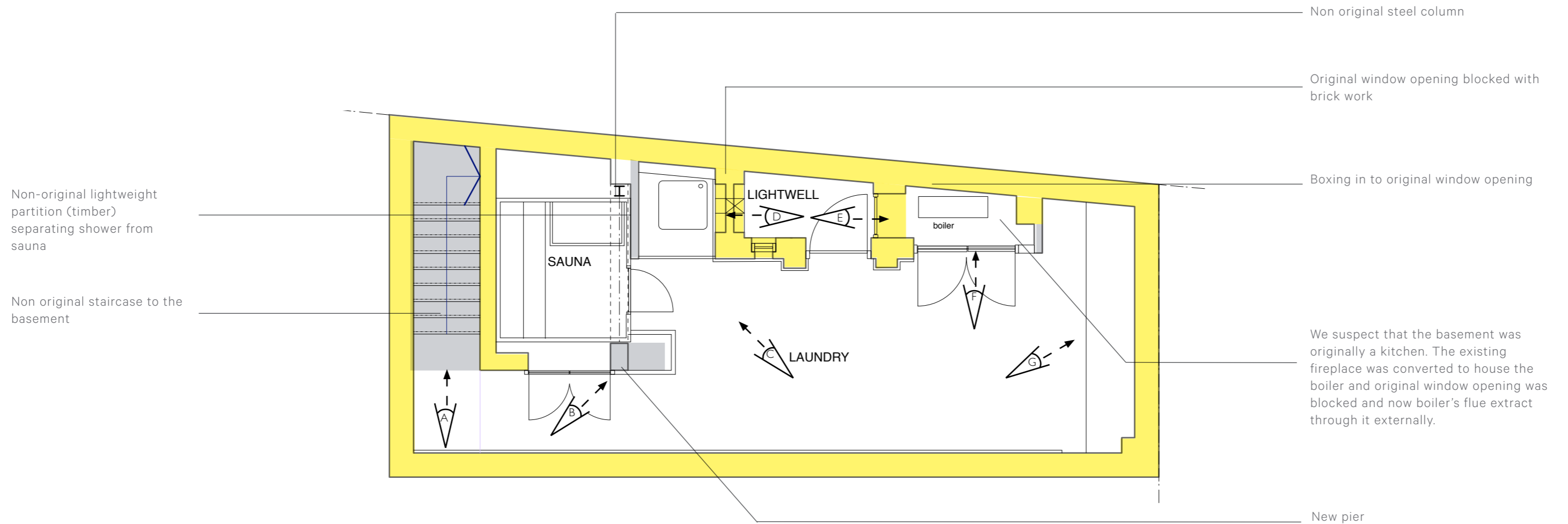


Second Floor Plan

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Internals : Existing Basement



- High significance
- Medium significance
- Some significance
- Neutral/Detracts

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Internals : Basement



Photos A-C
Photo A shows the staircase.
Photo B shows a new pier column which supports a new beam. Photo C shows timber partition between the sauna and shower.

There are number of changes to the original basement. It seems that the original kitchen was relocated to the ground floor and original fire place was converted into boiler cupboard.

There are number of openings to the existing light well which do not have either original door or window fittings. Original window openings were either blocked with brickwork or fitted with louvres for ventilation purposes. The joinery to this floor does not have any particular historic value.

The plan shows structural alterations, which were carried out some time ago, with new steel and brick columns supporting new beam.

The external lightwell appears to date from the time of the construction of the original building, however it has been modified over time to allow for various pipe work connections.

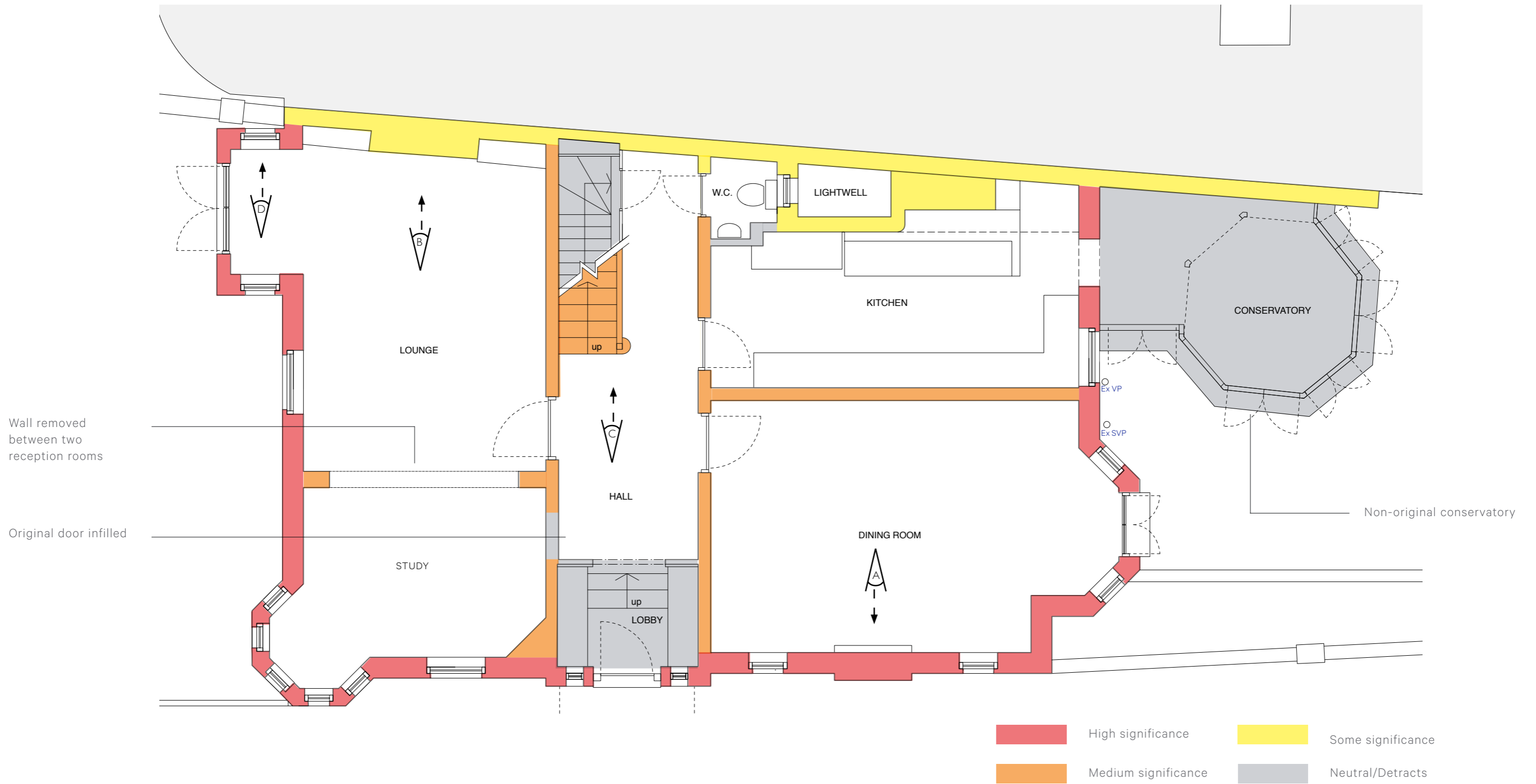


Photos D-G
These photos show boxing in to the original lightwell windows as well as the remains of an original arch to the kitchen hearth which now holds a new boiler. Photo G shows the utility area to the back of the basement.

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Internals : Existing Ground floor



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Internals : Ground Floor

There are small internal changes to the original ground floor. These include refurbishment works carried to the entrance lobby and to the main reception room, as well as installation of fireplaces, removal of a dividing wall and access door to what is now the study area.

To the left of the axial hallway there were originally two rooms which were merged into one big open space. The original door to one of the rooms was boxed in and walls made good. The plan shows structural alterations to the load bearing wall.

The ornamental fireplace with overmantel within this room was installed by current owners after they purchased the property and before the listing was made.

Moulded cornices across all rooms seems to be original.

The octagonal conservatory adjoining the kitchen is modern in construction.

Joinery to the entrance lobby has no historic value.

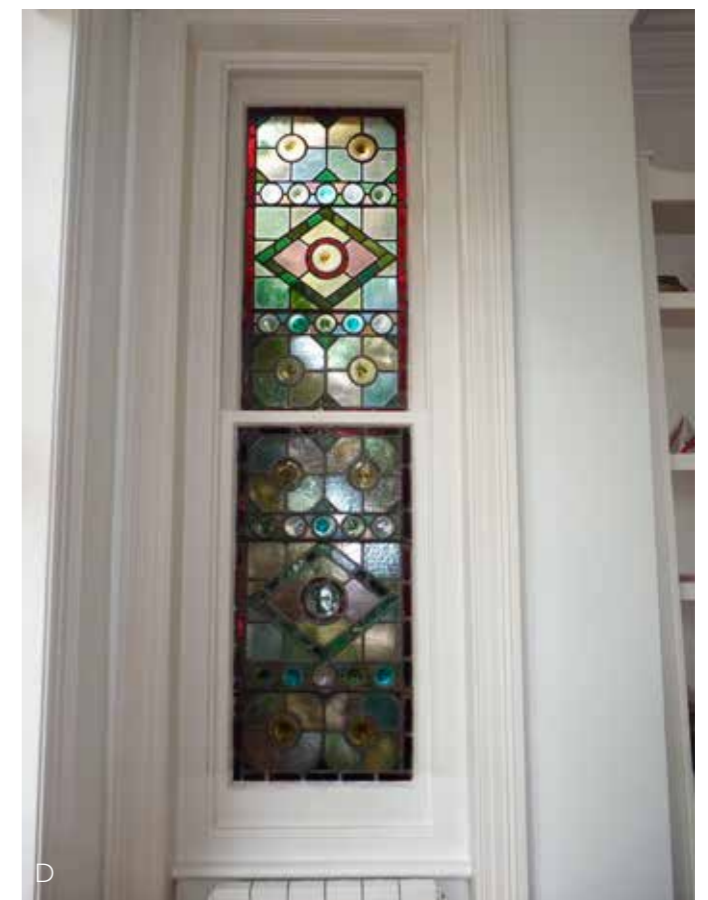


Moulded cornice detail to the ceilings



Moulded cornice detail abutting stair

*Photos A-B
These photos show ornamental fireplaces to dining and drawing rooms, typical window surrounds and stained glass sash window to side bay. It should be noted that the fireplaces were installed by the current owners before the building being listed and are not original to the building*



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Internals: Existing First Floor



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Internals : First Floor

The first floor was refurbished by the current owners prior to the building being listed. Master bedroom was fitted with walk in wardrobe hidden behind joinery units. A number of rooms have decorative cornicing with mixture of new and original patterns.

What now is a en-suit bathroom could once be an internal room and is not of any historical value.



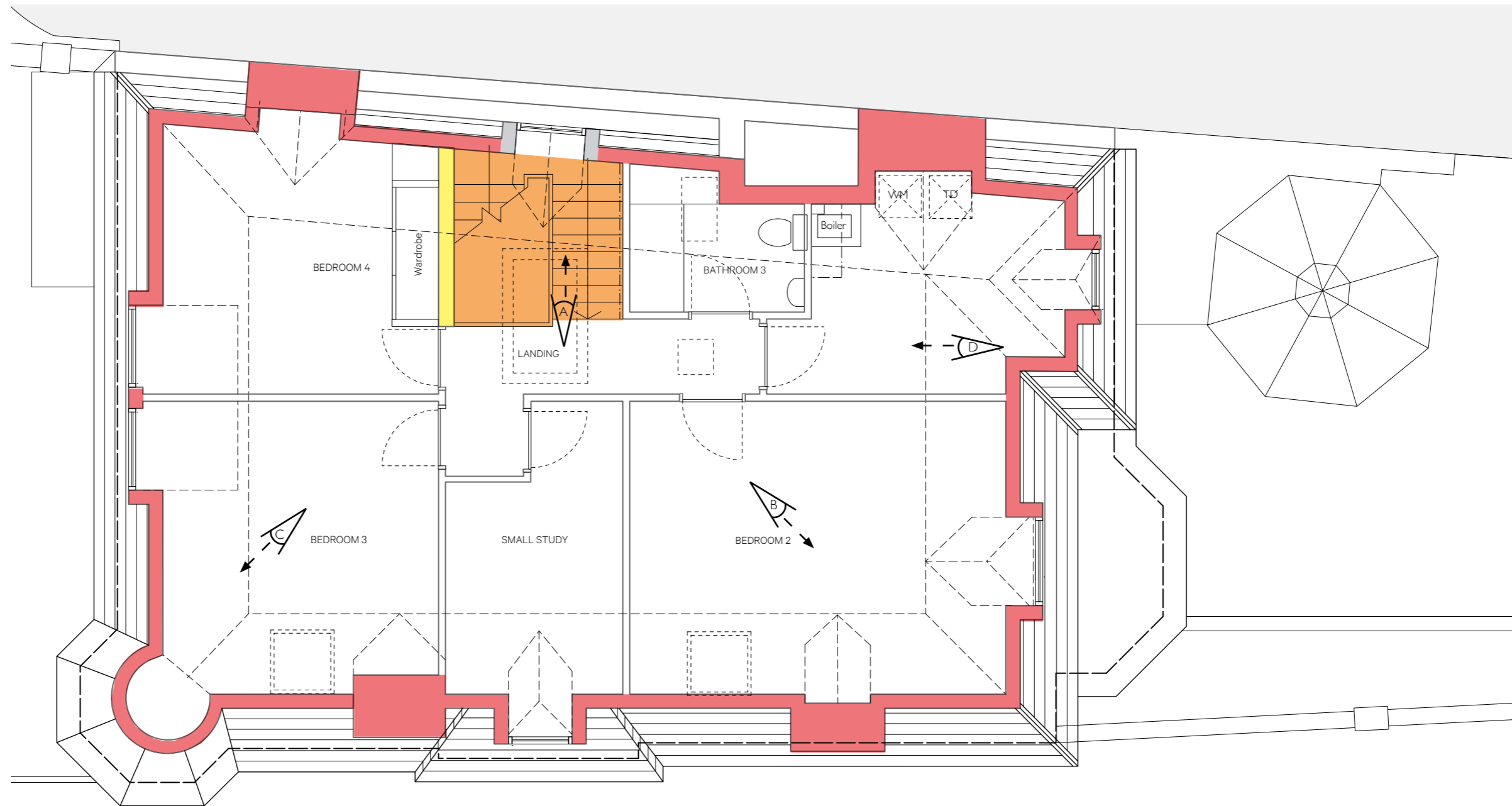
*Photos A-D
These photos show typical door
architrave detail, art nouveau
fireplace, modern joinery within
the bedrooms and en-suit
bathroom.*







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Internals: Existing Second Floor



| | | | |
|---|---------------------|---|-------------------|
|  | High significance |  | Some significance |
|  | Medium significance |  | Neutral/Detracts |

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Internals : Second Floor

The interior of the second floor is of neutral significance.

The joinery details to this floor are relatively plain in comparison to that of the ground and first floor. The moulded architraves and skirtings are of simple design.

Besides the two windows to north west elevation all windows are modern timber windows.

There is a new dormer to the North-East elevation with fixed glazing and heavy glazing bars. There are number of new rooflights.



*Photos A-D
These photos show typical door
architrave detail, simple skirting
boards to all rooms and various
modern dormer windows.*



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6. Conclusions

The works have been designed to improve both the accessibility of the basement area and the general arrangements of the bathrooms in order to improve the practicality of the living accommodation as the owners grow older.

We believe that the proposed works will provide benefits to both current and future occupants and will help preserve the historic context of the building.

Any significant features will be preserved and new additions designed to sit in harmony with the existing building.