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## HERITAGE STATEMENT

*Creation of opening to create a doorway  
between two bedrooms, the removal of an  
existing door and filling in of the opening and,  
removal and repositioning of an internal wall  
all at first floor level*

Address: **13 Gainsborough Gardens**

Prepared on behalf of: **Mr S Sosnov**

June 2020



**RTPI**  
mediation of space - making of place

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## 1 INTRODUCTION

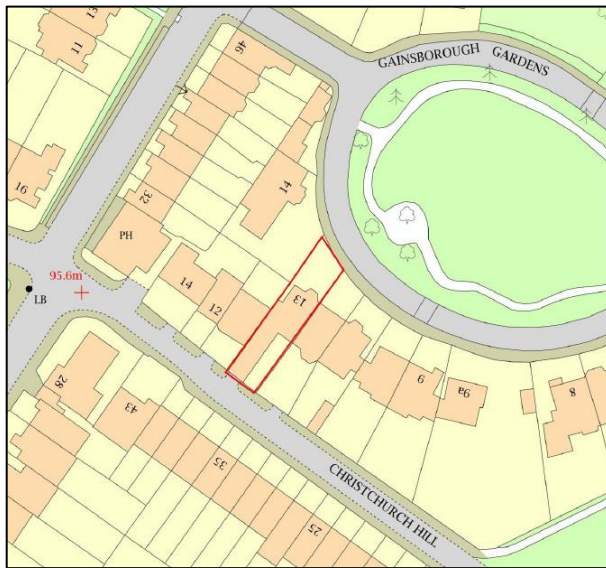
- 1.1 This document accompanies an application for Listed Building Consent (LBC) for internal alterations at first floor level at No.13 Gainsborough Gardens a Grade II listed early neo Georgian house designed by Horace Field in C1893. The property is located with the Hampstead Conservation Area.
- 1.2 The listed building is in residential use and forms part of the listed terrace comprising Nos 11, 12 and 13 Gainsborough Gardens.
- 1.3 The proposals include the following minor alterations all proposed at first floor level of the existing property:
  - Creation of an opening between the front bedroom and rear bedroom
  - Fixing shut of existing door to rear bedroom with stud wall fitted on internal wall
  - Removal of built in wardrobes and partitioning
  - Adjusting of existing partition wall to enlarge existing bathroom



*(Figure 1.1 front elevation)*

## 2 LOCATION AND SITE DESCRIPTION

- 2.1 The property is situated in the Borough of Camden within the Hampstead Conservation area on the south west side of Hampstead Heath. The area has significant architectural and historical interest and features a number of other Grade II listed buildings in close proximity to the application site.
- 2.2 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. The properties on Gainsborough Gardens are set around communal gardens which are well maintained and contribute positively to the overall setting of the road.



(Figure 2.1: Site Location)

- 2.3 No.13 is located on the south western side of Gainsborough Gardens and backs onto and has a garage accessed from Christchurch Hill. The property forms the end of a terrace of three and is arranged over lower ground, ground and three upper stories.

### Planning History

- 2.4 A search of the Council's Planning Records and other records held by the property owner has revealed a number of entries relevant to the application site and demonstrate that the property has been subject to significant development and alteration over the years. In addition to several applications relating to works to trees within the plot of no.13 the following records are also relevant:

- **Application ref: TP18570/112077** - Erection of garage building  
Approved 9<sup>th</sup> August 1938
- **Application ref: TP18570** – Erection of a garage building with a frontage to Christchurch Hill  
Approved 2<sup>nd</sup> November 1988

- **Application ref: PWX0002474** - Erection of a two-storey rear extension at basement and ground floor levels to provide additional accommodation for the existing single dwelling house  
Approved 18<sup>th</sup> September 2000

#### **No.11 Gainsborough Gardens**

- 2.5 In addition to the planning history of the application site itself the planning history to no.11 Gainsborough Gardens is also relevant. No.11 is at the opposite end of the short terrace that the application site forms part and has a plan identical to the application site except mirrored. The following record is considered to be relevant:

- **Application ref: 2010/1640/P** - Erection of extension to existing garage at rear including trellis fencing above; erection of part brick/part timber boundary wall and replacement pedestrian entrance on Christchurch Hill frontage; erection of railings to the front boundary; alterations at roof level to include new rooflight at rear roof slope to single dwelling house  
Approved 19<sup>th</sup> July 2010

### **3 PROPOSED DEVELOPMENT**

- 3.1 Listed building consent is sought to make a structural opening between the two bedrooms. The opening will be 1200mm wide and 2100mm high. The opening will be finished with a wooden frame and architrave to match the existing openings between the front and back rooms at lower ground and ground floor.
- 3.2 The door serving the rear bedroom is to be fixed shut and retained in place visible from the landing side and covered by a stud wall on the internal face fixed independently from the existing wall to aid its easy reversal in the future if required.
- 3.3 An existing non original, walk in wardrobe area that in turn provides access to the main front room is proposed to be removed with the doors and woodwork proposed to be removed. The rear wall of the wardrobe a non original, non load bearing wall which also forms the wall of the en-suite is proposed to be re-located to the place of the removed walk in wardrobe to provide a slightly enlarged en-suite.

#### **Design Intent**

- 3.4 The following design statements provide clarification in respect of the proposals identified above and demonstrate how the historic character of the property will be retained and preserved.
- Opening in the wall at first floor level – the piers and bulkhead will be retained to indicate the line of the original wall and to retain a sense of the original plan form and layout of the bedrooms. This will also enable the cornice to be retained and enable the wall to be easily reinstated in the future if desired
  - Closing up of the door opening – as detailed the door will be retained in situ and fixed shut so that from the hall/landing the original plan will still be appreciated. Internally the door and door linings will be covered by a stud wall fixed to the ground and the top of the door opening. This will allow for the doorway to be easily reinstated in the future if required.
  - The reposition of the non-bearing wall to the en-suite will not impact on or damage any original fabric
  - The removal of the existing walk in wardrobe will not impact on or damage any original fabric

## **4 DESIGN CONSIDERATIONS AND HERITAGE SIGNIFICANCE**

- 4.1 As previously noted, the works subject of this application concern internal work to the first floor only of the property. No external works are proposed.
- 4.2 The application property was built in circa 1893-1895 to a design by the architect Horrace Field. Gainsborough Gardens is built upon the grounds of the former Hampstead Wells Spa. Horrace Field was an architect inspired by the work of Richard Norman and found his own renaissance style incorporating revival styles such as Queen Anne and neo Georgian. He practiced in London and is responsible for a number of building in Hampstead and the Surrounding areas including several which are now listed such as the application site. 13 Gainsborough Gardens together with no. 11 and 12 are a fine examples of his work.
- 4.3 In respect of the interiors of the building the listing notes the following (full copy of the listing included as Appendix 1 to this Statement):
- INTERIORS: No. 11 and 13 each have a close-string stair running from basement to first floor. Each has square newels with drop finials, robust turned balusters and moulded oak rail. The stair to the upper floor is simpler with stick balusters, square newels with ball finials and a simple oak rail. No. 11 has a dado-panelled hall and staircase. Cornices are cyma moulded. Ground-floor doors are of three panels in deep moulded architraves. Upper-floor doors are of two panels. No. 11 has lost its chimneypieces. No. 13 has marble chimneypieces some with moulded brackets others with moulded rondels. Cast-iron fireplaces and grates have floral tiled slips; notably one depicting raspberries; one set at first-floor depicts Aesop's fables. Some fireplaces have been restored and elements introduced.
- 4.4 Archival research to understand the history and significance of the building established that the internal plan at first floor level as been subject to significant change. The en-suite serving the main front bedroom is unlikely to be an original feature and the non load bearing wall separating the en-suite from the wardrobe area is also not original. The changes at this level are further evidenced when comparing the first floor layout to no.11 Gainsborough Gardens. This property is the opposite end of the terrace and had a plan identical but mirrored to the application site. At appendix 5 plans showing the floor plan for no.11 at first floor level both before and after the granting of the 2010 planning and listed building consent.
- 4.5 In this respect whilst it is accepted that the internal plan has some historical and architectural significance it is clear that more recent alterations have altered the plan form and as a result it has less significance.
- 4.6 Notwithstanding the existing level of significance in the following paragraphs of this report it is demonstrated that this significance is fully taken into account in formulating the proposals to modify the property to meet the needs of the owner and his family.
- 4.7 Accepting therefore the building first floor has some historic significance the architect has sought to work with the existing plan layout at first floor level working with the existing historic fabric and designing the proposed interventions so that they work with the original design language and are mindful of the special interest of the listed building. It is a fundamental aspect

of the proposed development that the original plan at first floor level can easily be understood and read and all changes can be reverted with minimal works required.

4.8 In this regard the following key design considerations have been adopted:

- Overall the original plan will be retained with all structural walls remaining in situ;
- Where partition walls are to be removed any original cornicing will be carefully retained so that the original location can be appreciated where this is not possible where a stud wall is being repositioned (bathroom to front room) any cornicing or other architectural features will be carefully removed and replaced;
- The creation of the opening between the front and rear rooms will replicate the plan layout at ground and lower ground the opening matching the same dimensions and style all architrave will match in terms of materials but will adopt a simple design to differentiate it from original openings within the house.
- The door serving the rear room will be fixed shut and from the first-floor landing will remain visible, internally a free standing stud wall will be fixed, again this alteration will be easily reversible and the original plan layout will still be easily read
- The removal of the partition walling and wardrobes on entrance to the front room will be done sensitively with all existing cornicing and architraves being retained in place where possible. Where they are required to be removed this will be done with care, refurbished and re-used.

4.9 The proposed modification succeeds in preserving the original plan form and retains all of the significant elements of the plan. The modifications are sensitively detailed so that they can be easily read and understood as being later modification and are also designed to be easily reinstated should the family's needs change or should a new owner seek to reinstate the original layout.

4.10 It is considered the proposed modifications work with rather than against the character of the property allowing it to be modified for the new owners.



## **5 CONCLUSIONS**

- 5.1 For all the reasons noted in the main body of this report it is concluded that the historic significance of the property is not adversely harmed by the proposals and the modifications enable the property to meet the needs of its owner.
- 5.2 As no harm is caused to the significance of the heritage asset the proposals should be approved and further protection can be afforded by securing the historic recording of the property by way of a planning condition.
- 5.3 In this way the proposals are commended to the Council and we look forward to approval in due course.

## **APPENDIX 1 – COPY OF STATUTORY LISTING**

## Location

### Statutory Address:

11, 12 and 13, Gainsborough Gardens, Camden

The building or site itself may lie within the boundary of more than one authority.

### County:

Greater London Authority

### District:

Camden (London Borough)

### Parish:

Non Civil Parish

### National Grid Reference:

TQ2674985986

## Details

GAINSBOROUGH GARDENS Nos. 11, 12 and 13

GV II

Terrace of three houses, 1893-5 by Horace Field for lessee, Sir Alfred Baring Garrod, MD as part of the Gainsborough Gardens development from 1882 to 1895.

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

**PLAN:** A symmetrical concept, of two identical outer bays, each a separate house, Nos 11 & 13, and a central, gabled, three bay element, No. 12, which has an asymmetrical facade, with the entrance to the right. Each house is articulated by tall brick stacks, those framing No. 12 are enriched with angle shafts, straddling pronounced gable parapets. The entrances to Nos. 11 and 13 are set back in narrow 2-storey outer bays. The main elevation is of two storeys, attics and basement with two storey and basement canted bays to the outer wings. At the rear, the basement is at ground level.

EXTERIOR: Nos. 11 and 13 each have a 4-panelled door under an overlight, almost a fanlight. No. 11 has small-paned sashes throughout, No. 13 has a central small-paned doorway at ground floor level of the canted bay. Each has a dormer under a sloping roof extending from the mansard, and with exposed rafter feet; each dormer has five small-paned casements.

No. 12 has a fine enriched rubbed-brick doorcase with an eared architrave, beneath a flat moulded rubbed-brick cornice. The frieze has short moulded panels or pilaster strips at the angles and centrally acting as a keystone. The door has three horizontal panels, the upper section glazed and is flanked by small-paned margin lights. The entrance is reached by broad stone steps. To the left is a tripartite sash, the cambered arch has a flat keystone in red brick. Above are three closely spaced sashes set-in from the corner. Upper-floor windows sit tightly under a deep moulded eaves cornice which continues to the return elevations and rear. A small lunette fills the gable.

Rear: The central rear section has a full-height canted bay flanked by a single sash. The outer bays have paired windows above basement level doorways, of which No. 11 retains its margin glazed door. At half-landing level are part-glazed doors with fixed margin lights; No. 11 retains its balcony, No. 13 has an altered doorway leading to a late C20 extension which is not of special interest. Dormers are similar to those to the front, those to Nos. 11 and 13 have 5 small-paned casements, that to No. 12 has 7 similar casements.

INTERIORS: No. 11 and 13 each have a close-string stair running from basement to first floor. Each has square newels with drop finials, robust turned balusters and moulded oak rail. The stair to the upper floor is simpler with stick balusters, square newels with ball finials and a simple oak rail. No. 11 has a dado-panelled hall and staircase. Cornices are cyma moulded. Ground-floor doors are of three panels in deep moulded architraves. Upper-floor doors are of two panels. No. 11 has lost its chimneypieces. No. 13 has marble chimneypieces some with moulded brackets others with moulded rondels. Cast-iron fireplaces and grates have floral tiled slips; notably one depicting raspberries; one set at first-floor depicts Aesop's fables. Some fireplaces have been restored and elements introduced.

No. 12 was refurbished c1937 to simplify the running of the house with reduced staff. The stair is close string with square newels and turned balusters, with a panelled dado, using the same mouldings as Nos. 11 and 13. Ground-floor doors

are of three panels, upper-floor doors 2-panelled. The rear drawing room, which is fully panelled, has a fine pedimented chimneypiece with a panelled overmantel. The dining room chimneypiece is marble with cast iron fittings. There are no 1st-floor chimneypieces. The basement has a robust cast-iron chimneypiece, possibly introduced, in what was formerly used as a garage. 1937 drawings show plans for dumb waiter and other modifications but do not give details of the chimneypieces.

**HISTORY:** Gainsborough Gardens was laid out between 1882 and 1895 on land belonging to the Wells and Campden Charity Trust. Plots were developed speculatively under the close scrutiny of the Trust and their surveyor HS Legg. The development adopted the newly heralded ethos shown at Bedford Park Chiswick, developed from 1875, where different styles of building cohere informally in a planned leafy environment. EJ May recently appointed as principal architect at Bedford Park designed the first building, Nos. 3 and 4, Gainsborough Gardens. Both architecturally and historically this is a significant step in changing attitudes towards the emerging suburbs.

This is set against the background of steps to limit expansion onto Hampstead Heath and the preservation of Parliament Hill Fields. This achievement is attributed to CE Maurice who built and lived at No. 9A. He was married to the sister of Octavia Hill, philanthropist and founder of the National Trust.

Horace Field was among the most accomplished and well known of the architects of Gainsborough Gardens, known for his work in the emerging neo-Georgian manner. He was a pupil of the eminent architect Sir John Burnet in Glasgow and London. Most of his work was commercial, for example, banks, including Lloyds Bank in Hampstead (listed Grade II\*), and railway company offices for the North Eastern Railway, in London and York (York building also listed Grade II\*). His work in Hampstead included No.14 Gainsborough Gardens, known as the The Small House, completed in 1893 for his mother, and Wellside, the house on Well Walk at the entrance to Gainsborough Gardens, also 1893. The designs for Nos 11-13 were exhibited and published by the Royal Academy in 1894.

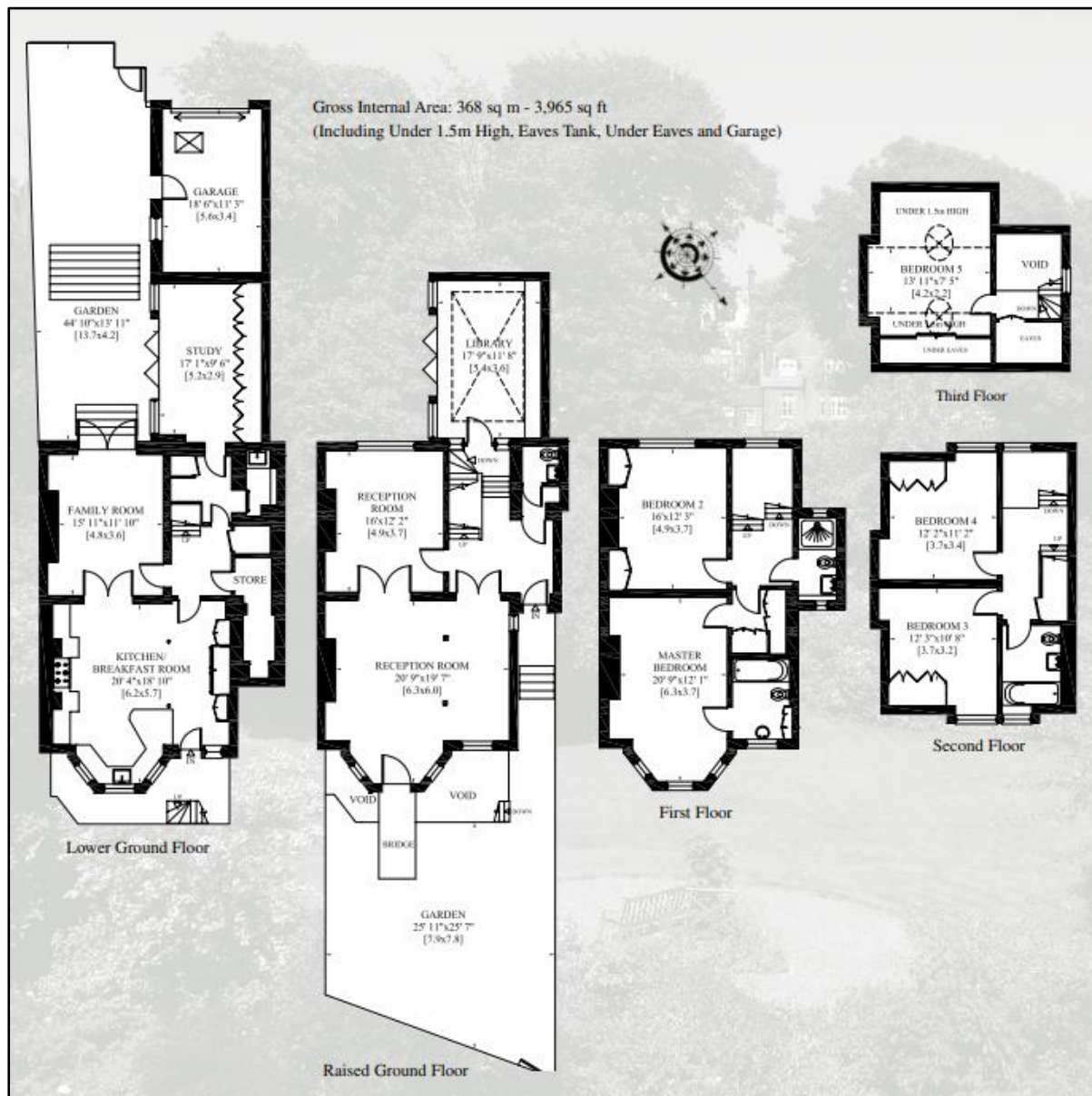
**REASON FOR DESIGNATION DECISION** Nos 11, 12 and 13 Gainsborough Gardens are designated at Grade II for the following principal reasons:

\* High quality of design by Horace Field, a notable late- Victorian/Edwardian architect  
\* High-quality craftsmanship and use of materials  
\* Good survival of

internal plan and features \* Strong group value with other houses in Gainsborough Gardens \* Contribution to the overall planning interest of Gainsborough Gardens, an influential late C19 development

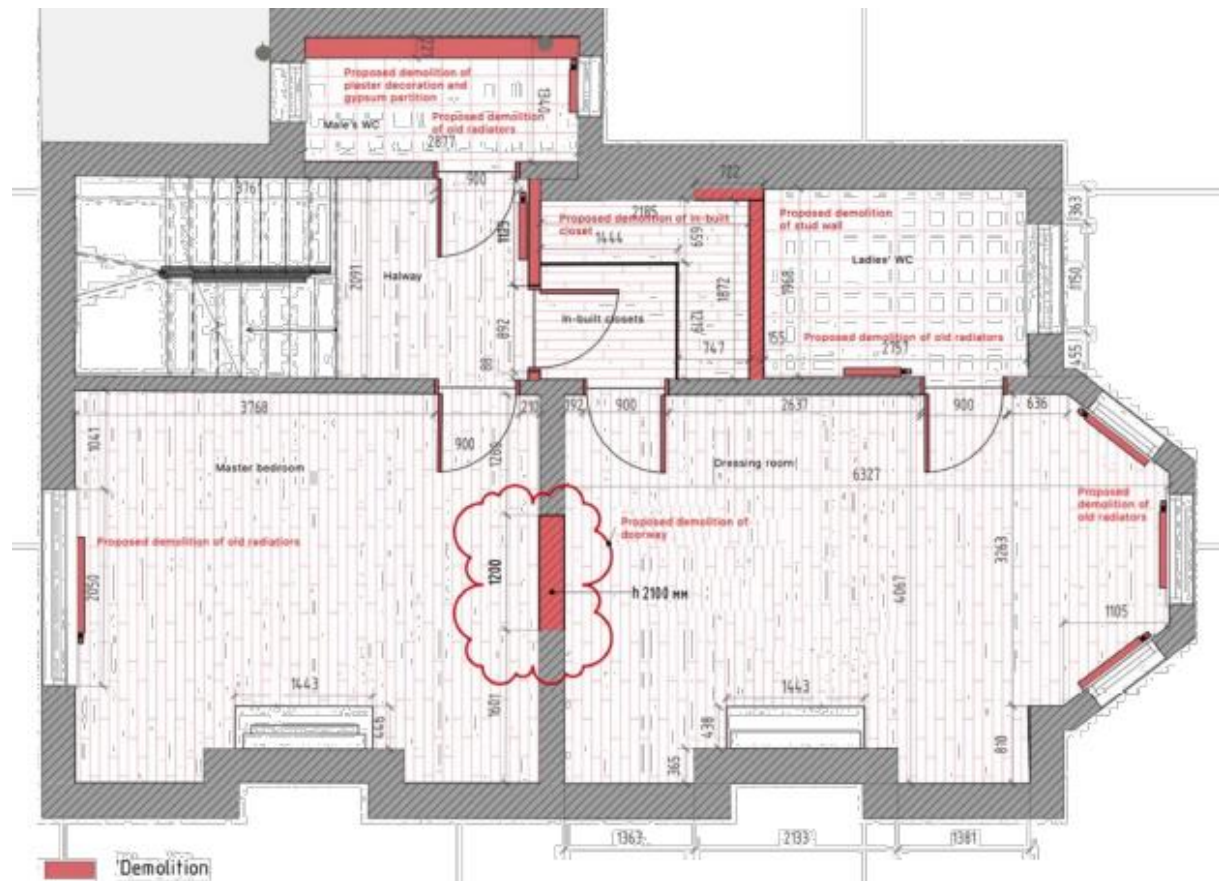
SOURCES: Academy Architecture , 1894, p 50 Edwardian Architecture, AS Gray, 1985, pp178-9 Gainsborough Gardens Hampstead and the Estate of the Wells and Campden Trust. An account of their development with houses, 1875-1895, David A L Saunders, 1974 London Suburbs, English Heritage, 1999 Proof of Evidence,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

## **APPENDIX 2 – EXISTING PLANS**





## **APPENDIX 3 - PLAN SHOWING KEY INTERVENTIONS**



## **APPENDIX 4 – PHOTOS**



1. View of doorways to main rooms



2. View of wardrobe area, front room



2. Front room



4. Front room



5. View of wall where opening is proposed

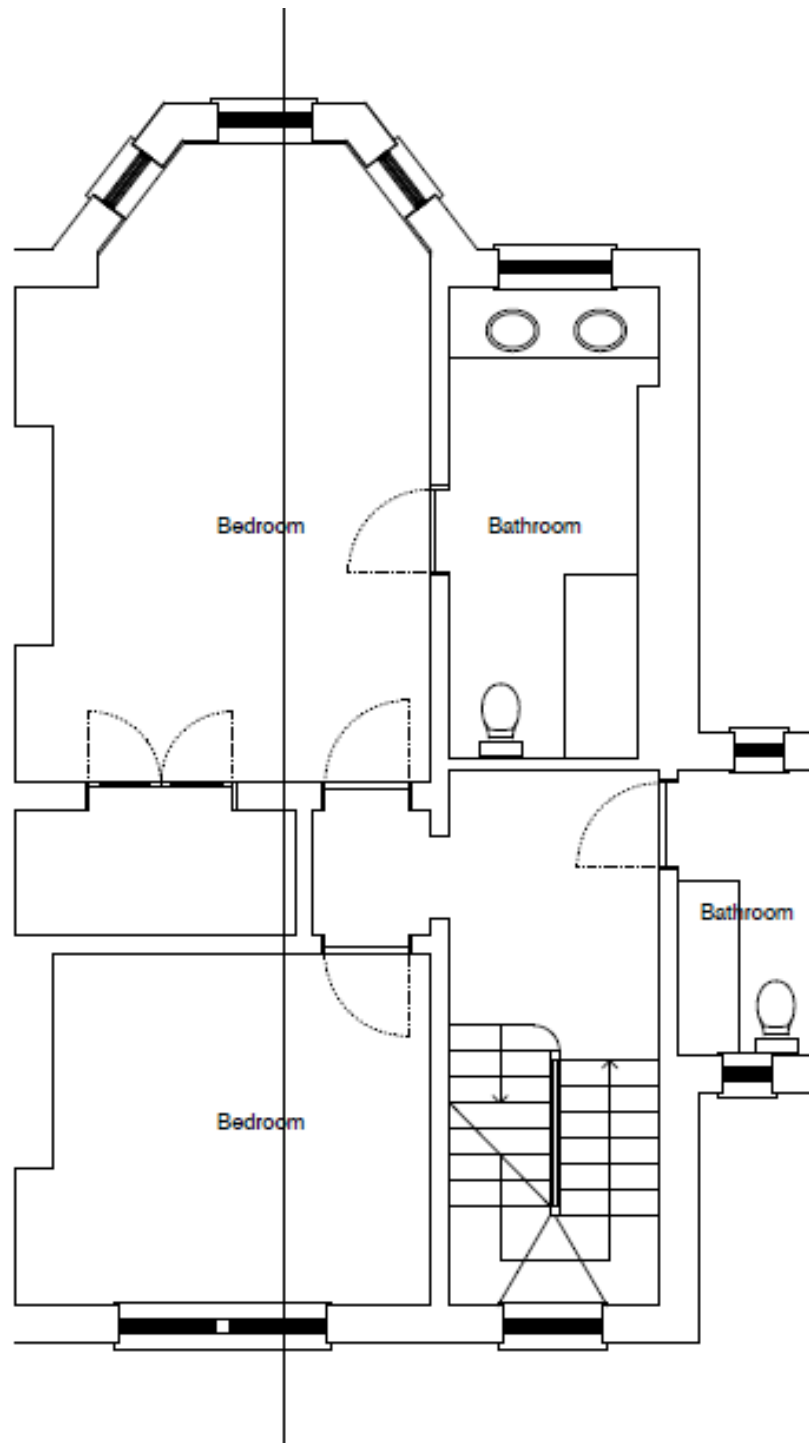


6. En-suite to front room

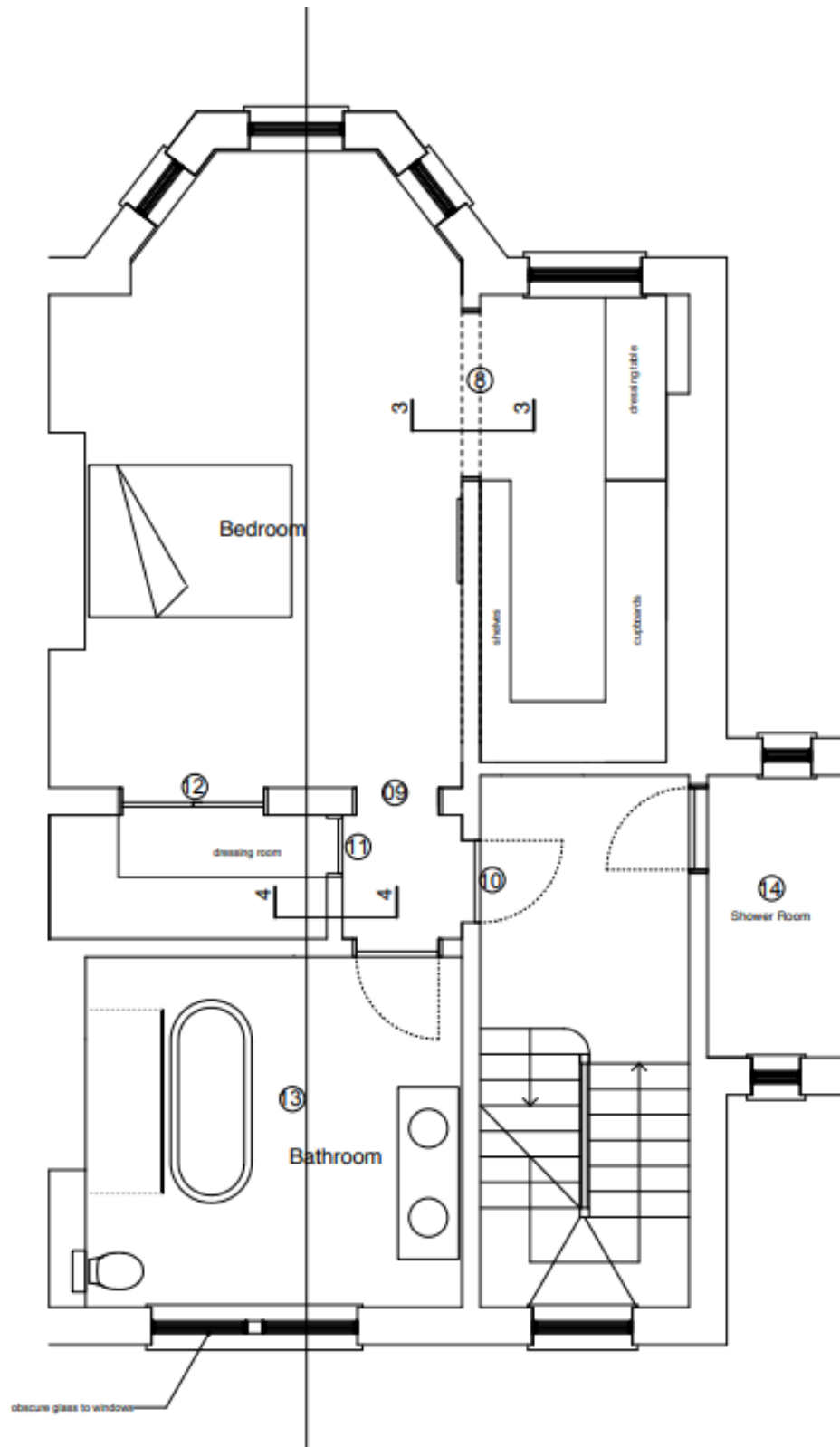


**7. Rear room where opening is proposed**

## **APPENDIX 5 – FIRST FLOOR PLAN NO.11 GAINSBOROUGH GARDENS**



No.11 Gainsborough Gardens – First floor layout – 2010



No.11 Gainsborough Gardens – First floor layout – Present day