

Heritage Statement

Project 11 Gainsborough Gardens, NW3 1BJ
Subject Heritage Statement
Date 18.11.20

Item Note

Summary

This Heritage Statement has been prepared by ROAR Architects for the extension of the existing garage in the rear garden of 11 Gainsborough Gardens.

1.00 Description of Proposal

A side extension of the garage to enable a modernization of the amenity so it is fit for use. This extension would allow for an electric charging point and a modern family vehicle to fit inside. The 2 doors are to be replaced with 1 larger door.

2.00 Description of Property

11 Gainsborough Gardens is within a terrace of 3 houses, built between 1893–5 as part of the Gainsborough Gardens development. The building is grade II listed and sits within the conservation area of Hampstead. (Fig 1)

Listed Building Entry

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.

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.

3.00 Significance of listing

11 Gainsborough Gardens was granted a grade II listing for the following 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

4.00 Summary

The proposals detailed in this application will have no adverse impact on the historical fabric of the building and will not harm any special interest or character of the architecture. All elements in the listing will be preserved in their entirety.



Fig 1 – Gainsborough Gardens Existing Terrace



Fig 2 – Existing Garage and Garden Access



Fig 3 – Existing Garage Terrace



Fig 4 – Existing Balustrade