



14 Gainsborough Gardens, Hampstead, NW3 1BJ

Design & Access Statement including a Heritage Statement

Job Number: 32415
Latest Revision: Final
Issue Date: 05/04/2021

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Contents

1. Introduction	3
2. Site Description	4
3. Local Context	4
4. Heritage Statement	5
5. Proposed Works	5
6. Planning History	8
7. Heritage Assessment	9
Significance and Harm	9
<i>Justification and Mitigation</i>	9
8. Conclusion	11

1. Introduction

- 1.1. This Design & Access statement has been prepared by Bailey Partnership on behalf of The Owners of 14 Gainsborough Gardens (the applicant) in support of Listed Building Consent for refurbishment works to be undertaken in line with the Schedule of Works contained in this Statement.
- 1.2. The following supporting documents that should be read in conjunction with the statement:
- Application form
 - Heritage Statement (this Statement)
 - Drawings:
 - GGH-BPC-ZZ-ZZ-DR-B-04-32415001 Rear Elevation Existing
 - GGH-BPC-ZZ-ZZ-DR-B-04-32415002 Rear Elevation Prop.
 - GGH-BPC-ZZ-ZZ-DR-B-04-32415003 Right Elevation Existing
 - GGH-BPC-ZZ-ZZ-DR-B-04-32415004 Right Elevation Prop.
 - GGH-BPC-ZZ-ZZ-DR-B-04-32415005 Front Elevation Existing
 - GGH-BPC-ZZ-ZZ-DR-B-04-32415006 Front Elevation Proposed
 - GGH-BPC-ZZ-ZZ-DR-B-04-32415007 Left Elevation Existing
 - GGH-BPC-ZZ-ZZ-DR-B-04-32415008 Left Elevation Proposed
 - GGH-BPC-ZZ-ZZ-DR-B-04-32415009 Ground Floor Existing
 - GGH-BPC-ZZ-ZZ-DR-B-04-32415010 Ground Floor Proposed
 - GGH-BPC-ZZ-ZZ-DR-B-04-32415011 First Floor Existing
 - GGH-BPC-ZZ-ZZ-DR-B-04-32415012 First Floor Proposed
 - GGH-BPC-ZZ-ZZ-DR-B-04-32415013 Second Floor Existing
 - GGH-BPC-ZZ-ZZ-DR-B-04-32415014 Second Floor Proposed
 - GGH-BPC-XX-G0-DR-B-000-32415015 Location Plan
 - GGH-BPC-XX-G0-DR-B-000-32415016 Block Plan
 - GGH-BPC-ZZ-ZZ-DR-B-04-32415017 Site Plan Existing
 - GGH-BPC-ZZ-ZZ-DR-B-04-32415018 Site Plan Proposed
 - GGH-BPC-ZZ-ZZ-DR-B-04-32415019 Front Boundary Existing and Proposed
 - GGH-BPC-ZZ-ZZ-DR-B-04-32415020 Side Boundary Existing and Proposed
 - MJ/GG/002 Existing Sash Windows Section/Elevation/Detail
 - MJ/GG/001 Proposed Sash Windows Section/Elevation/Detail
- 1.3. This statement provides a description of the site and proposed refurbishment works, an analysis of the main heritage considerations, and an analysis of the design and access arrangements raised by the proposals.

2. Site Description

- 2.1. The site is known as 14 Gainsborough Gardens, Hampstead, NW3 1BJ.
- 2.2. The property is situated in the London Borough of Camden, within the Hampstead Conservation Area, to the south-west of Hampstead Heath.
- 2.3. The area is of significant architectural and historical interest and features a number of other Grade II listed buildings in close proximity to 14 Gainsborough Gardens.
- 2.4. Access to the site is off Well Walk through a private entrance onto Gainsborough Gardens.
- 2.5. 14 Gainsborough Gardens is a detached Grade II listed building with gardens to the front and left flank elevation.
- 2.6. The semi-circular front boundary is made up of a low level pointed red brick wall with a mature maintained Yew hedge above.
- 2.7. The house is built up to the rear and right-hand boundaries of the adjoining properties.

3. Local Context

- 3.1. Gainsborough Gardens was laid out in 1882 on the site of old spa buildings and pleasure grounds. The buildings represent a fine group of Arts and Crafts villas of red brick complimented by tile hanging and white painted woodwork, encircling the mature well maintained gardens in the centre.
- 3.2.

4. Heritage Statement

The purpose of this Heritage statement is to examine 14 Gainsborough Gardens in detail and contextualise the contribution that each element makes to the significance of the listed building.

14 Gainsborough Gardens is a detached house of red brick construction with a tiled roof. Constructed in 1894-1895 and designed by Horace Field who was a noted practitioner of the emerging Neo-Georgian style and this subtle, restrained design shows a move away from the more decorated Arts and Crafts architectural style more prevalent in the rest of the houses in Gainsborough Gardens.

The house was originally called 'The Small House' and was the last of the houses to be built in Gainsborough Gardens, for the use of Horace Fields' mother.

The house was listed on the 28th April 2003 and the listing document specifically mentions the irregular pattern of the fenestration to the front or principal elevation and the tall brick chimney stack to the right return elevation.

5. Proposed Works

All of the proposed works seek to respect the listed status of the building, retaining and enhancing the original design of the home. The works have been designed to improve the security and the energy efficiency of the property.

The proposed external joinery works will improve the thermal efficiency whilst retaining the original external appearance.

Schedule of works:

- 5.1. It is proposed that the casements within the second-floor windows are replaced, the frames are to be retained. These windows are all double-glazed timber framed windows painted white. All the casements are replaced on a like-for-like basis including the lead strips affixed to the double glazed window panes.
- 5.2. The proposal seeks to replace the entire front dormer 2nd floor window including the frame, this too is a timber framed double glazed window painted white. The frame however has sustained wood rot damage and would need to be replaced. This will be a like-for-like replacement, all materials to match existing.
- 5.3. Replace the French doors on the left elevation at ground floor level and on the front elevation off the dining room. These doors are not original doors to the house as they have been replaced with double glazed doors in previous works. The doors currently have a single large pane of glass (double glazed), which have wooden glazing bars laid over the glazing, both internally and externally. The doors are to be replaced with a properly constructed door,

with individual double glazed units. Each door has 10 panes, with a top hung window above with 4 panes in each. All timber profiles and details are to be manufactured to match the existing doors, thus when viewed both internally and externally these doors will look the same, except for having individual double glazed units.

- 5.4. Install an extractor fan in each of the two main bathrooms on the 1st floor. There are currently no extractor fans in the bathroom, allowing for the build-up of moisture vapour. Mechanical vent extraction will allow for the removal of the moisture laden air from the bathrooms, preventing the occurrence of mould.
- 5.5. The proposal seeks to remove all of the planting on the side boundary, to be replaced with a mature yew hedge, to match the hedges on the front of the property. The lime trees in the corner already have planning permission for the removal thereof (2020/0323/T), this approval included the reduction in height of the Holly bush to the same height as the Yew hedge. By removing the existing planting and replacing it with a hedge to match the front hedge, the property will benefit from better privacy and security provided by the hedge.
- 5.6. It is proposed that the rotten timber gate on the front boundary at the main entrance to the property be replaced with a steel gate of similar design to the timber one and matching in design to the gate on the neighbour's property. This is proposed to improve the security of the occupants. The design of the steel gate will include an electronically controlled magnetic lock to control access to the property and an integrated letter box to allow for the delivery of mail.
- 5.7. A proposal for the installation of a video access control panel in the front boundary at the front gate, which will allow the occupants to activate the magnetic lock allowing visitors into the property. This video control panel is to be installed in the left hand brick pier at the entrance gate.
- 5.8. The proposal seeks to install 5 CCTV cameras on the building, four to the principal elevation and a fifth one on the left hand flank elevation above the rear door. The positions of the cameras have been marked on the proposed elevation drawings. The cameras are to improve the security of the occupants within the home, allowing for the monitoring of unlawful activity.
- 5.9. A proposal for a bespoke timber free standing garden shed with bin storage included has been put forward in the site plan as well as the elevation drawings. The new shed will replace the existing old and dilapidated shed. The shed is not to be fixed to the existing boundary walls and will at no point be taller than 2500mm, thus lower than the existing boundary walls. This will provide necessary storage for garden tools and equipment.

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- 5.10. The proposal seeks to refurbish the existing windows on the principal elevation using the 'Ventrolla' brush seals and hardware to draught proof the windows. Further to this these windows are to be changed from single glazed panes to double glazing, to improve their thermal efficiency. The house benefits from double glazing to all elevations and all windows, except for those on the principal elevation. All existing frames are to be retained and the sashes are to be manufactured to match the existing sashes exactly, in all but depth. The existing and proposed drawings of the windows have been included in the drawing pack, showing the only difference in the windows would be the depth. All decoration will be done on a like-for-like basis and all works are to be to ensure that the refurbished windows will have the same appearance as the existing ones.
- 5.11. The existing external lighting on the house are modern stainless steel wall mounted lights, the lights are not in keeping with the age of the building and thus the applicants seek to replace the existing lighting with light fittings that are more suitable to the age and era of the original home. The existing lighting on the principal elevation is not providing much illumination in the garden, due to the depth of the wisteria surrounding the lights. The proposed lighting will be mounted on brackets allowing space for the wisteria to grow behind the light, improving the illumination in the front garden.
- 5.12. The existing double glazed window pane in the guest WC on the ground floor is obscure glazing, the proposal seeks to replace this window pane with a clear glass double glazed pane. The door is not visible by the neighbouring properties on the rear elevation as it is shielded from view by the boundary wall.
- 5.13. The existing front door is painted in a light green eggshell finish, the proposal seeks to repaint the existing door in a blue eggshell finish. The paint manufacturer of the chosen colour is Little Greene and the colour is Deep Blue Space 207.

6. Photographs



Fig.1 Principal Elevation



Fig. 2 Street Scene



Fig. 3 Right Hand Elevation



Fig. 4 Principal Elevation



Fig. 5 Existing Front Gate

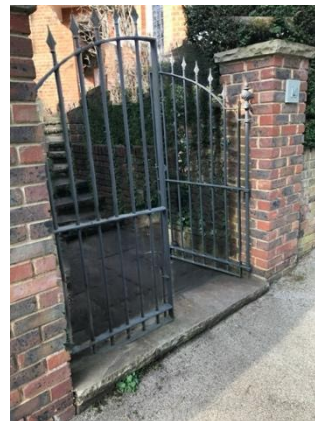


Fig. 6 Artists impression of Proposed Front Gate



Fig. 7 Proposed Video Entry Panel



Fig. 8 Indicative Proposed External Lighting



Fig. 9 Existing Shed



Fig. 10 Existing Double Glazed French Doors



Fig. 11 Existing Double Glazed French Doors



Fig. 12 Rotten 2nd Floor Window.



Fig. 13 Front Bay Window



Fig. 14 Front Windows



Fig. 15 Indicative Security Camera



Fig. 16 Existing Front Door Colour



Fig. 17 Proposed new front door colour

7. Planning History

The planning history at the site is set out below (most recent application first):

- 7.1. **2020/0323/T** for '1x Bay Tree reduce to match height of yew hedge, 2x Lime trees, remove to ground level, 1xHolly Reduce to match height of yew hedge ' was approved without objection on 23rd March 2020.
- 7.2. **2005/3108/L** for '*Installation of satellite dish to end gable wall at rear of dwelling house*' was approved on 31st August 2005.
- 7.3. **2005/0540/T** for '*Fell one Amelancher in the front garden*' was approved on 15th February 2005.
- 7.4. **2004/0711/L** for '*Erection of single storey side extension to the existing dwelling house with minor internal alterations*' was approved on 20th May 2004.
- 7.5. **2004/0710/P** for '*Erection of single storey side extension to the existing dwelling house with minor internal alterations*' was approved on 20th May 2004.
- 7.6. **2003/0609/L** for '*Erection of two storey rear extension, external alterations, including the removal of a roof light, replacement of a roof light and the installation of a new staircase window with pitched roof at the rear and internal alterations*' was approved on 20th August 2003.

8. Heritage Assessment

Planning (Listed Buildings and Conservation Areas) Act 1990

- 8.1. Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) require special regard to be had to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. Section 72(1) of the Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 8.2. In this instance it is clear that the proposals are consistent with the aims and requirements of the primary legislation and planning policy and guidance. The proposals would not have an unacceptable impact on the listed building or its setting and would preserve the significance of the designated heritage asset.
- 8.3. Accordingly, this assessment considers the impact of the proposal on the significance of the Hampstead Conservation Area.

Significance and Harm

- 8.4. 14 Gainsborough Gardens has significance in that it was seen as a departure from the Arts & Crafts style more prevalent in the other houses in Gainsborough Gardens.
- 8.5. Historic England describes the house as:
- “...HISTORY: this was the last of the houses in Gainsborough Gardens to be built. Originally called 'The Small House', it was designed by Horace Field (1861-1948) for his mother's use. A drawing of this house together with the adjoining Nos 11-13 Gainsborough Gardens was exhibited at the 1894 Royal Academy. Field was a noted practitioner of the emerging Neo-Georgian style, and this subtle, restrained design shows the move away from the more decorated Arts and Crafts style as displayed elsewhere in Gainsborough Gardens.”* (Historic England, 14 Gainsborough Gardens, list entry no. 1096077)
- 8.6. It can be seen that the proposals seek to respect this unique design, in that any changes are sympathetic to the design.

Justification and Mitigation

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- 8.7. The principle of these proposals are to improve the usefulness of the property, by improving the security, privacy and the thermal efficiency of the building.
 - 8.8. These improvements will guard the asset value by keeping it relevant and a useful asset for many years to come.

9. Conclusion

- 9.1. This statement has explained the proposed development and provided an assessment of the heritage issues. No negative impact upon the Conservation Area or surrounding townscape is anticipated and the proposed development will see an existing building improved without detriment to its external appearance.
- 9.2. The proposal has been carefully considered against the relevant legislation, policies and guidance. Accordingly, the proposals are sympathetic and result in less than substantial harm to the fabric of the heritage asset.
- 9.3. The proposed external joinery works will improve the thermal efficiency whilst retaining the original external appearance, providing benefits to both current and future occupants of the home.
- 9.4. The improvement in thermal efficiency will keep the building relevant as an appreciating asset now and into the future.