

Design, Access and Heritage Statement for proposed
refurbishment at 3 Gainsborough Gardens NW3 1BJ

Revision A

1.0 Introduction

This is an application seeking Listed Building Consent for minor refurbishment works to a Grade II listed property at no.3 Gainsborough Gardens.

The proposed works include the removal and relocation of some internal partition walls and creating new door openings over the various floor levels. The existing roof lights are leaking and in urgent need of repair or replacing. The works are minor and relate to the maintenance and upkeep of the existing house.

2.0 Site

3 Gainsborough Gardens is a Grade II listed semi detached house within the Hampstead Conservation Area. Built in 1884 by renowned architect EJ May, the pair of houses at no.s 3 and 4 Gainsborough Gardens are built in the Arts and Crafts style that is typical of architects EJ May and his then partner Norman Shaw

The property listing reads as follows:

CAMDEN

TQ2686SE GAINSBOROUGH GARDENS 798-1/17/544 (North side) No.s.3 AND 4

II

Pair of semi-detached houses forming part of a small estate. 1884. By EJ May. For HB Timewell. Red brick with stucco dressings and 1st floor band. No.3 has a tiled roof and tile-hung gable and second floor; No.4 has a tiled roof with slate-hung gable and second floor. Tall brick chimney-stacks and white bargeboards, No.4 with dormer. Irregular fenestration, the second floor and attics with sash windows, the lower floors have principal windows with mullion and transom glazing whose upper panes have small lights. No.3 with round-arched, brick and stucco banded porch entrance with enriched keystone and recessed part-glazed door with sidelights. First floor projecting transom and mullion bay window, to right, on large bracket supports. To left, a 2-storey canted oriel, partly tile-hung. No.4 has similar entrance with similar oriel on angle to right and a keyed oculus. INTERIORS: not inspected. HISTORICAL NOTE: drawings for the houses were exhibited at the Royal Academy in 1884. EJ May worked extensively on the Bedford Park Estate, the first major development in the Queen Anne style in London; this has some Queen Anne details but is more monumental in scale. Mr Timewell, a London tailor, lived in No.4 and let No.3. (The Building News: 19 December 1884).. massing here is very different to the earlier C19th development. Houses are sited on generous plots and to a height of only two or three storeys.



Internal view of upper staircase at Gainsborough Gardens

3.0 Planning history

Sept 2015 - 2015/4372/P/
Alterations to front garden to include new boundary walls and railings with new landscaping
Application Permitted

Sept 2015 - 2015/4586/L
Listed Building application for proposed new works to front gates, walls with new landscaping
Application Permitted

April 2015 - 2015/2305/NEW
Alterations to front garden, boundary wall, access stairs, driveway, bin store and associated hard landscaping
Application Withdrawn

Oct 2008 - 2008/4801/T
Notification of Emergency works to dead /dangerous trees
Application Permitted

Aug 1999 - LW9902097
LB Consent for Replacement of side extension by new side extension with roof light, erection of rear conservatory and internal alterations.
Application Permitted

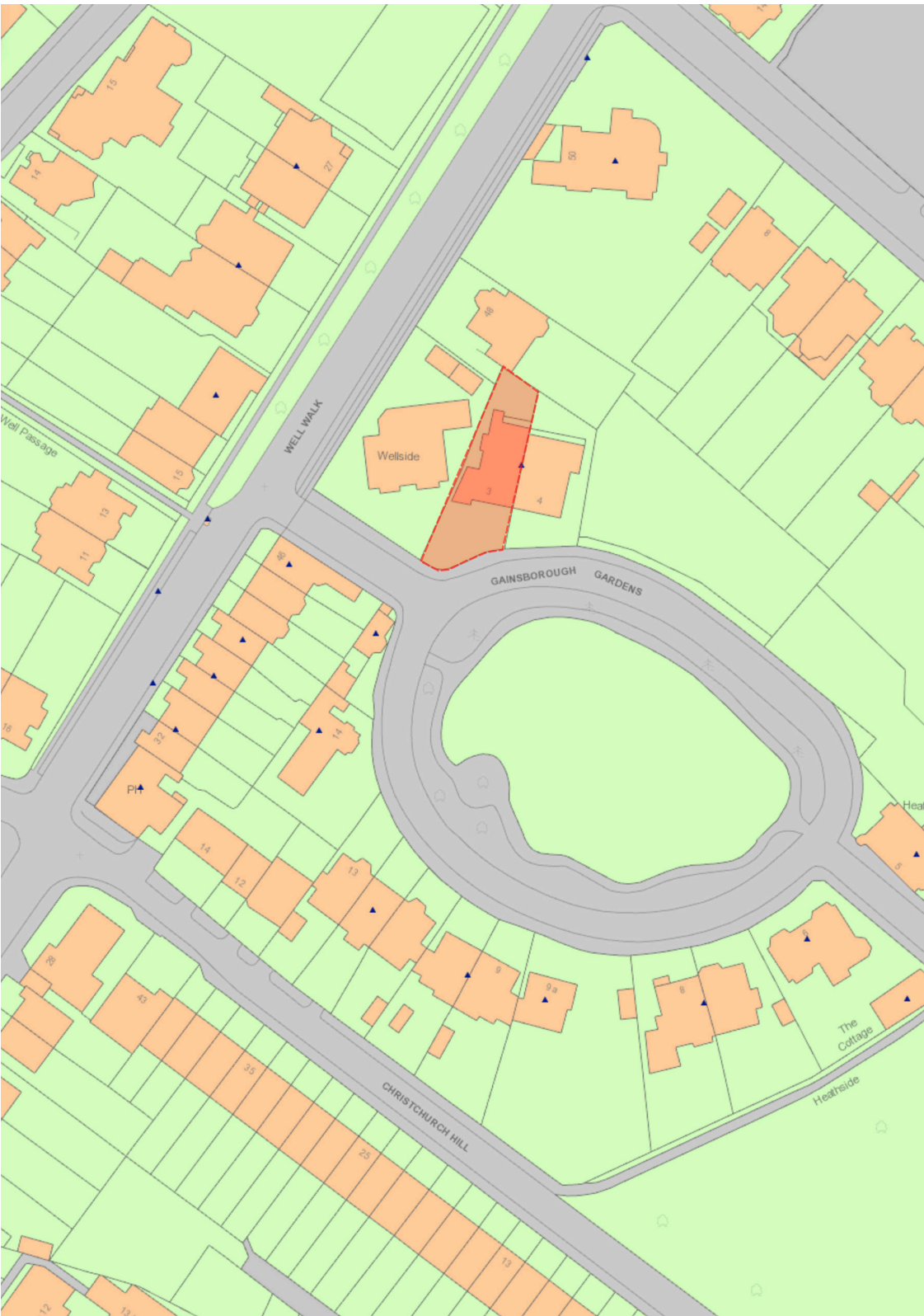
Aug 1999 - PW9802112
PA for Replacement of side extension by new side extension with roof light, erection of rear conservatory and internal alterations.
Application Permitted

4.0 Planning policy

The proposals meet with the Camden listed building guidelines where the works are designed to safeguard the special architectural and historic interest of the building.

5.0 Heritage

Please refer to the photographic documentation of the existing building for further information on the heritages aspects of the building. The aim is to preserve the original fabric of the building and therefore the proposed works are minor alterations to mainly modern interventions.



OS site map showing 3 Gainsborough Gardens

6.0 Client brief

The clients' brief required upgrading and refurbishing the existing house as it comes under new ownership to accommodate a growing family. The proposed alterations allow for refurbishing existing bathrooms and bedrooms with proposed new layouts in some areas.

8.0 Design summary

The proposals throughout the house are designed above all to be respectful of the original fabric and style of the building. Materials will be carefully matched and mouldings and details retained or faithfully replicated wherever necessary.

The house is laid out over 4 floors including the ground, first, second and loft levels. There is a large garden to the front that overlooks the oval arrangement of Gainsborough Gardens. To the rear there is a small raised patio level which is accessed via an existing garden room extension.

At ground floor level, the proposal looks at stripping out the existing kitchen and bathrooms and refitting new ones in their place. The services and ventilation will not be altered.

There are no works to the historic fabric at first floor level.

At second floor level, the alterations are a more extensive including moving the timber partition walls to create a better layout for the master suite. The partition wall between bedrooms 3 and 4 is to be demolished and rebuilt in a new position in line with the consented works dating back to 1999 (LW9902097).

And at third floor level, the alterations include minor refurbishment works to the bathrooms and overall general redecoration to the existing bedrooms.

09.0 Conclusion

The proposal is to carry out some upgrading and refurbishment to the existing building in preparation for the new owners of the house. The works outlined are minimal and retain the existing plan form of the principal floors. The refurbishment will have little or no impact on the original fabric of the building. We look forward to discussing the proposals with the officers.



Front entrance to no.3 Gainsborough Gardens