



14 Gainsborough Gardens, Hampstead, NW3 1BJ

Design & Access Statement including a Heritage Statement

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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 the upgrading works to be undertaken to the heating system in line with the Schedule of Works contained in this Statement.
- 1.2. The following are the supporting documents that should be read in conjunction with the statement:
- Application form
 - Heritage Statement (this Statement)
 - Drawings:
 - GGH-BPC-ZZ-01-D-M-56-01 Ground Floor Plan Proposed
 - GGH-BPC-ZZ-01-D-M-56-02 First Floor Plan Proposed
 - GGH-BPC-ZZ-01-D-M-56-03 Second Floor Plan Proposed
 - GGH-BPC-ZZ-01-D-M-56-04 Left Elevation Proposed
 - GGH-BPC-ZZ-01-D-M-56-05 Front Elevation Proposed
 - GGH-BPC-ZZ-01-D-M-56-06 Right Elevation Proposed
 - GGH-BPC-ZZ-01-D-M-56-07 Ground Floor Plan Existing
 - GGH-BPC-ZZ-01-D-M-56-08 First Floor Plan Existing
 - GGH-BPC-ZZ-01-D-M-56-09 Second Floor Plan Existing
 - GGH-BPC-ZZ-01-D-M-56-10 Left Elevation Existing
 - GGH-BPC-ZZ-01-D-M-56-11 Front Elevation Existing
 - GGH-BPC-ZZ-01-D-M-56-12 Right Elevation Existing
 - GGH-BPC-ZZ-01-D-M-56-13 Block Plan
 - GGH-BPC-ZZ-01-D-M-56-14 Location Plan
- 1.3. This statement provides a description of the site and proposed upgrade 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 a private close.
- 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.
- 2.8. The Southern and western boundaries of the property are planted with a mix of plants including tall hedges screening the gardens from the neighbouring 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.

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 that is 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 the original design of the home. The works have been designed to improve the energy efficiency of the property, whilst removing the reliance on fossil fuel derived main line gas.

Schedule of works:

- 5.1. Replacement of the existing external condenser unit on the kitchen roof with a more modern energy efficient unit.
- 5.2. Installation of a new external condenser unit to the left of the house, under the current bin store roof.
- 5.3. The two condensers and ancillary internal works seek to upgrade the heating system of the house to a more modern energy efficient system which does not rely on the use of gas for the purpose of heating.
- 5.4. The condenser units will both be screened from view when viewed from the private close of Gainsborough Gardens, as the position of the home is elevated above the road.
- 5.5. The pipe work from the condensers to the internal units will be concealed from view by the projected brick work of the chimney on the right flank and the brickwork return on the left flank elevation.
- 5.6. It is proposed that the pipe work to be installed on the right flank elevation be enclosed in a boxed conduit to be colour matched to the colour of the red brick of the wall making it less visible when viewed from the road in front of the 'The Lodge' (adjoining property).
- 5.7. The external condenser units are to be housed within acoustic enclosures to limit the noise emitted from the units. The acoustic units are in keeping with the suggested acoustic report accompanying the planning application.

6. Photographs



Fig.1 Front Elevation of Kitchen



Fig. 2 Right Hand Elevation



Fig. 3 Timber shed mature hedge

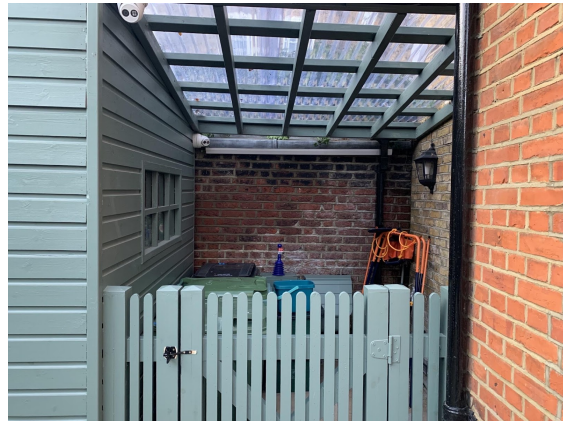


Fig. 4 Bin Store with roof



Fig. 5 Landscaping on the western boundary



Fig. 6 Mature hedge to the front



Fig. 7 Indicative acoustic enclosure design



Fig. 8 Indicative acoustic enclosure design

7. Planning History

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

- 7.1. **2021/1763/P** Refurbishment and replacement of windows to front elevation and erection of replacement shed to the side of the building
- 7.2. **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.
- 7.3. **2005/3108/L** for '*Installation of satellite dish to end gable wall at rear of dwelling house*' was approved on 31st August 2005.
- 7.4. **2005/0540/T** for '*Fell one Amelancher in the front garden*' was approved on 15th February 2005.
- 7.5. **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.
- 7.6. **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.
- 7.7. **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

- 8.7. The principle of these proposals are to improve the usefulness of the property, by improving 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, by making the move to using renewable energy sources for heating.

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 upgrades to the existing and additional condenser will improve the energy efficiency, providing benefits to both current occupants and the environment.
- 9.4. The improvement in energy efficiency will keep the building relevant as an appreciating asset now and into the future.