

Design and Access Statement for the proposed
replacement of a roof lantern
at 3 Gainsborough Gardens NW3 1BJ

1.0 Introduction

This Design and Access Statement has been prepared for the full planning application and listed building consent, for the replacement of a roof lantern at no.3 Gainsborough Gardens. The purpose of this report is to provide a thorough explanation of the design and to describe how the proposal can be seen to enhance the dwelling and the area in which it is located.

The proposed new roof lantern is a like for like replacement of the existing historic lantern located above the central stairwell of the house and visible only from the floor levels inside the house.

The house is laid out over 4 floors including the ground, first, second and third floor/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.

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 Norman Shaw.

The property listing reads as follows:

CAMDEN

TQ2686SE GAINSBOROUGH GARDENS 798-1/17/544 (Northside) 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)..



External view of front elevation at 3 Gainsborough Gardens

No. 3 Gainsborough Gardens has been significantly altered over the years. The property has seen the construction of a rear and side extension and the internal spaces on the ground floor have been notably rearranged. However, the street-facing facade is largely unchanged (save the new side garage) and the external materials, proportions and scale contribute to the context and reinforce the character of the gardens.

The houses in Gainsborough Gardens share a common architectural language, with features such as gabled roof forms. They also share several materials and finishes (primarily brick, stucco and tile). Most of the houses are semi-detached (or link-detached) pairs.

Jan 2023 - 2022/4202/P/
Replacement of existing rear conservatory with new conservatory extension
Application Permitted

Sept 2022 - 2022/3636/L/
Listed Building application for internal rearrangements to the upper parts.
Application Permitted

Sept 2015 - 2015/4372/P/
Alterations to the 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 the 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 tree
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

3.0 Planning history



Aerial view showing Gainsborough Gardens

4.0 Client brief

The existing roof lantern is in poor condition. The finial over the ridge of the lantern has been lost over the years exposing the house to the elements as rain water trickles down onto the landing at 1st floor level. The images attached with this report describe the current condition.

The single glazed structure is also notorious for heat loss through the house and replacing this key item alone will improve the thermal envelope of the building.

8.0 Design Summary

Referring to the principals of the Arts and Crafts movement, we have proposed replacing the lantern with a like for like hand crafted reproduction faithfully copying the mouldings and profiles. High performance slim line double glazed panels will be set into the painted timber frame.

A description of the proposed works has been provided with this statement as Appendix I.

The pictures on the next page describe the condition of the lantern internally and as it appears externally. The high parapet walls to all sides means that the lantern is not visible from any point at street level.



Photos of existing roof light



Amrit Marway
Architecture for London
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ESTIMATE

Reference	3 Gainsborough Gardens Roof Lantern
Estimate Number	4183 HAND MADE VERSION
Date of Estimate	14 February 2023
Validity	14 days

Dear Amrit,

Thank you for your valued enquiry please find below a detailed specification for your project.

All our joinery is supplied fully factory spray finished in your choice of colour using Teknos or Remmers range of microporous paints.

To briefly summarise, our current submission is based on and incorporates the following points...

- GENERAL ITEM SUMMARY
- 1No. double hipped 2510mm x 2970mm Roof Lantern to match the original design. (External upstand sizes)
 - New timberwork and mouldings to the apron internally.
 - Made from solid Sapele Hardwood.
 - Spray finished in any Farrow & Ball or RAL colour.
 - Full CAD drawings included for your approval before manufacture.
 - 1 skip allowed for (no parking permit, confirmation required)
- TENDER CLARIFICATIONS
- Quotation Includes Supply & Fitting.
 - Heritage slim line glass, laminated internal pane, toughened external pane, argon gas filled, Low-E, easy clean active.
 - Internal Timber Paint Colour to be Confirmed.
 - External Aluminium Capping Colour to be Confirmed.
 - Site survey included.
 - No Allowance Made for Light Path or Cables.
 - No Allowance Made for ridge cresting.
 - No Allowance made for opening roof vents.
 - Detailed Drawing of Lantern & Apron Make Up to be Provided by Nicholson Joinery Post Order.
 - Current Manufacture Lead Time of 12 Weeks from Point of deposit.
 - Quotation is Valid for 30 Days & will Require Review Thereafter.

I hope everything is clear and to your requirements, but should you have any queries or need any additional information, please don't hesitate to contact me.

Failing that, I wish you a pleasant remainder of the day and look forward to hearing your thoughts in due course.

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Recognition	<p>Selected: RIBA Practice of the Month Finalist: London Construction Awards Finalist: Blueprint Awards Best Residential Finalist: BD Young Architect of the Year Award Finalist: Dezeen Awards Winner: RIBA Journal Rising Stars Cohort Finalist: BD Housing Architect of the Year Award Finalist: AJ Small Projects Award Finalist: Architizer A+ Awards Finalist: AJ Retrofit Award Finalist: NLA Don't Move Improve Award</p>
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