9 GAINSBOROUGH GARDENS, NW3 1BJ

DESIGN & ACCESS STATEMENT

18.08.2023

STUDIO
Architecture & Interior Design

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Contents

1.0 Introduction

1.1 Overview

This Design and Access statement has been prepared by TG Studio on behalf of the client in support of the planning application at 9 Gainsborough Gardens for the following proposal.

Internal refurbishment of Grade II listed building, together with the creation of a garden pavilion. Retrofitting of all existing original window frames with slimline glazing, and external restoration works.

This Design and Access statement is to be read in conjunction with the heritage statement submitted as part of this application.

The applicant has acquired the freehold of the site and is seeking to upgrade and refurbish the property to enhance this period home.

2.0 Site and Context Appraisal

2.1 Hampstead Conservation Area

Hampstead was designated a Conservation Area (with North End, the Elms, Vale of Health, Downshire Hill) on 29 January 1968 and since then there have been several extensions to the Conservation Area between 1977 to 2001 with some areas being transferred to Fitzjohns/Netherhall Conservation Area.

The Conservation Area is located from Finchley Road to Highgate and sits on the sand and pebble-capped hill, and spans the heights of the hill and rises to Whitestone Pond at 135m above sea level. The topography is at the heart of the townscape.

The map highlights the diversity of the urban form of Hampstead, from the dense cluster of streets and alleys around the High Street to the Grid of the Willoughby Road area to the expansive open spaces of Oakhill. All of these are set against the backdrop of Hampstead Heath and the outlying areas of the Conservation Area.

By the early 19th century, a number of large houses had been built in and adjacent to the centre of the village and on either side of the High Street there were also dense areas of working class cottages. The Hamlets of North End and Vale of Health had also grown up. Frognal and New End had become physically part of Hampstead Village. Many of the large houses still survive, including Fenton House, Old Grove House, Frognal Grove, Burgh House, Cannon Hall, Romney's House etc, but most of the poorer areas have been swept away.

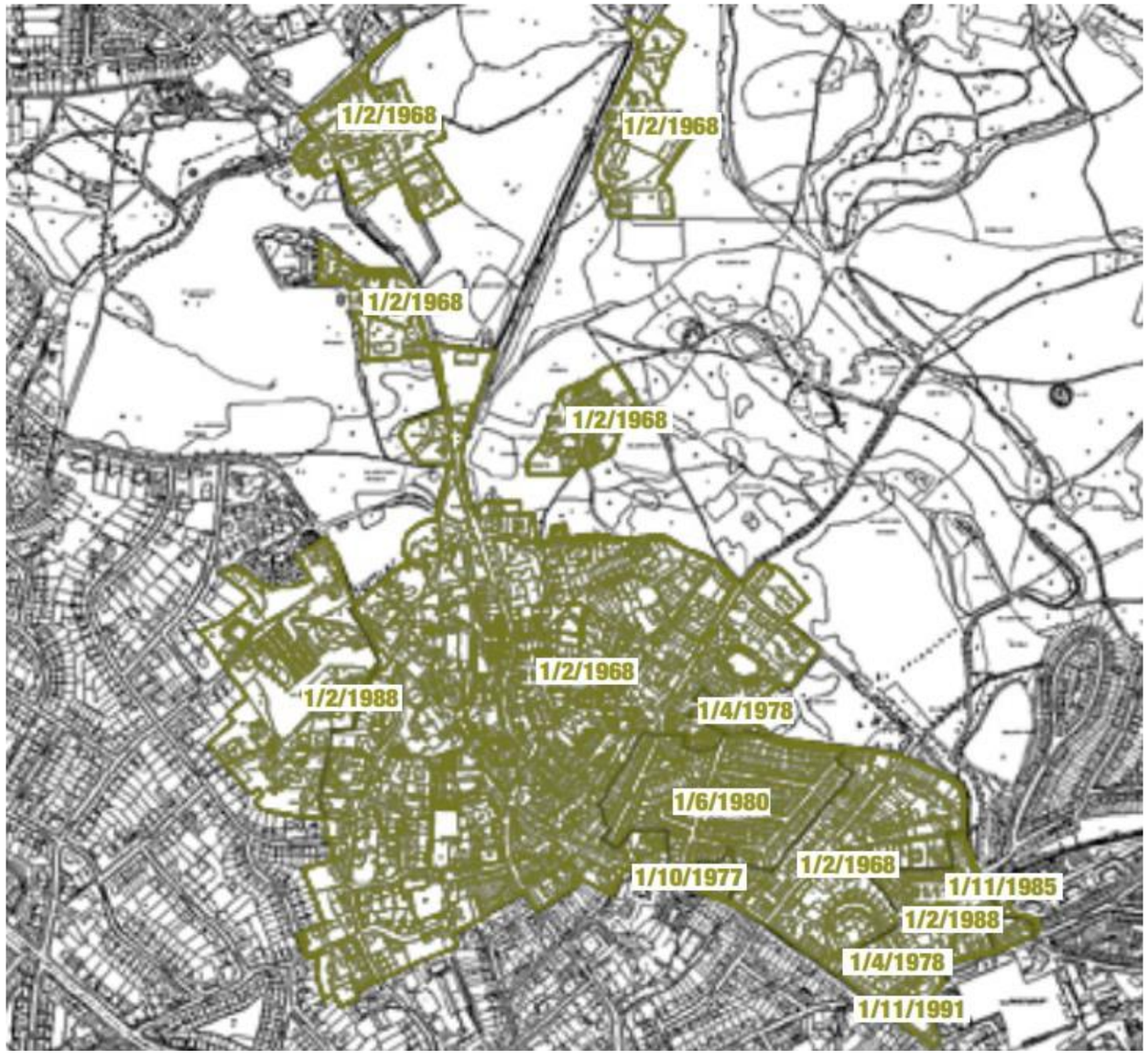
Hampstead Conservation Area is characterised by its distinctive and special qualities such as the variety of spaces, quality of the buildings, and relationships between areas, all laid upon the dramatic setting of the steep slopes. The contrast between the dense urban heart of Hampstead and the spaciousness of the outer areas is one of its major characteristics. It also demonstrates its historic development with the 18th century village still evident, adjacent to the streets created in the Victorian era, as well as many 20th century contributions. The Conservation Area character is therefore derived from the wide range of areas within it, each of which makes an important and valuable contribution to the Conservation Area as a whole.

9 Gainsborough Gardens is situated towards the southeastern border of Hampstead Heath and north of Hampstead Heath station. The houses in the area are predominately three and four-story homes and is accessed from two roads; Well Walk and East Heath Road.

2.2 Listed Buildings

No.3 to No.14 Gainsborough Gardens, The Cottage, and The Lodge are statutorily Listed Grade II with the listing dates ranging from 1991 and 2011.

Site 9 Gainsborough Gardens has a listing date of 23rd of April 2008.



Hampstead Conservation Area Map with Designated Dates

2.3 Site 9 Gainsborough Gardens

Gainsborough Gardens is located off Well Walk and East Heath Road and the properties on Gainsborough Gardens encircle and front onto the mature, and well-vegetated garden in the centre.

The properties in the area have a mixture of detached, semi-detached, and terraced houses, ranging from two to four stories. The boundaries to the front gardens are commonly well-vegetated with low-level boundary treatments such as wrought iron railings and gate access.

No. 9 Gainsborough Gardens is a Grade II listed three-story semi-detached house with a lower ground floor level and comprises 5 bedrooms, 2 bathrooms, and a guest wc.

To the front of the property, there is a good-sized front garden with vegetation to the borders, and low railings separating the pavement from the site. The rear boundary of the garden fronts Christchurch Hill and there is mature vegetation screening the property from the street.

The building is constructed with red brick and slate tile clad. The roof is hipped, and there is a prominent gable end to both the front and rear elevations, together with a smaller dormer adjacent. The windows and doors have fanned brick lintels above the openings however, some of the windows have white decorative pediments instead. The glazing is painted timber single-glazed sliding sash windows and doors with astragal bars to the upper window panels.

Site boundary: Gainsborough Gardens, NW3 1BJ

2.4 Site Photographs

Original Fireplace

Single Glazed Timber Sash Windows With

Prominent Cracks in Plasterboard

Loose and Damaged Plasterboard

Ground Floor Section of the Original Skirting Removed

Lower Ground Floor Non-Original Skirtings Throughout

Internal Four-Panelled Doors

Masonry Wall – Front Façade Showing Poor Repointing Works

Non-Original Black UPVC Soil Vent Pipes

Lower Ground Floor Non-Original Floorboards

3.0 Planning History

3.1 Previous Planning Applications & Appeals

January 2011

- **Development Type:** Trees
  Decision: No Objection to Works to Tree(s) in CA 14-01-2011
  Ref: 2010/6893/T

  Proposal: REAR GARDEN: 1 x Birch - Crown thin by 20%.

February 2011

- **Development Type:** Trees
  Decision: Approve Works (TPO) 02-02-2011
  Ref: 2010/6893/T

  Proposal: (TPO Ref: 14H) REAR GARDEN: 2 x Lime - Crown raise to 5-6m and thin by 20%.

February 2016

- **Development Type:** Trees
  Decision: Approve Works (TPO) 23-02-2016
  Ref: 2015/6855/T

  Proposal: (TPO REF. 14H-T46 & T47) REAR GARDEN: 1 x Crataegus Prunifolia (T1) (approx height 6m) - pollard to leave tree standing at 3.5m (leave first branch from ground level) to reduce weight in upper crown 1 x Silver Birch (Betula pendula) (T2) (approx height 10m) – crown reduce by removing 3m from height and crown reduce by removing 1-2m from sides to allow more light to house. 1 x Lime (Tilia Cordata) (T3) (approx height 11m) - pollard to oldest pollard points to leave a 5m tall tree to remove all dieback and dead branches 1 x Lime (Tilia Cordata) (T4) (approximate height 13m) - crown reduce by removing 3-4m from height and crown reduce by removing 1-2.5m from sides as part of continued maintenance

3.2 Previous Pre-planning Applications

Camden

24 May 2023

2023/1607/PRE Pre-application advice in respect of proposals requiring listed building consent (GII) at 9 Gainsborough Gardens, Hampstead

Proposal: Internal refurbishment of a Grade II listed building, together with the creation of a garden pavilion, and retrofitting of all existing original window frames with slimline double glazing. This advice is based on the documents submitted (chiefly the Pre-application Heritage Statement and proposed drawings) and on the site visit.

Site and Significance: Number 9 Gainsborough Gardens is a late C19th semi-detached house in a Queen Anne Revival style. It was built c.1895 by CB King, a local builder. It was built speculatively as part of the development of Gainsborough Gardens, which was partly inspired by the success of the 'artistic' middle class suburbs in places such as Bedford Park. Virtually all of the houses in Gainsborough Gardens are listed at GII. Numbers 9 and 10 were listed jointly in 2008 and the list description notes that the interior of Number 9 is particularly well preserved (Number 10 underwent more alteration prior to statutory designation. The site is within the Hampstead Conservation Area. The list description is quite detailed and summarises the significance of both properties as follows: "Quality of design and materials * Survival of internal plan and features of note, particularly No. 9 * Strong group value with other houses in Gainsborough Gardens * Strong contribution to the overall planning interest of Gainsborough Gardens, with particular importance as a screen building".

The key elements of the significance of Number 9 includes its architectural design and materials, evidential value as a late C19th house, its historic fabric and plan-form, and its townscape contribution, including their strongly positive contribution to the character and appearance of the conservation area and the setting of neighbouring listed buildings, especially the C19th houses in the Gardens. The optimum viable use of the building is as a domestic dwelling (the purpose for which it was built, and the use in which it currently exists).

Terms of this assessment: The assessment of the proposed works is applied to the impact on the significance of the listed building and the character and appearance of the conservation area. The principle of general repair and windows is covered first, then external works, followed by the internal works (which have been assessed chiefly in terms of the impact on the character, fabric and planform of each floor from basement to attic). This advice does not include an assessment of any planning matters outside of listed building consent and heritage impact.

The proposed works are extensive in scope. The pre-application submission is commendably full in the detail supplied within the heritage statement and the architectural drawings. However, if this advice fails to mention or assess any aspect of the proposals it should not be taken to mean that such elements are automatically acceptable.

General fabric and repairs: The house has undergone periods of renewal, alteration and repair over the past century. All works of like-for-like repair and sympathetic renewal and upgrading are likely to be supported, although typical and/or specific details of this work will be required under any application for listed building consent. It is noted that picture rails appear to have been removed from many rooms in the property, but I am unclear as to when this happened. The reinstatement of timber picture rails will return the walls to their original, and very typically 1890s, appearance.

There are a mixture of doorknobs, finger plates and escutcheon covers throughout the property, but it is agreed that the likely original design is to be found on the doors which have gadrooned brass knobs and bugle escutcheon covers. The basement floor is more likely to have had ceramic or timber knobs, but any appropriate design would be supported where modern door furniture is being replaced and where the design is consistent to the entirety of the principal doors on each floor. Several doors are proposed to be rehung to swing to the wall instead of to the room. While this is historically very uncharacteristic, it is a reversible alteration and is likely to be supported providing all historic doors and hinges are retained in the process.

Repairs to windows would be supported, and where windows have been replaced in clearly modern detail (such as the basement French windows) it would be possible to replace the frame to a more correct design for the 1890s. Double glazing the windows in any thickness of double glazing would not be supported, not least as many of the upper panes retain C19th glass and are in a multi-pane arrangement. There is no objection to secondary glazing where it can be created without harming internal timber, and there is no objection to replacing any existing late C20th glass within the larger panes of the property with a single pane thermal laminate glass (such as Histoglass Monolaminate) if it can be fitted into the glazing bar profiles without requiring an excessively deep rebate.

The repointing of any brickwork in a suitable mortar mix would be supported but it is noted that the extent of mid-C20th repointing is quite extensive, and this would be a considerable undertaking. A detailed methodology would be needed in order to grant consent for any areas of repointing that exceeded de minimis localised repair (i.e. areas of more than a few square centimetres or on a particularly prominent part of the building)

External works: Aside from potential repairs the chief external alterations relate to new soil pipes and a new garden room. All new soil pipes are proposed to be located on the side elevation. There is an opportunity to resolve the issue of redundant pipework and to replace plastic pipework with metal pipes. The introduction of new pipes on the side elevation (to serve the new bathroom fittings) is acceptable in principle but they must be kept as far back from the front of the building as possible.

In heritage terms the property could accommodate a garden room without harm to the listed building. The design and materials (and general location) of the proposed garden room seems acceptable in terms of its impact on the setting of the listed building. Section drawings will be needed to give a better sense of height/scale in relation to the building and the neighbouring boundary and the street boundary.

3.2 Previous Pre-planning Applications

Alterations by floor: *Basement Level*

Of all the floors in the property the basement level has undergone the most alteration, presumably prior to statutory designation. Having said that, these changes have chiefly related to the more minor internal walls and the essential elements of the planform survive. There is some uncertainty regarding the date of the chimneypiece in the front room (presumably the former servants' hall) but it is not proposed to remove it and this decision is supported. The cornices to the main rooms seem to be in quite short runs and were presumably added in the 1990s.

The largest proposed alteration, by extent, is the lowering of the floor level across the basement. The application documents state that a lowering of around 150mm would occur and that none of the historic fabric of the floor would be lost because the joists allow for this drop within the existing void. This also means that no underpinning would be required. Given the comparatively modest extent of the lowering, the fact the skirting is not original, and the fact that it can accomplished while retaining all of the structural historic fabric there is no objection in principle to this as it would not radically alter the proportions of the room. However, the replacement of all doors to accommodate the drop would not be acceptable as many of the doors appear to be historic. Given the design of the doors it would be possible to add 150mm of timber to the bottom of each to accommodate the new floor level.

The greatest proposed alteration in terms of historic structure is the proposed removal of the corner chimneybreast in what was probably the former housekeeper's room. This would not be acceptable as it involves structural intervention into the fabric of the building, the demolition of historic fabric and, probably most importantly, the removal of evidential value of the original planform. The corner chimneybreast allows some sense of the original planform of this space to be read, as do the adjacent downstands. The removal of any remaining evidence of the layout of these rooms would not be supported (although there is no objection to the replacement of the downstands and pillar in the same location).

The proposal to create an opening into the side wing by means of the under-stairs cupboard is acceptable providing the door between the cupboard and the hall is retained, i.e. it does not become a new open corridor.

There is no objection in principle to locating a fitted kitchen in the front basement room providing all of the services can be accommodated without requiring any new breaches in the main (entrance) façade of the house or ventilation grilles within windowpanes etc.

It is proposed to build a timber shelf or cupboard arrangement across the wall with the main chimneybreast in the rear room. This is probably a more supportable alteration on this floor than elsewhere given the breast is very plain and has no original detail left. However, it should not be full height, i.e. should not diminish the visual sense of the original proportions of the room or the legibility of where the chimneybreast is.

Alterations by floor: *Ground Level*

It is proposed to create a draft door in the existing opening between the vestibule and the stair hall. Providing the opening itself, and its architrave, was not altered the principle of this could be acceptable, although it is more likely that the historic arrangement was a portiere curtain rather than a door. Minimally framed 'Crittal' style doors would not be supported as they would be at odds with the robust detailing and natural materials of the original aesthetic of the interior, but a timber framed arrangement with a degree of glazing, whether in a late Victorian style or in a more astylar, (but nonetheless robustly framed and detailed) design could be supported. The effect on historic plan-form and circulation would be negligible, but the detail of the framing and materials will be crucial to acceptability in order to ensure the predominantly Victorian character of the hallway is not visually eroded.

It is proposed to construct a bookcase in front of the chimneybreast/chimneypiece in the small rear room. Covering of architectural detail in this manner is discouraged as it certainly has a deleterious impact on the character of a space. However, given that one could place a large bookcase in front of a chimneypiece without requiring listed building consent, it is possible that a similar arrangement could be acceptable in this location providing the item was very much a piece of furniture which required no alteration to historic fabric, and was not full-height, (i.e. was not in danger of veering into the realms of a stud wall- which would require consent and would be likely to be refused consent).

The rear chimneypiece is original, but the cheeks and hearths have been altered and are covered in marble. Reversal of this to a tiled finish would be supported.

The W.C. seems likely to have been purpose built as a W.C., or at least as a cloakroom with basin. Moving or replicating the existing partition wall could be supported as the character and essential planform of the space would not be radically altered. Covering the window internally with a cupboard is not ideal but it is not contentious in this set-back concealed location and a very similar situation could in any case be created by normal furnishing (i.e. without listed building consent).

Alterations by floor: *First Floor Level*

The biggest change on this floor is the proposal to turn the former master bedroom into a bathroom and to connect the rear room to it via a new doorway in the north-south spine wall.

The proposed connection of the rear bedroom to the rear dressing room appears to be historic and would be acceptable. The likely original circulation of this space was probably two main bedrooms each separately connected to a smaller dressing room/bathroom.

The proposed opening in the spine wall changes this circulation into more a modern "suite" arrangement. However, there is no reason why the principle of a modest opening would be particularly harmful in the sense that all of the rooms would retain their original form and historic doors. At present it is proposed to put the opening in the centre of the spine wall. However, it would be worth considering it having it offset towards the chimneybreast side, i.e. a less 'axial' treatment, which might be more appropriate for the character of a bedroom floor.

3.2 Previous Pre-planning Applications

Alterations by floor: *First Floor Level – continued*

Raising the entirety of the front room floor level to create a void for greywater drainage would definitely not be acceptable. However, if the bath can be raised on a podium within the bay (even if notching of joists is required) then this is likely to be supported. The shower and proposed dry sauna appear to be similar objects in terms of likely scale and form, and proving they are easily reversible and don't require servicing beyond normal domestic plumbing and electrics, they are likely to be acceptable.

One important constraint in the front room is the existence of an 1890s built-in press. This must not be removed from the room but it should be possible to support moving it to the opposite bay of the chimneybreast providing it is moved in its entirety (i.e. not just reusing the doors on a new carcass).

Again, there is extensive built-in shelving proposed throughout the bedroom and dressing rooms. In most locations this is likely to be acceptable providing it sits below the ceiling level but it is very unfortunate that two chimneypieces are again proposed to be covered. Covering architectural detail to this extent on yet another floor verges into a cumulative impact of erosion of character, and unlike free-standing furniture would probably not be reversed with a change of ownership. It is therefore advised, especially in the rear bedroom, that the chimneypiece is left visible. Elevations of all new proposed cabinet work will be needed to assess at application stage.

Alterations by floor: *Second Floor Level*

At second floor it is proposed to create an opening between the rear room and the dressing room. While it seems clear that there was never an opening in this location (unlike at first floor) the creation of a door would likely be acceptable, as would a small arched opening the width of a door. However at present what is proposed appears to be an opening larger than a standard door which has a harmful effect on the circulation and character of the two rooms affected.

Again the proposed shelving in the dressing room covers the chimneypiece which is unnecessary and could presumably be altered to allow the chimneypiece to remain visible.

It is proposed to create a stair from the rear room to the attic. Usually this would be quite difficult to support but in this case the loss of historic fabric is neutral as it replaces a ladder off the landing and sits within a partition/alcove which already exists and can be covered by new doors to read as a wardrobe.

Alterations by floor: *Attic (roof void) Floor Level*

It is proposed to create a smaller central room by means of stud walls. The planform of the attic is currently one open space and the creation of stud walls within this is not considered to cause harm given the very ancillary nature of the space and the lightweight nature of the proposed construction. Replacing the rooflight with a conservation rooflight is acceptable

Summary:

The repair of historic fabric is welcomed, and it is accepted that the proposals will repair much of the fabric of the building. The internal changes have the potential to provide a neutral impact, and certain elements provide some mild enhancement.

Much of the interior work relates to the fitting of new bathrooms, wardrobes and other such items. While these may not be overly harmful on an individual basis, the cumulative impact of such works could change the historic character of the interior quite considerably and the scale and extent of fitted furniture is quite substantial in some areas. Keeping new furniture and shower enclosures well below ceiling height, ensuring they are scaled and detailed in a manner which respects the character of the spaces they occupy, avoiding the concealment of entire runs of skirting on any given room, and avoiding the disproportionate obscuring of historic detail will be important to ensuring acceptability. In one instance a bathroom is being fitted in a room which appears to have always been a bedroom. It seems possible that the works could be accomplished without undue alteration to historic fabric or planform, but again the principle is only part of the issue and the detail of this (extent of tiling on walls etc) will be important to ensuring that this space still feels like a room in a GII listed Victorian house which has been listed partly, but explicitly, for the historic character of its interiors.

4.0 Design Proposal

4.1 Picture Rails, Cornices, Architraves, and Skirtings

In the rear room on the ground floor, and on the lower ground floor, there are non-original cornices, architraves, and skirtings throughout.

The proposal consists of replacing all non-original cornices and skirtings to match the original throughout the property.

4.2 Lowering of Existing Joists on the Lower Ground Floor

On the lower ground floor, the original fabric of the building such as the floor joist remains throughout however, on the lower ground floor there are non-original floorboards laid on top of the joist.

The proposal sets out to lower the existing floor joists of the entire lower ground floor footprint by 150mm. The fireplace will be carefully removed and re-installed at the new floor level.

Following a careful inspection, it was discovered that no underpinning is required to carry out the works.

4.3 Kitchen

The proposal is to refurbish the kitchen on the lower ground floor with high-quality cabinetry in a traditional design which is more in keeping with this period property.

The fireplace will remain and be unaffected.

4.4 Joinery

The proposal incorporates new fitted and loose joinery which will carefully designed to not disturb any original skirtings and cornices

4.5 Repointing & Soil Vent Pipes

The masonry walls of the building have undergone repointing and there are signs of unmatched mortar used throughout the façade. Further to this, the soil vent pipes have been replaced with black cast iron.

The proposal intends to repoint the entire building to ensure the mortar used is the same throughout the building and compliment the original red brick façade.

4.6 Garden Room & Landscaping

The proposal is to construct a free-standing outbuilding within the rear garden.

4.7 Window Alterations

Retrofitting the existing single-glazed windows and doors with a slim glazing system will improve the appearance of the historical windows and doors. We would do this using the Histoglass MONO-laminate glazing system.

There is no historical glass to any of the windows and doors, and retrofitting the windows will improve the thermal performance thus providing a more pleasant environment.

4.8 External & Internal Doors

The proposal sets out to carefully re-site all existing internal doors within the lower ground floor level and re-install them at the new floor level. All doors will have new architraves to them and match the existing original architraves within the property.

The existing architraves to the lower ground floor level are not original and are not considered to be of any significance to the historical building.

The French door to the rear façade will be replaced with a new hardwood timber French door to accommodate the new internal floor height and be like-for-like in appearance with slim double-glazing.

In addition to this, the proposal also seeks to replace the existing non-original rooflight to the rear roof slope with a new conservation rooflight.

4.9 Additional Internal Alterations

New electric underfloor heating is proposed throughout building

The proposal seeks to install electric underfloor heating retaining the existing historic floorboards – excluding the lower ground floor, where there are non-original floorboards and will be replaced with new.

In addition to this, the proposal is to alter the existing internal lighting to provide adequate illumination throughout the property.

5.0 Underfloor Heating Strategy

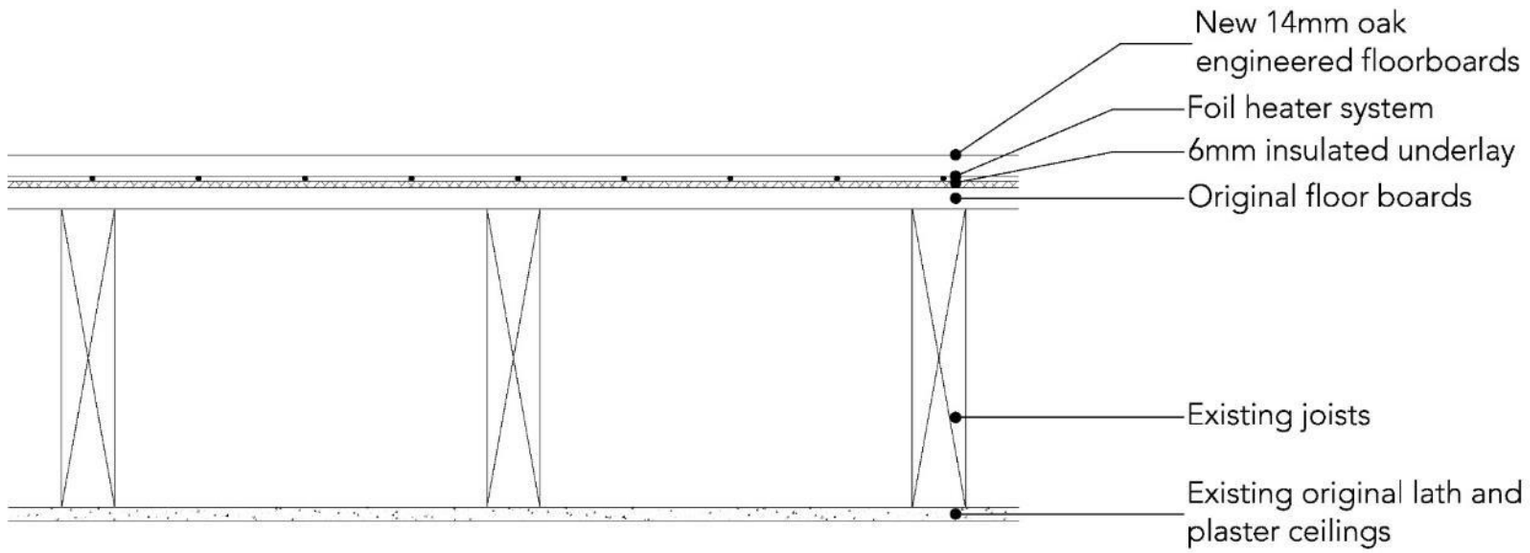
5.1 Strategy – All Floor Levels

The electric Warmup StickyMat System has been selected to keep the disturbance to the existing historic flooring structure on the ground, first and second floor to a minimum. On the lower ground-floor the detail will be slightly different as there are no original floorboards.

The construction process of the system:

We are retaining the historic pine flooring; the installation process is as follows:

- Carefully remove existing skirtings and architraves, clean and denial.
- On the existing historic pine floorboards, lay the 6mm insulated underlay
- Install the foil heater system on top of the underlay
- Install the new 14mm oak engineered floorboards on top of the foil heater system
- Re-install skirting boards and shortened architraves.



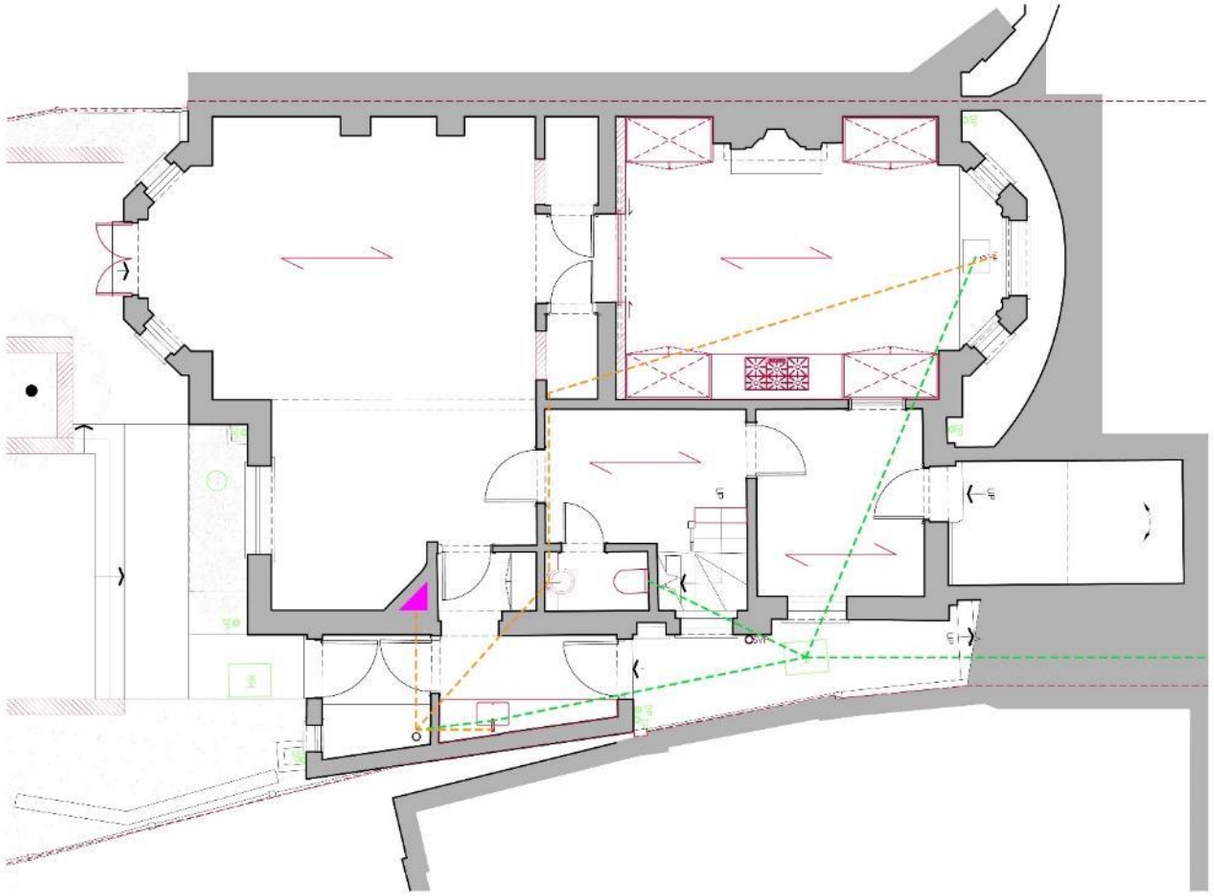
ELECTRIC UNDERFLOOR HEATING SYSTEM DETAIL

6.0 Mechanical Services Design

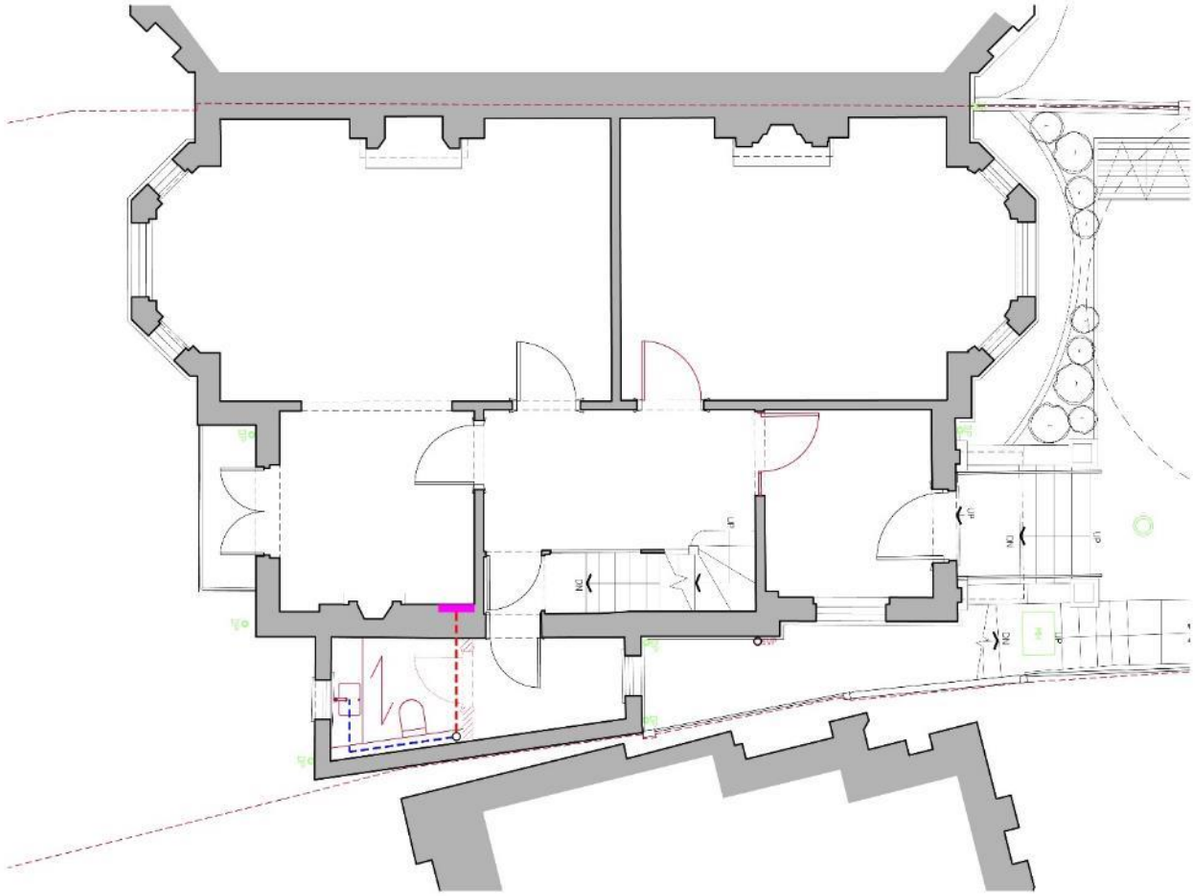
6.1 Lower Ground & Ground Floor Plan (NTS)

LEGEND

- EXISTING VERTICAL RISER FOR HOT & COLD WATER SUPPLY
- NEW WASTE RUNS UNDERNEATH JOIST
- NEW RUNS OF HOT & COLD WATER SUPPLY UNDERNEATH JOISTS
- NEW WASTE RUNS TO BE ACHIEVED BY MINIMAL NOTCHING TO JOISTS
- NEW RUNS OF HOT & COLD WATER SUPPLY TO BE ACHIEVED BY MINIMAL NOTCHING TO JOISTS
- EXISTING WASTE RUNS
- DIRECTION OF EXISTING JOIST
- NEW CAST IRON SVP



LOWER GROUND FLOOR PLAN

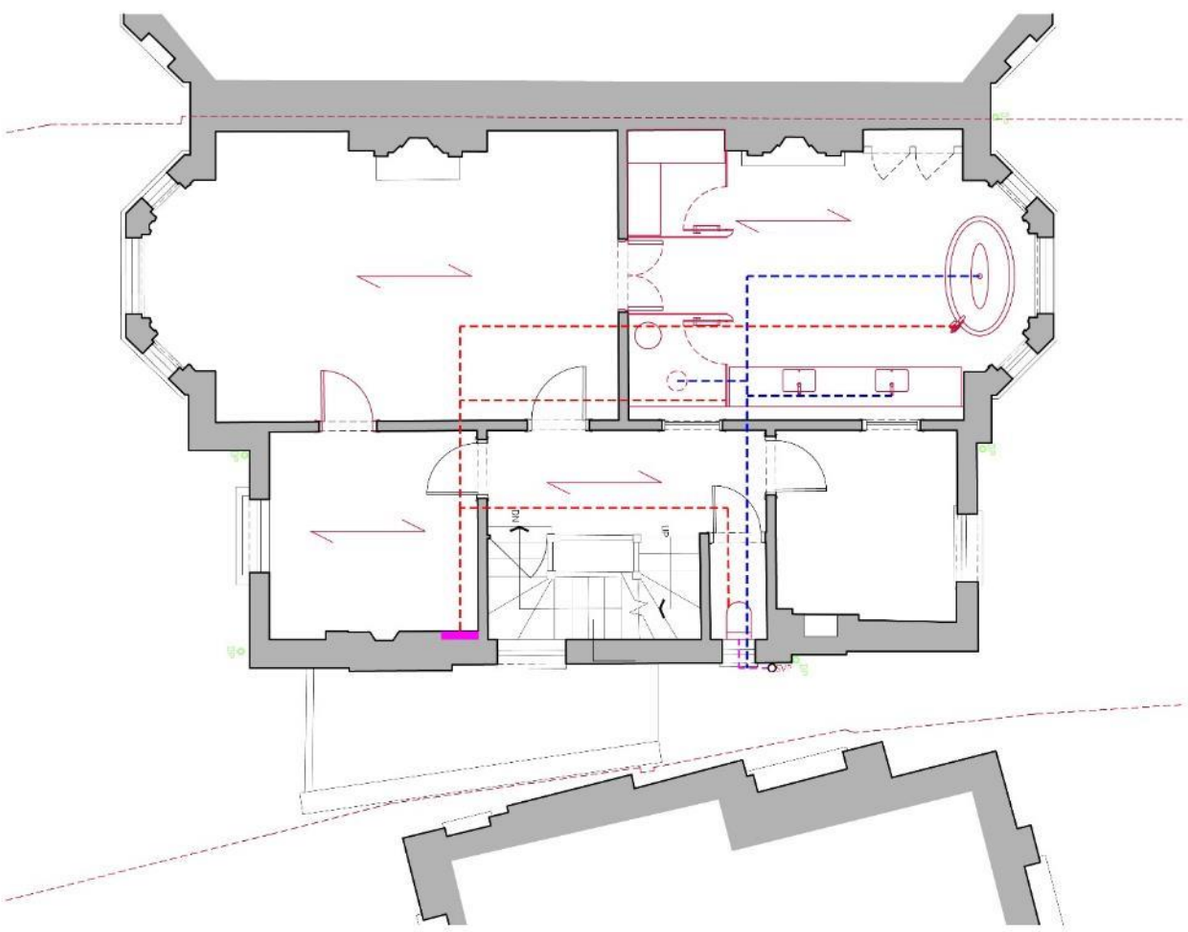


GROUND FLOOR PLAN

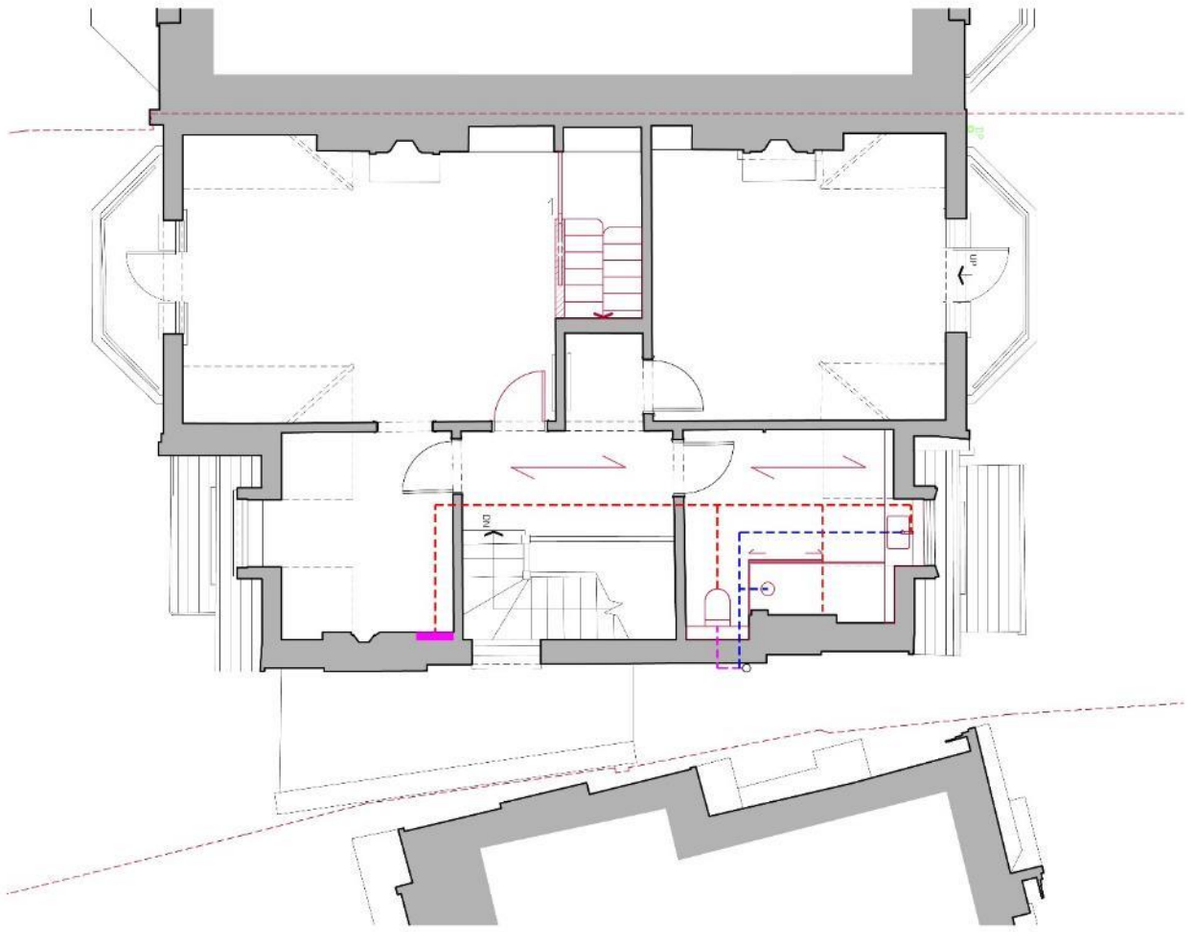
6.2 First & Second Floor Plan (NTS)

LEGEND

- EXISTING VERTICAL RISER FOR HOT & COLD WATER SUPPLY
- NEW WASTE RUNS UNDERNEATH JOIST
- NEW RUNS OF HOT & COLD WATER SUPPLY UNDERNEATH JOISTS
- NEW WASTE RUNS TO BE ACHIEVED BY MINIMAL NOTCHING TO JOISTS
- NEW RUNS OF HOT & COLD WATER SUPPLY TO BE ACHIEVED BY MINIMAL NOTCHING TO JOISTS
- EXISTING WASTE RUNS
- DIRECTION OF EXISTING JOIST
- NEW CAST IRON SVP



FIRST FLOOR PLAN

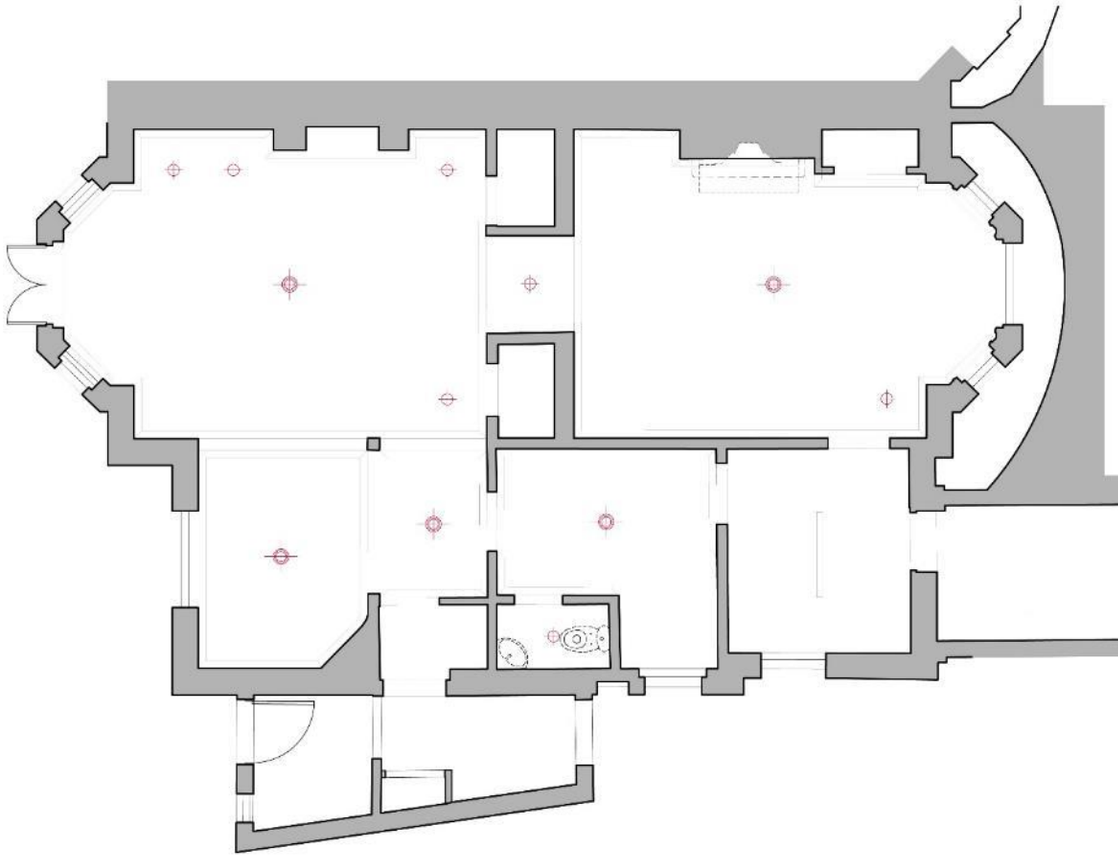


SECOND FLOOR PLAN

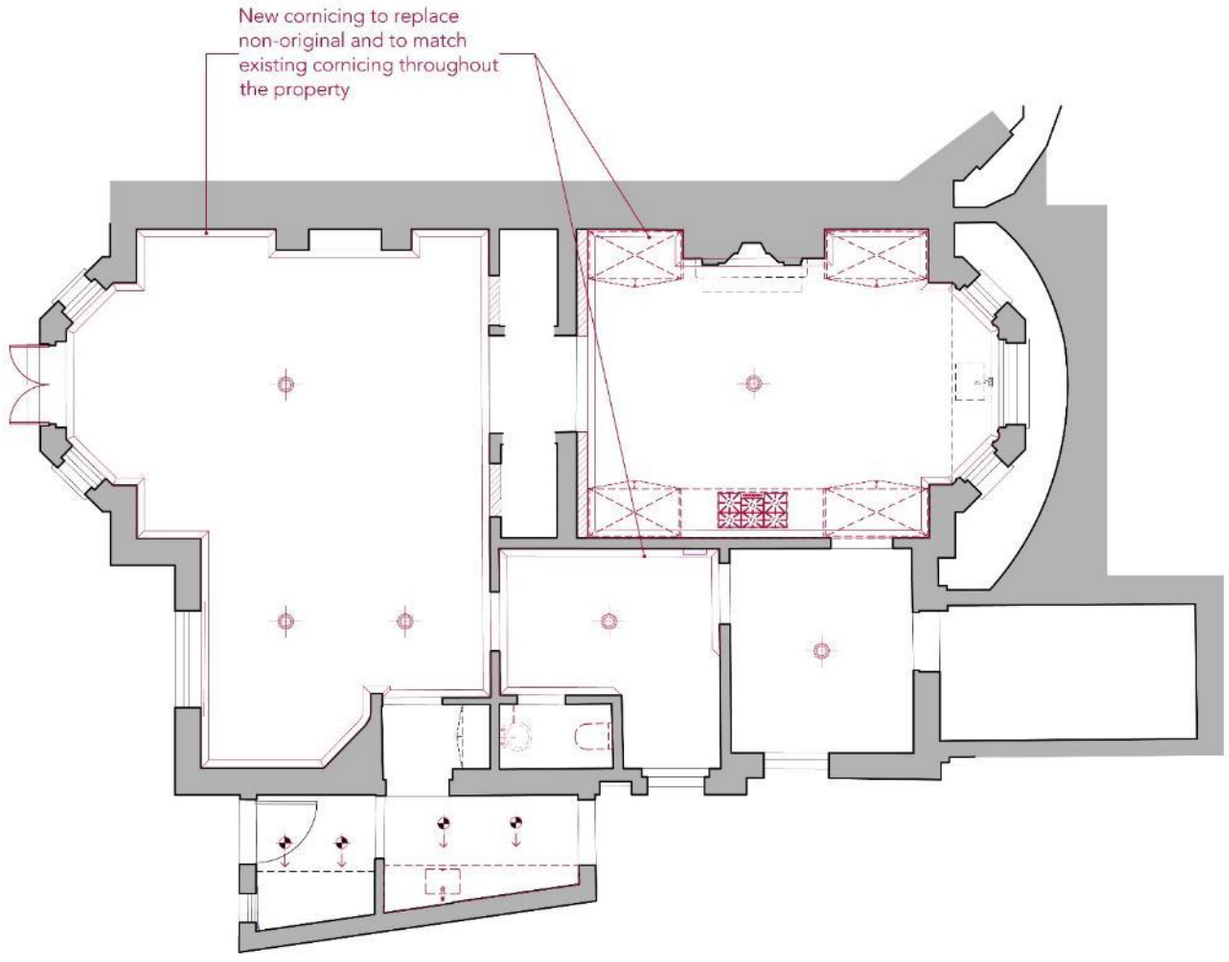
7.0 Alterations to Internal Lighting

7.1 Existing & Proposed Lower Ground Floor RCP Lighting Plan (NTS)

LEGEND	
SYMBOL	DESCRIPTION
	RECESSED DOWN LIGHT
	RECESSED DOWN LIGHT FOR BATHROOM
	RECESSED ADJUSTABLE DOWN LIGHT
	WALL LIGHT
	SUSPENDED PENDANT LIGHT
	SURFACE MOUNT LINEAR LIGHT



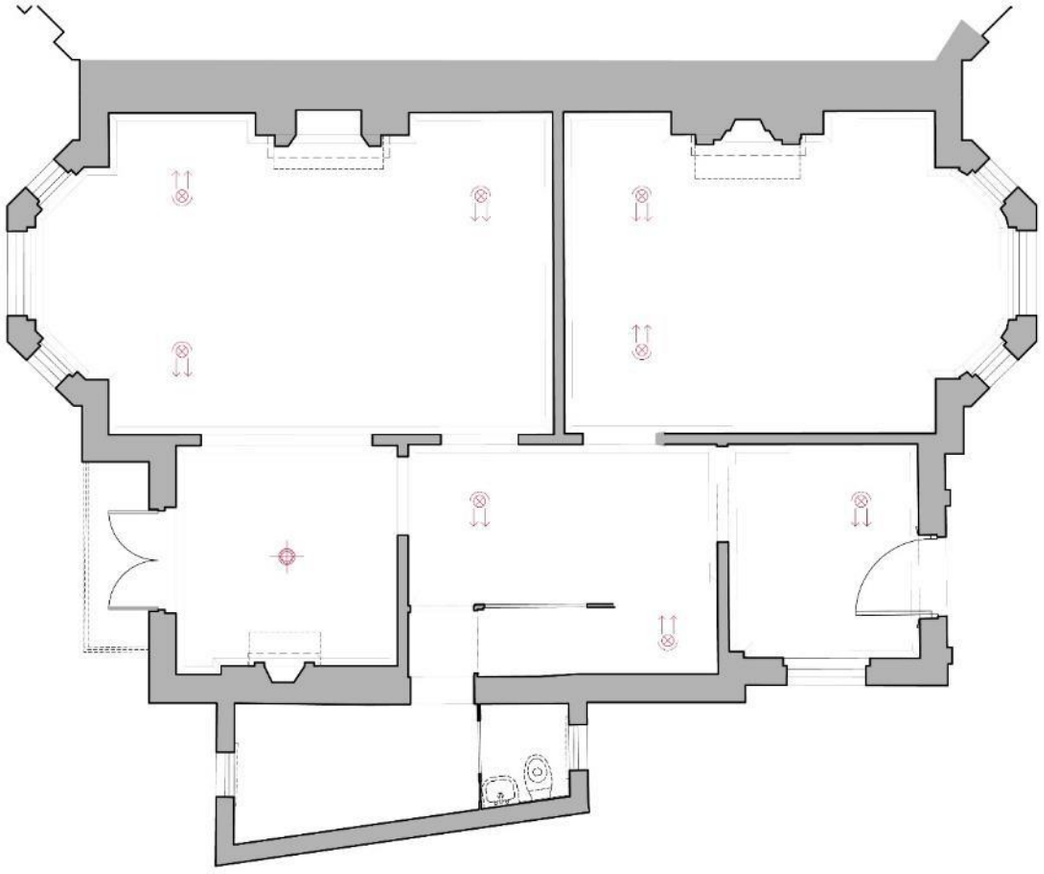
EXISTING LOWER GROUND FLOOR PLAN



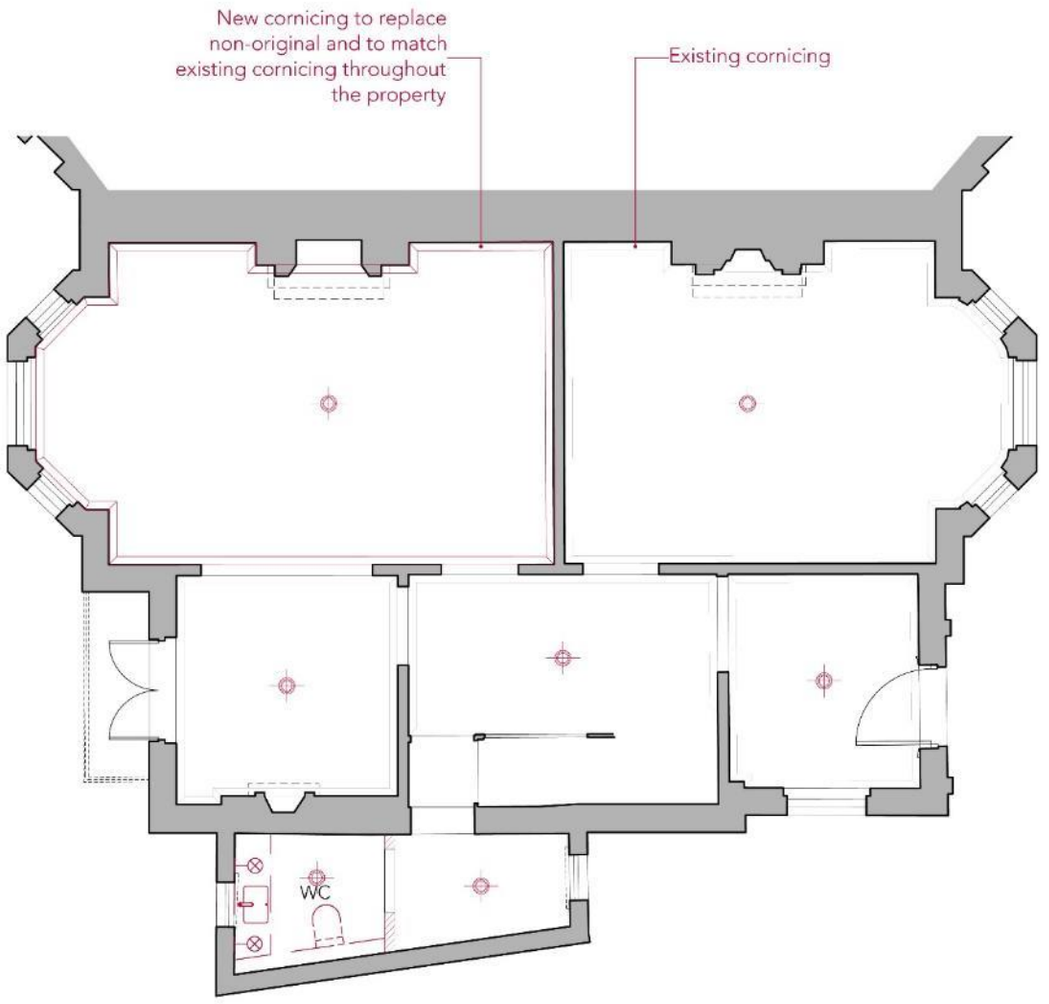
PROPOSED LOWER GROUND FLOOR PLAN

7.2 Existing & Proposed Ground Floor RCP Lighting Plan (NTS)

LEGEND	
SYMBOL	DESCRIPTION
	RECESSED DOWN LIGHT
	RECESSED DOWN LIGHT FOR BATHROOM
	RECESSED ADJUSTABLE DOWN LIGHT
	WALL LIGHT
	SUSPENDED PENDANT LIGHT
	SURFACE MOUNT LINEAR LIGHT



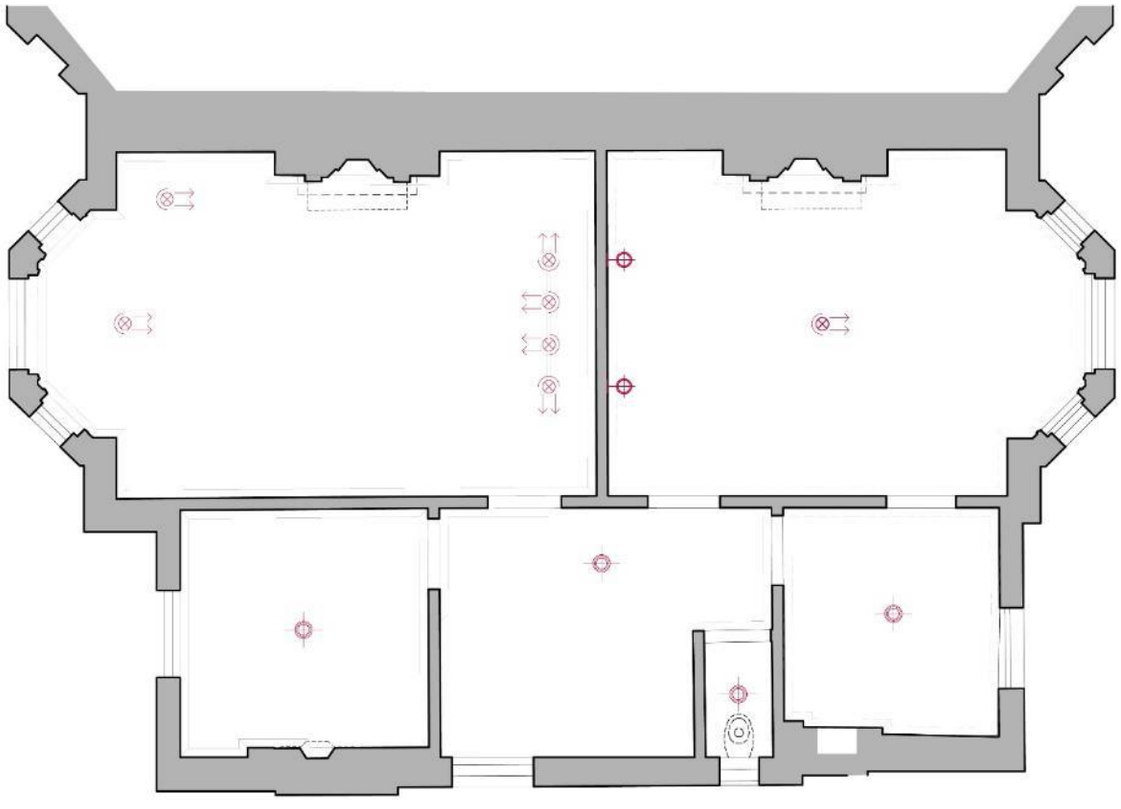
EXISTING GROUND FLOOR PLAN



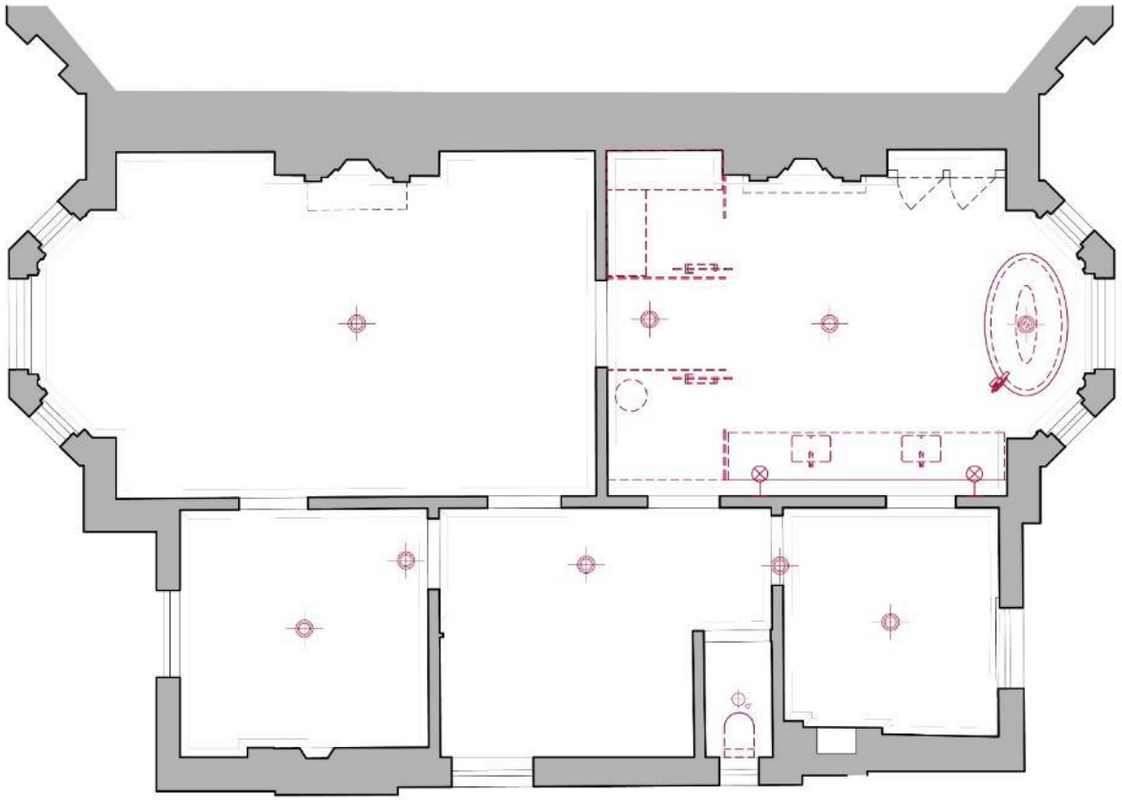
PROPOSED GROUND FLOOR PLAN

7.3 Existing & Proposed First Floor RCP Lighting Plan (NTS)

LEGEND	
SYMBOL	DESCRIPTION
	RECESSED DOWN LIGHT
	RECESSED DOWN LIGHT FOR BATHROOM
	RECESSED ADJUSTABLE DOWN LIGHT
	WALL LIGHT
	SUSPENDED PENDANT LIGHT
	SURFACE MOUNT LINEAR LIGHT



EXISTING FIRST FLOOR PLAN

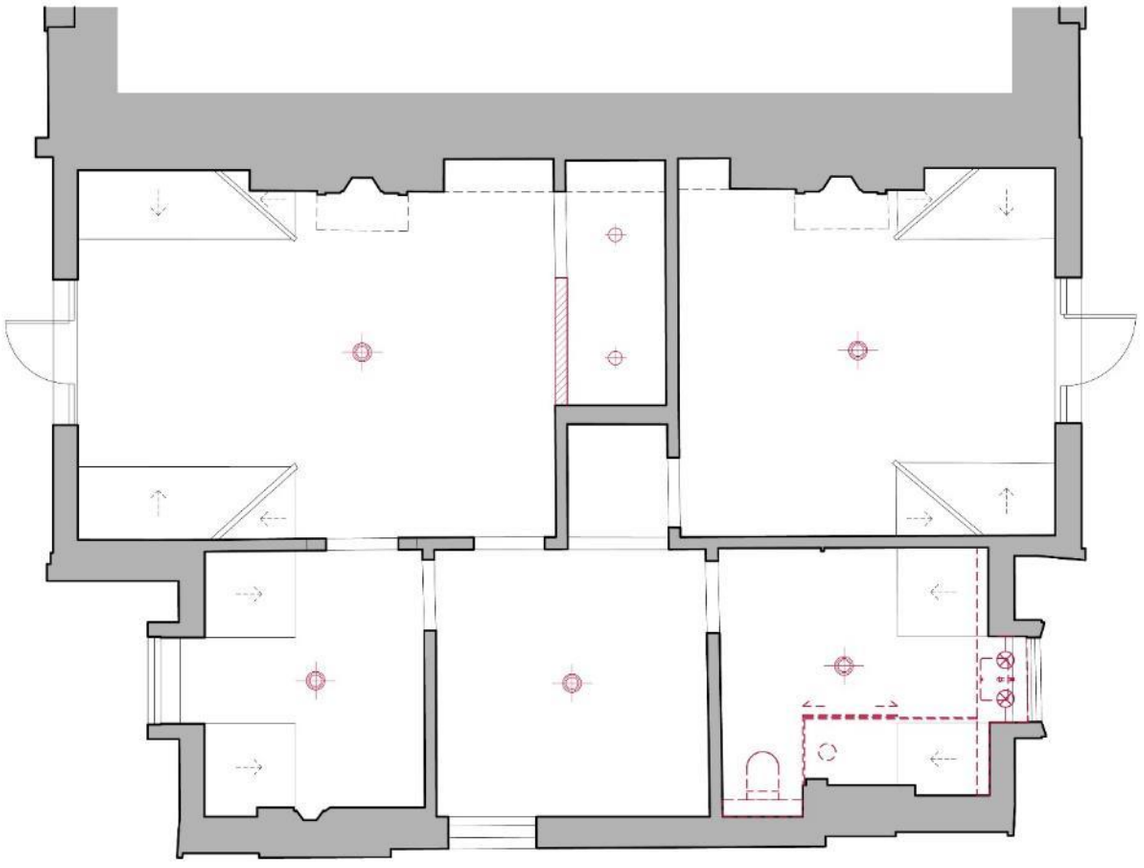


PROPOSED FIRST FLOOR PLAN

7.4 Existing & Proposed Second Floor RCP Lighting Plan (NTS)

LEGEND	
SYMBOL	DESCRIPTION
	RECESSED DOWN LIGHT
	RECESSED DOWN LIGHT FOR BATHROOM
	RECESSED ADJUSTABLE DOWN LIGHT
	WALL LIGHT
	SUSPENDED PENDANT LIGHT
	SURFACE MOUNT LINEAR LIGHT

EXISTING SECOND FLOOR PLAN

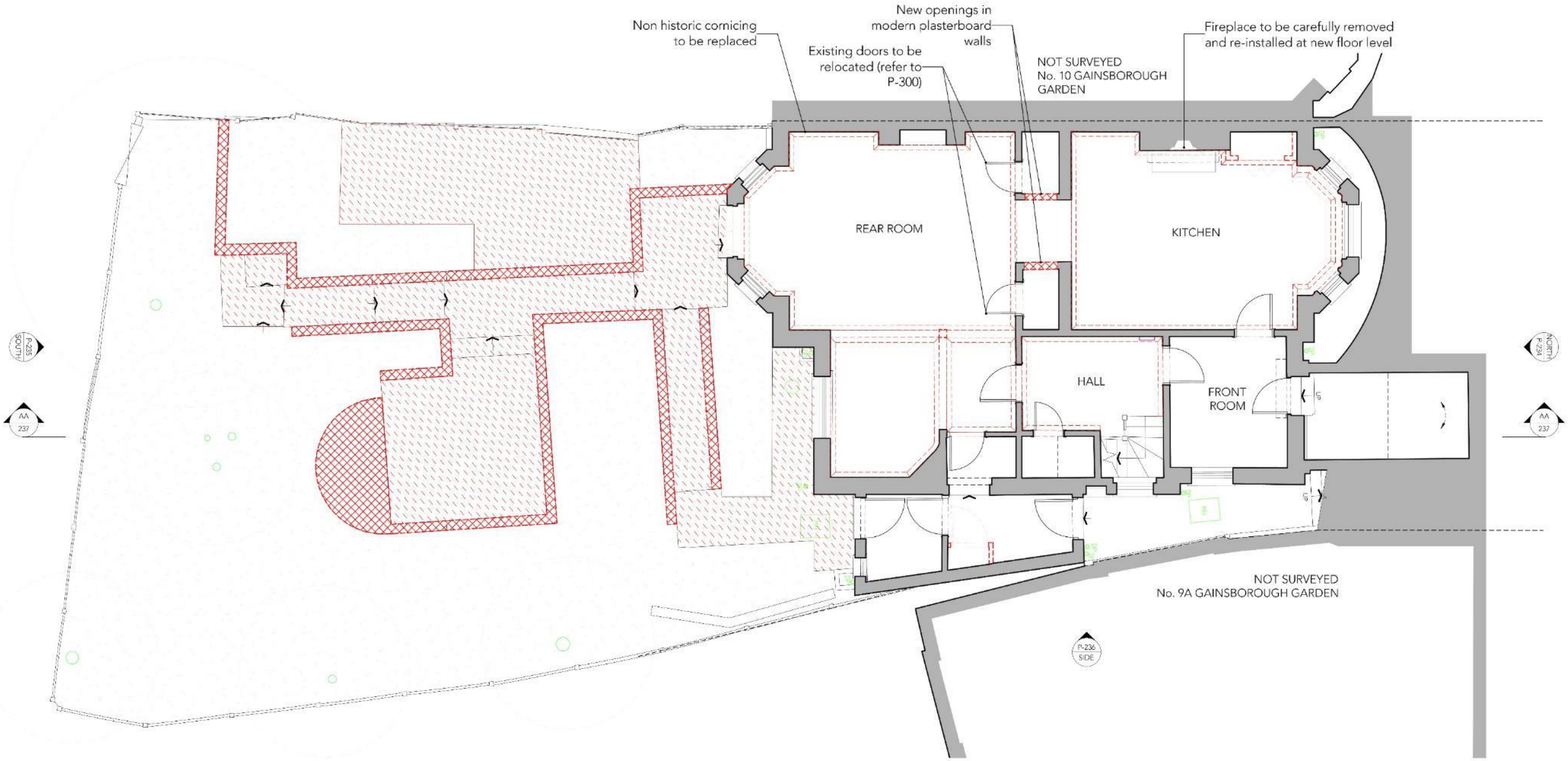


PROPOSED SECOND FLOOR PLAN

8.0 Drawings

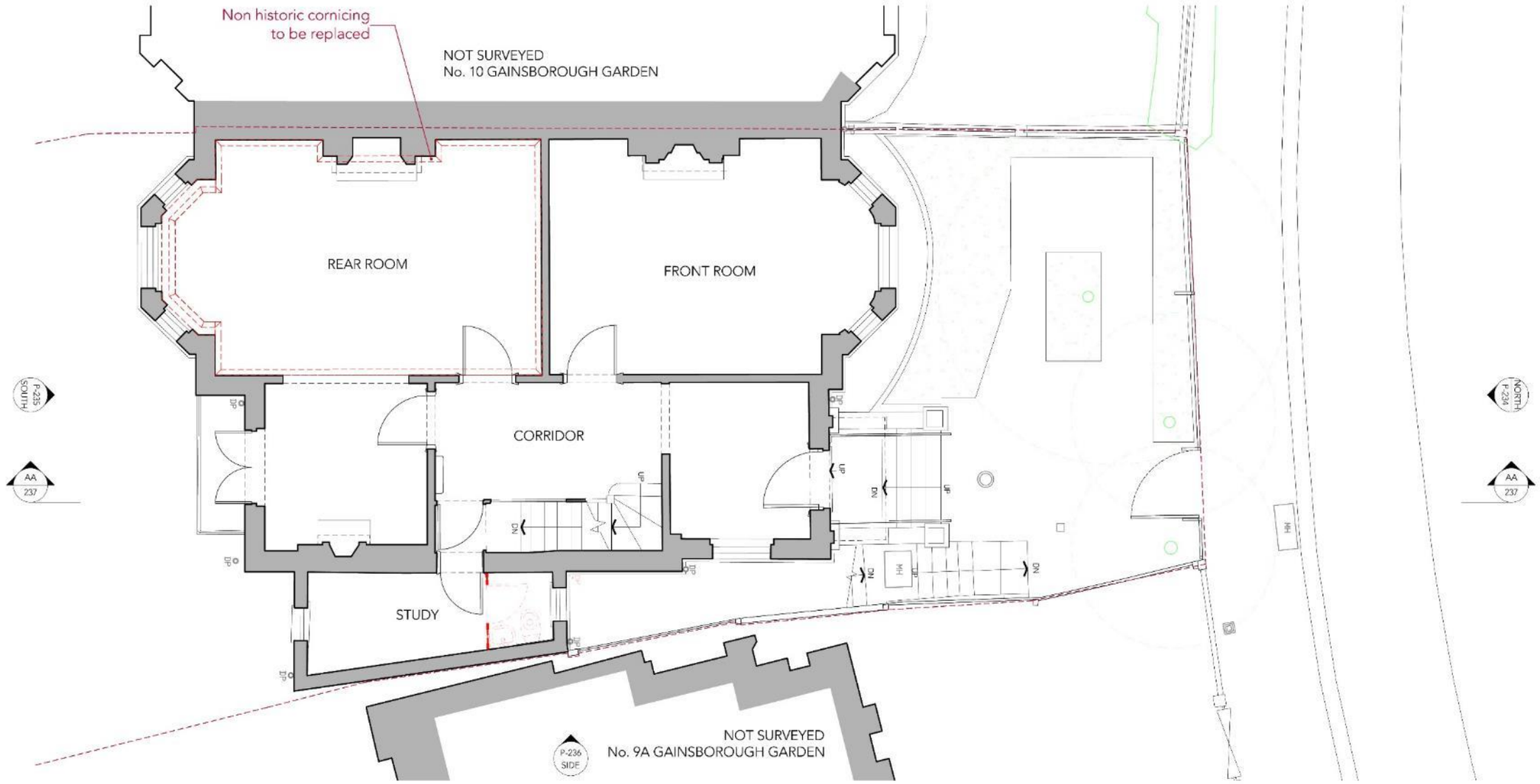
8.1 Existing Lower Ground Floor Demolition Plan (NTS)

LEGEND	
SYMBOL	DESCRIPTION
	WALLS & PARTITIONS TO BE REMOVED
	ELEMENTS TO BE REMOVED



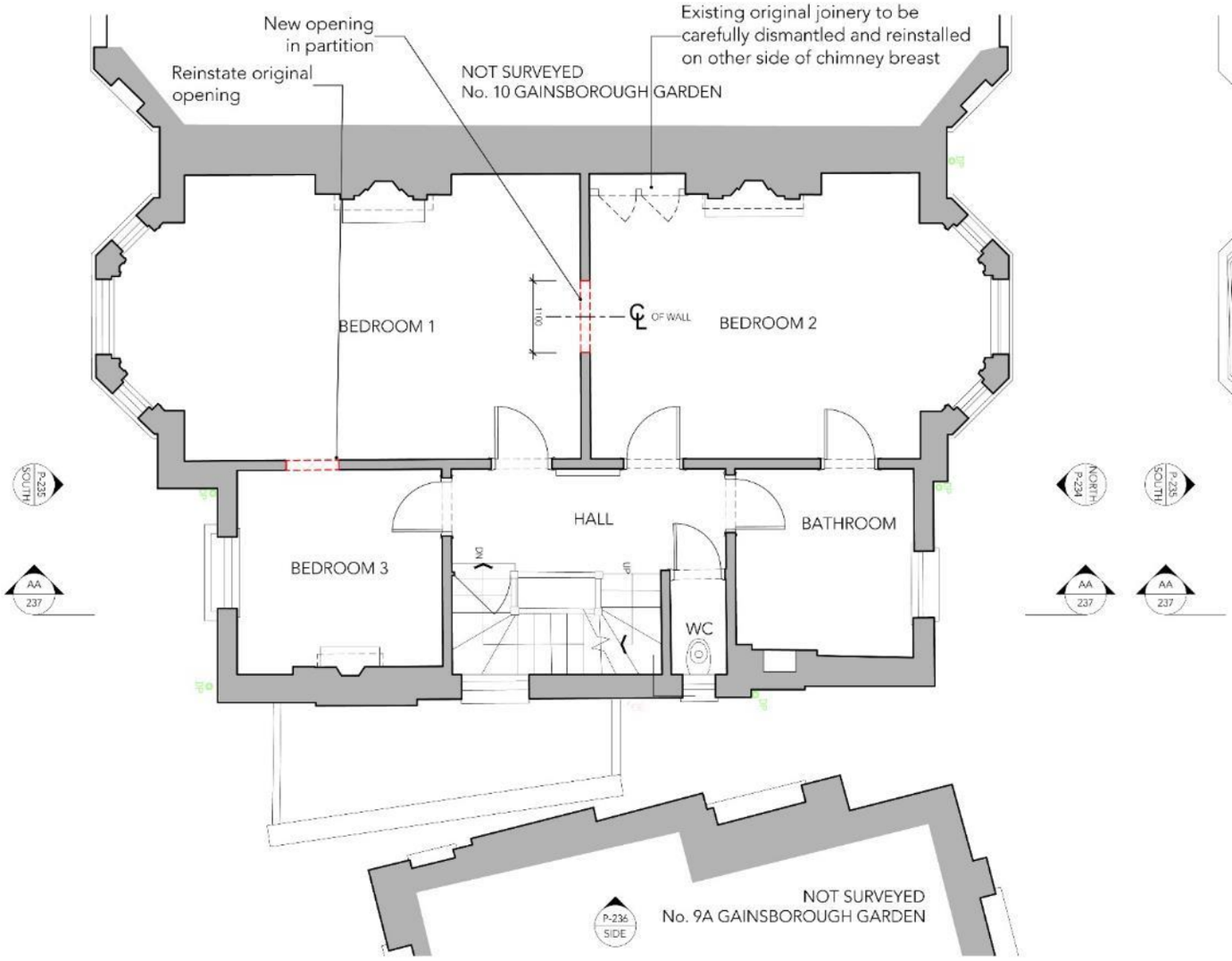
8.2 Existing Ground Floor Demolition Plan (NTS)

LEGEND	
SYMBOL	DESCRIPTION
	WALLS & PARTITIONS TO BE REMOVED
	ELEMENTS TO BE REMOVED

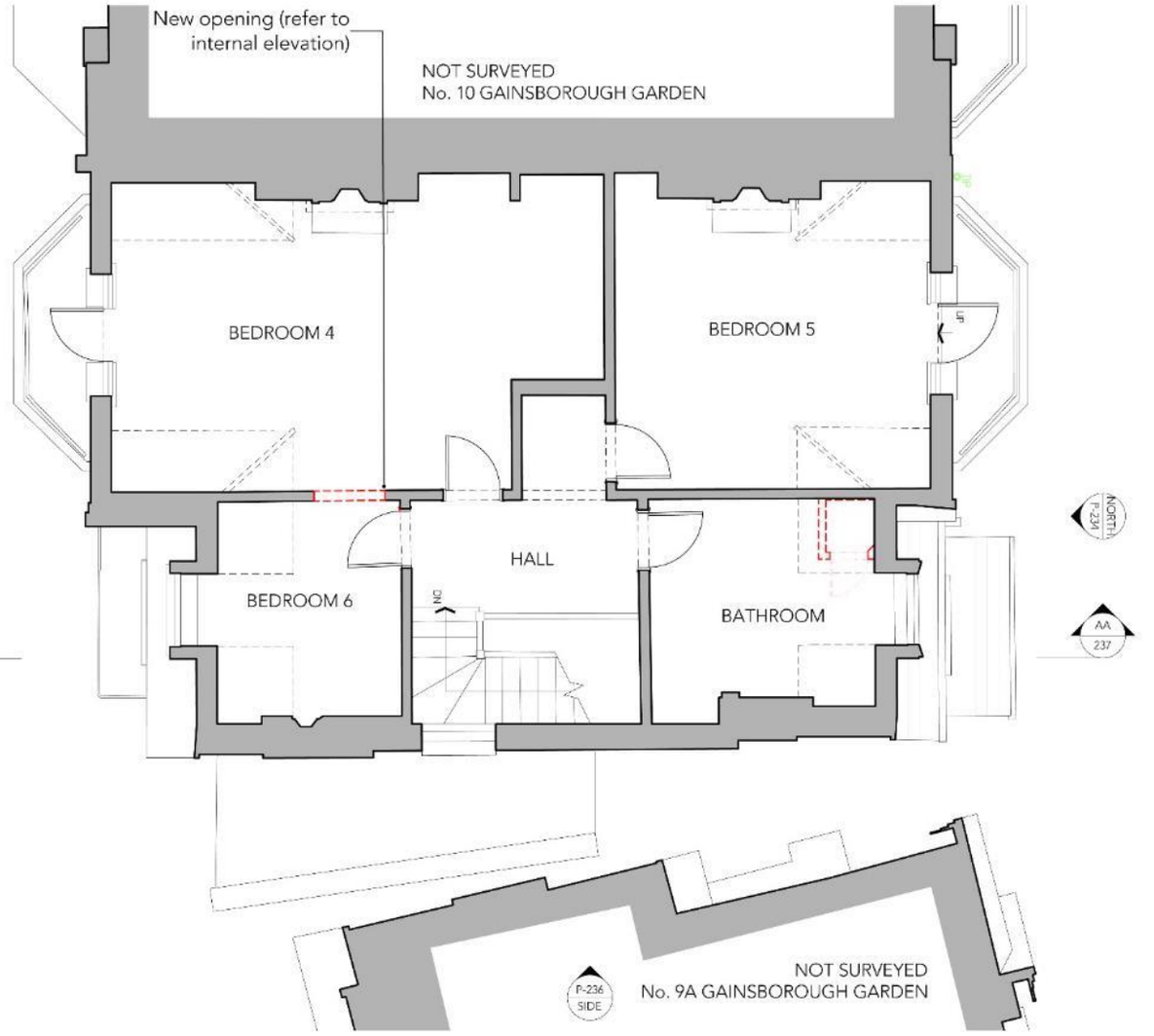


8.3 Existing First & Second Floor Demolition Plan (NTS)

LEGEND	
SYMBOL	DESCRIPTION
	WALLS & PARTITIONS TO BE REMOVED
	ELEMENTS TO BE REMOVED



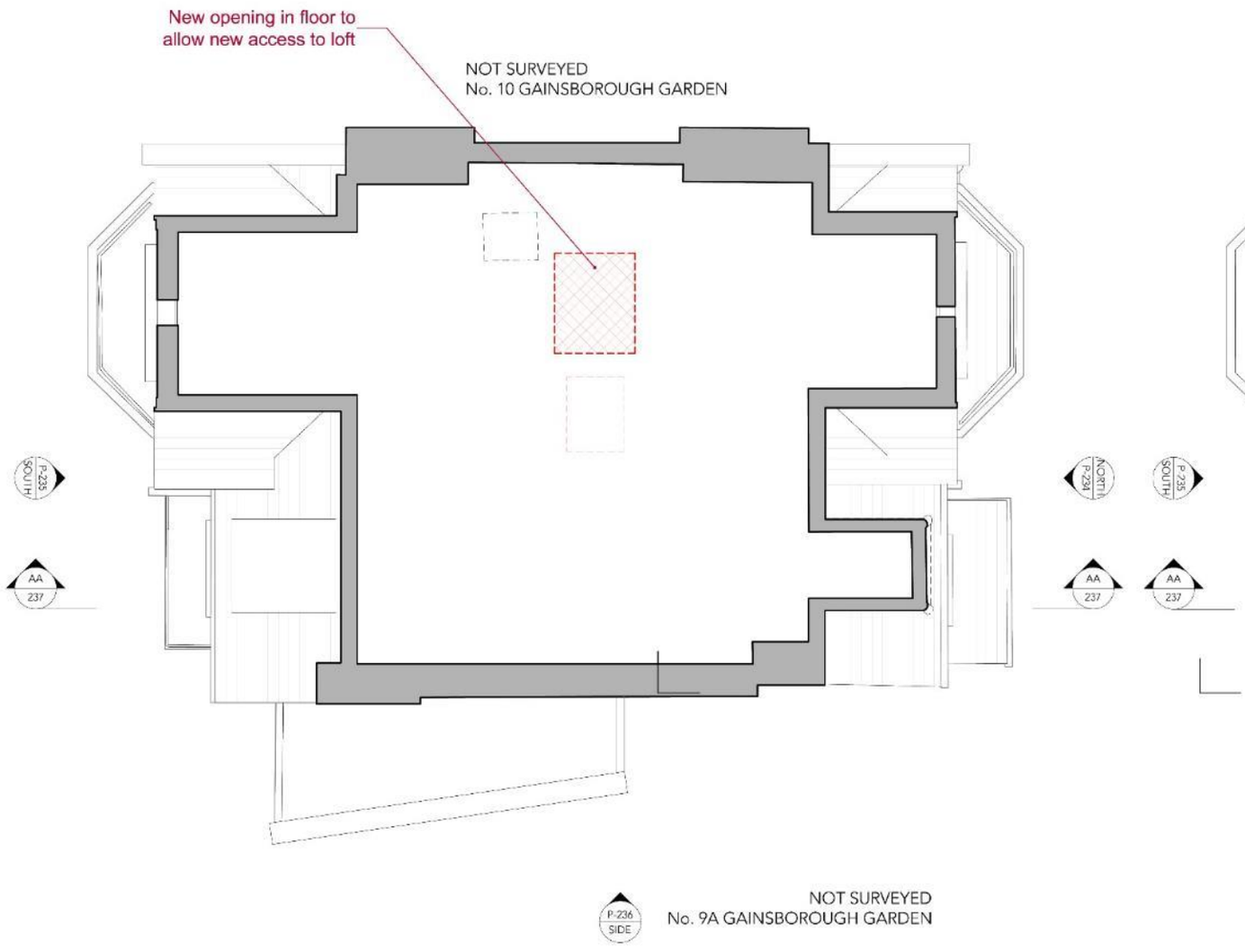
FIRST FLOOR PLAN



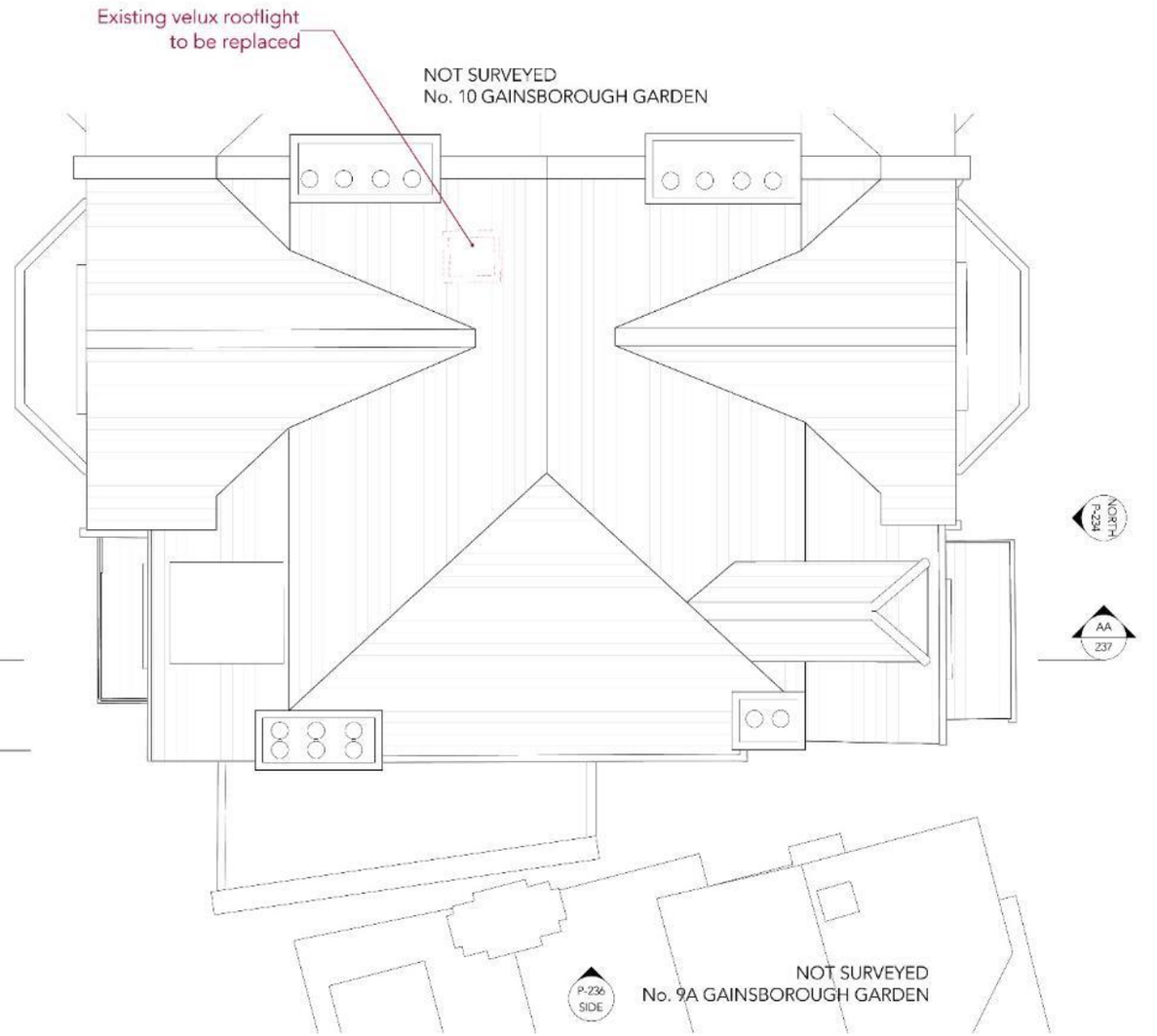
SECOND FLOOR PLAN

8.4 Existing Loft & Roof Demolition Plan (NTS)

LEGEND	
SYMBOL	DESCRIPTION
	WALLS & PARTITIONS TO BE REMOVED
	ELEMENTS TO BE REMOVED



LOFT PLAN



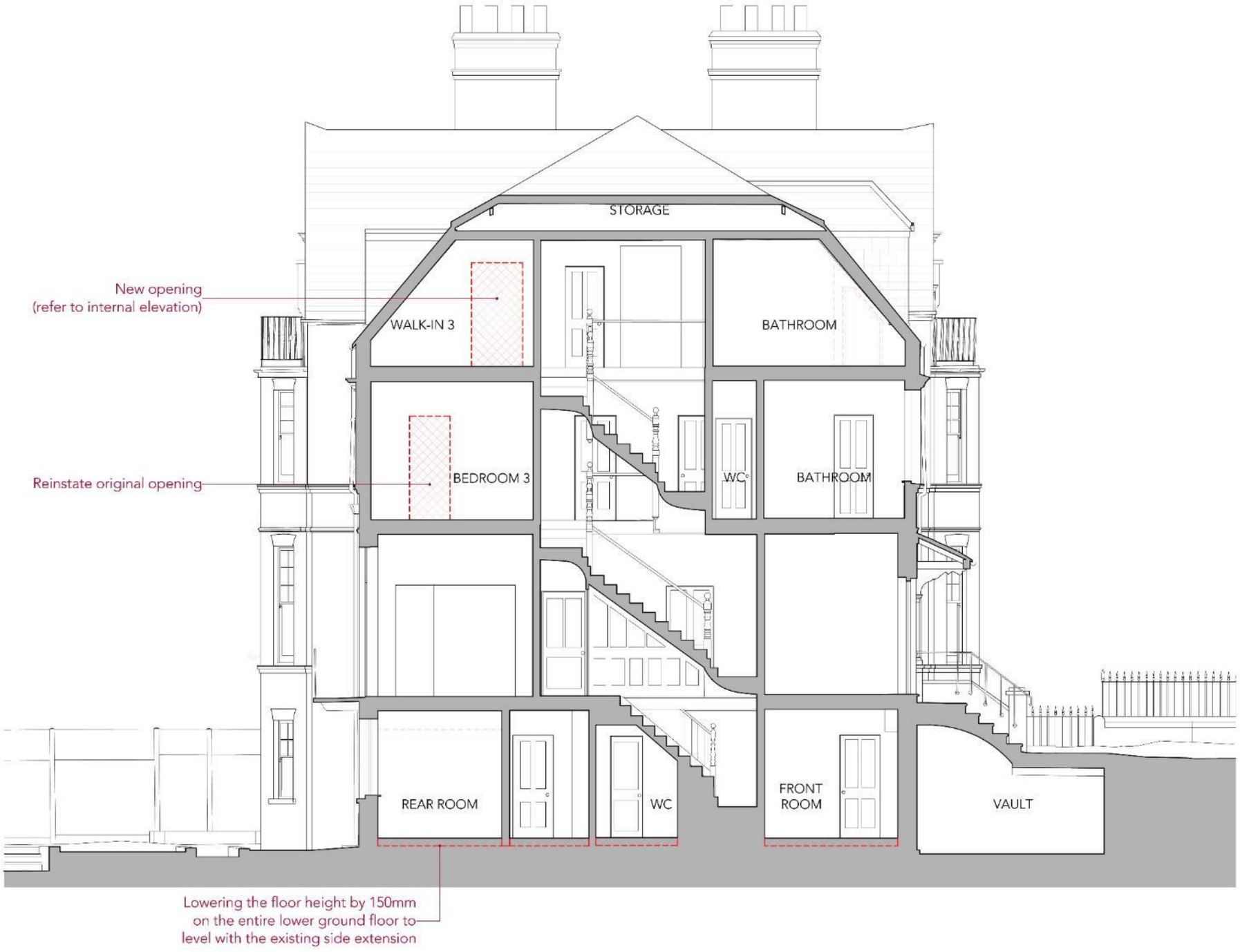
ROOF

8.5 Existing Demolition Front Elevation (NTS)

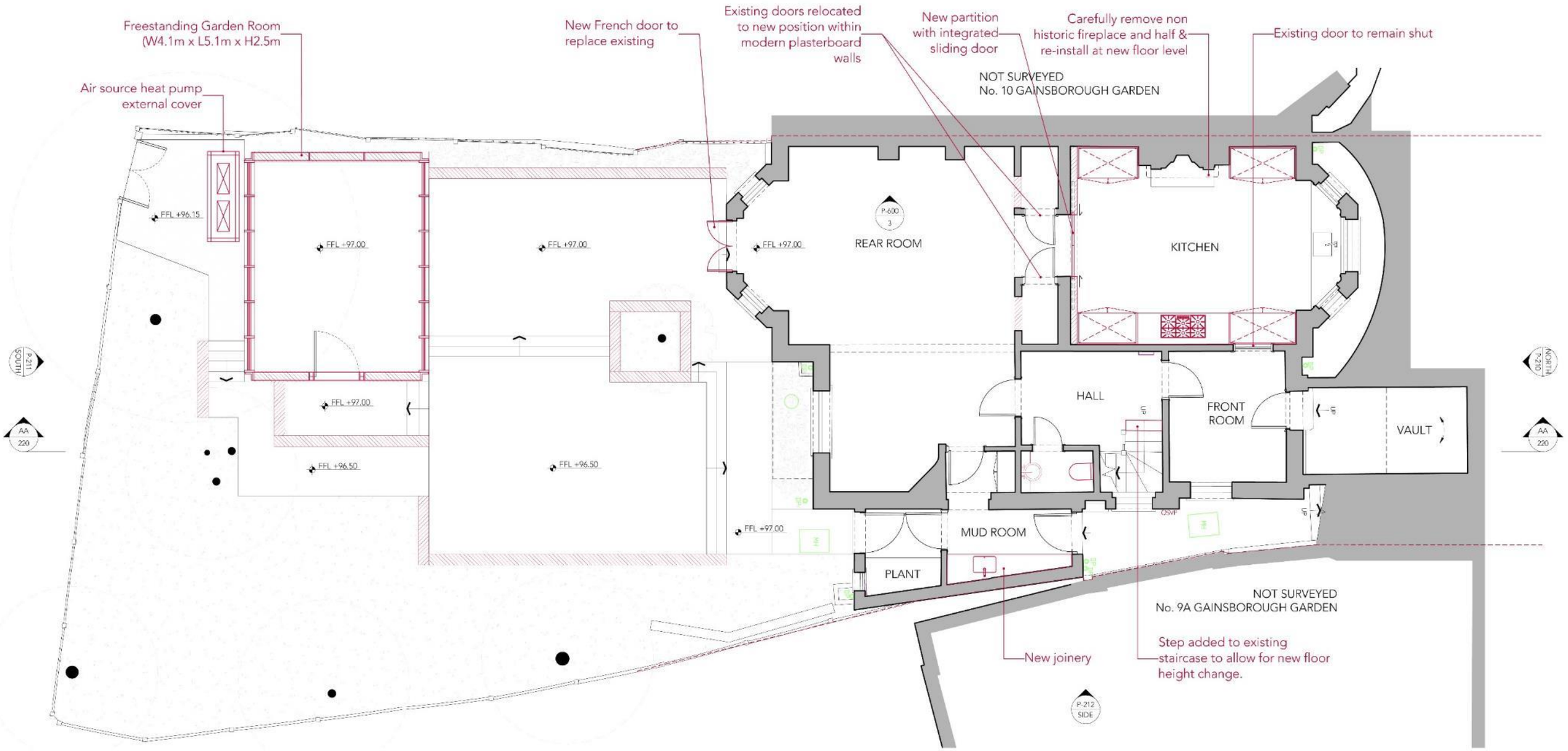
8.6 Existing Demolition Rear Elevation (NTS)

8.7 Existing Demolition Side Elevation (NTS)

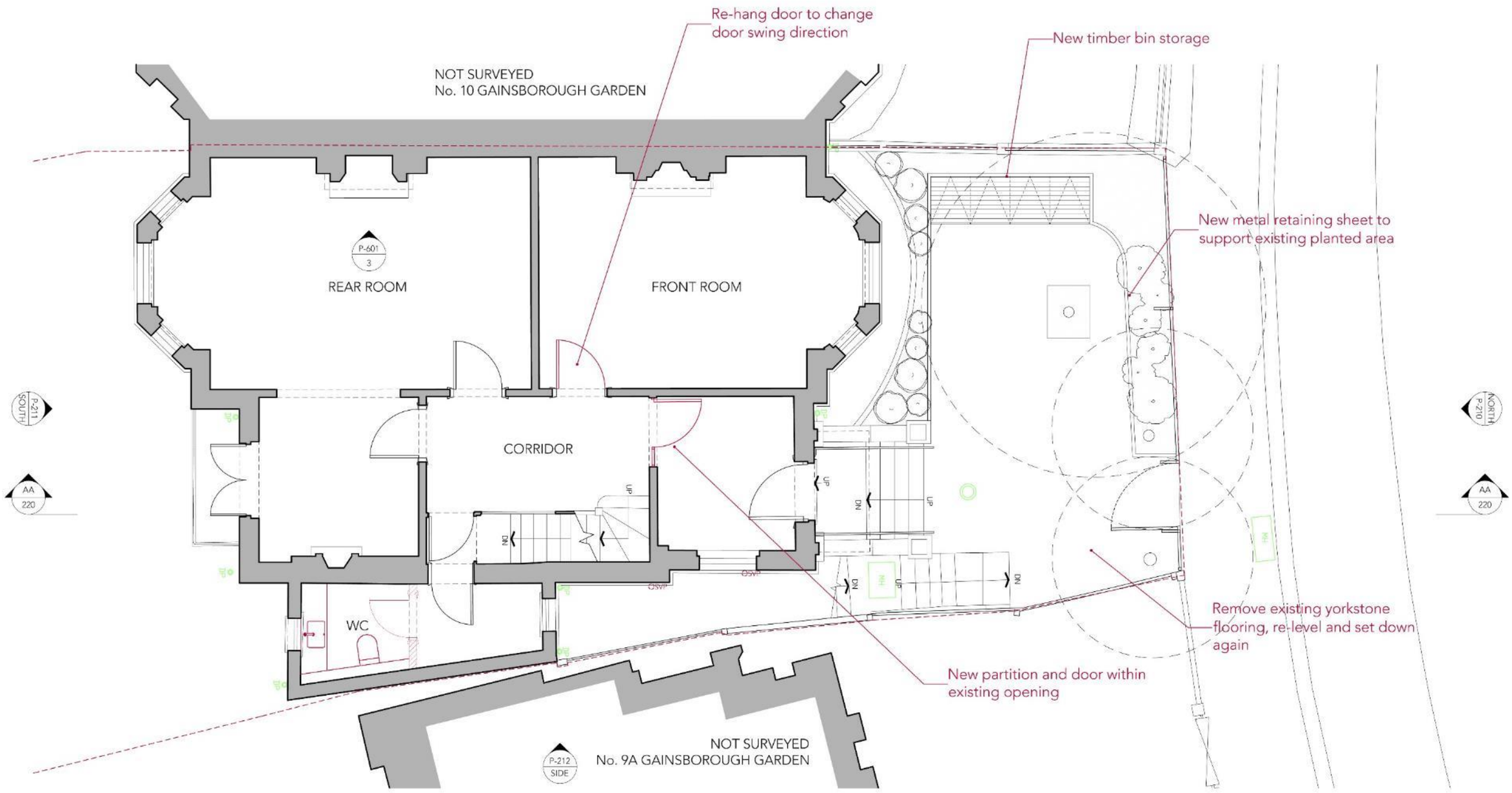
8.8 Existing Demolition Section A-A (NTS)



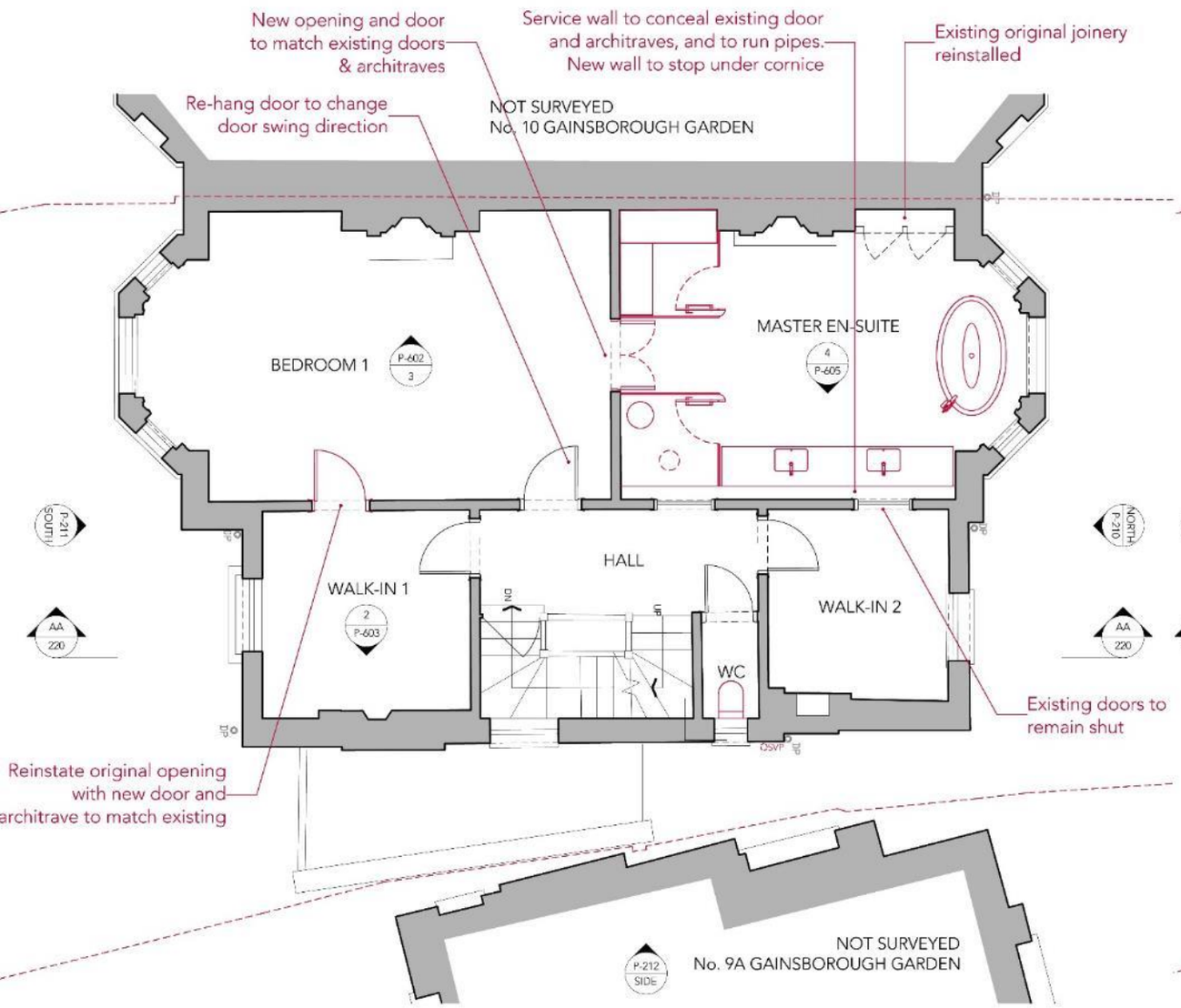
8.9 Proposed Lower Ground Floor Plan (NTS)



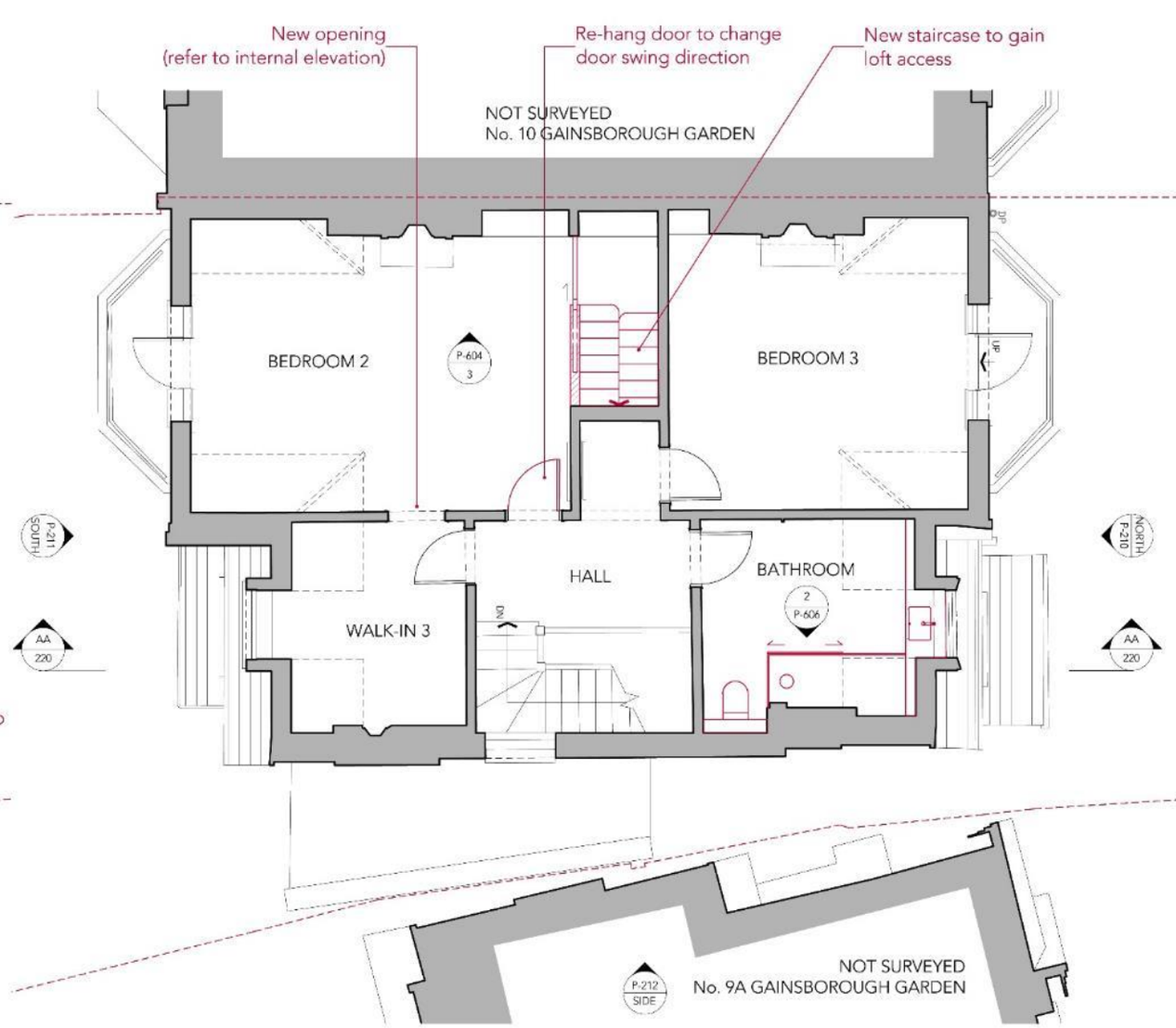
8.10 Proposed Ground Floor Plan (NTS)



8.11 Proposed First & Second Floor Plan (NTS)

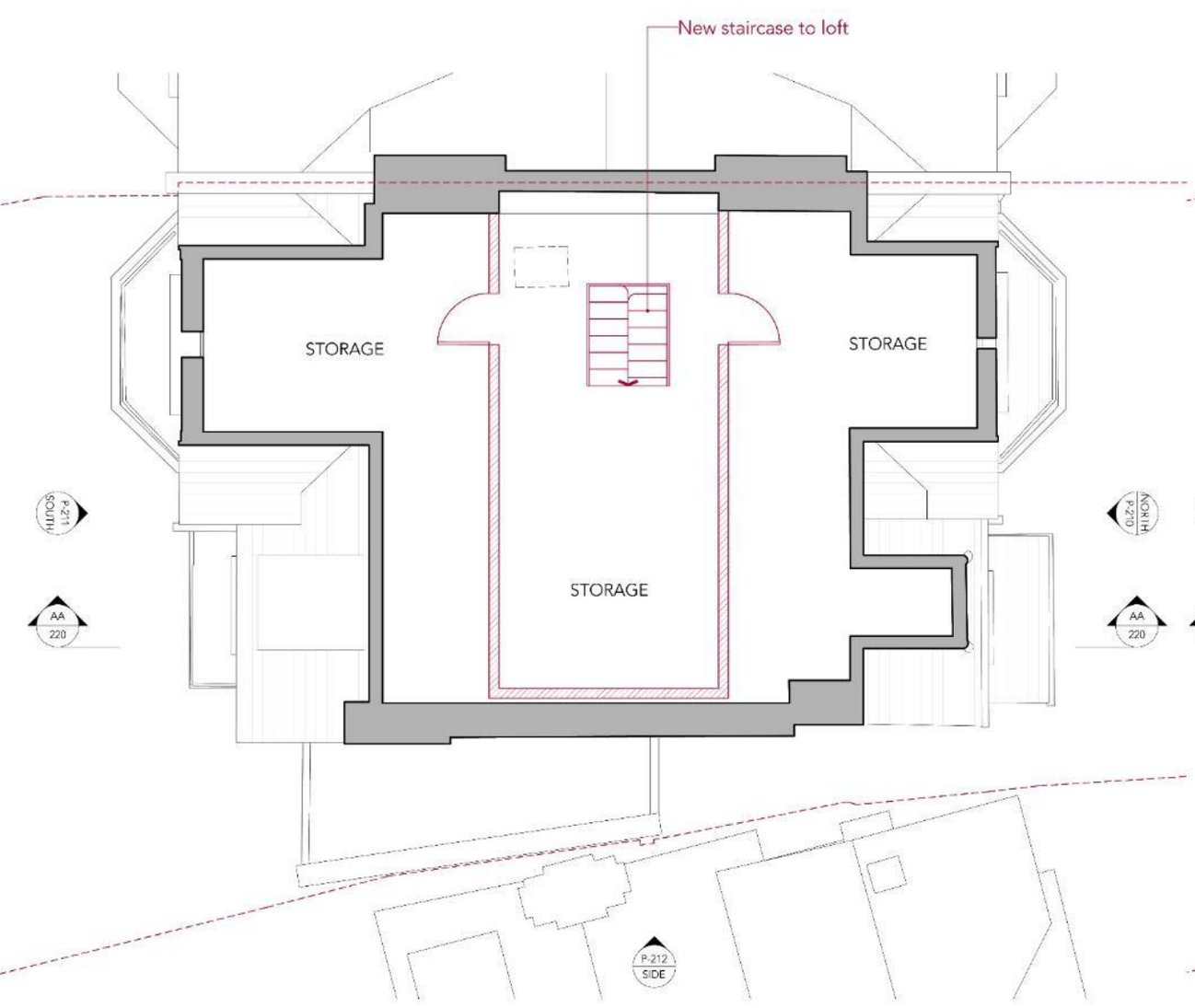


FIRST FLOOR PLAN

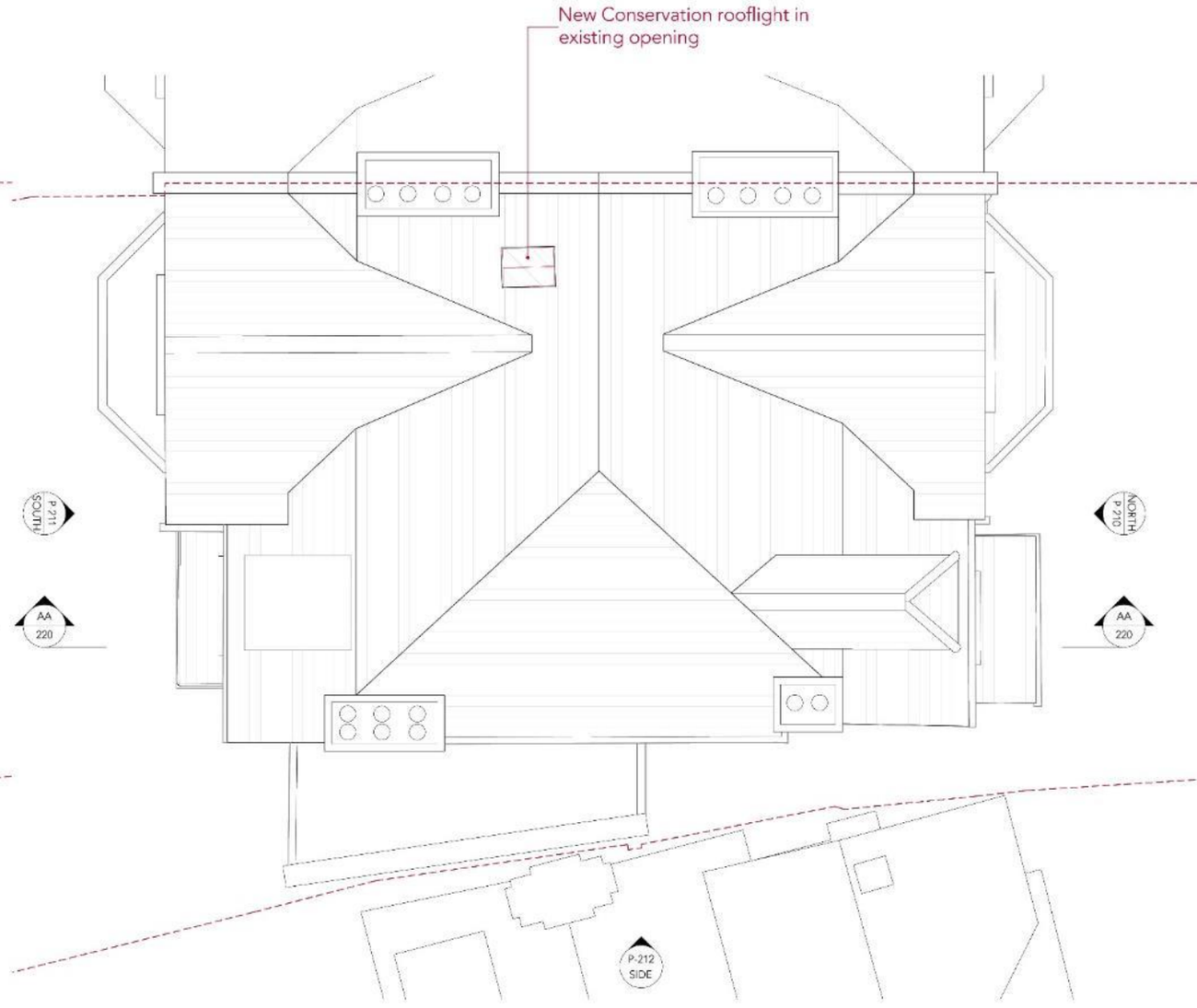


SECOND FLOOR PLAN

8.12 Proposed Loft & Roof Plan (NTS)



LOFT PLAN



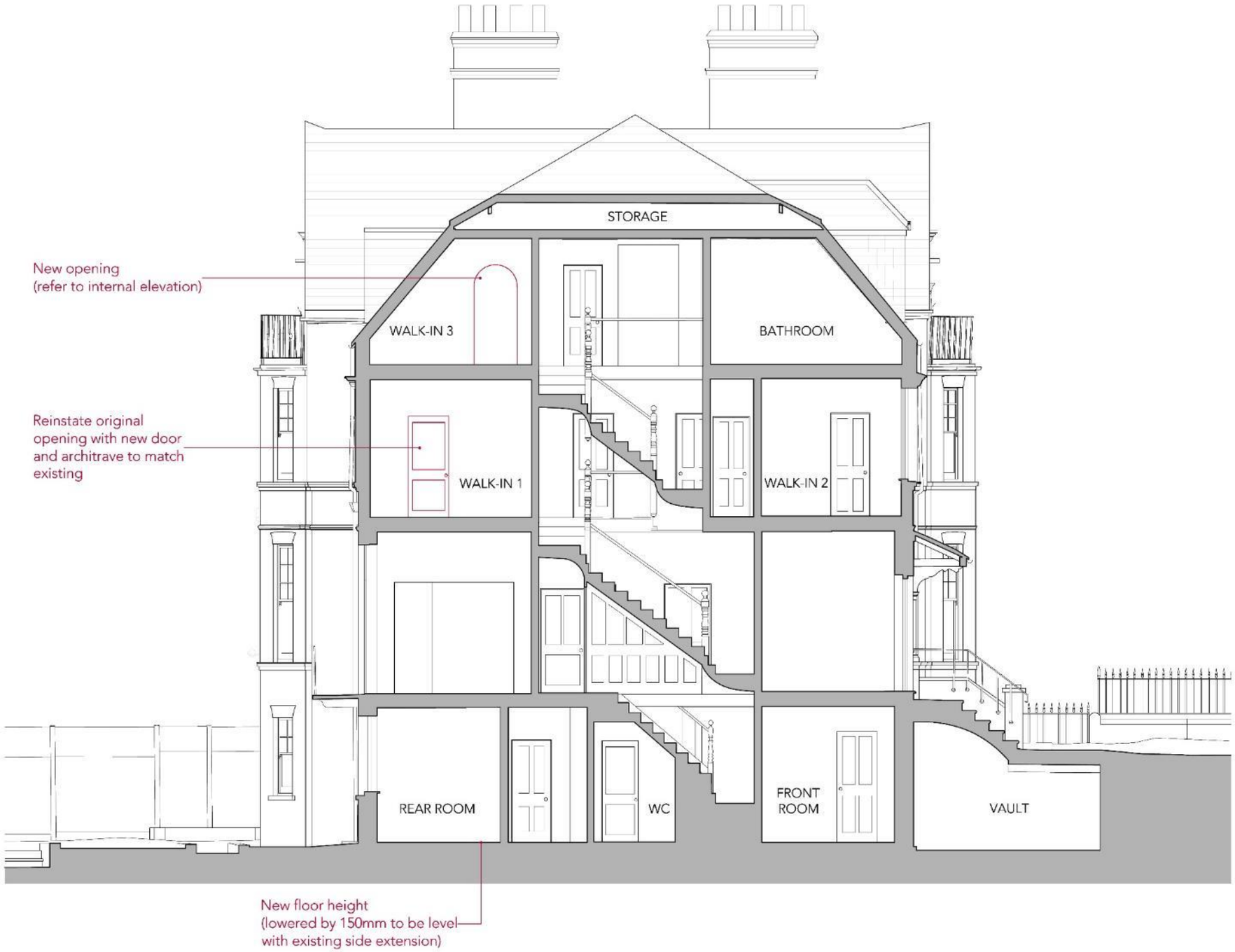
ROOF

8.13 Proposed Front Elevation (NTS)

8.14 Proposed Rear Elevation (NTS)

8.15 Proposed Side Elevation (NTS)

8.16 Proposed Section A-A (NTS)



9.0 Appearance & Materials

9.1 Picture Rails, Cornice, Architraves, and Skirtings

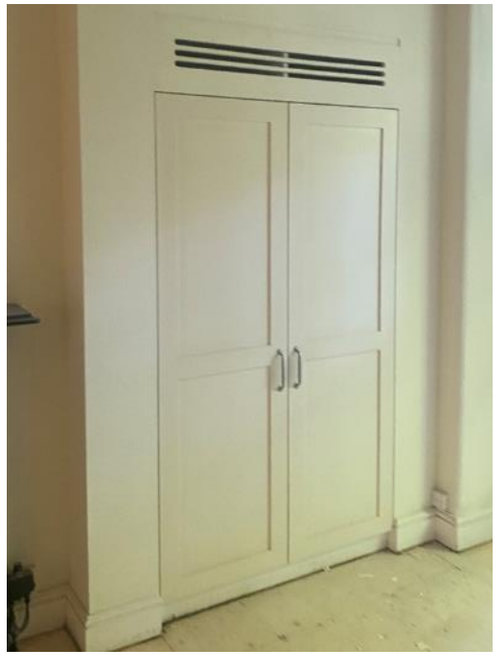
Rear room and lower ground floor

In the rear room on the ground floor, and on the lower ground floor, there are non-original cornices, architraves, and skirtings throughout.
The proposal consists of replacing all non-original cornices and skirtings to match the original throughout the property.

Throughout ground, and first floor

Throughout the ground and first floor some original picture rails have survived, these will be retained and additional picture rails matching the original will be installed

Evidence of existing picture rails to be reinstated throughout the building in existing locations

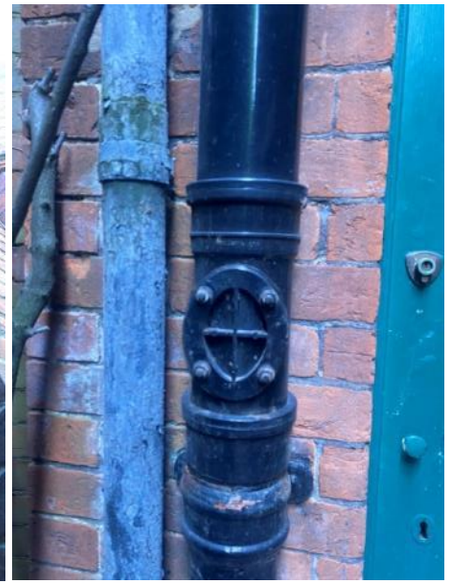


Lower ground floor non – original architraves and skirting to be replaced

Non-original cornices and architraves on ground floor to be replaced

9.2 Repointing & Soil Vent & Rainwater Pipes

The masonry walls of the building have undergone repointing and there are signs of unmatched mortar used throughout the façade. Further to this, the soil vent pipes have been replaced with black uPVC. The proposal intends to repoint the entire building with lime mortar to ensure the same historic mortar is used throughout the building and compliments the original red brick façade.



Site Photographs of the existing black uPVC Soil Vent Pipes

Cast Iron Rainwater Pipes and Hopper Head

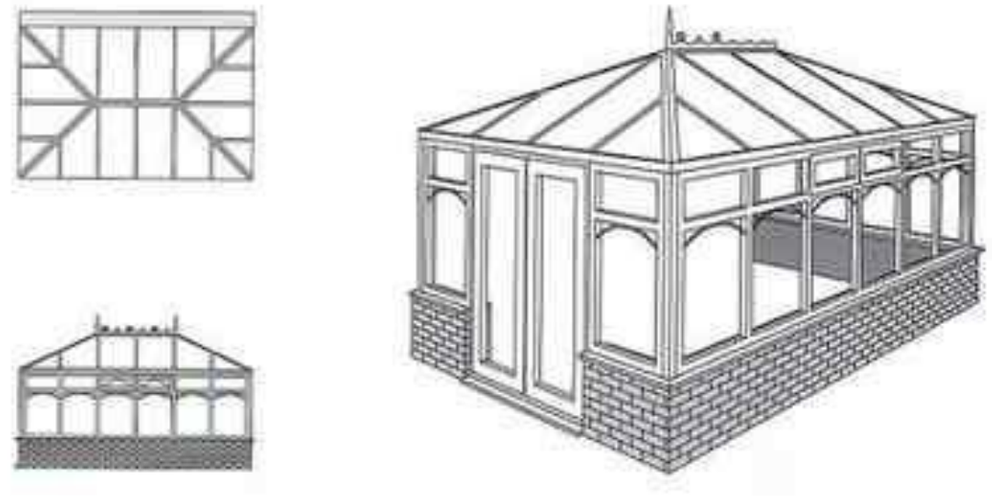
Site Photographs of the masonry wall with different mortar

Example of masonry wall with a similar look that has been improved in appearance through repointing works

9.3 Garden Room

The proposal is to construct a free-standing outbuilding within the rear garden. The new garden room will use traditional materials. The dwarf wall will be constructed with bricks to match the existing house. The walls will be a combination of painted timber cladding on the exterior and the glazing will be a painted hardwood timber frame with slim double glazing. The roof will be a traditional pitched design in a medium to dark standing seam metal roofing.

Design precedent of freestanding garden room



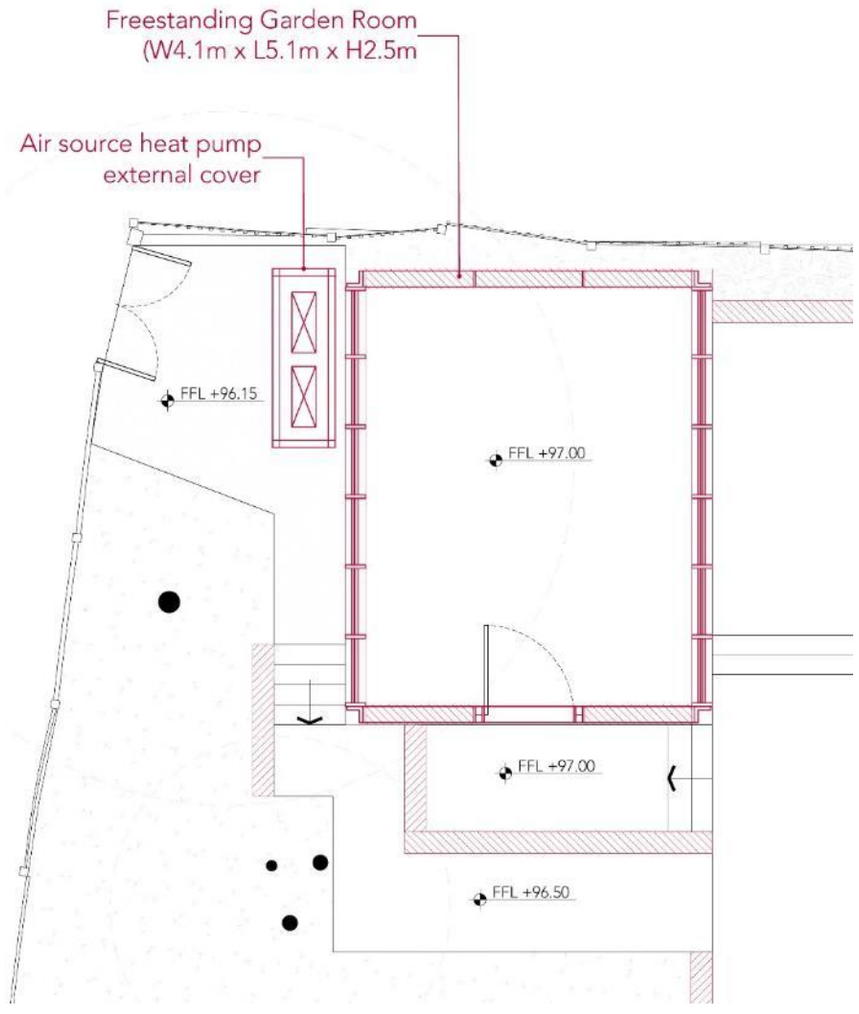
Edwardian garden room precedent to suit character of the existing building

Dwarf wall to be constructed out of similar bricks to match existing house

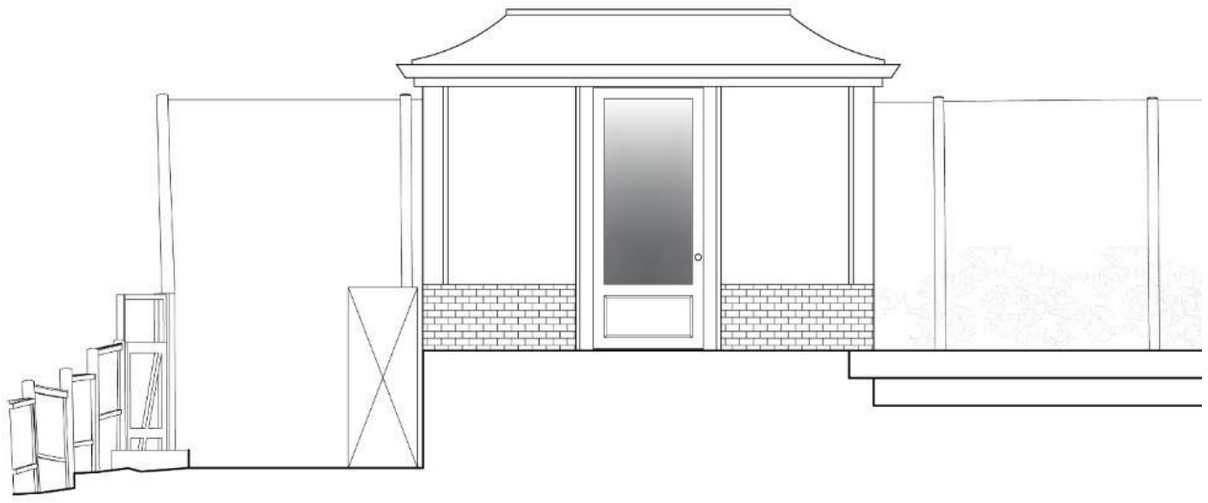
White timber joinery to be in keeping with the existing building

Medium to dark standing seam metal roofing

9.3 Garden Room



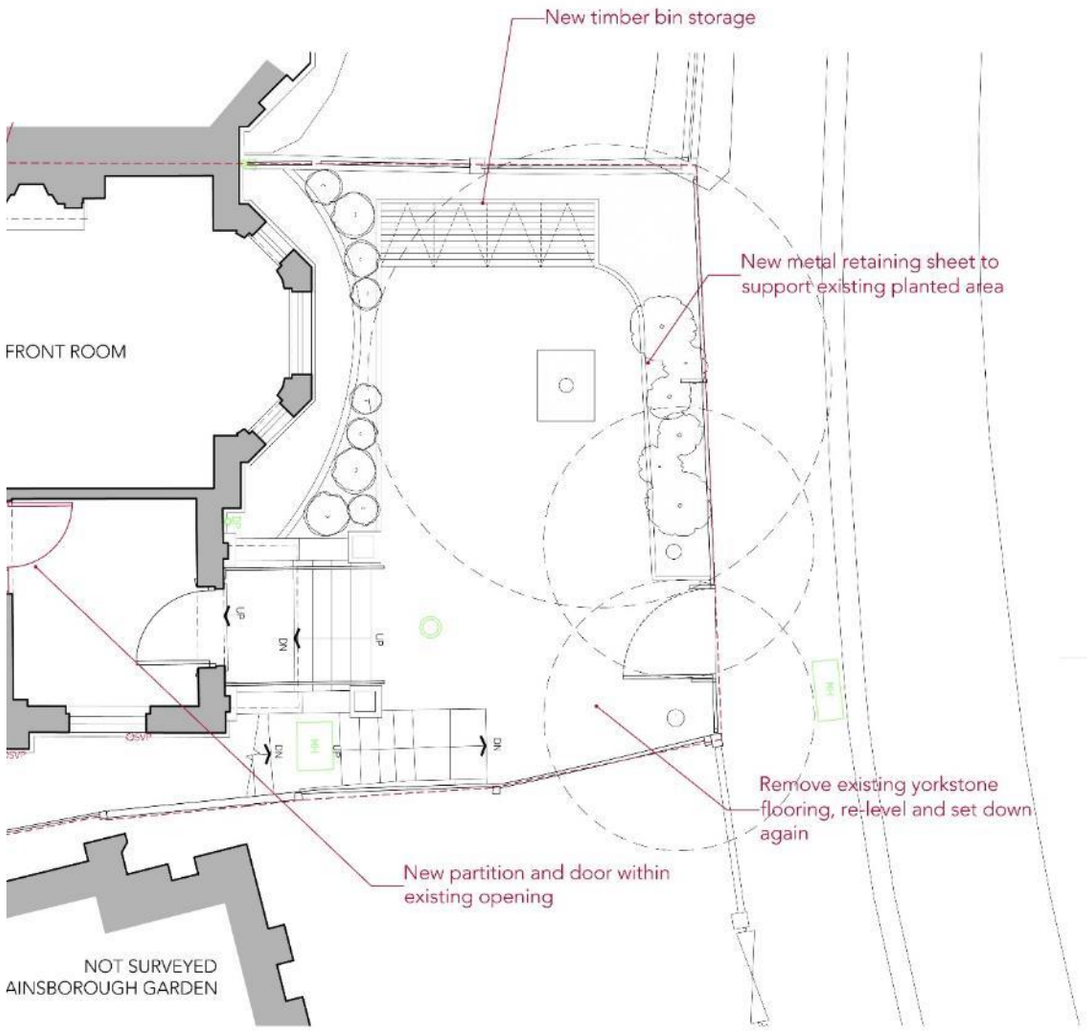
PROPOSED GARDEN ROOM PLAN



PROPOSED GARDEN ROOM ELEVATION

9.4 Landscaping

The proposal seeks to improve the frontage which consists of new soft landscaping which will contribute to the characteristics of the conservation area and provide privacy. The garden design seeks to retain the mature trees which sit within the site boundary and to introduce new low level planting consisting of smaller shrubs and a boxed hedge along the boundaries.



PROPOSED GROUND FLOOR PLAN

EXISTING LANDSCAPING CONDITIONS

Soft landscaping – new smaller shrubs to be introduced in the front garden

Proposed metal retaining sheet to support landscaping

PROPOSED LANDSCAPING CONCEPT

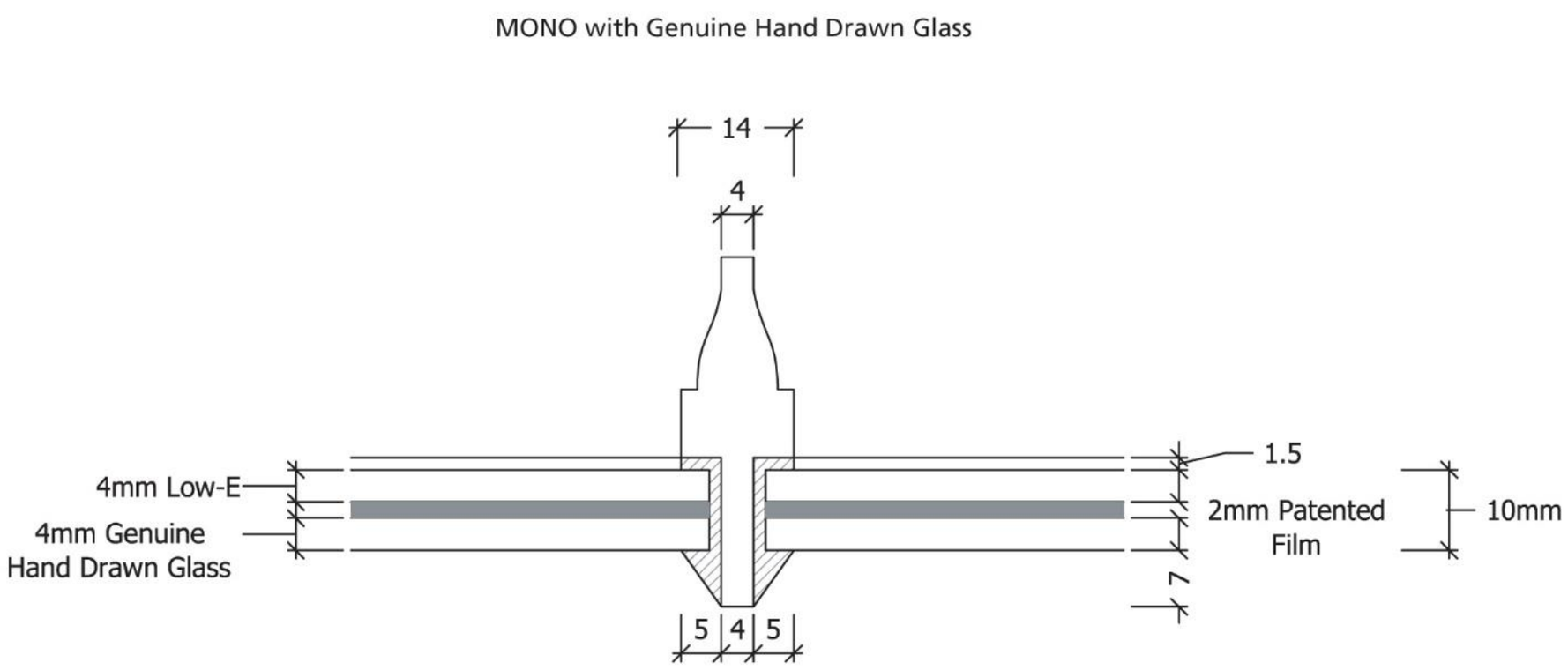
9.5 Window Alterations

The proposal is to retrofit all existing single-glazed windows and doors with a slim glazing system that is specifically designed for historical buildings to fit within the framing of the original windows and therefore not harm the appearance of the historical windows and doors.

The product we intend to use is 'MONO laminate replacement slim glazing' which is supplied by Histoglass.

Retrofitting the windows will improve the acoustic and thermal performance thus providing a more pleasant internal environment. The new glass fitting will not diminish the aesthetics of the original windows and doors of this historical building.

In addition to this, the proposal also seeks to replace the existing non-original velux rooflight to the rear roof slope with a new conservation rooflight within the same opening. The rooflight will be made from steel and have slim glazing to be in-keeping with the windows of this period home.

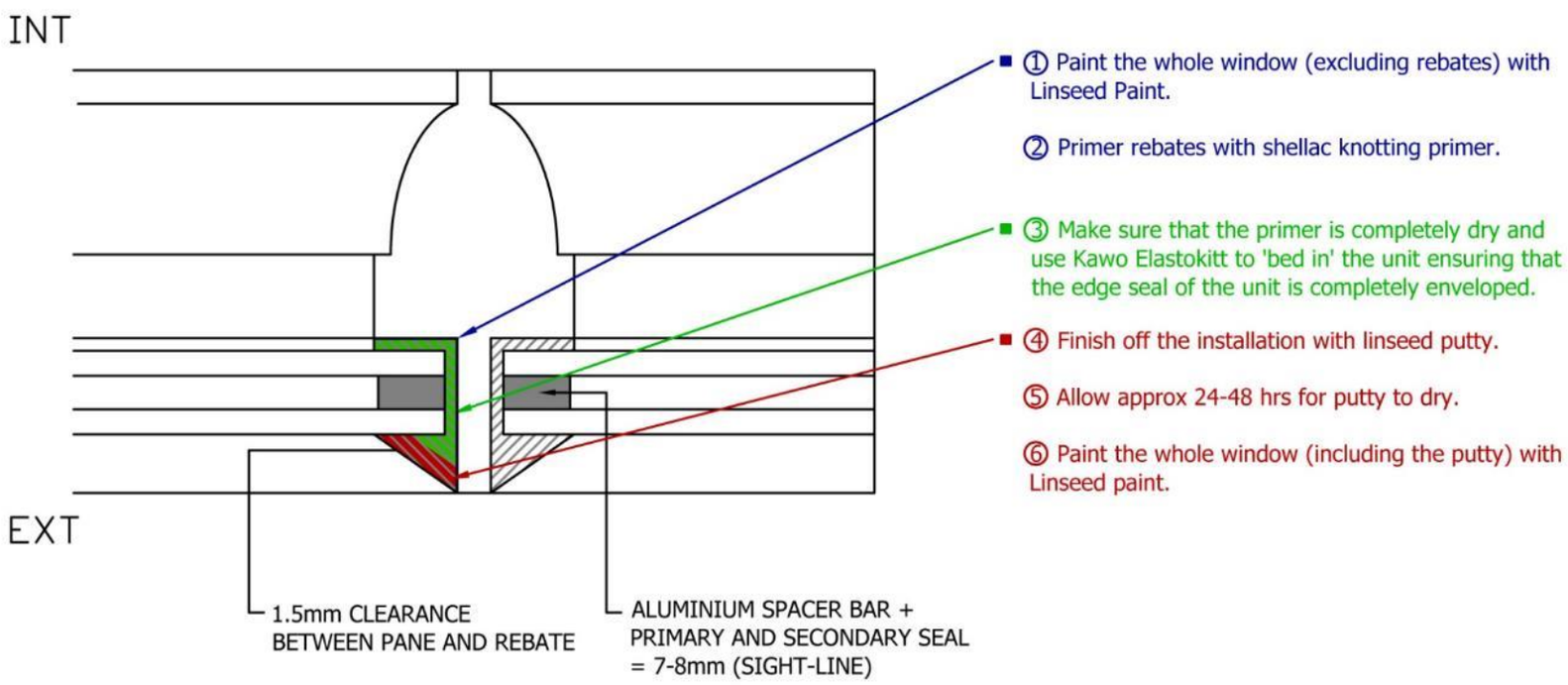


Second Detail of the MONO laminate replacement slim glazing by Histoglass

9.5 Window and door Alterations

Histoglass MONO laminate replacement glass installation process for timber framed joinery:

1. Remove existing putty and glass carefully
2. Prime the original window profile with a conventional primer paint.
3. Apply the Kawo Elastokitt to the rebate.
4. Put the glass in place, using wooden spacers (2mm on all sides) and secure with sprigs
5. Fill the clearance between glass and frame completely with the Kawo Elastokitt sealant.
6. Finish with linseed putty.
7. On the inside, use the Elastokitt to seal the gap between the glass and frame.



10.0 Design Considerations

10.1 Refuse Storage

The proposal provides an enclosed slatted timber and well-ventilated bin storage located in the front garden. This will improve the appearance of the site's frontage as currently the bins are exposed and contribute to an untidy appearance.

It will be the responsibility of residents to take the bins out of the store ready for collection by local authority contractors off-site.

10.2 Access

There are no special requirements with regards to road layouts, as existing vehicular and pedestrian are unaffected, and there are no alterations proposed to pedestrian and vehicular access within the scheme.