

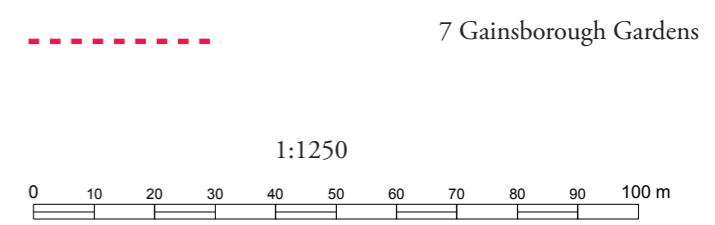
Design & Access Statement
Planning Application to Camden Council
for Robert Paterson

7b Gainsborough Gardens,
London,
NW3 1BJ



Location Plan
for 7b Gainsborough
Gardens

1:1250





Site Plan for 7b Gainsborough Gardens
1:500

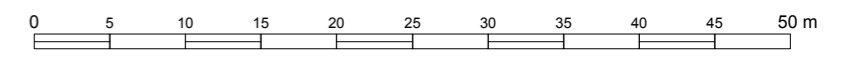
7 Gainsborough Gardens is a Grade II listed house in Hampstead, built in 1888 as part of the development of Gainsborough Gardens. The land was developed speculatively under the curation of the Wells and Camden Charity Trust and Henry Simpson Legg, a local Architect. House No's 6,7,8 were designed as a group by Legg and built by Thomas Clifford. These semi-detached houses were built in the domestic revival style of the late 1800s and were subsequently divided into flats.

The property was granted Grade II listing in 2011 in order to preserve it's 'special architectural interest for quality of design and materials.' The property is primarily made of red brick, with rubbed and moulded brick details, red sandstone dressings and clay roof tiles.

The works that Mr. Paterson is seeking to approve are the replacement of the french windows to the balconies on both the front and rear elevations on Flat 7B. The replacements will be in keeping with the style of the originals and will not affect the facade in any other way. These replacements are necessary, as signs of rot and mould have begun to show on the existing windows and will need to be replaced as soon as possible.

----- 7 Gainsborough Gardens

1:500



Front Elevation

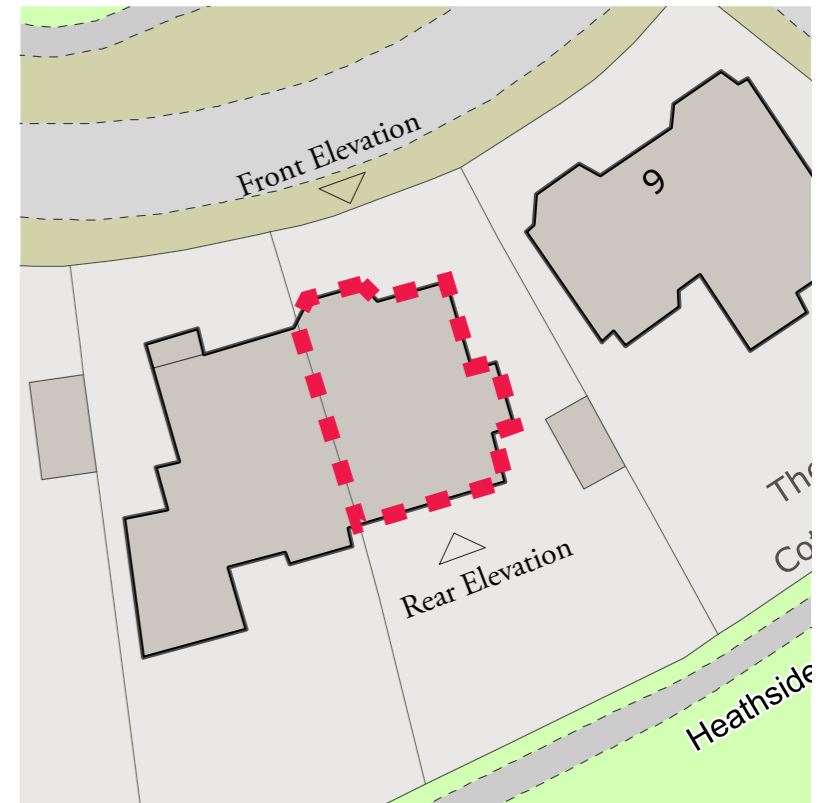


1:60



Scope of the proposed works:
Front Elevation

As shown in the Front Elevation the works would be the replacement of the front french windows. No other alterations to the facade will take place.



Key Plan

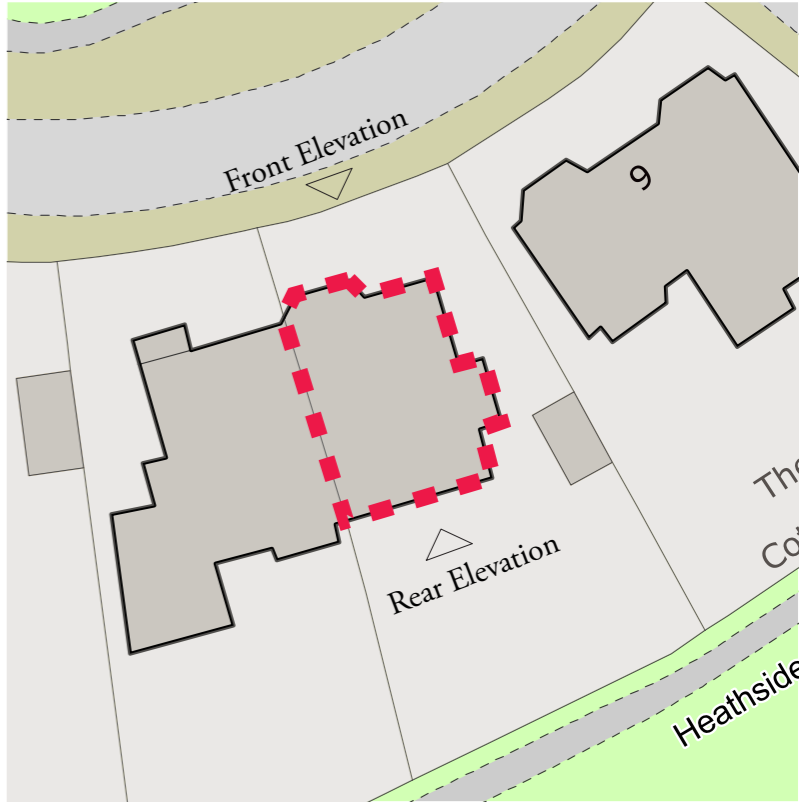
REAR (WEST) ELEVATION



Window to be replaced

Scope of the proposed works:
Rear Elevation

As shown in the Rear Elevation the works would be the replacement of the front french windows. No other alterations to the facade will take place.



Ornamental railing - style to match existing above BUT UPDATED TO CURRENT BUILDING REGULATIONS. Contractors specialist metal worker to take responsibility for this.

All to be painted black

level of balcony such that the doors open directly for the finished ground floor level (with no step up on the inside).

Traditional design metal spiral stair

BALUSTRADE TO BALCONY AND SPIRAL STAIR TO CONFORM REGULATIONS WITH REGARD TO STRENGTH AND STABILITY. FOR GUIDANCE PURPOSES ONLY. NO GAP BETWEEN MEMBE



Front Elevation of 7 Gainsborough Gardens

HE9 Planning Policy Statement: Justification of works

HE 9.1 There should be a presumption in favour of the conservation of designated heritage assets.

The above images show the extent of the rot beginning to show in the french windows. In order to preserve the Grade II listing the replacement windows will be identical in their design, and will not affect the front or rear elevation in any other way.

Replacement Window Details

In order to make as few changes to both the front and rear elevations the replacement windows will be an exact replica of those currently on the facade. The company we will be using has experience manufacturing windows to these specifications as show in the images above.