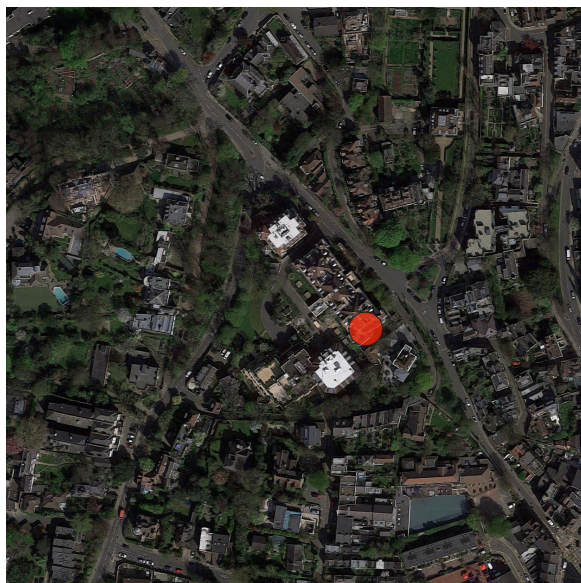


Design & Access Statement

26.02.2018

Gainsborough House, Flat 10, Frogna Rise,
London NW3 6PZ



Aerial view of the area

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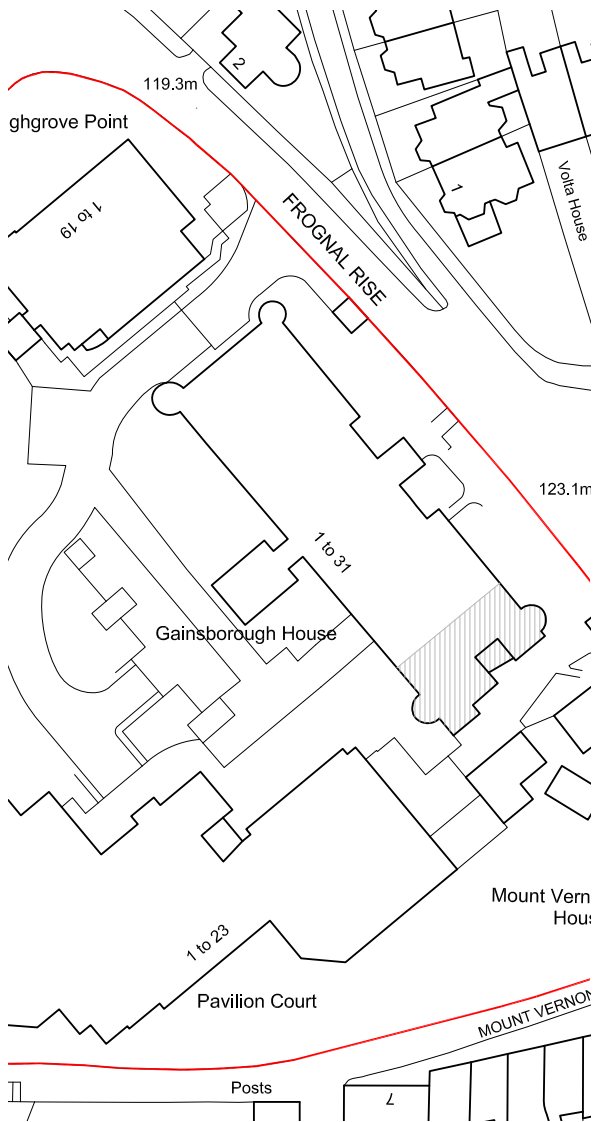
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Site Plan with indication of flat 10

1. INTRODUCTION

Flat 10 is located on the ground floor at the southeastern end of the original Gainsborough House. The building was originally built in 1880. It was converted into flats in the 1990s.

The property is located in Frogmal and it falls within the Hamstead Conservation Area.

This Design and Access Statement supports a planning application for a new extension replacing the existing conservatory as part of proposed internal renovations of the flat.



Bird-Eye View of the Building



Front Elevation



South Elevation - Conservatory and Garden

2. EXISTING FEATURES

Frognaal is characterised by late 19th century and 20th century houses set in spacious large and well-treed gardens. The east side at the northern end is dominated by the rear of Gainsborough House and the late 20th century housing development adjacent to it.

The property is located within a triangular block with Frognaal Rise to the East and Mount Vernon to the South.

The building was originally designed in 1880 in the style of a French Chateau for the North London Hospital for Consumption.

It was converted into flats in the 1990s, with some bulky additional buildings in the grounds.

Flat 10 is located on the Ground Floor of the southern part of the building and it includes a conservatory.

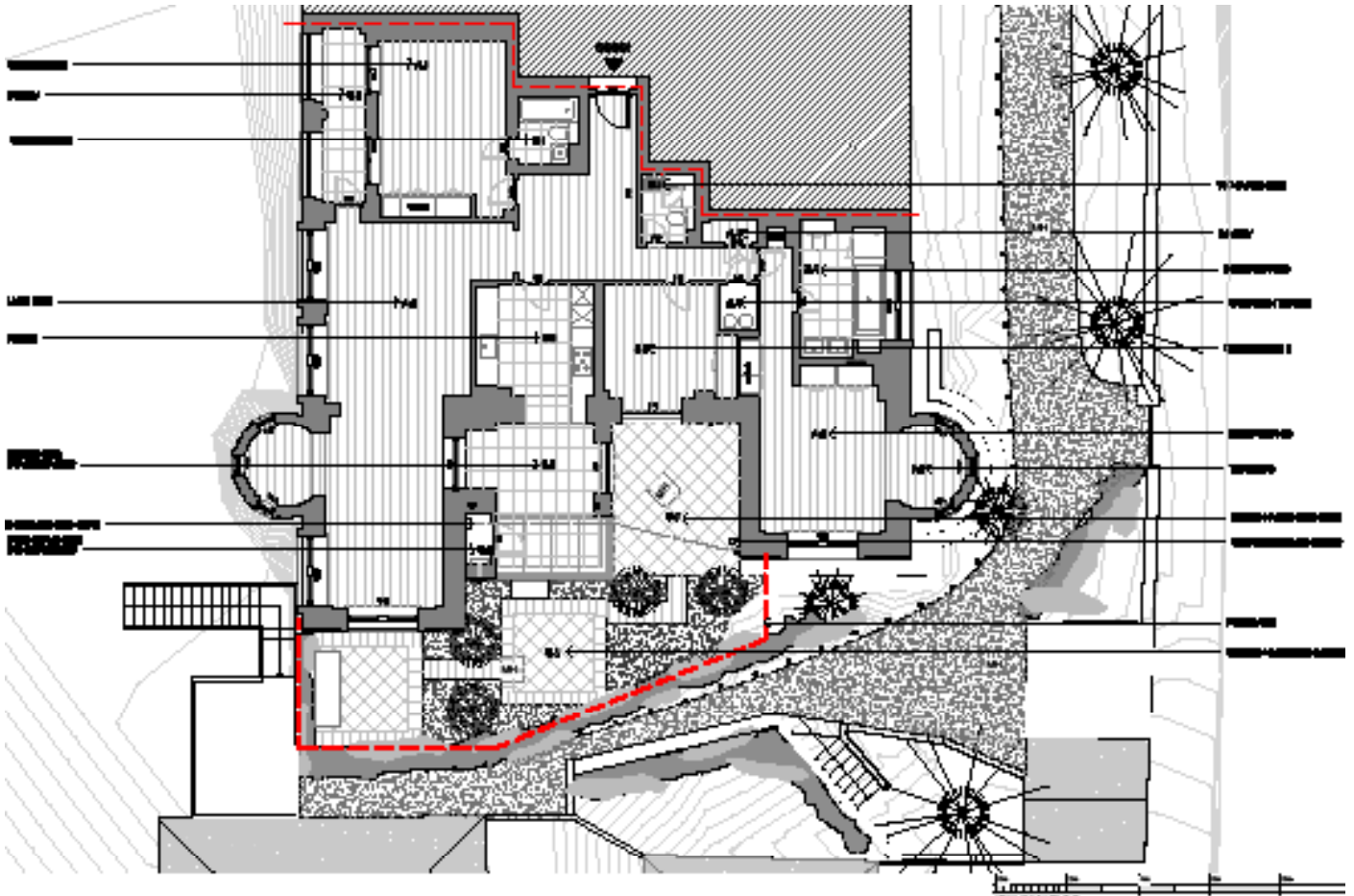
The South elevation features English bonded red brick with white wooden framed windows and cornices which act as a string course. The modern balconies of the flats above, are positioned on top of the existing conservatory, supported by slim circular columns.

The existing conservatory faces a private garden dedicated to flat 10 and it is not visible from the street level.

3. ACCESS

There are no proposed modification of access locations to the property.

However, the client wishes to improve the existing thresholds into the new extension and garden area to make it wheelchair accessible.



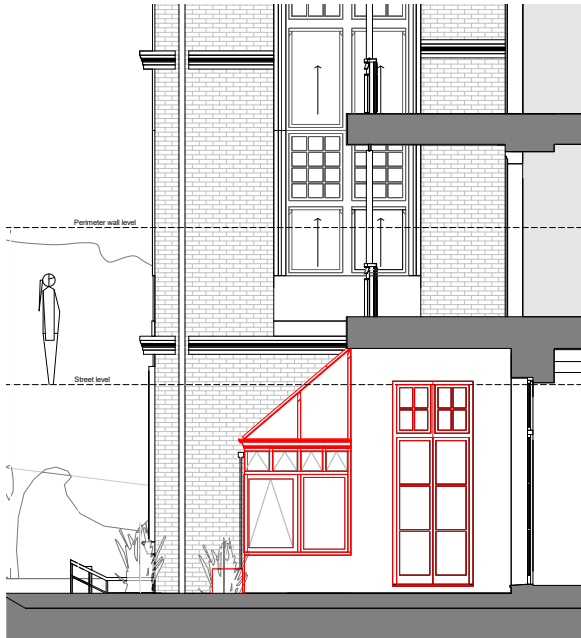
Existing Plan



Existing conservatory with wooden frames and clear glass infill

Existing Elevation





Sectional Elevation of the Conservatory, Demolition Drawing

4. PROPOSED ALTERATIONS

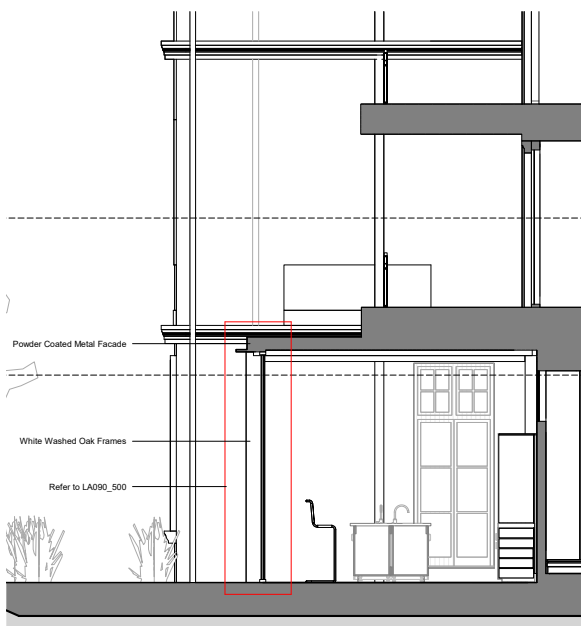
The existing non-original lean to conservatory is made from clear glazed, white painted wooden frames to the south and a lightweight infill structure with a door at the return to the existing main building. The existing glazing and woodwork are in need of repair.

The application seeks to replace the existing and extend the flat with a new infill extension.

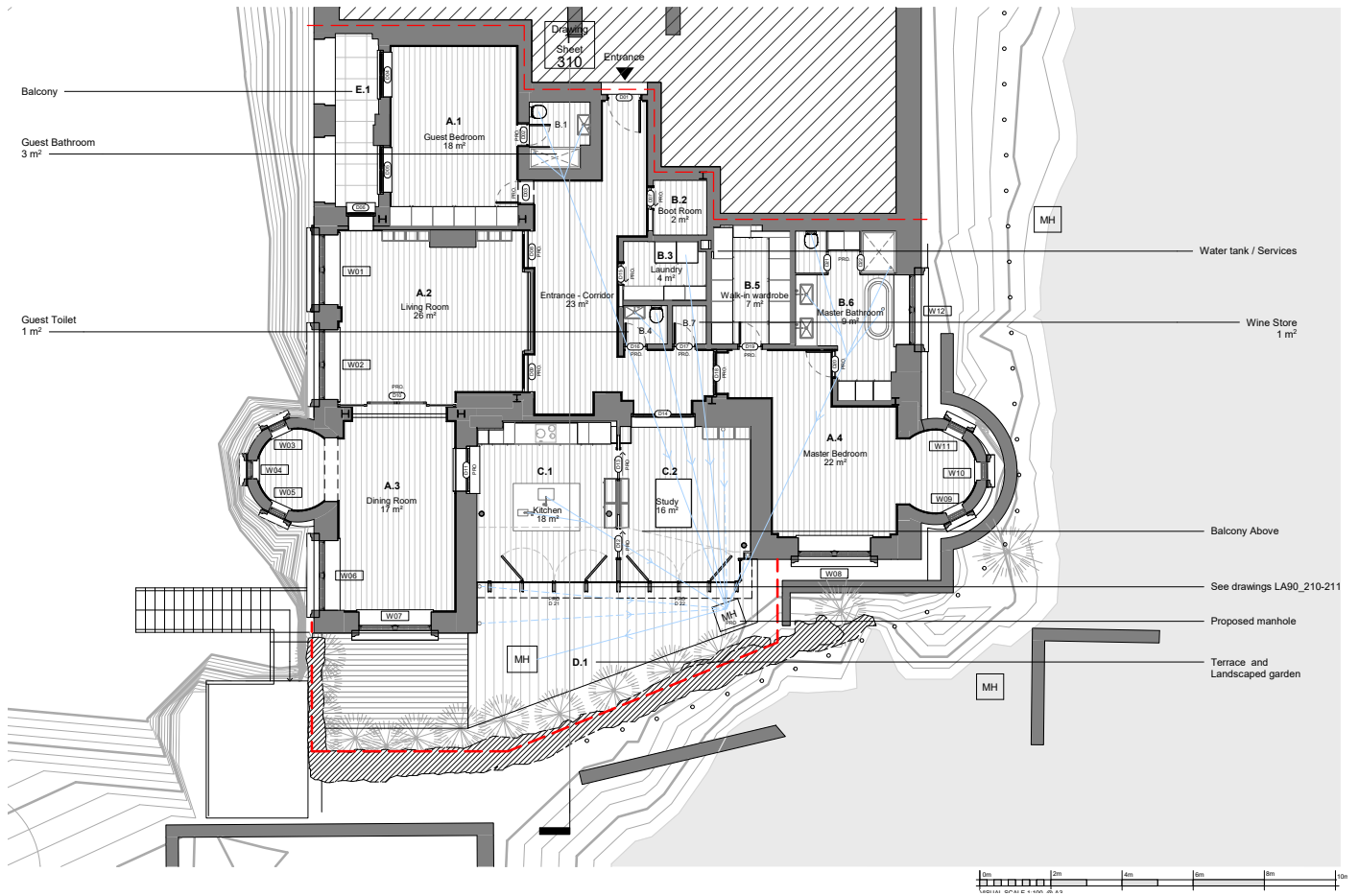
The proposed extension will be characterised by an glazed facade system facing the private garden. It will not significantly alter the external appearance of the elevation as it is set back and not visible from any street due to its lower position in relation to the existing street levels.

A double glazed facade system will be located behind a white washed oak timber frame to match the existing windows in terms of materiality and colour. The frames of the glazed system will be covered from the outside by the vertical timber posts.

Views from the internal grounds towards the proposal are mostly hidden by existing trees and shrubs.



Proposed Section of the Conservatory



Proposed Plan



For elevation See drawing LA90_211
 New infill conservatory with wooden frames and clear glass infill

Proposed Elevation

5. Conclusion

The existing non-original lean to conservatory is of a lower architectural quality and in the need of repair.



Proposed View towards the Infill Extension

The proposed extension is of a clear and modern design language and stands in contrast to the existing main building and therefore marks clearly the proposed and existing. Further the extension will be not visible from any street, and it is facing the private garden of the flat screened by trees and scrubs on site.

The proposed materiality is reflecting the colour scheme of the existing. We believe the proposal will make a positive contribution to the Conservation Area and to the existing main building.