

5 Gainsborough Gardens

Design and Access Statement: 25th April 2019



5 Gainsborough Gardens

Design and Access Statement: 25th April 2019

5 Gainsborough Gardens

Design and Access Statement: 25th April 2019

Contents

1. Introduction and Project Overview

2. Location and Context

3. Heritage Statement

4. The Design Principles

5. Access

6. Conclusions

5 Gainsborough Gardens

Design and Access Statement: 25th April 2019

1. Introduction

This document is to accompany the Listed Building, Conservation Area and Planning Application for replacement of two modern French Doors at No 5 Gainsborough Gardens, a Grade II listed semi-detached house located within the Hampstead Conservation Area.

The proposals include:

- Replacement of one pair of non-original French Doors opening into the rear garden, replacement door to have 10mm histoglass with a matching pattern to the existing adjacent windows.
- Replacement of one pair of non-original French Doors opening into the front garden, replacement door to have 10mm histoglass with a matching pattern to the existing adjacent windows.



5 Gainsborough Gardens as it exists today

5 Gainsborough Gardens

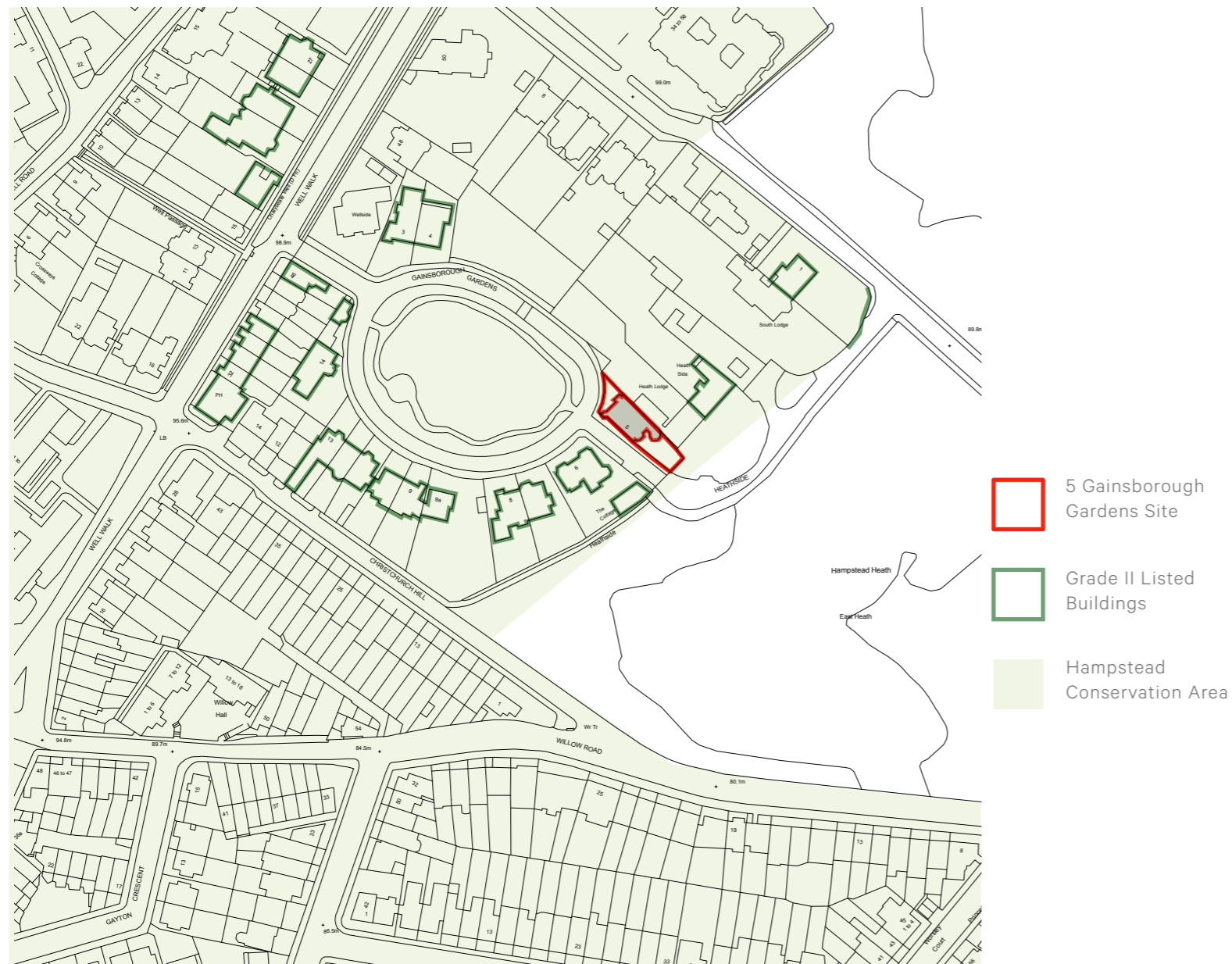
Design and Access Statement: 25th April 2019

2. Location and Context

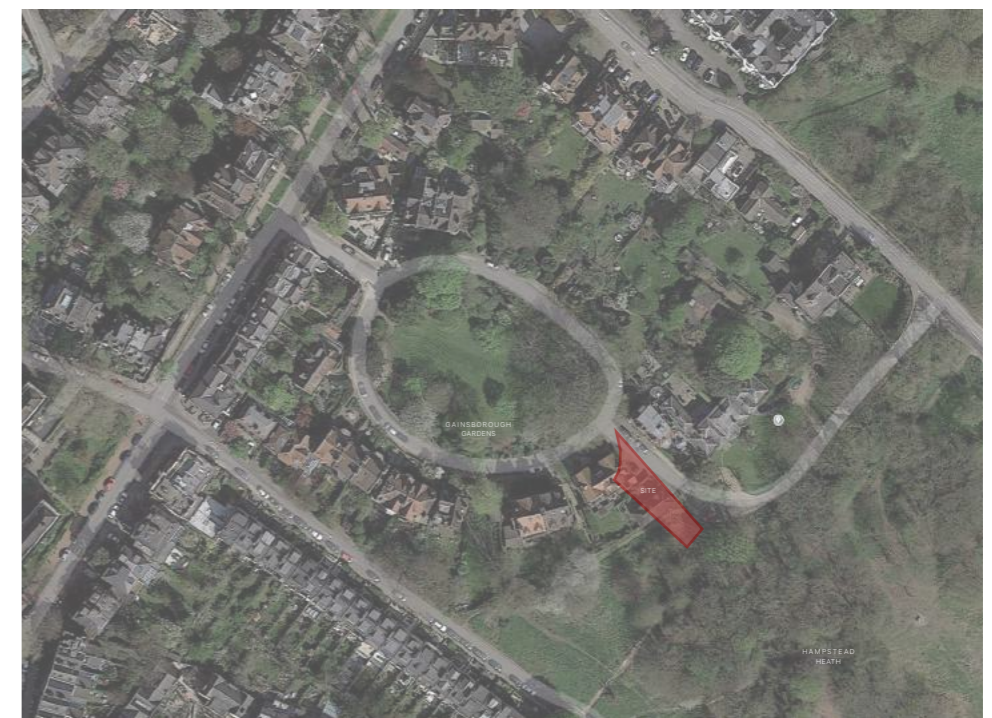
The property is situated in the Borough of Camden within the Hampstead Conservation Area, on the south-west side of Hampstead Heath.

The area is of significant architectural and historical interest, and features a number of other Grade II listed buildings in close proximity to 5 Gainsborough Gardens.

The site is accessed via Well Walk to the North-West and Heathside foot path to the South-East.



Map of site surroundings showing Conservation Area and Scheduled Monument Zone



Aerial photo



0 m 35 m 70 m

5 Gainsborough Gardens

Design and Access Statement: 25th April 2019

Local Context

Gainsborough Gardens was laid out in 1882 on the site of old spa buildings and pleasure grounds. The buildings constitute a fine group of Arts and Crafts villas of red brick, enriched by tile hanging and white painted woodwork encircling the mature, well-maintained gardens in the centre.



5 Gainsborough Gardens

Design and Access Statement: 25th April 2019

Site

No 5 Gainsborough Gardens is a semi-detached Grade II listed property with front and rear gardens. A two storey building, it has a basement, an attic floor and a small conservatory to the rear.

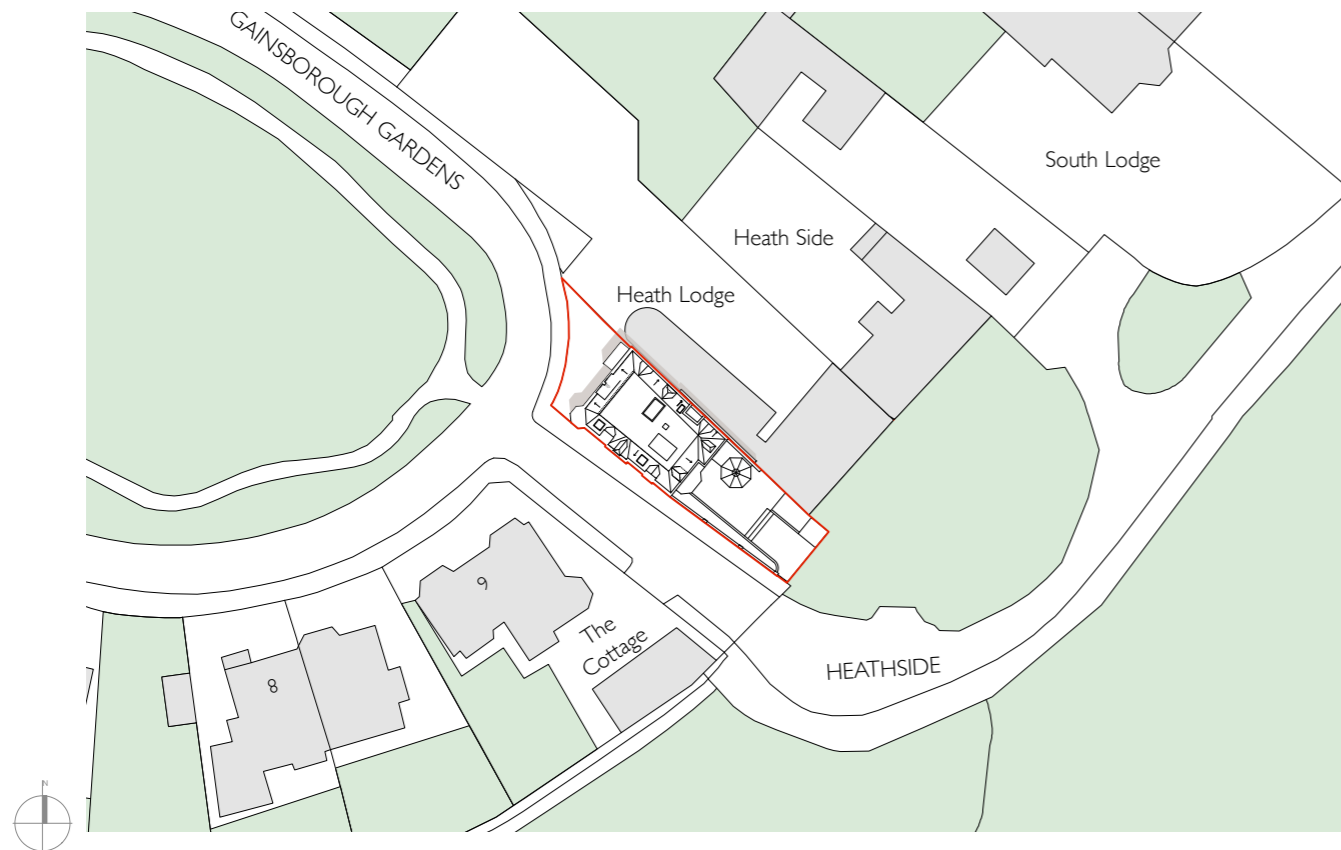
The property is built on a corner site and is roughly square in plan with a central hallway. On the North West corner of the building there is a small canted bay rising over two storeys, finished with an ogival lead roof with tall finial.

On the south east elevation there is a broad canted bay rising over two storeys finished with a flat roof and on the north west elevation there is a single storey square bay. There are a number of dormer windows to the attic storey, one of which features a decorative gable with a leaf motif.

Previous Planning Applications

There is a number of previous applications held by Camden Council in relation to No 5 Gainsborough Gardens. Few of these applications relate to tree pruning.

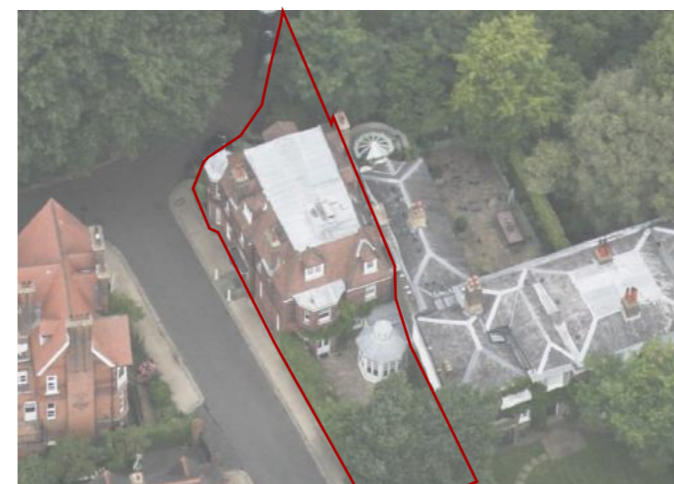
In 2018 there were two planning approvals and Listed Building Consents granted in relation to 5 Gainsborough Gardens, one for the internal alterations and one for erection of a rear conservatory.



North- West aerial



North East aerial view



South - West aerial view

5 Gainsborough Gardens

Design and Access Statement: 25th April 2019

3. Heritage Statement

The purpose of Historical Statement is to analyse 5 Gainsborough Gardens in detail, setting into context the contribution that each element makes to the significance of the listed building. The statement will highlight which features are key to the significance of the building, informing a set of architectural proposals which will seek to conserve or restore the significant elements of the fabric where possible and find a sympathetic use for the asset both now and into the future.

We have applied the following scale to indicate the significance of particular features, as we understand them:

High significance : fabric of notable architectural and historic interest

Medium significance : original fabric of some architectural and historic interest

Some significance : other original fabric

Neutral/Detracts : later additions or extensions

5 Gainsborough Gardens

Design and Access Statement: 25th April 2019

Current Listing

No 5 Gainsborough Gardens is Grade II listed, and sits within the Hampstead Conservation Area which is centred around Hampstead Village (see shaded in brown below).

Gainsborough Gardens and its associated square was added to the Hampstead Conservation Area in 1978.

No 5 Gainsborough Gardens was listed in 2008.

A copy of the listing is shown on the left. Various photographs of the building and its interiors have been included on the following pages.

It should be noted that a number of fireplaces are noted within the listing. Each of these was installed by the current owners prior to the listing of the building in 2008.

Name: 5, GAINSBOROUGH GARDENS

List entry Number: 1392571

Location

5, GAINSBOROUGH GARDENS

Grade: II

Date first listed: 23-Apr-2008

Reasons for Designation

REASON FOR DESIGNATION DECISION No.5 Gainsborough Gardens is designated at

Grade II for the following principal reasons:

* Quality of design and materials * Good survival of internal plan and features of note * Strong group value with other houses in Gainsborough Gardens * Strong contribution to the overall planning interest of Gainsborough Gardens

Details

798-1/0/10305 GAINSBOROUGH GARDENS 23-APR-08 5

II Detached villa, 1893 by CB King, local builder. Built speculatively as part of the development of Gainsborough Gardens between 1882 and 1895.

MATERIALS: Red brick in Flemish bond, tile-hung upper floor in alternating bands of plain and fish scale tiles, plain-tile hipped roof, ogival lead roof to corner bay, red brick dressings, timber windows.

PLAN: Built on a corner site, it is roughly square in plan with an axial hallway. A small canted bay at south-west angle rising through two storeys, topped with an ogival lead roof, and a tall finial, acts as a visual pivot for the building. There is a single storey square bay at the north-east angle, and two storey canted bay to the south-east elevation.

EXTERIOR: This is a striking design, Vernacular Revival in tradition but looking forward to neo-Georgian symmetry. Two storeys and attics. The entrance front is near symmetrical, the entrance bay set forward slightly, balancing the canted corner bay and chimney to right which is also set forward slightly. A replaced panelled door in plain architrave sits between narrow vertical side lights which continue vertically to the overlight. Above is a shallow curved canopy under a rectangular three-light overlight framed by vertical moulded stone panels. To left and right are horned sashes under flat rubbed red brick arches, the upper sash is small paned; the canted bay has similar narrow vertical sashes. Cills rest on a continuous cill band. Below is a continuous chamfered plinth.

A moulded brick shield adorns the ground-floor level of the chimney breast. The upper floor is matched by similar-sized sashes. A continuous coved cornice runs round the building. There is a half-hipped 2-light dormer to the entrance bay, flanked by tall rectangular brick stacks, each with a moulded vertical strip and collar. The canted corner bay is similarly treated, with an ogival leaded roof and tall finial. The north elevation, similarly treated, has a square flat-roofed bay, possibly added, to left of single sash window. The side bay window has coloured glass. At first floor are a pair of similar sashes. A gabled two-light dormer with sashes, has tile-hung flanks, the gable is pebble-dash rendered with a moulded cornice. South elevation of 2 bays. Broad canted bay with flat roof has a single sash to each face. Single sash to both floors to right. Above is a pair of half-hipped dormers, each with tile-hung flanks.



5 Gainsborough Gardens

Design and Access Statement: 25th April 2019

Current Listing

Note that the overmantel and fireplaces in the drawing and dining rooms were in fact installed by the current owners, prior to the listing of the building, and are therefore not original.

INTERIOR: Wide entrance hall leads to stair at rear. Open-well stair with plain string ends, turned newel and balusters, two per tread, and with plain moulded timber rail. The drawing room has a fine chimneypiece and overmantel in stained wood. The coved overmantel contains a mirror flanked by marquetry panels of trees; a marquetry foliate frieze runs above the fireplace. Dining room has late-C19 chimneypiece with Art Nouveau inspired mouldings, probably replaced. All rooms have moulded cornices, plain ceilings, doors of 4 panels.

HISTORY: Gainsborough Gardens was laid out between 1882 and 1895 on land belonging to the Wells and Camden Charity Trust. Plots were developed speculatively under the close scrutiny of the Trust and their Surveyor HS Legg. The development adopted the newly-heralded ethos shown at Bedford Park Chiswick, developed from 1875, where different styles of building cohere informally in a planned, leafy environment. EJ May, recently appointed as principal architect at Bedford Park designed the first building, Nos. 3 and 4 Gainsborough Gardens, in 1884. Both architecturally and historically, this was a significant step in changing attitudes towards the emerging suburbs.

This is set against the background of steps to limit expansion onto Hampstead Heath and the preservation of Parliament Hill Fields, an achievement attributed to CE Maurice who built and lived at No. 9A. He was married to the sister of Octavia Hill, philanthropist and founder of the National Trust.

The history of Gainsborough Gardens is prominent in the history of the protection of open spaces, particularly in Hampstead where the seeds of national awareness were sown. The whole scheme and individual houses are well documented, giving an important record of the development of the Gardens. The outcome is a scheme of significant historic and architectural importance and particular aesthetic quality, based on a fine balance between building and open space both of which survive almost intact.

No. 5 was designed, although possibly altered, and built by Charles B King, local builder, who had already built significant houses creating the streets to the north and west of Gainsborough Gardens. He also built Nos. 9 & 10 Gainsborough Gardens (1895). The style of building progresses from the earliest house by EJ May (1884) in Arts and Crafts manner through Legg's eclectic vernacular revival work of 1885-8 (Nos. 6,7 & 8 and the Lodge), to that of Horace Field, proponent of the neo-Georgian manner, seen in Nos. 11-13 and 14. King's work sits neatly in the middle.

Listing NGR: TQ3483179646



5 Gainsborough Gardens

Design and Access Statement: 25th April 2019

External Fabric Report

Overview of the Building Condition:

The external fabric of the building, whilst having been the subject of numerous alterations to the roof, is generally in good order.

The walls are built from red brick in Flemish bond, with tile-hung upper floor in alternating bands of plain and fish scale tiles, and plain-tile hipped roof.

Whilst a good number of windows are original, a number of them have been provided with new sashes whilst other windows have been replaced.

The front entrance door appears to be a non-original door within an original frame. The side doors to the house appear to be of relatively modern construction.



North West Elevation



South East Elevation



South West Elevations

5 Gainsborough Gardens

Design and Access Statement: 25th April 2019

External Fabric Report: South West Elevation

The historic fabric of the front elevation is of high significance. It is the building's principal elevation and appears to be largely unaltered since the original construction.

“The entrance front is near symmetrical, the entrance bay set forward slightly, balancing the canted corner bay and chimney to right which is also set forward slightly. A replaced panelled door in plain architrave sits between narrow vertical side light which continue vertically to the overlight. Above there is a shallow curved canopy under a rectangular three-light overlight framed by vertical moulded stone panels.” (Extract taken from Historic England list entry.)

To the left there is a larger sash window and canted bay with tall casement windows. All ground floor sills rest on a continuous band of dark decorative brick. To the right there are two smaller sash windows which sit to both sides of chimney breast with moulded brick shield to its ground floor face.

The upper floor is decorated with alternative bands of plain and fish scale tiles. Sash windows to the first floor do not appear to be from the time of original building. There is a new double glazed sash window and some refurbishment was carried to the casement windows of the canted corner bay.

The attic floor has a half-hipped, two-light dormer window which sits between two chimney stacks each with moulded vertical strip and collar. The roof lights are clearly modern in construction. A continuous coved cornice runs round 3 sides of the building.

Windows

The windows to the ground floor of the South-West elevation appear to date from the time of the original building, albeit with some modifications to the hinges and ironmongery.

The windows to the first floor and attic show signs of repair and many have replacement sashes with horns and glazing bars that vary from the original. The upper sashes also vary in their pattern (6 pane and 8 pane), which is partially a result of replacement over time.

The roof lights are clearly modern.



5 Gainsborough Gardens

Design and Access Statement: 25th April 2019

Externals : South West Elevation Ground Floor



*Photo SW1
Existing main entrance on
South -West Elevation. The door
is relatively modern however
the side windows and the fan
windows above canopy appear to
be original.*

5 Gainsborough Gardens

Design and Access Statement: 25th April 2019

Externals : South West Elevation Ground Floor



SW2



SW3



SW4



SW5



The horn detail shown is typical of the sashes to the ground floor and would appear to be original.

*Photos SW4-SW7
Typical windows on ground floor of South -West Elevation. The windows seem to be original with some replacement hinges to the casement window in the corner bay.*

5 Gainsborough Gardens

Design and Access Statement: 25th April 2019

Externals : South West Elevation First Floor



*Photos SW6-SW9
Typical windows on first floor
of South-West Elevation. The
windows have been either
replaced or refurbished- SW7 is a
relatively modern double glazed
sash window.*

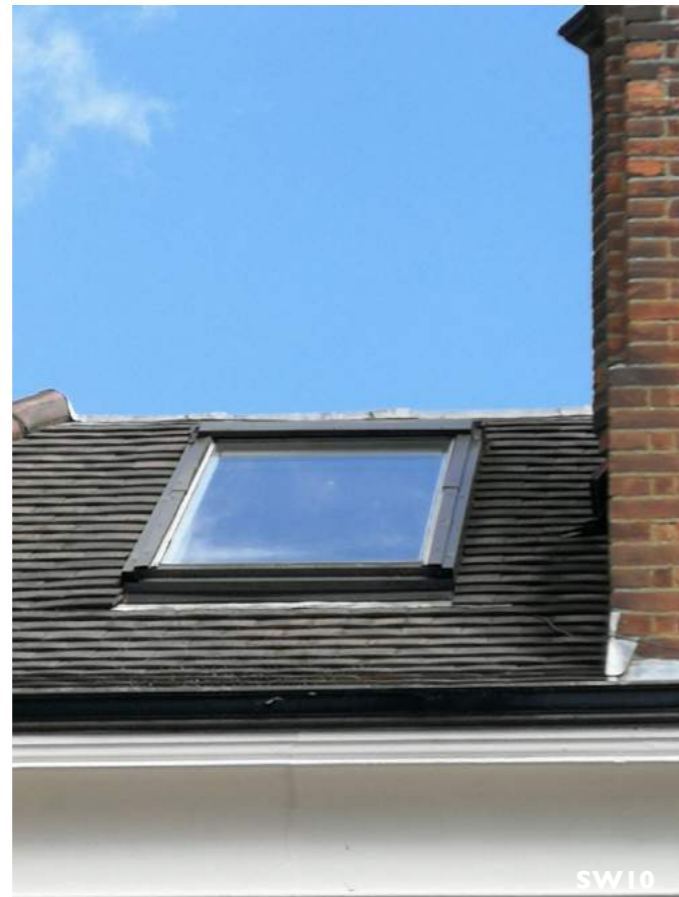
*The horn details to the upper
floors vary from those at the
ground floor. It is likely that
either whole windows have been
replaced or replacement sashes
fitted within the existing sash
boxes.*



5 Gainsborough Gardens

Design and Access Statement: 25th April 2019

Externals : South West Elevation Second Floor



*Photos SW10-SW12
Typical windows on second
floor of South -West Elevation.
The roof lights are relatively
new and the dormer window
is replacement double glazed
casement window.*

5 Gainsborough Gardens

Design and Access Statement: 25th April 2019

External Fabric Report : South-East Elevation



Modern double glazed timber casement windows

Non-original sash windows

Modern conservatory to be demolished and replaced with new. Planning application 2018/3493/L and 2018/2969/P

Modern French style door

The South East elevation has a two storey broad canted bay. On the ground floor there is a modern pair of French doors in poor condition, leading from the drawing room into the garden. On each side there are smaller sash windows which appear original. The existing conservatory is being demolished and replaced with modern single storey rear extension (Planning consent granted 2018/3493/L and 2018/2629/P)

The first floor is decorated with bands of plain and fish scale tiles, with different sizes of sash windows. In common with the other facades, the windows to the upper floors appear to have new sashes.

The attic floor has two half-hipped dormers, one with a double light and one with a single light. Both have tile-hung flanks. The decorative coved cornice does not continue to the North East elevation.

The hipped roof with single-light dormer window does not appear to be symmetrical.

Windows

The windows to the ground floor of the South-East elevation appear to date from the time of the original building. The french doors are of modern construction.

The majority of the windows to the first floor and attic appear to be non-original and have replacement sashes.

The dormer windows are clearly modern double glazed timber windows.

5 Gainsborough Gardens

Design and Access Statement: 25th April 2019

Externals : South East Elevation Ground Floor



*Photos SE1-SE4
Existing garden doors are
modern in construction, however
both windows to its sides seem to
be original.*

5 Gainsborough Gardens

Design and Access Statement: 25th April 2019

Externals : South East Elevation First Floor



*Photos SE5-SE8
Typical windows on first floor of
South-East Elevation. Windows
SE5, SE6 and SE8 are non-
original windows with different
horn details to window SE7 which
seems to date from the time of
original building.*

5 Gainsborough Gardens

Design and Access Statement: 25th April 2019

Externals : South East Elevation Second Floor



*Photos SE9-SE10
Existing second floor dormer
windows on South -East
Elevation. These are modern
timber casement windows.*

5 Gainsborough Gardens

Design and Access Statement: 25th April 2019

External Fabric Report : North West Elevation

The North West elevation has a single storey square bay on the ground floor and a canted double storey corner bay finished with an ogival lead roof with tall finial.

There is a flat roofed square bay giving garden access via replacement french doors. This bay may be an early addition to the original form of the house. A sash window facing the boundary wall to the left is fitted with decorative stained glass, possibly to prevent overlooking.

The upper floor is decorated with alternating bands of plain and fish scale tiles. The upper sashes are smaller in size and the canted bay has narrow casement windows.

There is a gabled, half-hipped, two-light dormer with tile-hung flanks and gables with a decorative motif.



Windows

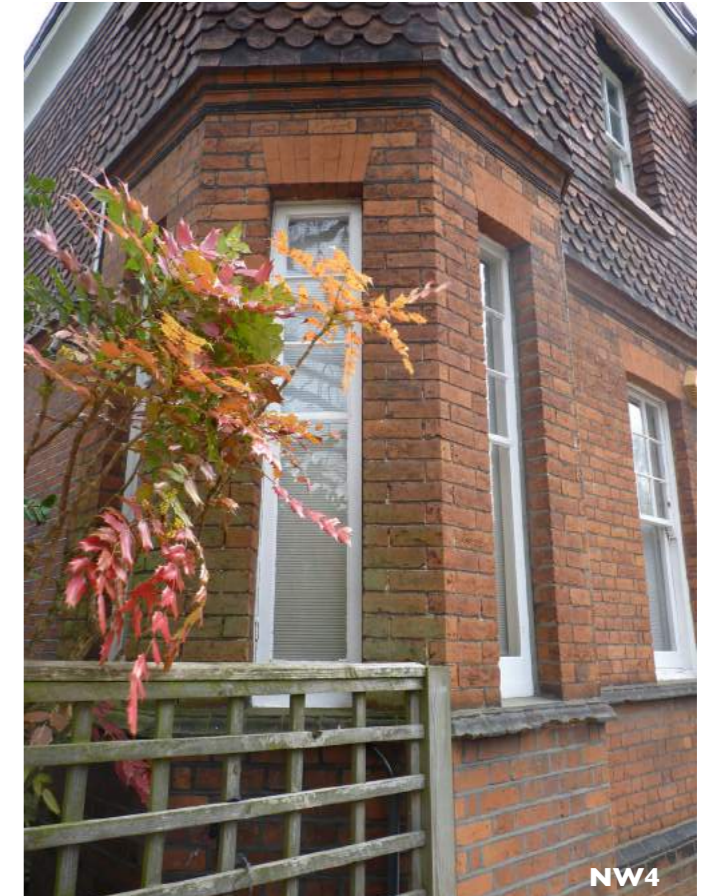
The windows to the ground floor of the South-East elevation appear to date from the time of the original building. The French door is of modern construction.

The majority of the windows to the first floor and attic appear to date from the time of the original building, albeit with some modifications to hinges and ironmongery.

5 Gainsborough Gardens

Design and Access Statement: 25th April 2019

Externals : North West Elevation Ground Floor

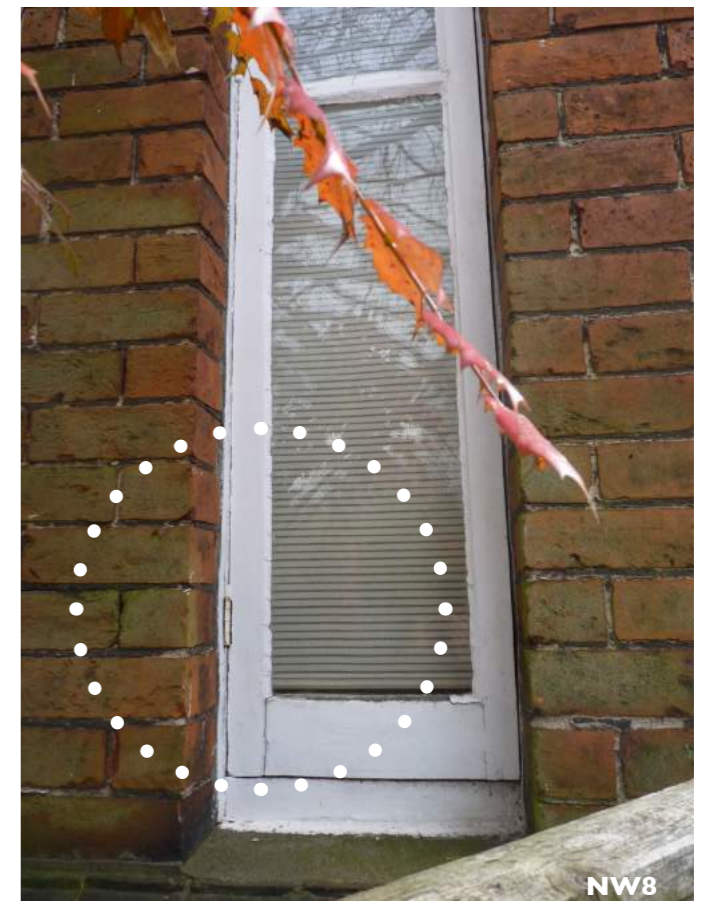


*Photos NW1-NW4
Typical ground floor windows and
door on North -West Elevation.
The sash windows are original
with some drought proofing work
done to the window on photo
NW3. The door to the ground
floor reception room however
is relatively modern and in very
poor condition.*

5 Gainsborough Gardens

Design and Access Statement: 25th April 2019

Externals : North West Elevation Ground Floor



Photos NW5-NW6
Red dashed line denotes the repointing work that was carried out to the ground floor walls. Some of the windows were drought proofed with caulk which is visible on photo NW7

Photo NW8
Circled replacement hinges to some of the casement windows on ground floor of corner bay.

5 Gainsborough Gardens

Design and Access Statement: 25th April 2019

Externals : North West Elevation First Floor



*Photos NW9-NW11
Existing first floor windows on
North -West Elevation. The sash
windows seem to be original. The
casement windows in the corner
bay seem to be original as well.*

5 Gainsborough Gardens

Design and Access Statement: 25th April 2019

Externals : North West Elevation Second Floor



*Photo NW12-NW13
Photo NW12 shows gabled two-
light dormer with sashes with
decorative gable. Photo NW13
shows the ogival leaded roof with
tall finial to corner bay.*

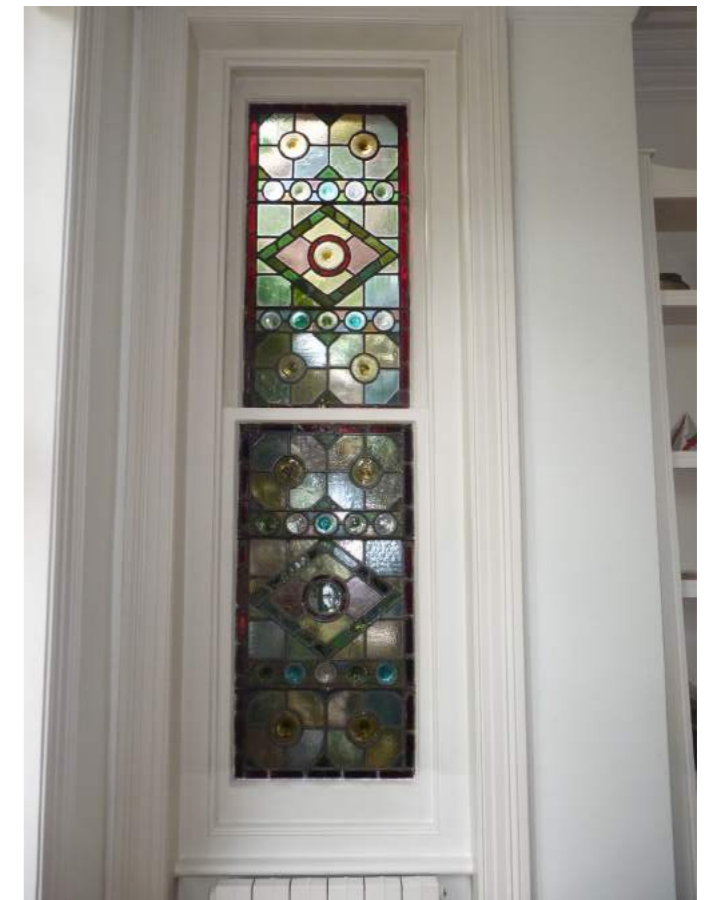
5 Gainsborough Gardens

Design and Access Statement: 25th April 2019

Internal Fabric Overview

This section of the document provides an assessment of the internal fabric of the building and the degree to which the original fabric of the building has been retained. Our assessment is supported by current photographs of the interior spaces.

The photographs show that, whilst care was taken to retain the general character of the building, some of the period details were removed or modified when the building was refurbished in the past.



5 Gainsborough Gardens

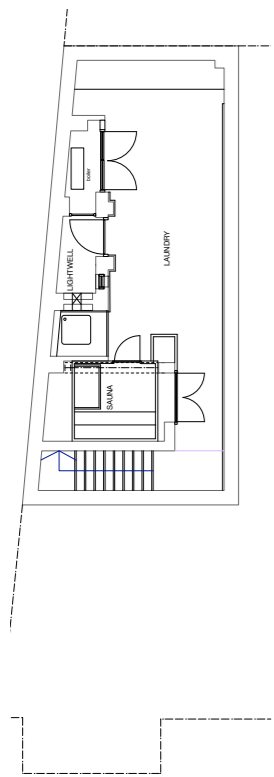
Design and Access Statement: 25th April 2019

Internal Fabric Report : Floor Plans

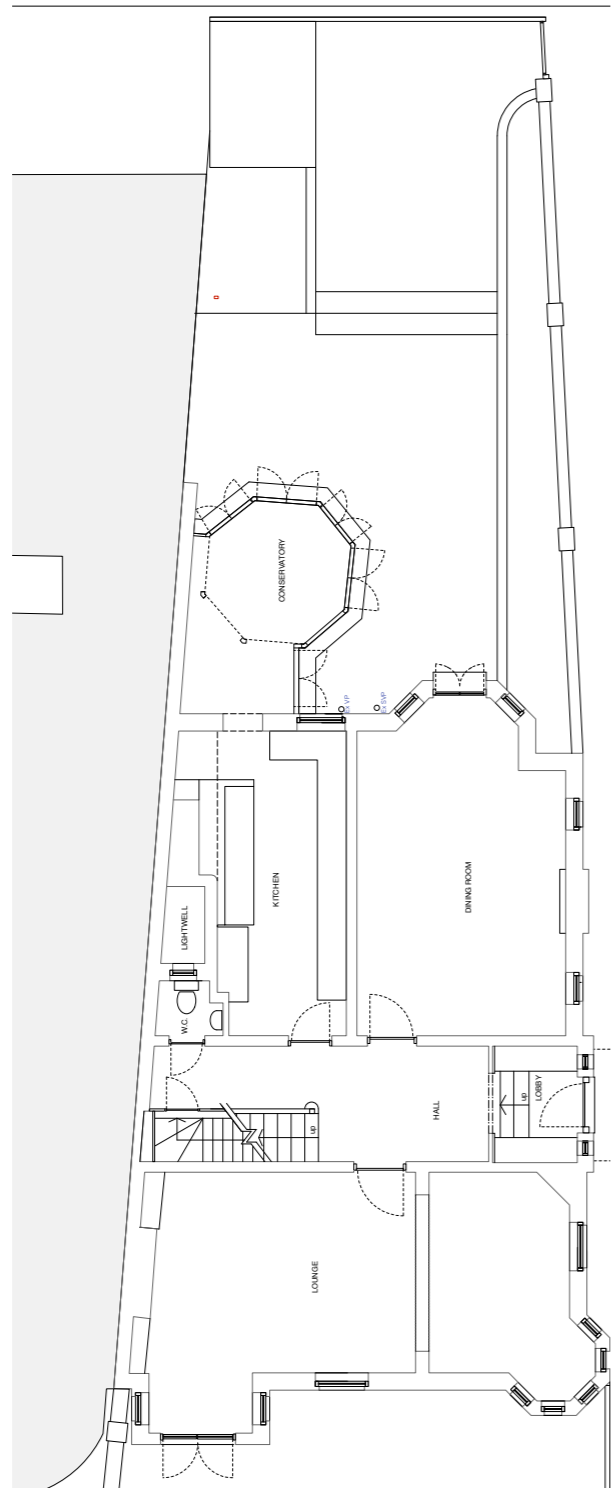
Current Layout:

As previously noted, whilst retaining its integrity, the building has been extended and modified over time. Some of the rooms to the ground floor have been merged to create one big space whilst the kitchen was extended with a new conservatory to the rear garden.

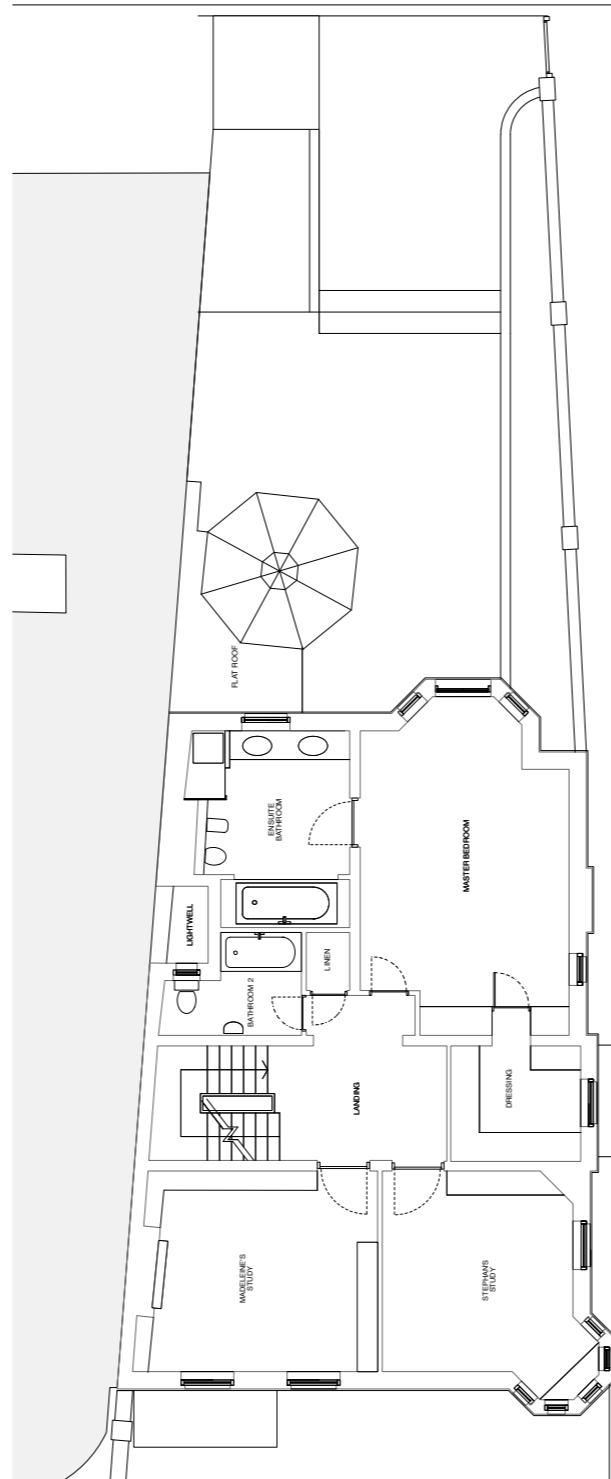
The adjacent diagrams show existing layouts of the building.



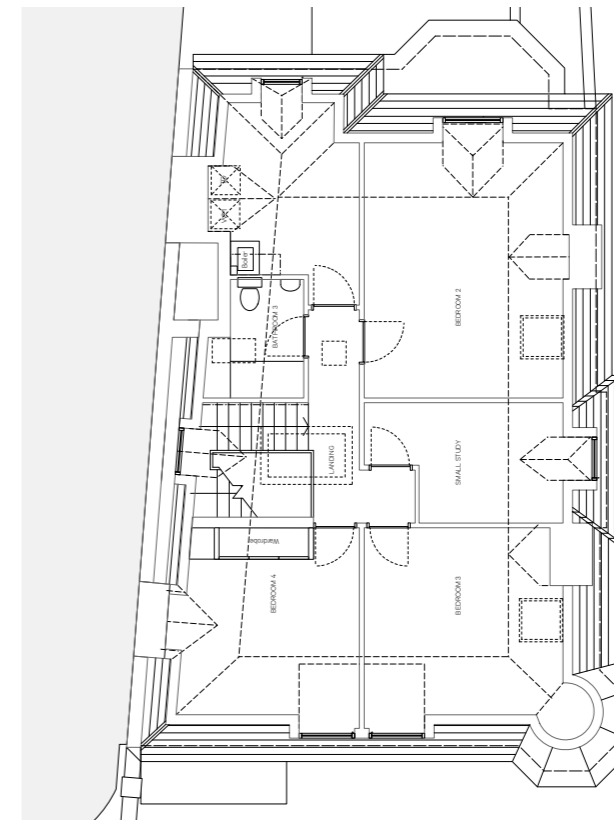
Basement Plan



Ground Floor Plan



First Floor Plan

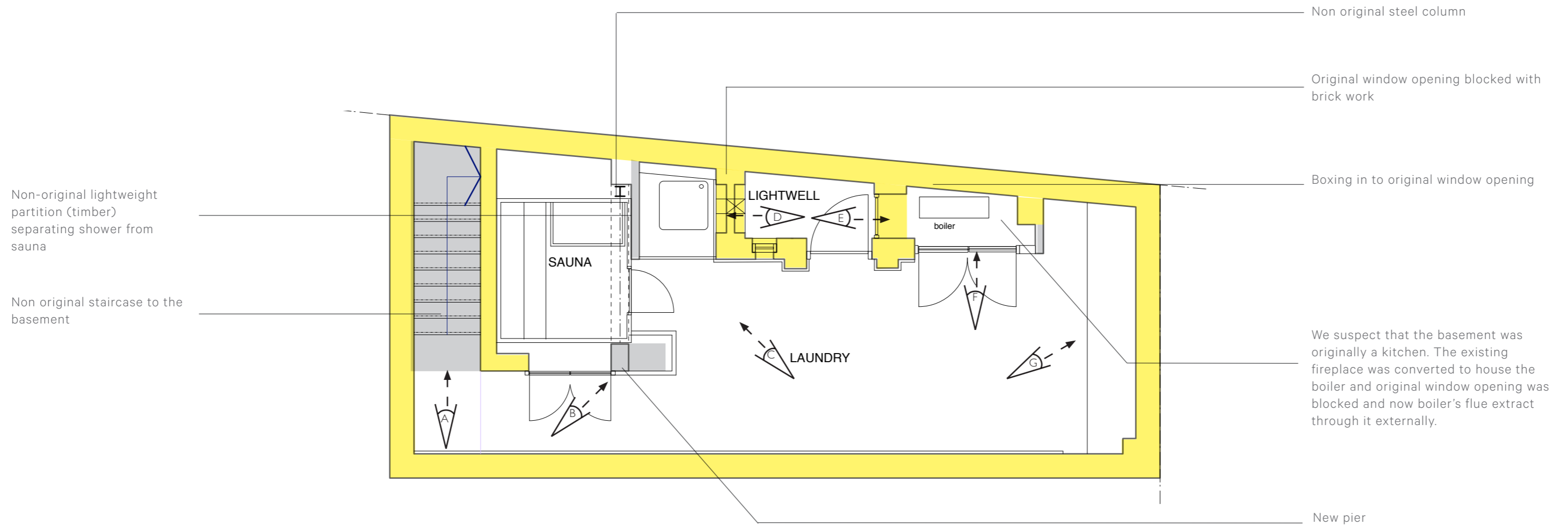


Second Floor Plan

5 Gainsborough Gardens

Design and Access Statement: 25th April 2019

Internals : Existing Basement

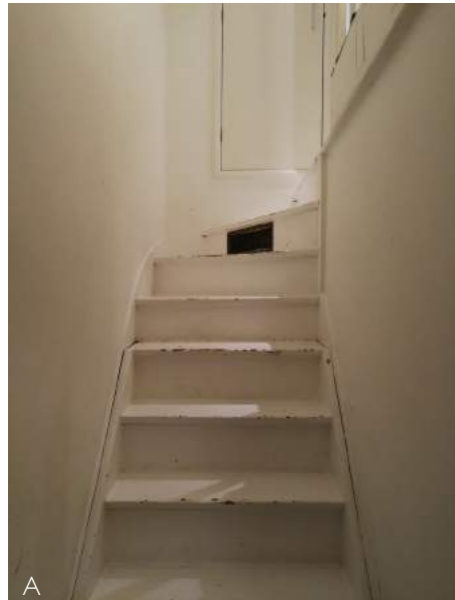


	High significance		Some significance
	Medium significance		Neutral/Detracts

5 Gainsborough Gardens

Design and Access Statement: 25th April 2019

Internals : Basement



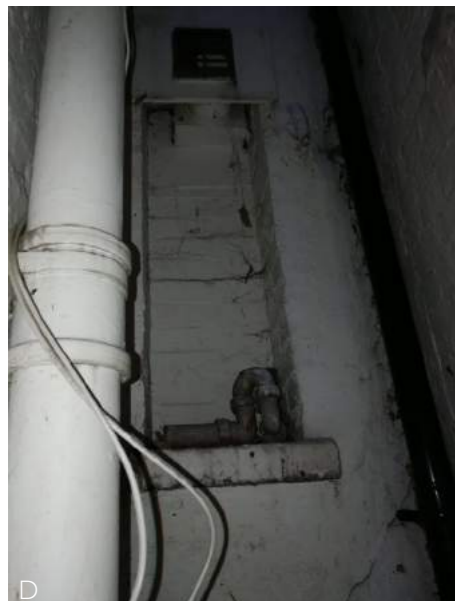
Photos A-C
Photo A shows the staircase.
Photo B shows new pier column which supports new beam.
Photo C shows timber partition between the sauna and shower.

There are number of changes to the original basement. It seems that the original kitchen was relocated to the ground floor and original fire place was converted into boiler cupboard.

There are number of openings to the existing light well which do not have either original door or window fittings. Original window openings were either blocked with brickwork or fitted with louvres for ventilation purposes. The joinery to this floor does not have any particular historic value.

The plan shows structural alterations, which were carried out some time ago, with new steel and brick columns supporting new beam.

The external lightwell appears to date from the time of the construction of the original building, however it has been modified over time to allow for various pipe work connections.

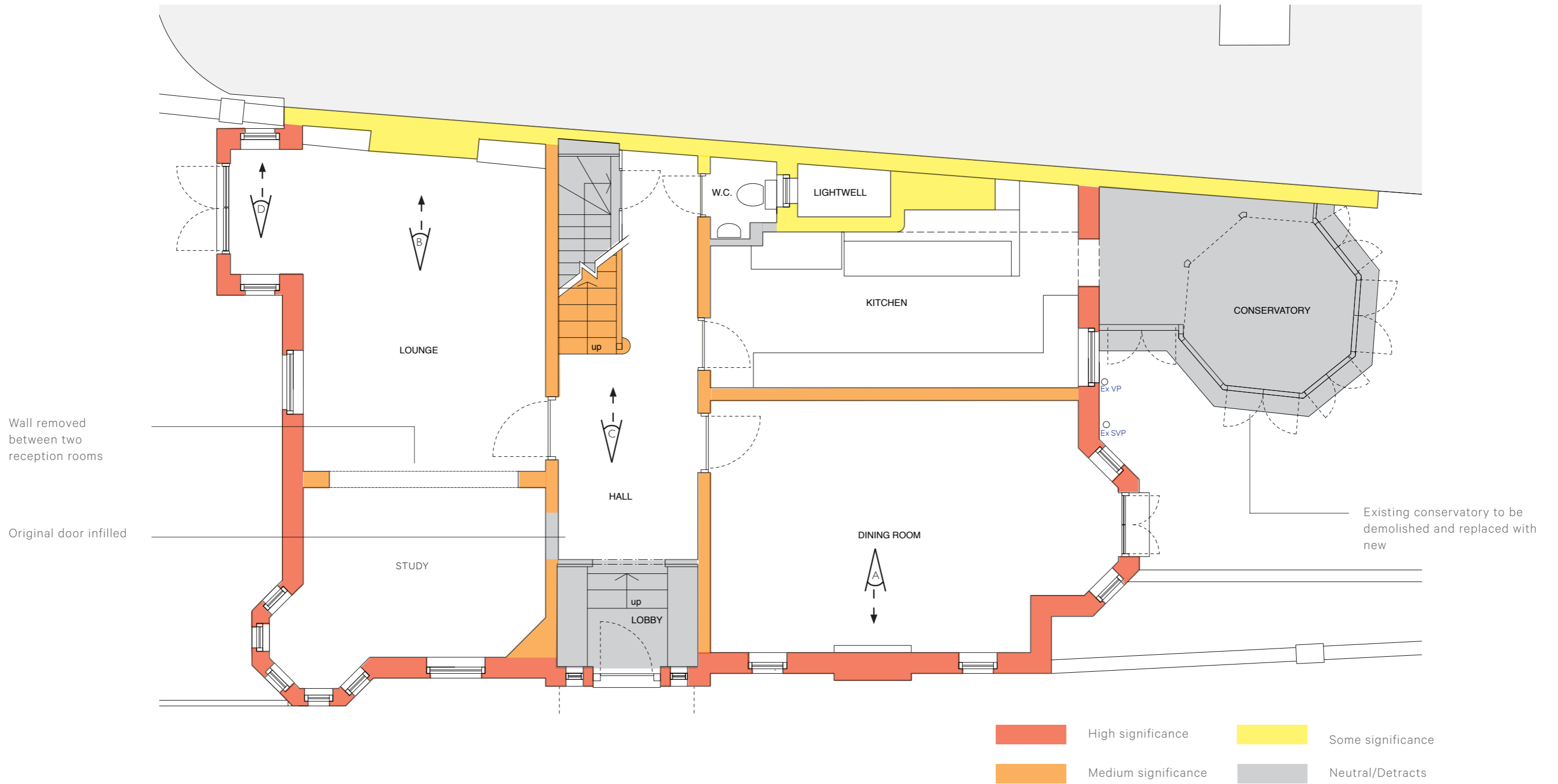


Photos D-G
These photos show boxing in to the original lightwell windows as well as the remains of an original arch to the kitchen hearth which now holds new boiler. Photo G shows utility area to the back of the basement.

5 Gainsborough Gardens

Design and Access Statement: 25th April 2019

Internals : Existing Ground floor



5 Gainsborough Gardens

Design and Access Statement: 25th April 2019

Internals : Ground Floor

There are small internal changes to the original ground floor. These include refurbishment works carried to the entrance lobby and to the main reception room, as well as installation of fireplaces, removal of a dividing wall and access door to what is now the study area.

To the left of the axial hallway there were originally two rooms which were merged into one big open space. The original door to one of the rooms was boxed in and walls made good. The plan shows structural alterations to the load bearing wall.

The ornamental fireplace with overmantel within this room was installed by current owners after they purchased the property and before the listing was made.

Moulded cornices across all rooms seems to be original.

The octagonal conservatory adjoining the kitchen is modern in construction.

Joinery to the entrance lobby has no historic value.

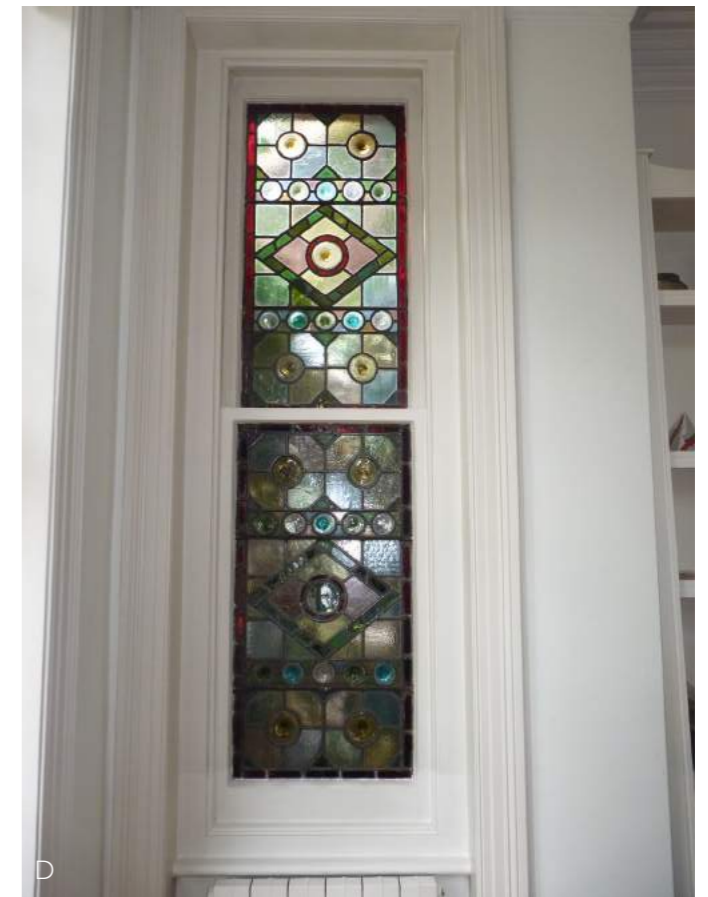


Moulded cornice detail to the ceilings



Moulded cornice detail abutting stair

*Photos A-B
These photos show ornamental fireplaces to dining and drawing rooms, typical window surrounds and stained glass sash window to side bay. It should be noted that the fireplaces were installed by the current owners before the building being listed and are not original to the building*



Internals: Existing First Floor



5 Gainsborough Gardens

Design and Access Statement: 25th April 2019

Internals : First Floor

The first floor was refurbished by the current owners prior to the building being listed. Master bedroom was fitted with walk in wardrobe hidden behind joinery units. A number of rooms have decorative cornicing with mixture of new and original patterns.

What now is a en-suit bathroom could once be an internal room and is not of any historical value.



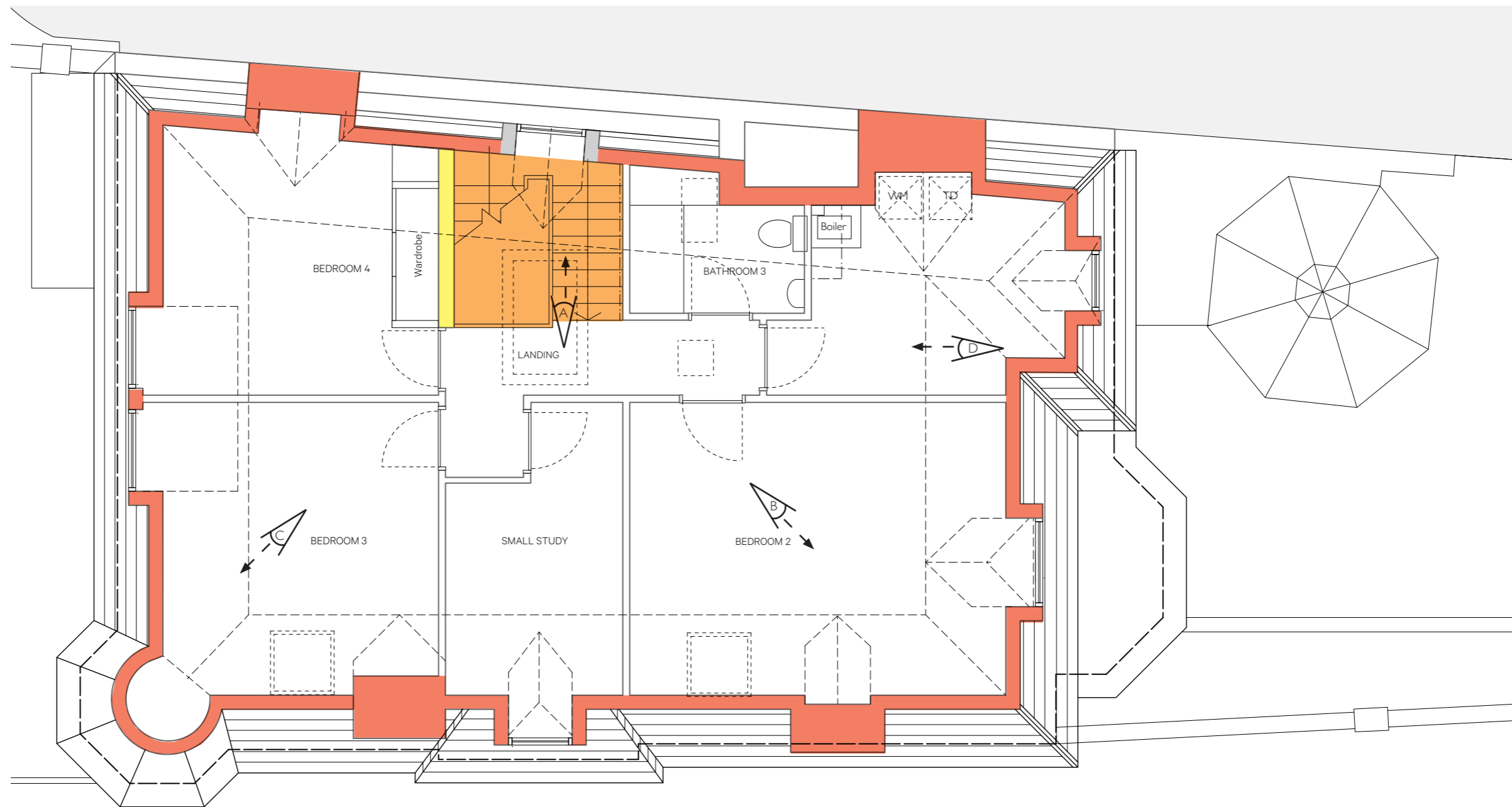
*Photos A-D
These photos show typical door
architrave detail, art nouveau
fireplace, modern joinery within
the bedrooms and en-suit
bathroom.*







5 Gainsborough Gardens

Design and Access Statement: 25th April 2019

Internals: Existing Second Floor



	High significance		Some significance
	Medium significance		Neutral/Detracts

5 Gainsborough Gardens

Design and Access Statement: 25th April 2019

Internals : Second Floor

The interior of the second floor is of neutral significance.

The joinery details to this floor are relatively plain in comparison to that of the ground and first floor. The moulded architraves and skirtings are of simple design.

Besides the two windows to north west elevation all windows are modern timber windows.

There is a new dormer to the North-East elevation with fixed glazing and heavy glazing bars. There are number of new rooflights.



*Photos A-D
These photos show typical door
architrave detail, simple skirting
boards to all rooms and various
modern dormer windows.*



5 Gainsborough Gardens

Design and Access Statement: 25th April 2019

3. The Design Principles

It is proposed to install new French Doors to the Rear and Front Gardens with slimline 10mm double glazing. Currently both doors constitute a high security risk due to their poor condition and insufficient locking systems.

Replacement of the relatively modern French doors will be undertaken using the moulding and patterns taken from the existing original windows where appropriate and from the existing doors.

It is proposed to replace these doors while other works to the property are being carried out.



Existing Front Garden French Door



Existing Back Garden French Door

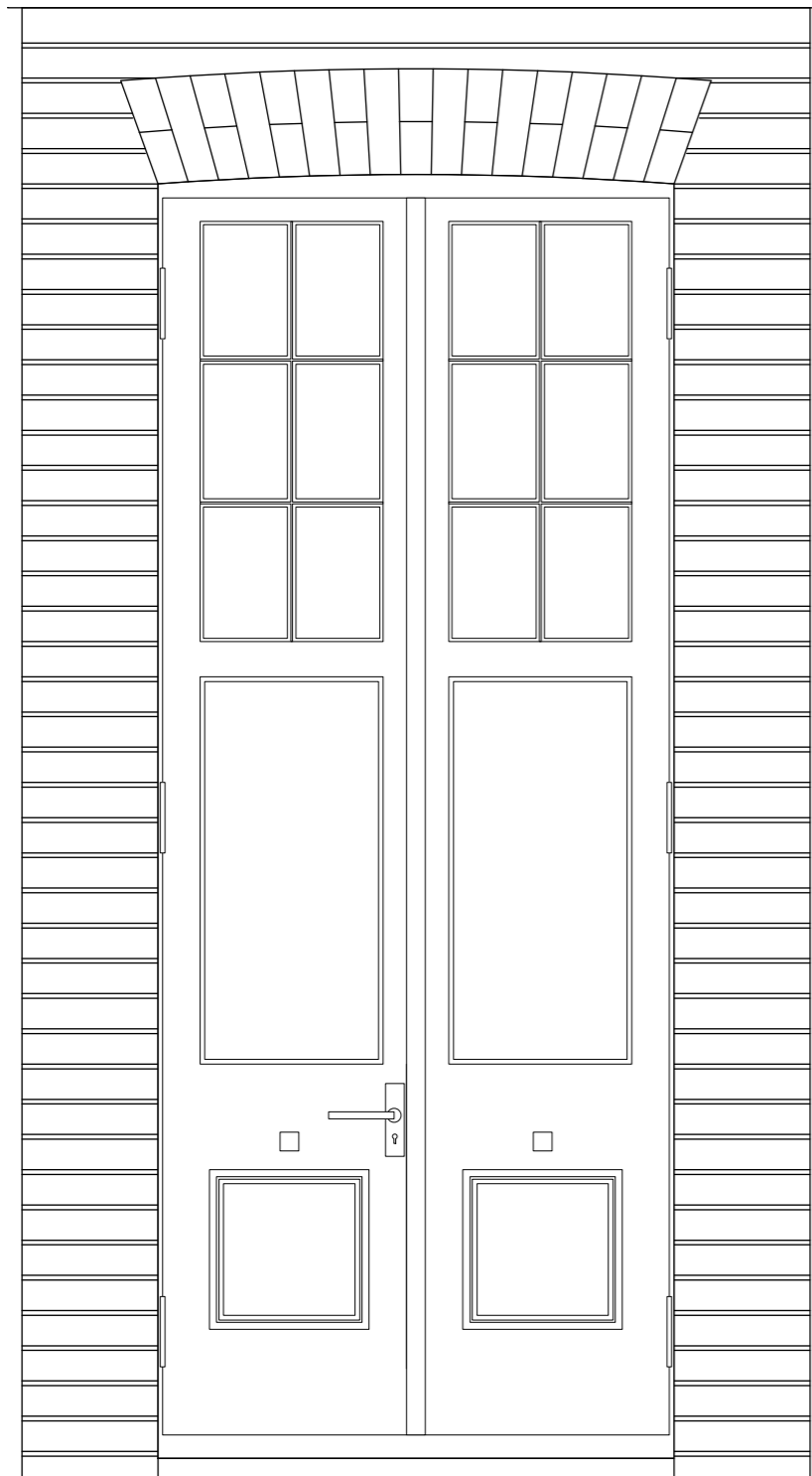


5 Gainsborough Gardens

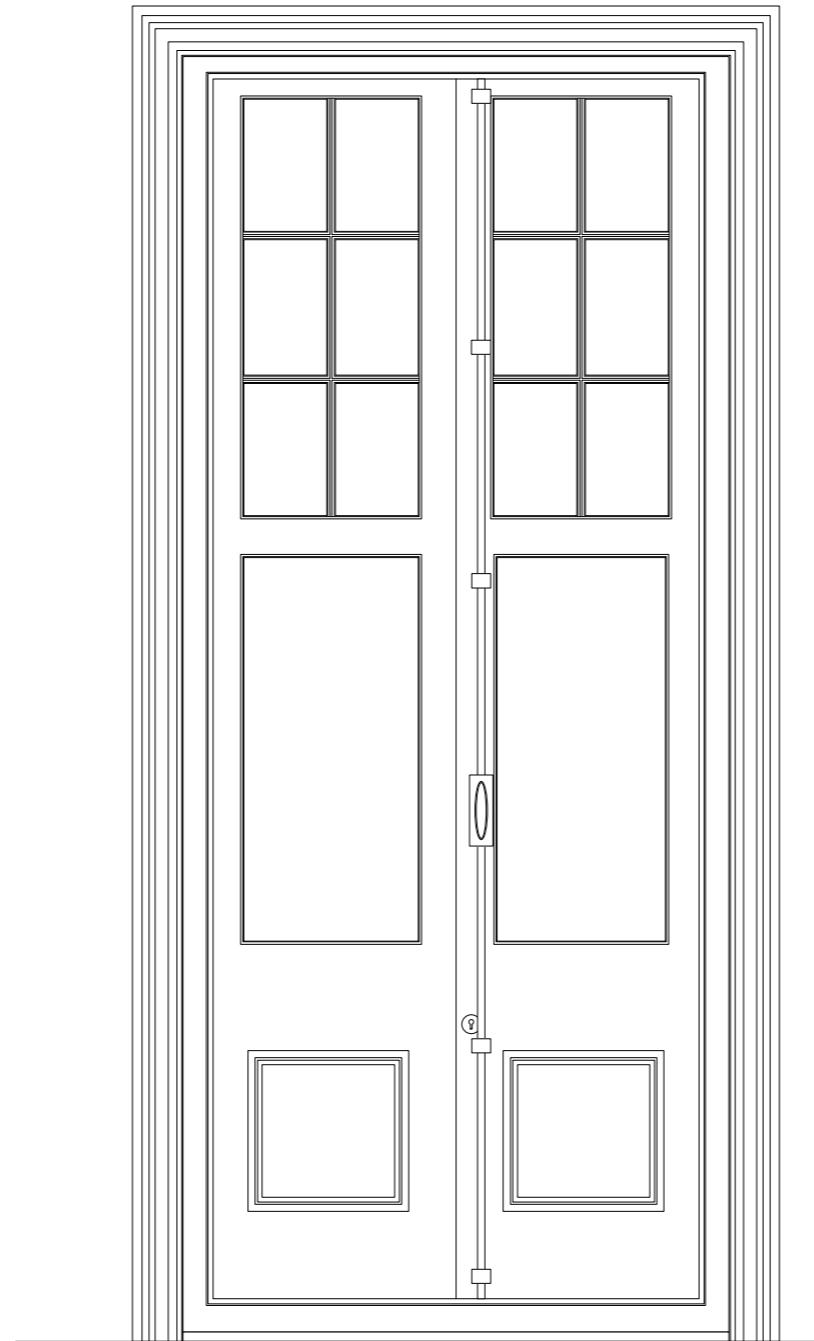
Design and Access Statement: 25th April 2019

Existing French Doors - Rear Garden

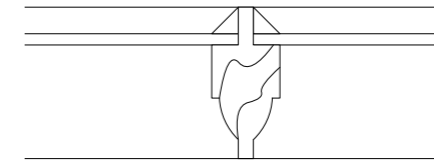
These doors are relatively modern replicas.



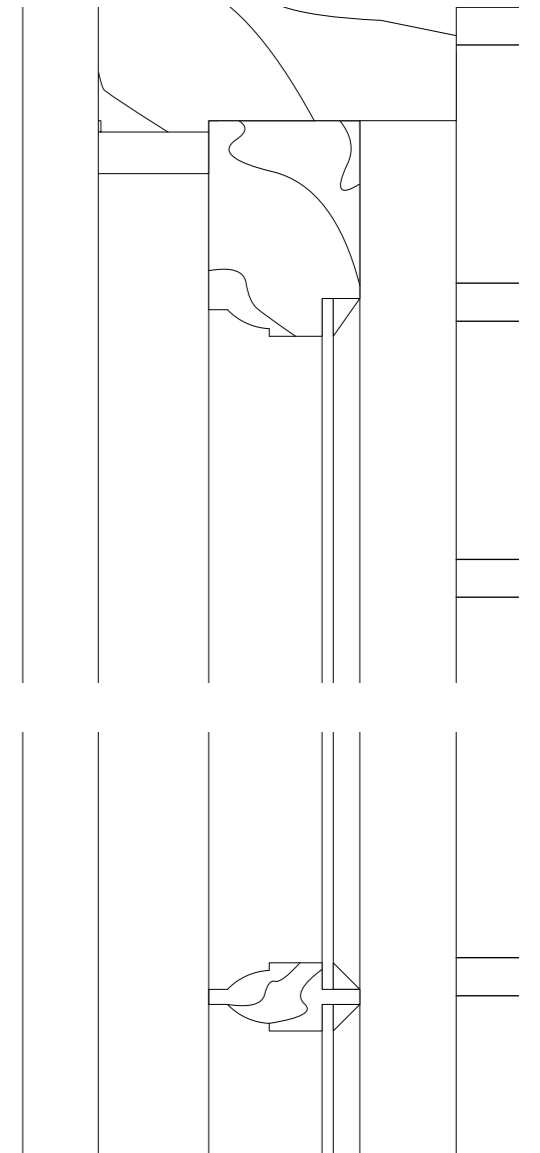
1 French Door External Elevation
Scale: 1:8



2 French Door Internal Elevation
Scale: 1:8



3 Glazing Bar Profile Plan
Scale: Actual Size

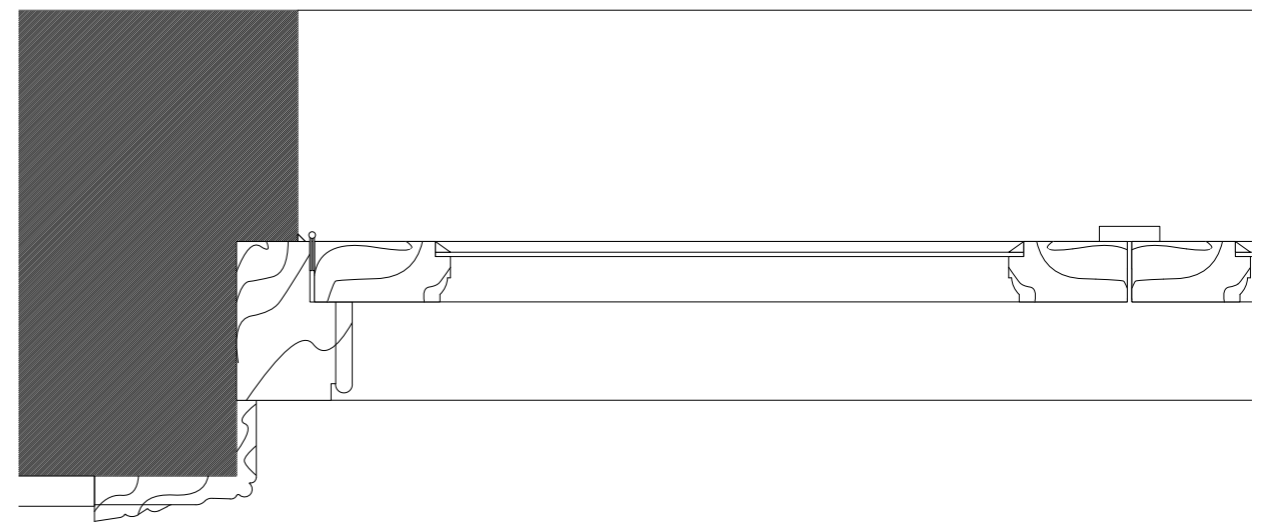
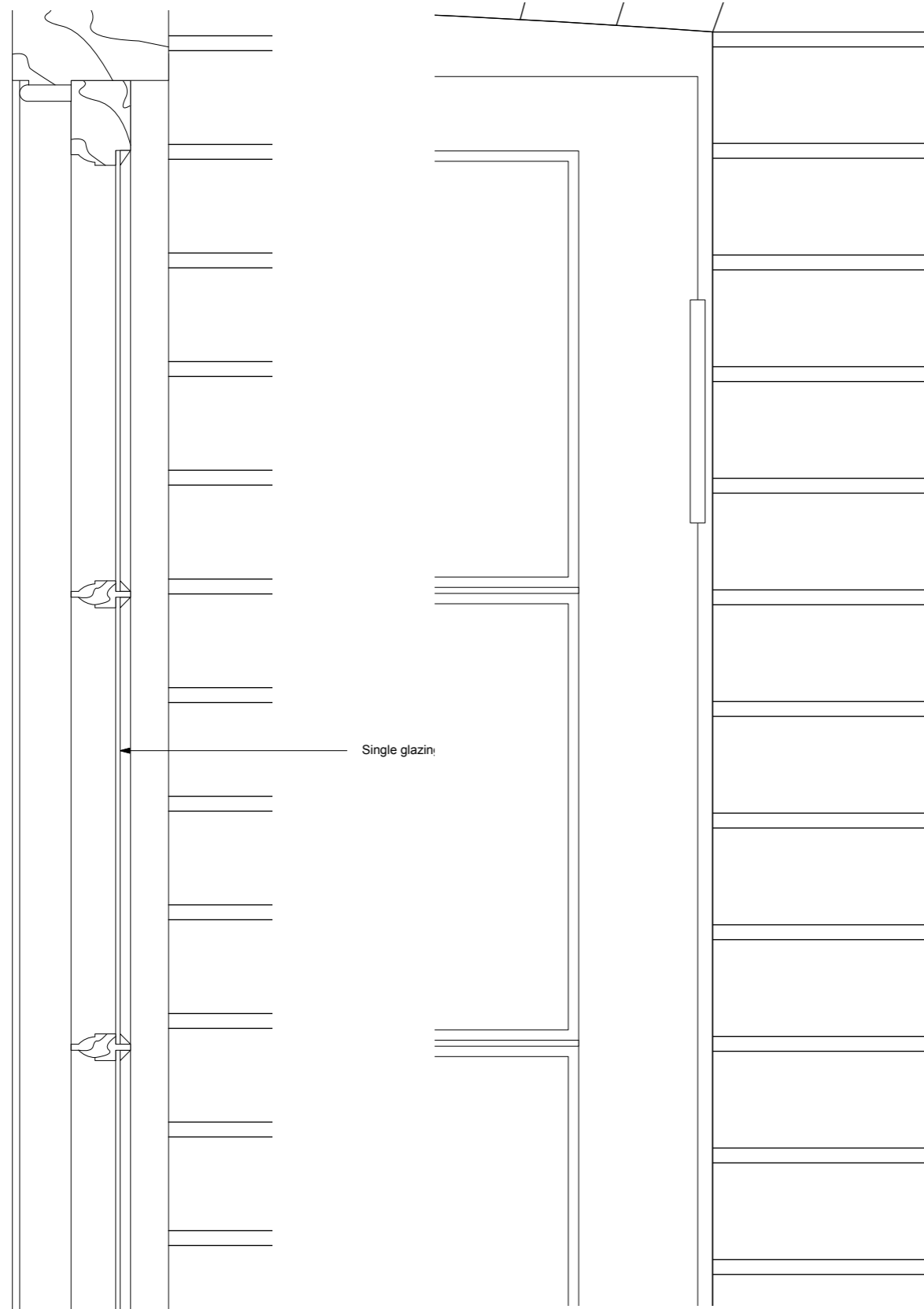


4 French Door Profile Section
Scale: Actual Size

5 Gainsborough Gardens

Design and Access Statement: 25th April 2019

Existing French Doors - Rear Garden



1 Glazing Bar Section
Scale: Half Actual Size

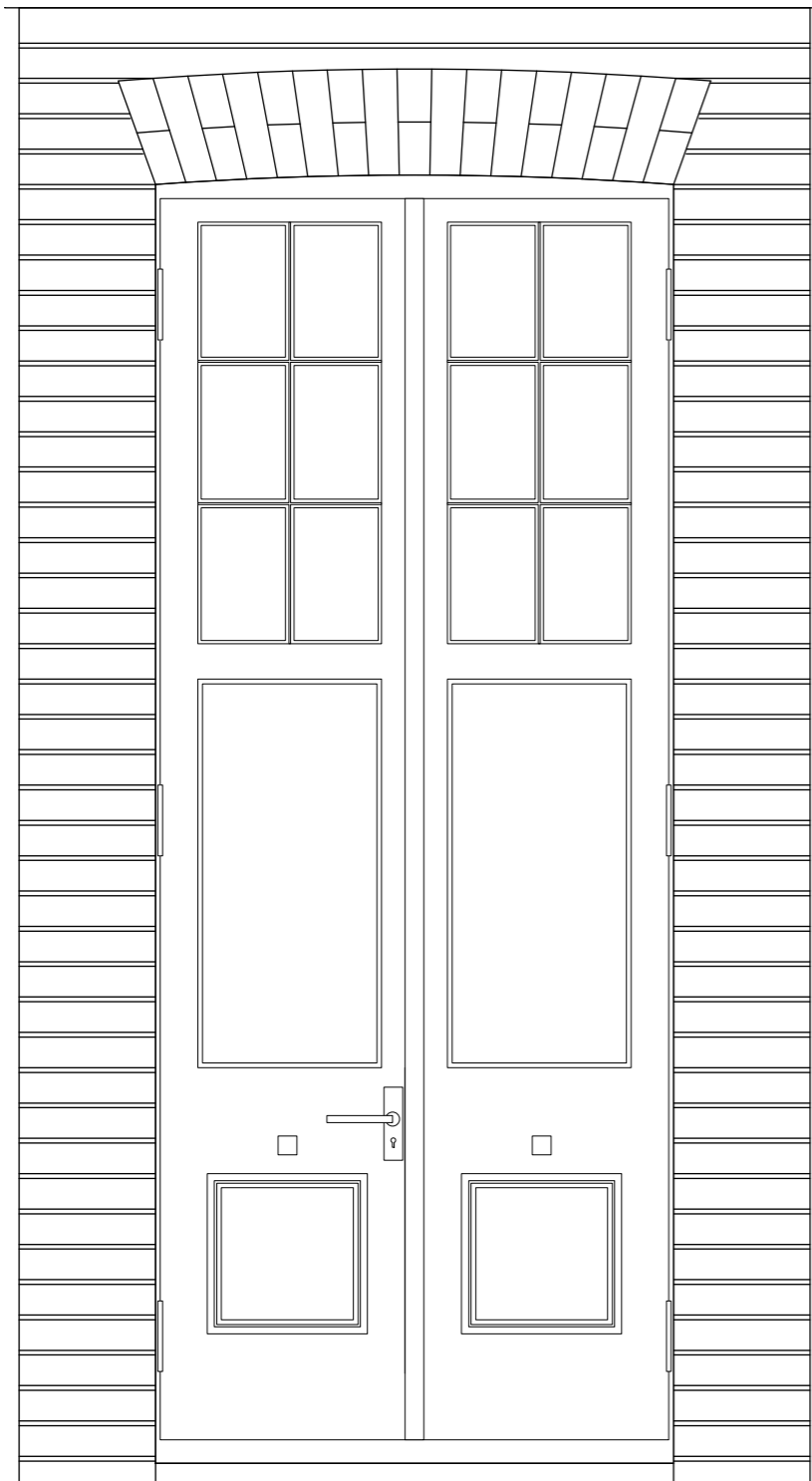
5 Gainsborough Gardens

Design and Access Statement: 25th April 2019

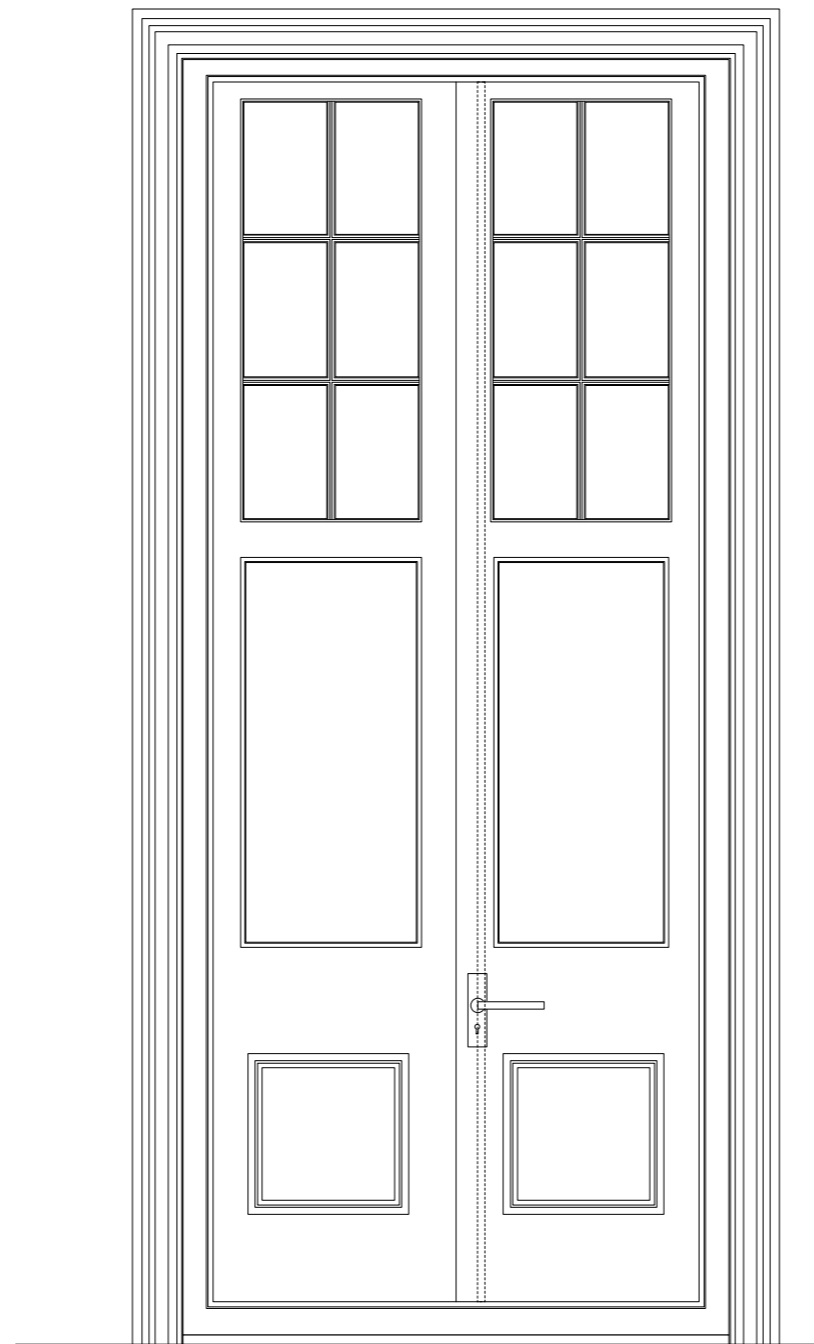
Proposed French Doors - Rear Garden

Proposed Works:

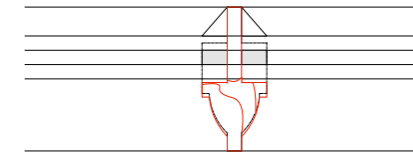
- Replace existing hinges to French doors to match diameter and lengths of the originals
- 10mm Vacuum glazing to be incorporated in new door
- New glazing bars to accommodate IGU
- Moulding and patterns to be taken from the existing doors and original windows
- Locking bolts to be incorporated within frame



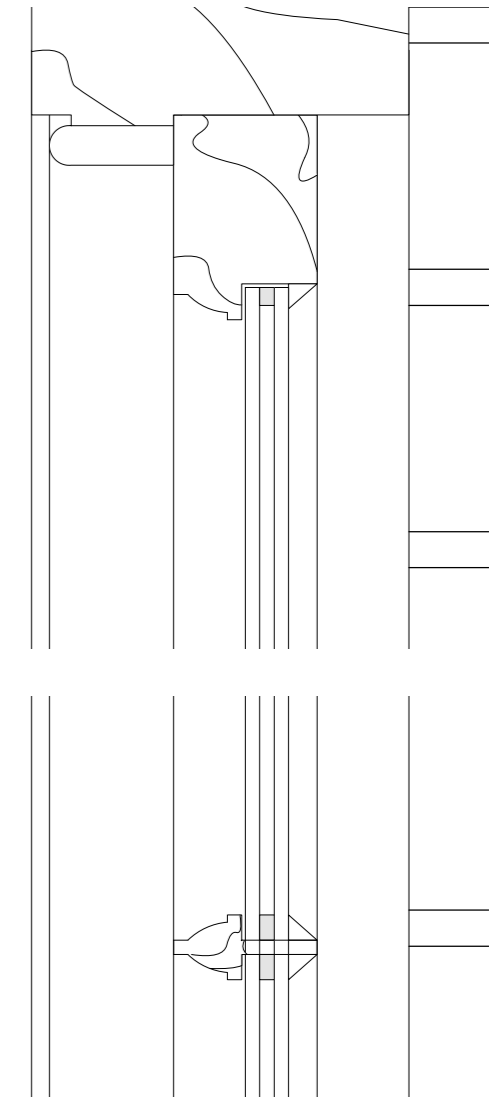
1 French Door External Elevation
Scale: 1:8



2 French Door Internal Elevation
Scale: 1:8



3 Glazing Bar Profile Plan
Scale: Actual Size



4 Glazing Bar Profile Section
Scale: Actual Size

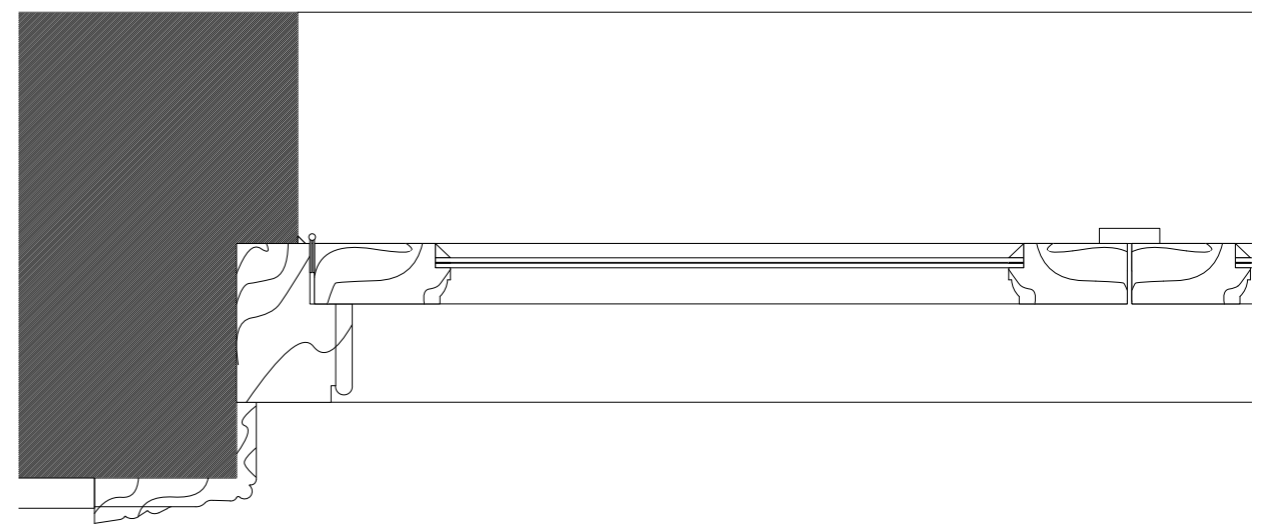
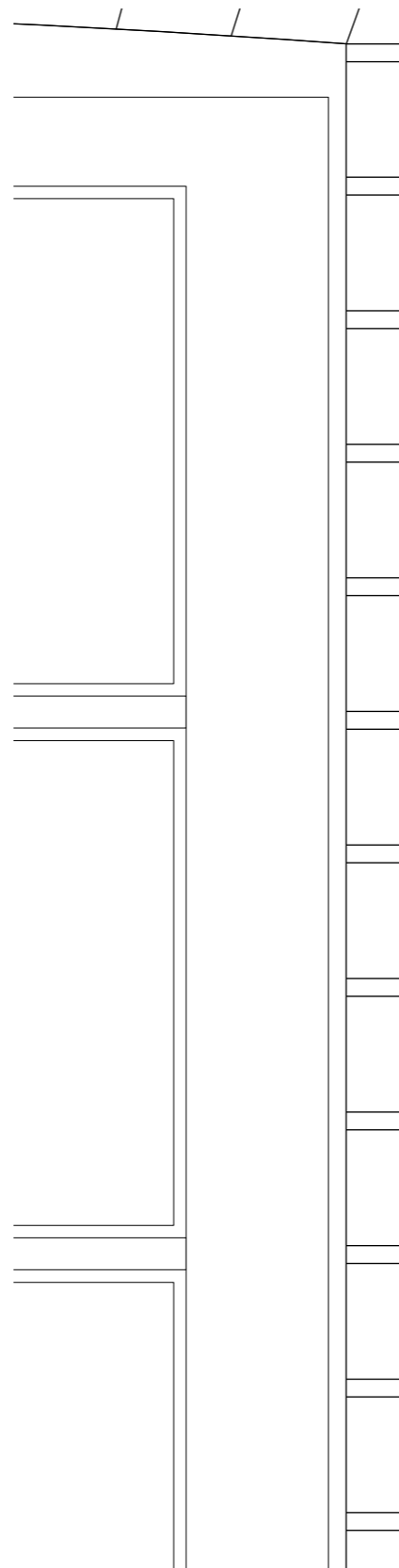
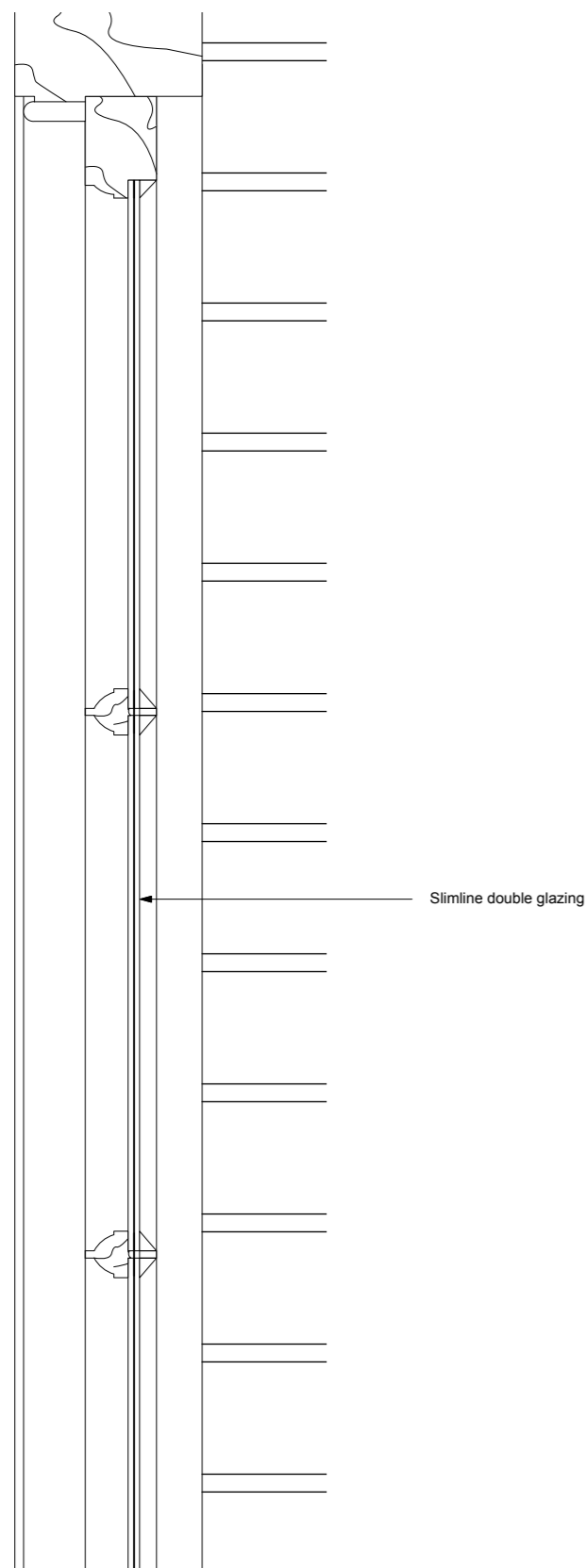
5 Gainsborough Gardens

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Proposed French Doors - Rear Garden

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1 Glazing Bar Section
Scale: Half Actual Size

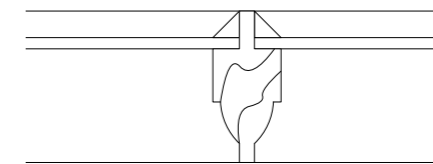
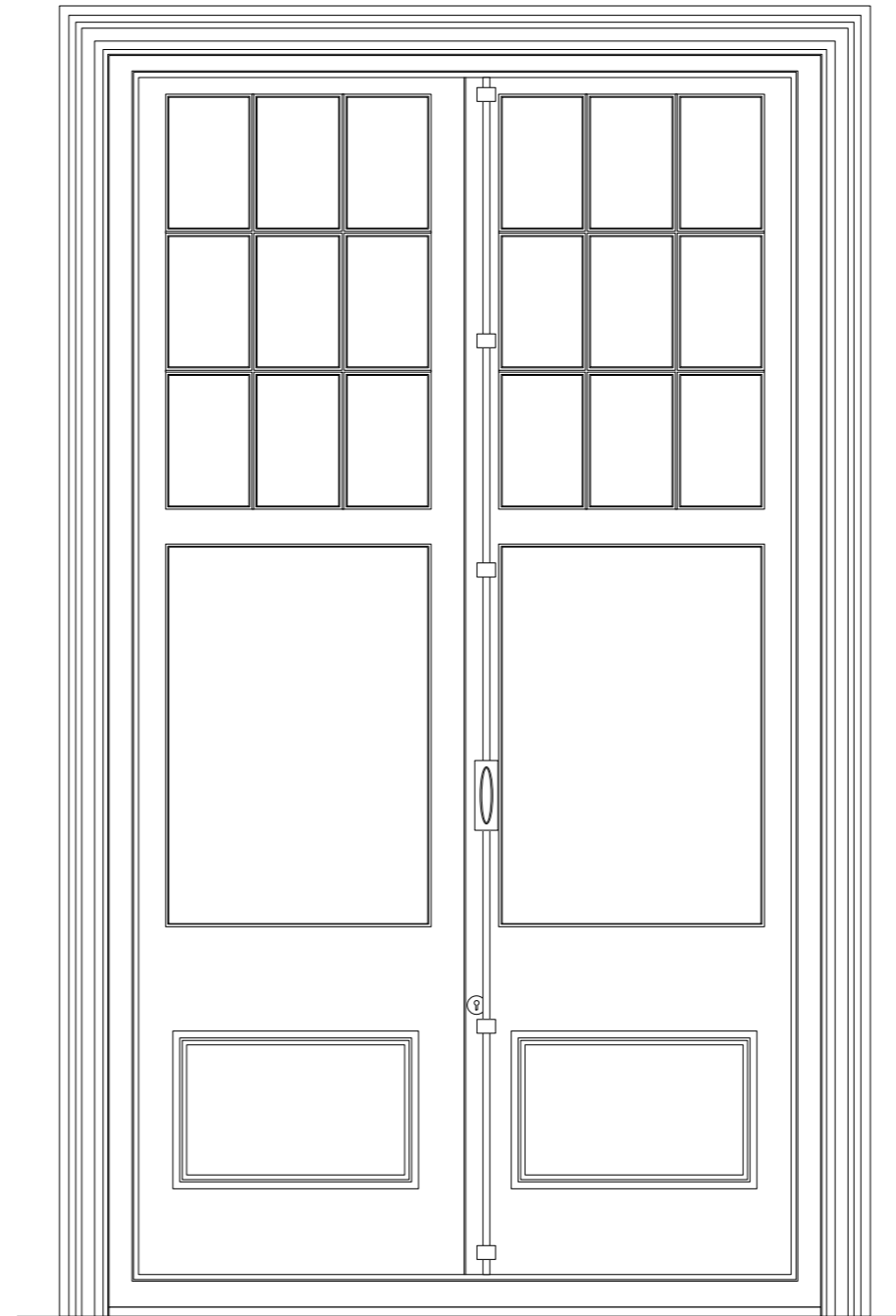
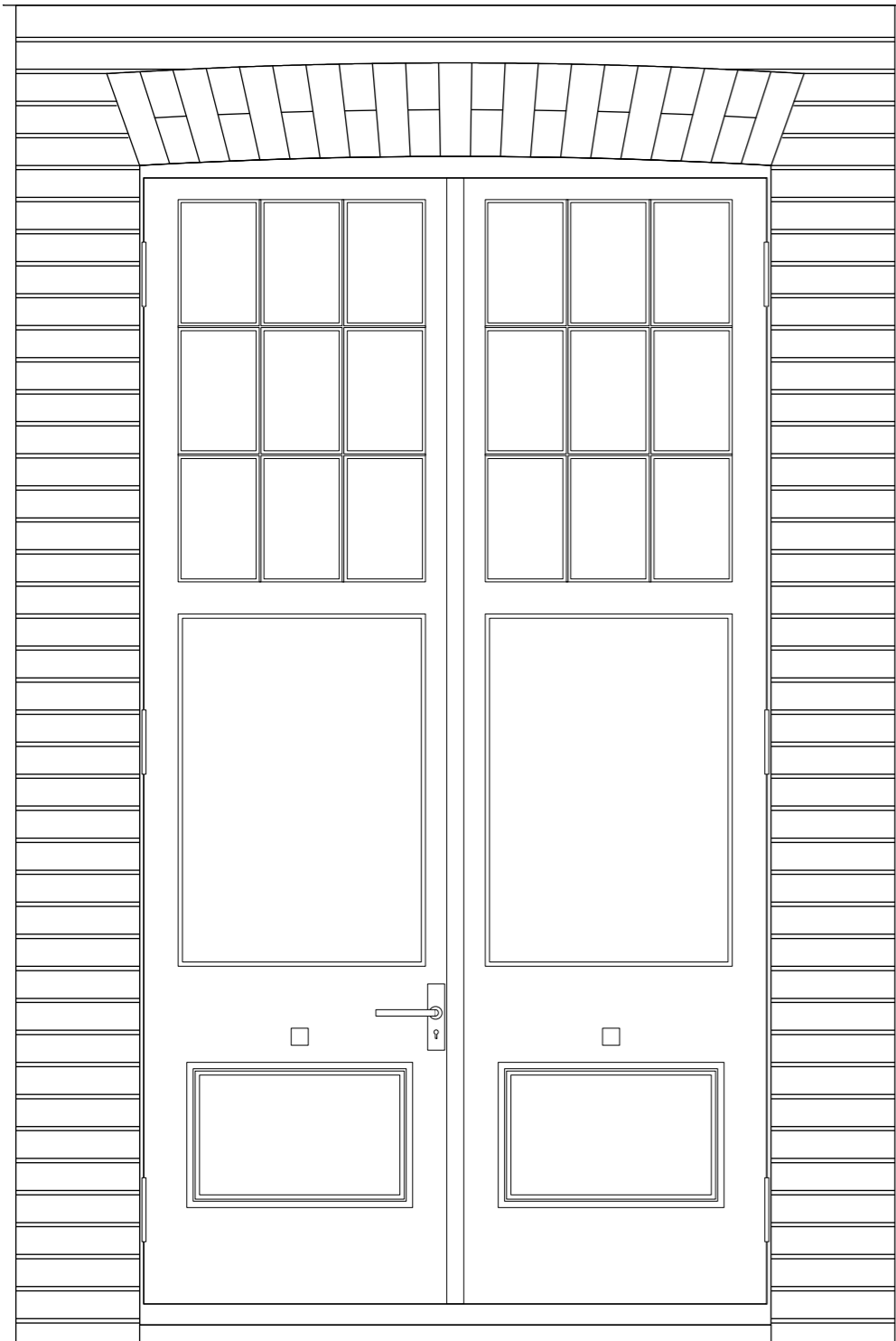
2 Glazing Bar Elevation
Scale: Half Actual Size

5 Gainsborough Gardens

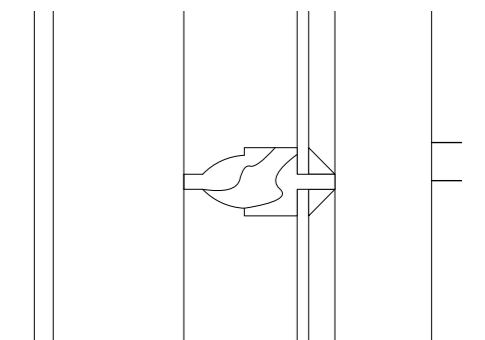
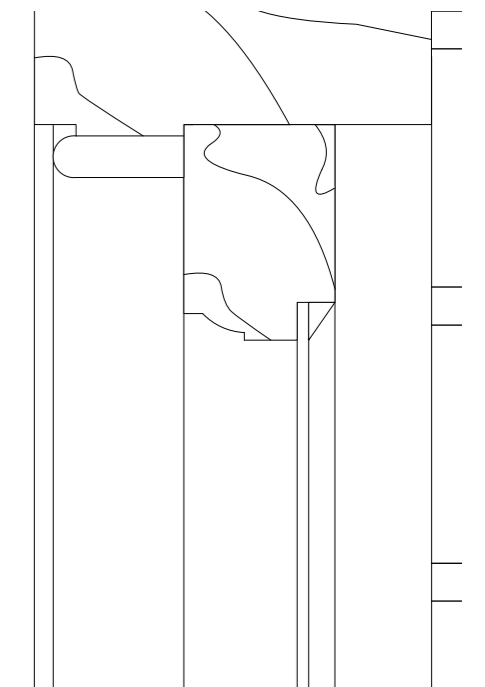
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Existing French Doors - Rear Garden

These doors are relatively modern replicas.



3 Glazing Bar Profile Plan
Scale: Actual Size



4 French Door Profile Section
Scale: Actual Size

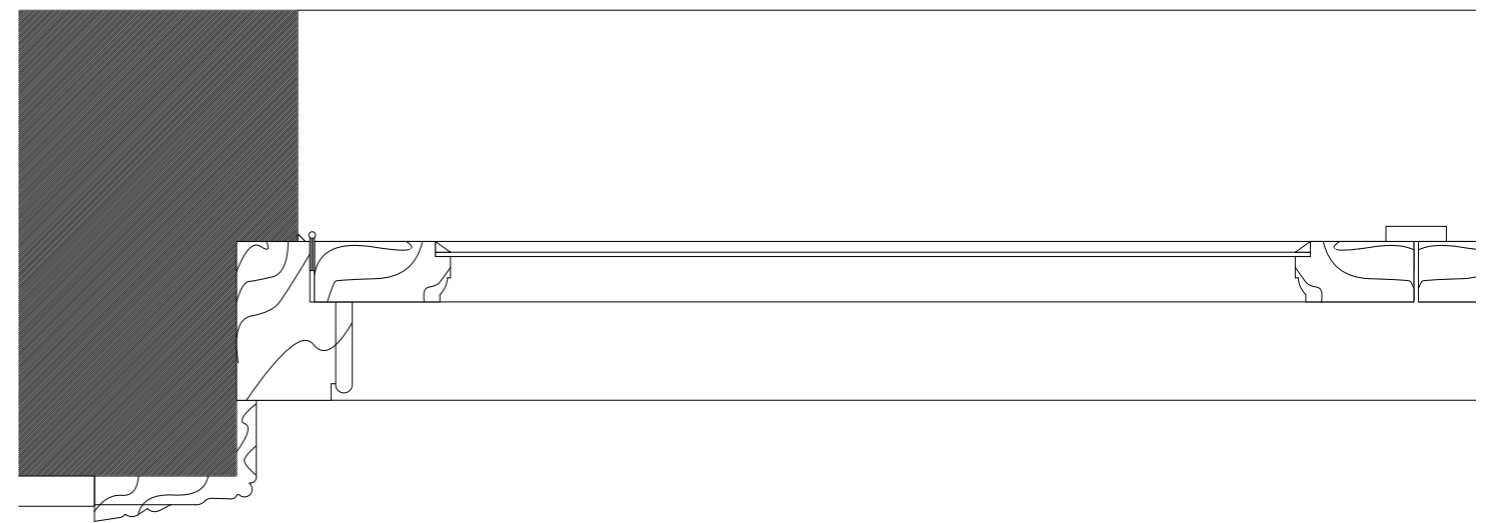
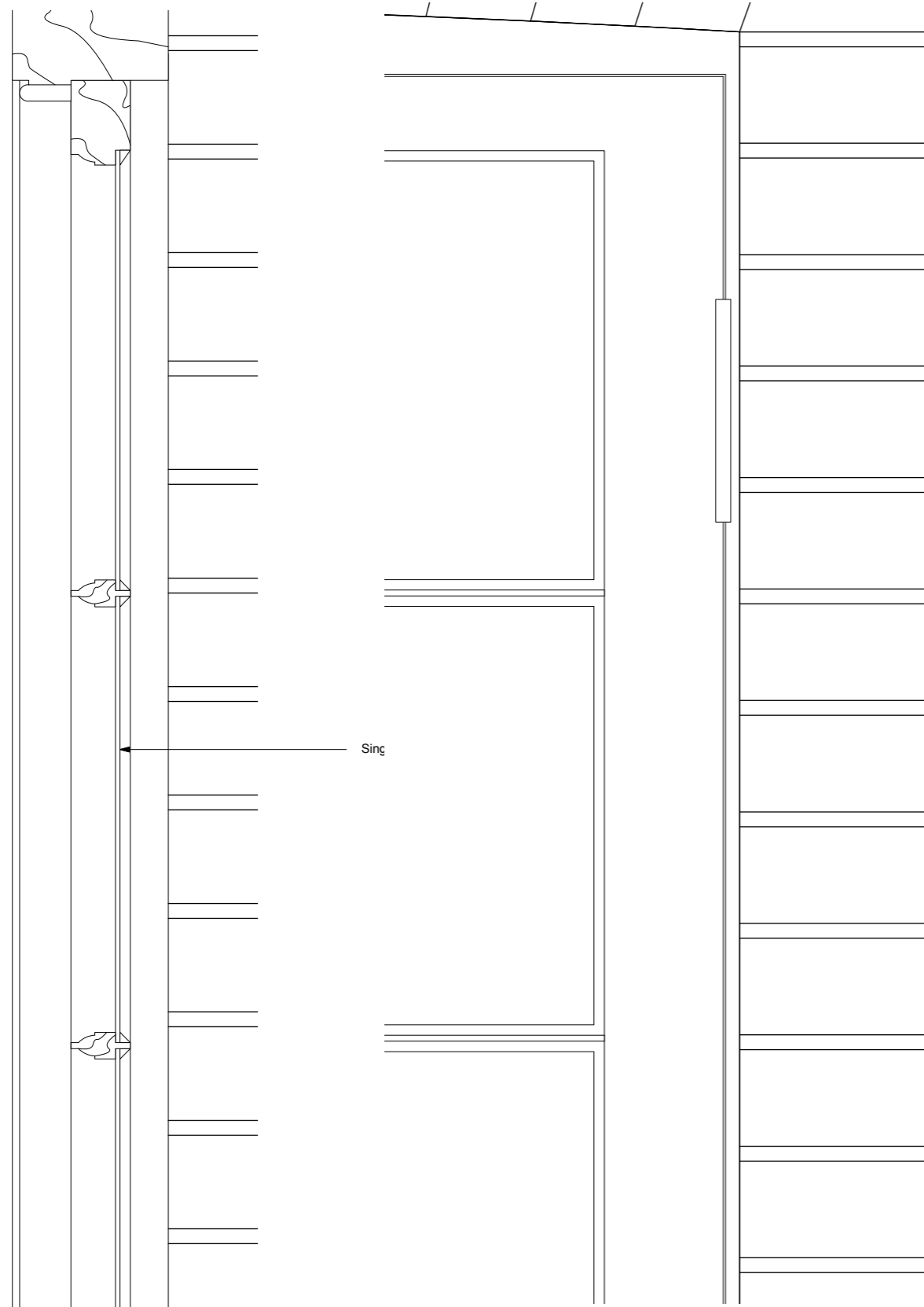
1 French Door External Elevation
Scale: 1:8

2 French Door Internal Elevation
Scale: 1:8

5 Gainsborough Gardens

Design and Access Statement: 25th April 2019

Existing French Doors - Rear Garden



1 Glazing Bar Section
Scale: Half Actual Size

2 Glazing Bar Elevation
Scale: Half Actual Size

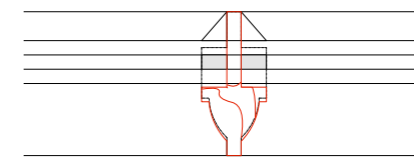
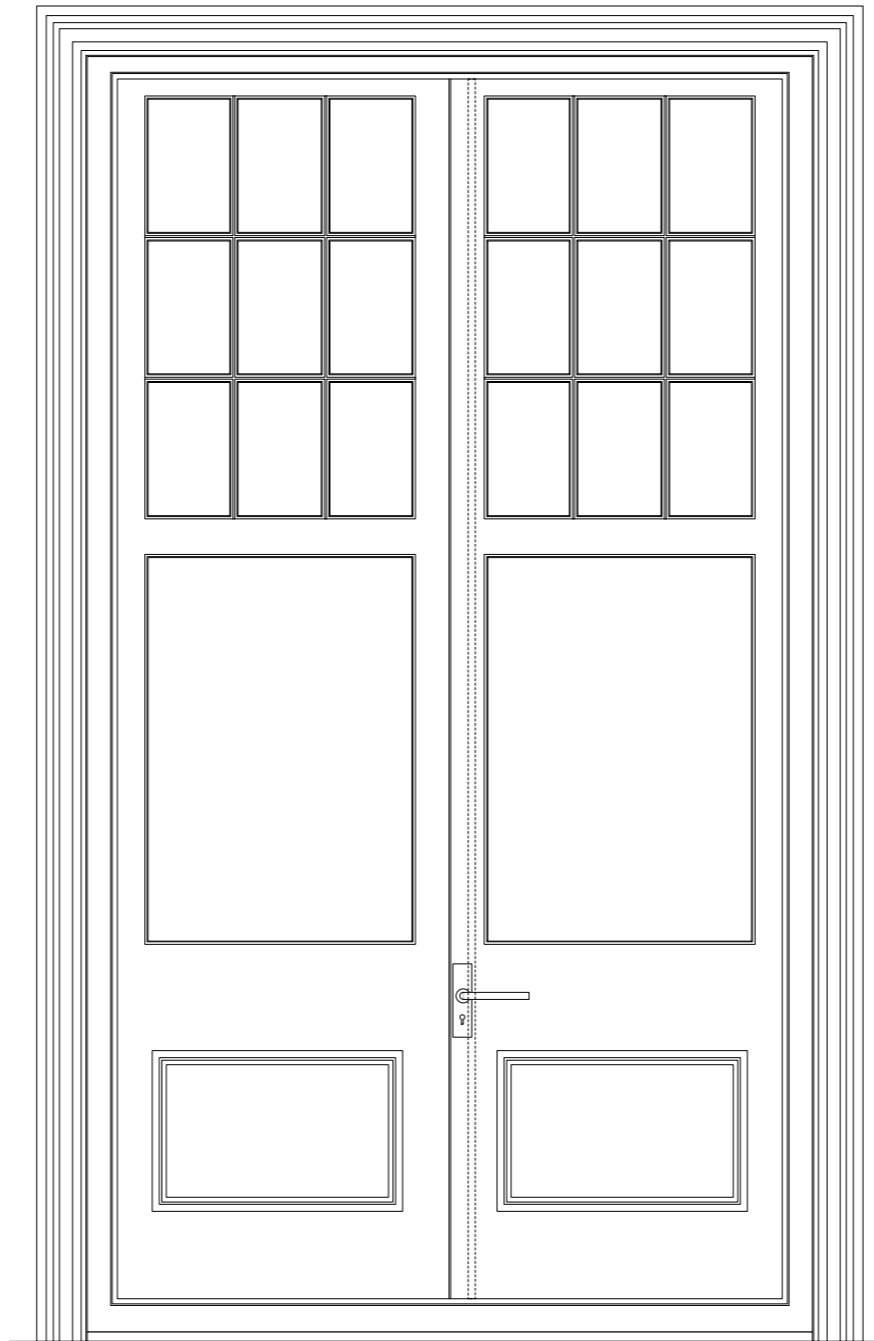
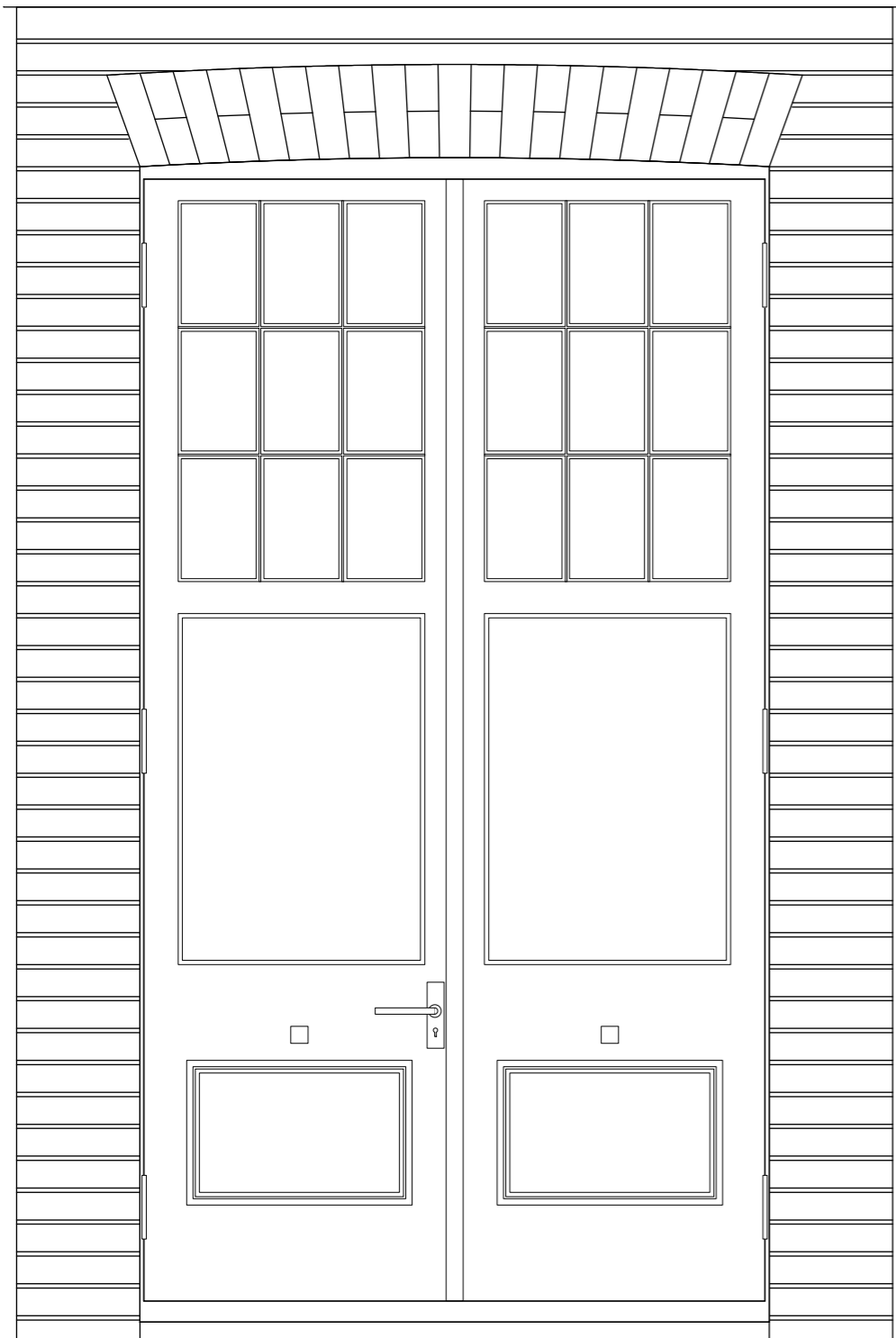
5 Gainsborough Gardens

Design and Access Statement: 25th April 2019

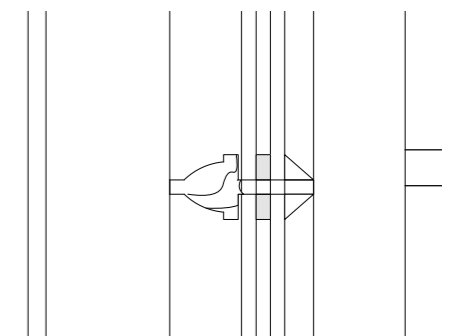
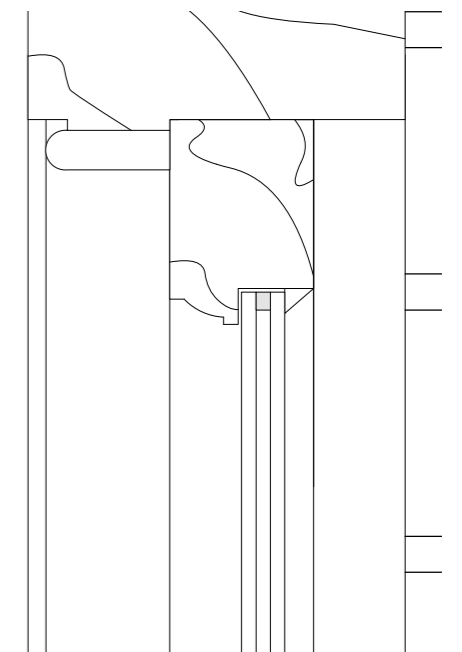
Proposed French Doors - Rear Garden

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Scale: Actual Size



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Scale: Actual Size

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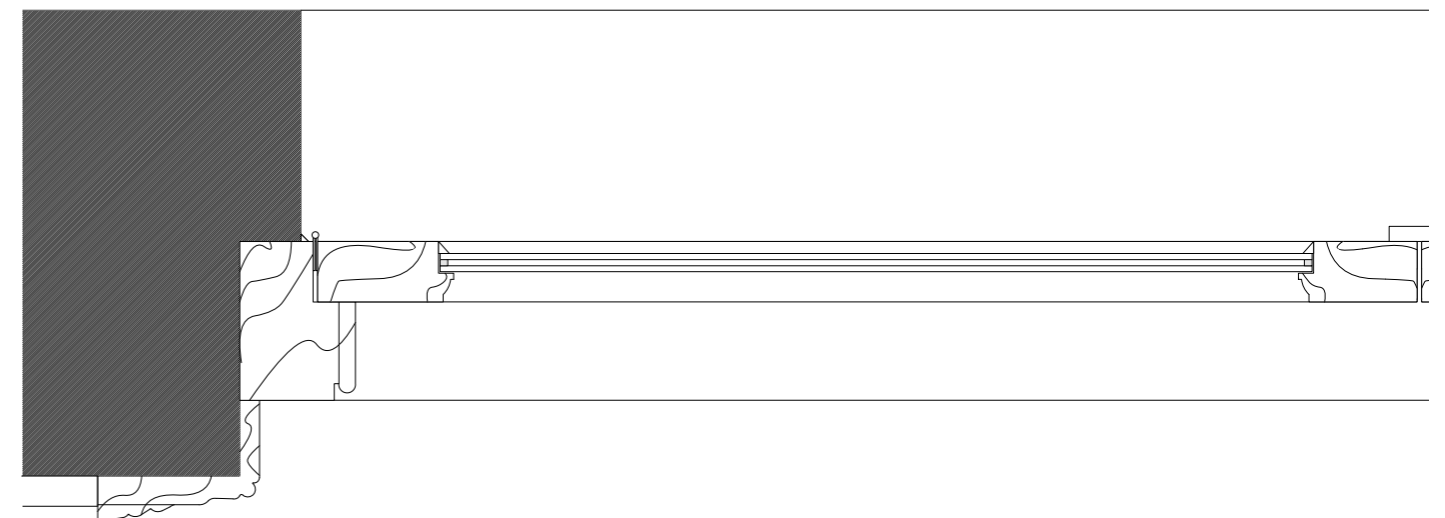
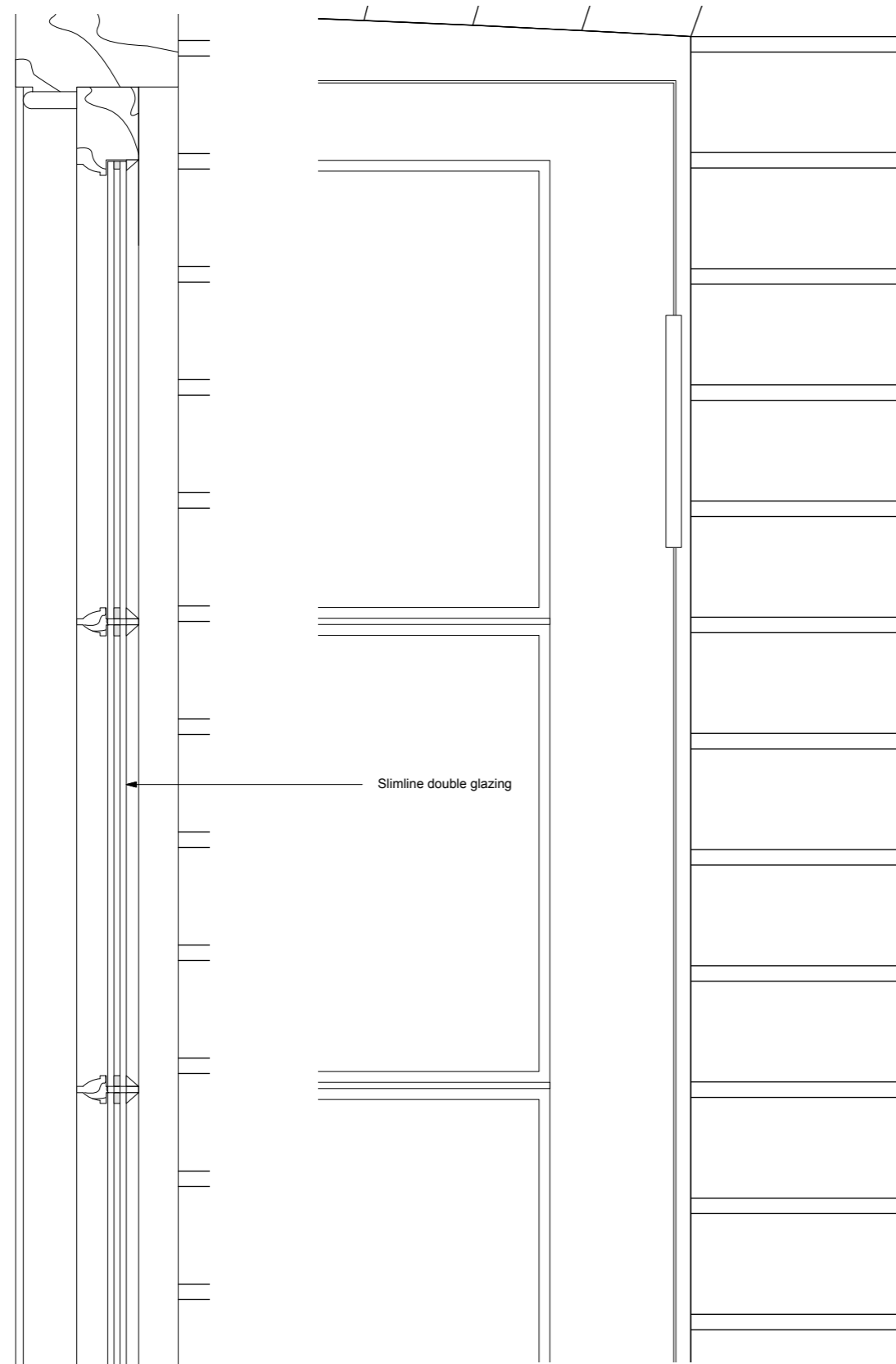
5 Gainsborough Gardens

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1 Glazing Bar Section
Scale: Half Actual Size

2 Glazing Bar Elevation
Scale: Half Actual Size

5 Gainsborough Gardens

Design and Access Statement: 25th April 2019

4. Access

Existing access to the property is via a stepped front door leading to the lower level lobby. There are three further steps internally leading to the main ground floor level.

There are no proposals to alter the existing main access arrangement to the property as part of this application.

6. Conclusions

The works have been designed to improve both the security of the property and the energy efficiency.

The external joinery works have been designed to allow improved thermal performance, whilst retaining the historic integrity of the building within its context.

We believe that the proposed works will provide benefits to both current and future occupants and will help preserve the historic context of the building.



Existing stepped access to the property



Existing Internal stairs to the front entrance lobby