

Architecture for London

Photographic Study
3 Gainsborough Gardens, London, NW3 1BJ

August 2022

1.0 Introduction

The following document presents the existing condition of the building through a photographic survey and should be read alongside the drawings. The numbers adjacent to each photo corresponds to the numbers in the plans allowing the reader to locate the photo in the property.

All photos are dated 15th August 2022 unless stated otherwise

Photographic study of the Ground Floor

1. Study & Study doors.

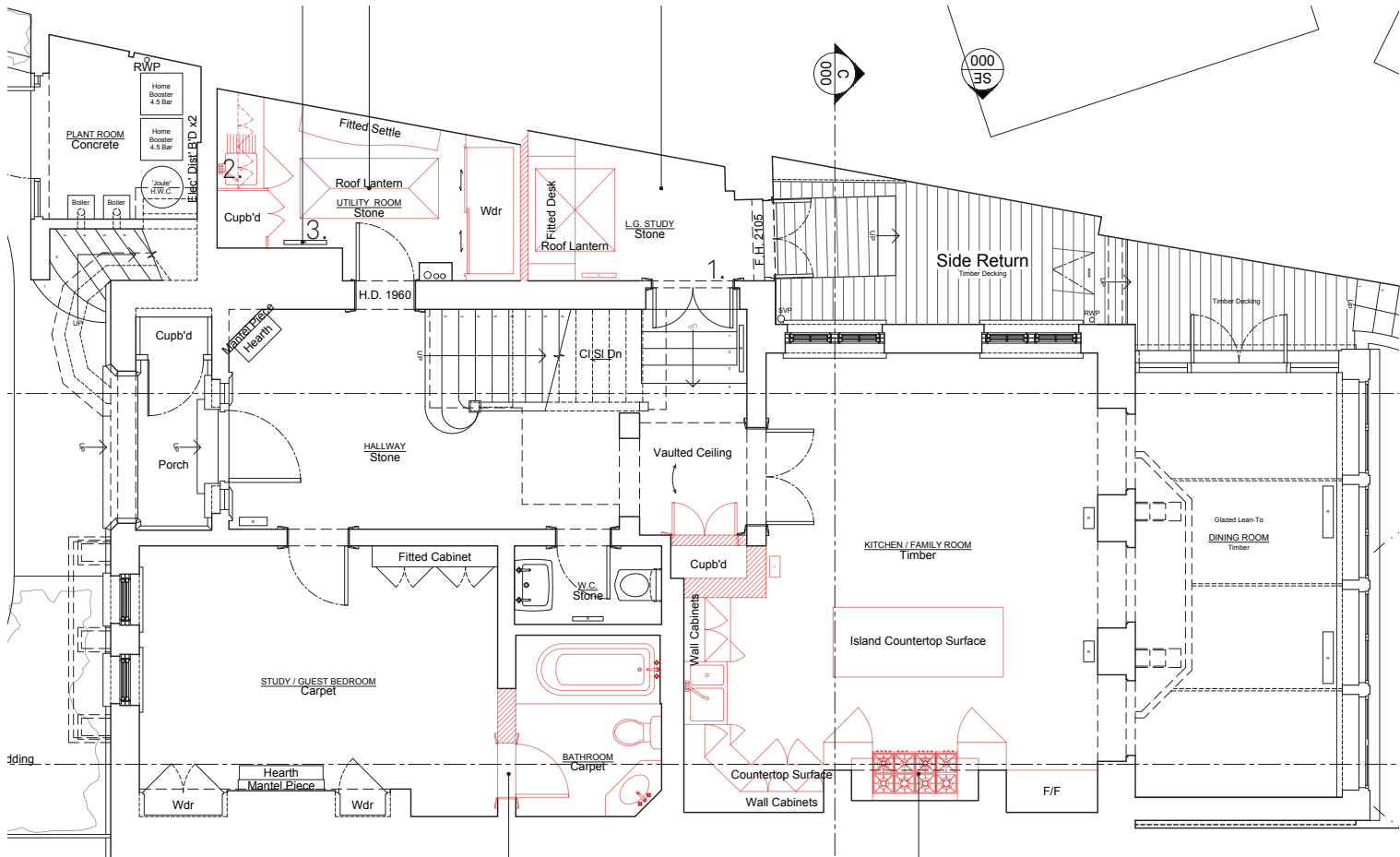
Study doors to garden to be retained. Room to be redecorated.
Existing cork lining is to be replaced with more sympathetic renovation.

2. Utility Room.

The contemporary fit out is to be stripped out to allow for new cabinets and a new utility room layout.
Where the internal layout is to be rearranged all the original architectural mouldings are to be faithfully replicated.

3. Utility Room Roof lantern.

Existing roof lanterns to be refurbished and retained.



Existing Ground Floor Demolition Plan
Scale 1:100 @A4

1.



2.



1.

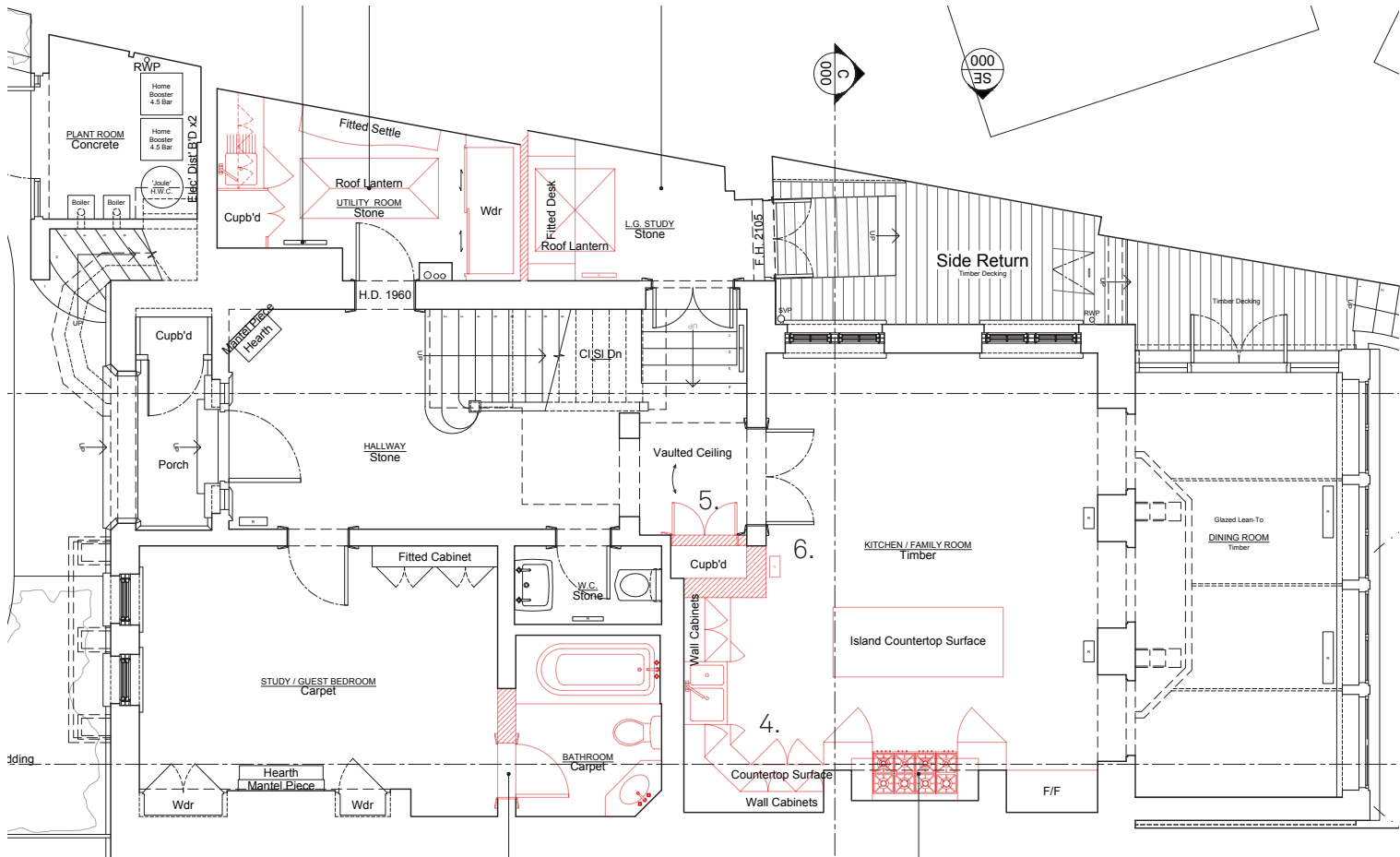


3.



Photographic study of Ground Floor

4. Existing kitchen fit out
Contemporary kitchen to be stripped out to make way for new fit out.
5. Existing hall cupboard doors.
Doors and section of internal wall to be removed and retained for reuse to allow for the new kitchen.
- Where the internal layout is to be rearranged all original architectural mouldings are to be faithfully replicated.
6. Existing double doors between kitchen and hall.
Section of partition wall to be demolished to allow for new kitchen.
Architectural mouldings are none original throughout kitchen and dining area due to the renovation and extension in the 90s.



Existing Ground Floor Demolition Plan
Scale 1:100 @A4

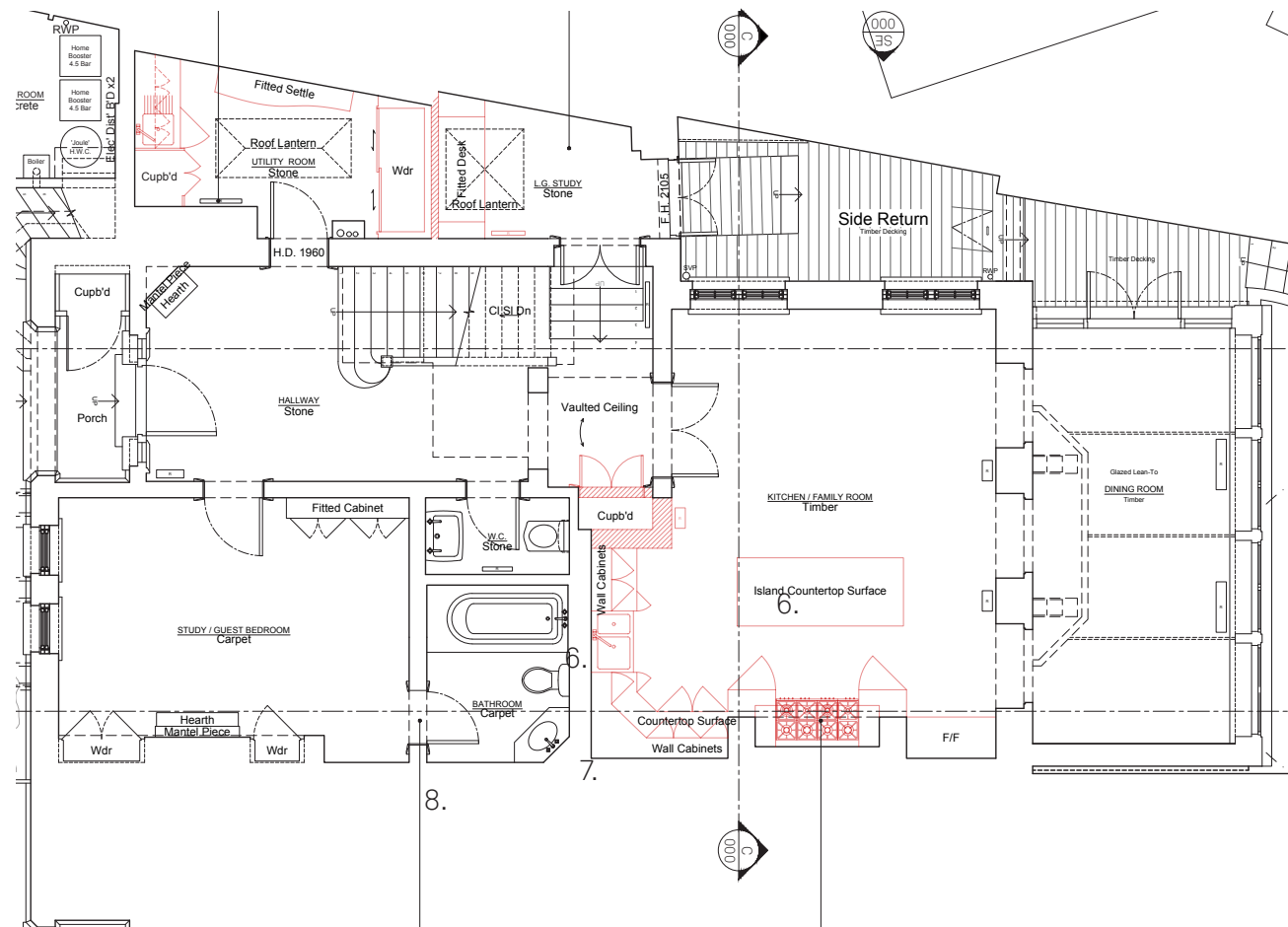
6

Photographic study of first floor hall doors

6. Existing architrave and living room doors.
Architraves and solid doors look to be the original design.
Existing opening to be widened to allow for double doors.
The original architraves are to be faithfully replicated and the doors and door furniture are to be reused. New architrave and solid door to match existing like for like.

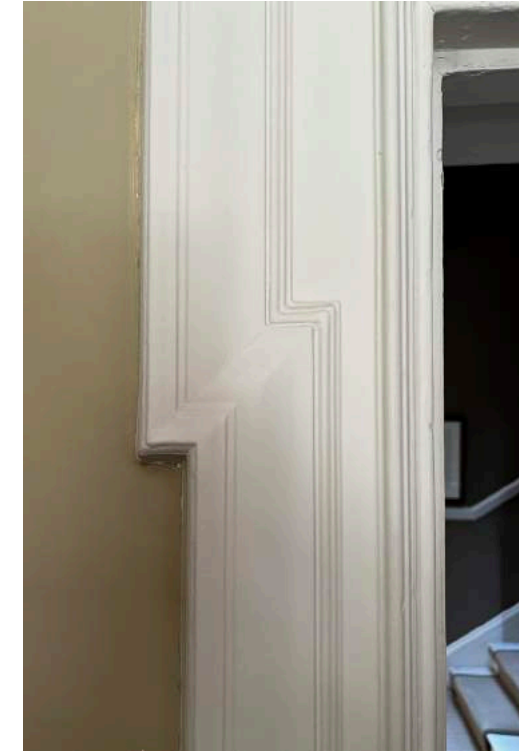
7. Existing WC door.
Carefully rehung in existing frame. Ensuring no damage to existing architectural mouldings or existing door.

8.Existing living room cabinetry.
Allow for strip out of contemporary fitted cabinets.

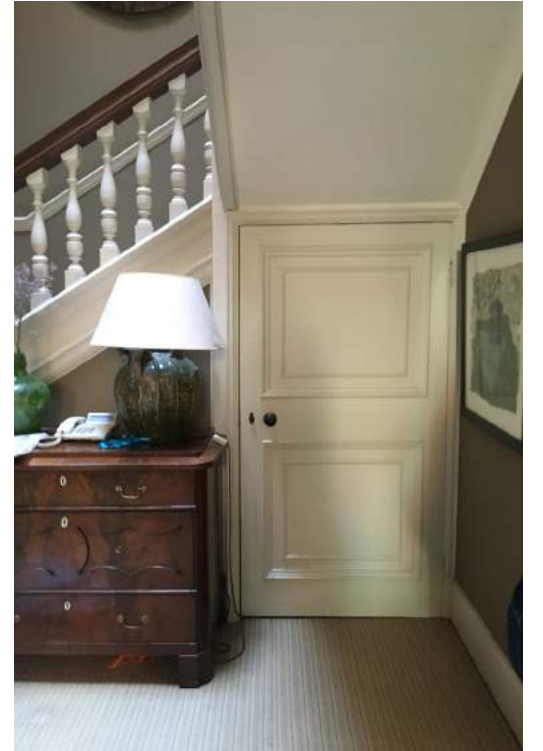


Existing First Floor Demolition Plan
Scale 1:100 @A4

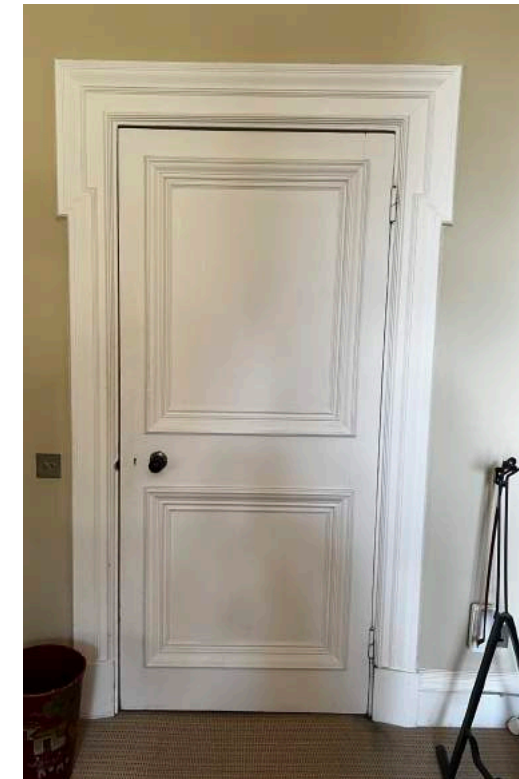
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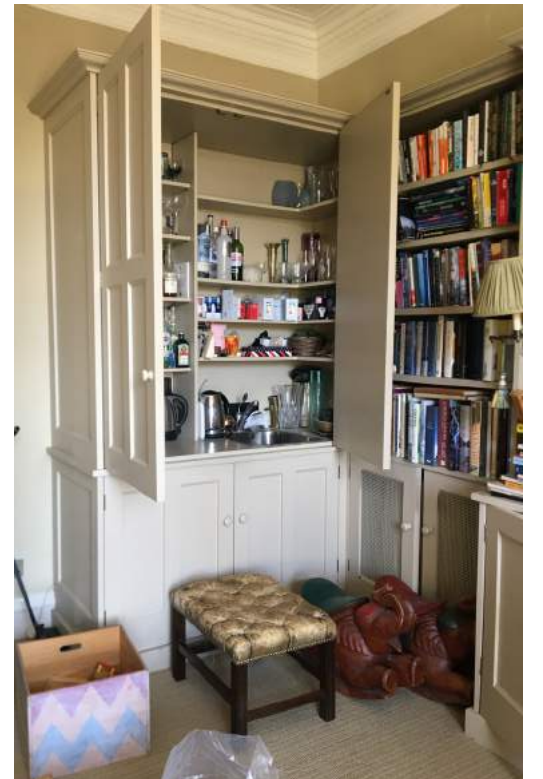
7.



6.

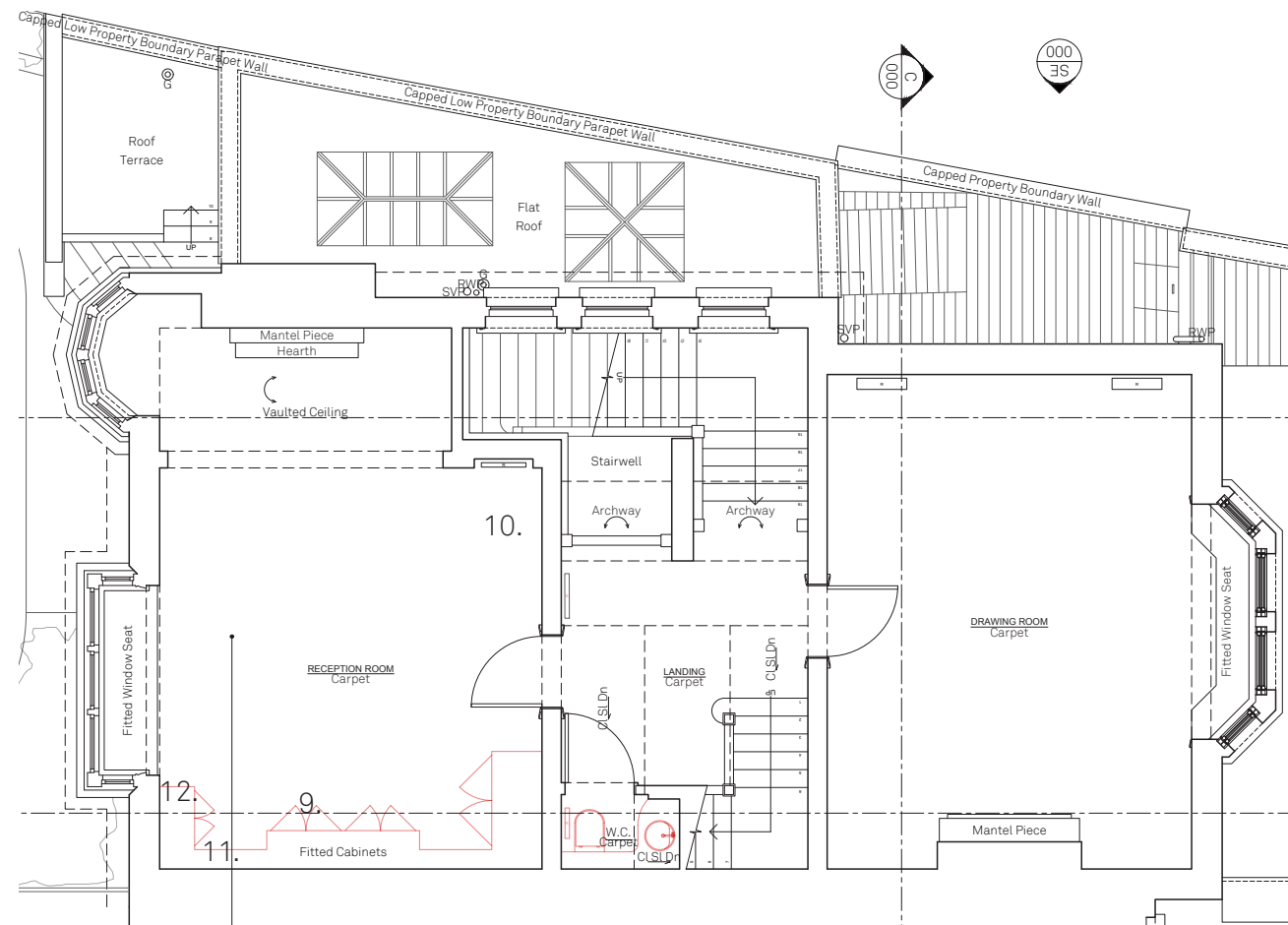


8.



Photographic study of Master bedroom

- 9.Fireplace to be protected and retained during restoration.
- 10. Master bedroom doors to remain in existing locations.
- 11.All original radiators to be retained and reused throughout renovation
- 12.All architectural mouldings are to be faithfully replicated. Skirting in this room is thought to be original.

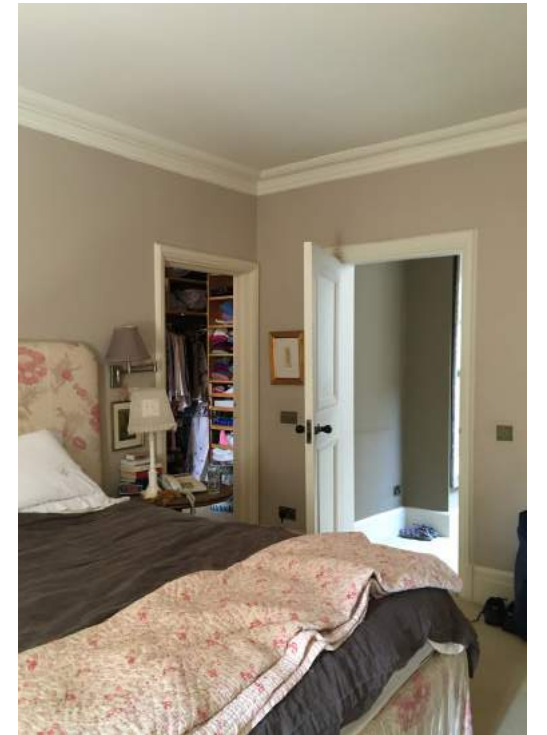


Existing Second Floor Demolition Plan
Scale 1:100 @A4

9.



10.



11.



12.



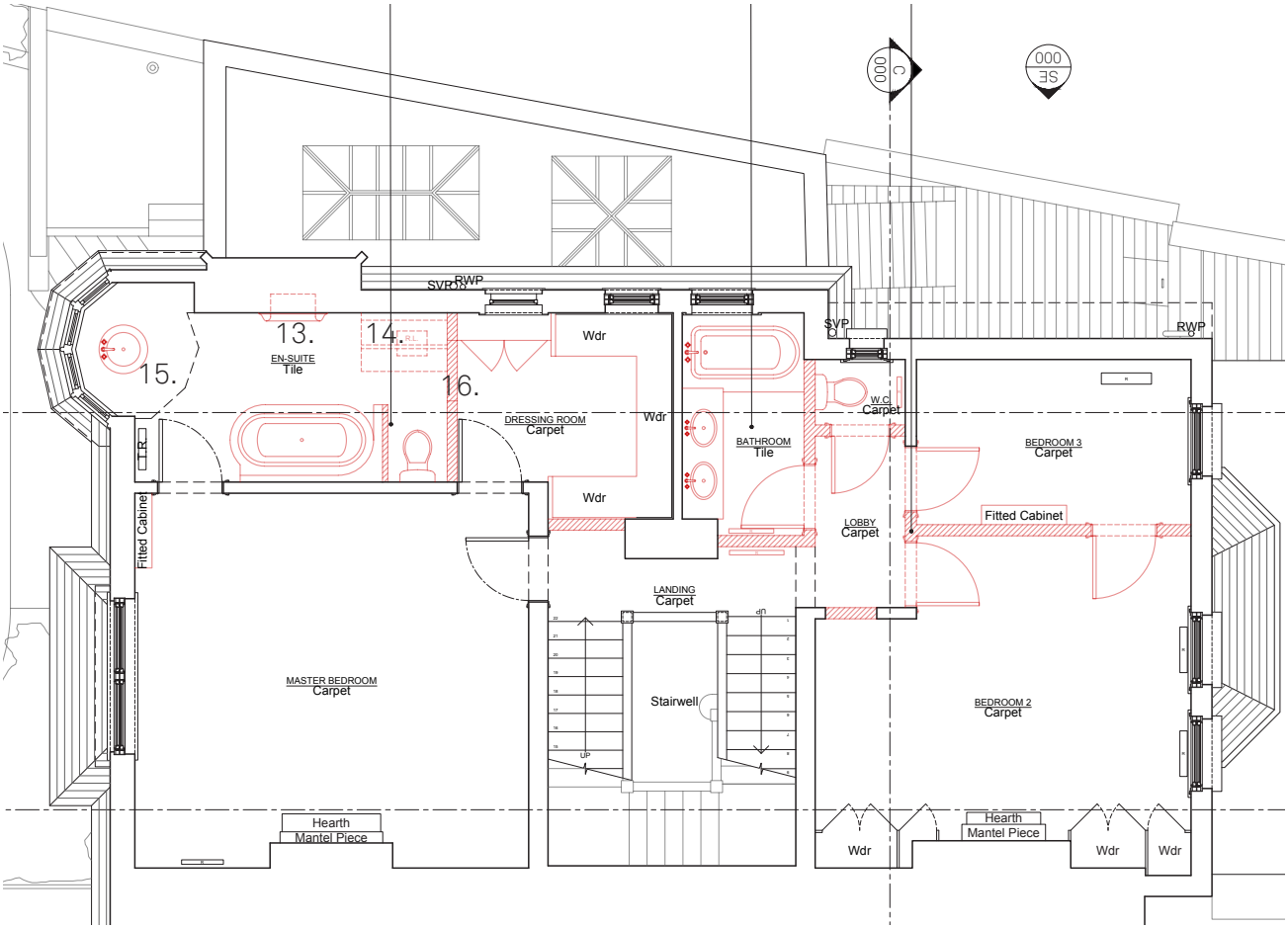
Photographic study of Master bedroom ensuite

13. Bathroom fire place
Fireplace to be removed and retained for reuse to allow for new layout.

14. Bathroom Roof light.
Small roof light and exposed roof rafters removed to allow for new internal partition.
Roof light in poor condition.

15. Bathroom turret.
Windows to be repaired and refurbished where necessary.
Existing contemporary bathroom fitout to be stripped out.

16. Access through to dressing room from en suite.
New internal partition to be introduced between rooms.



Existing Second Floor Demolition Plan
Scale 1:100 @A4

13.



14.



13.



15.



16.



Photographic study of 1st floor bathroom and separate WC

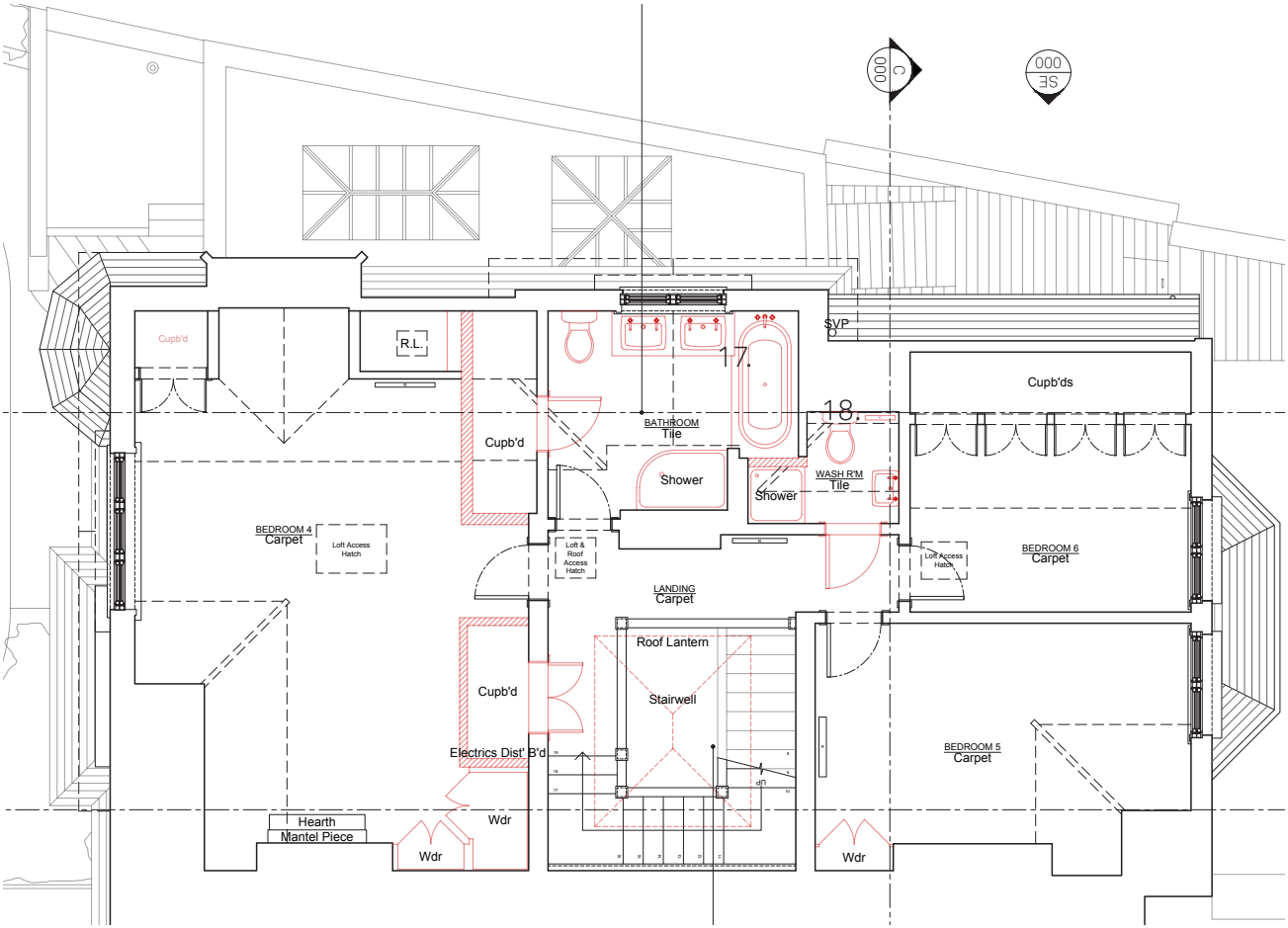
17. 1st floor bathroom
Contemporary bathroom fit out to be stripped out to allow for renovation. Where the internal layout is to be rearranged all the original architectural mouldings and internal doors are to be faithfully replicated.

18. WC
Cornicing and architrave is thought to be none original in WC.

17.



18.



Existing Second Floor Demolition Plan
Scale 1:100 @A4

Photographic study of Bedroom 2 and Hall doors

19. Bedroom 2 entrance door

Bedroom door together with door furniture, architrave and frame is relocated to allow for new layout. *

20. Bathroom entrance door

Bathroom door together with door furniture, architrave and frame is relocated to allow for new layout. *

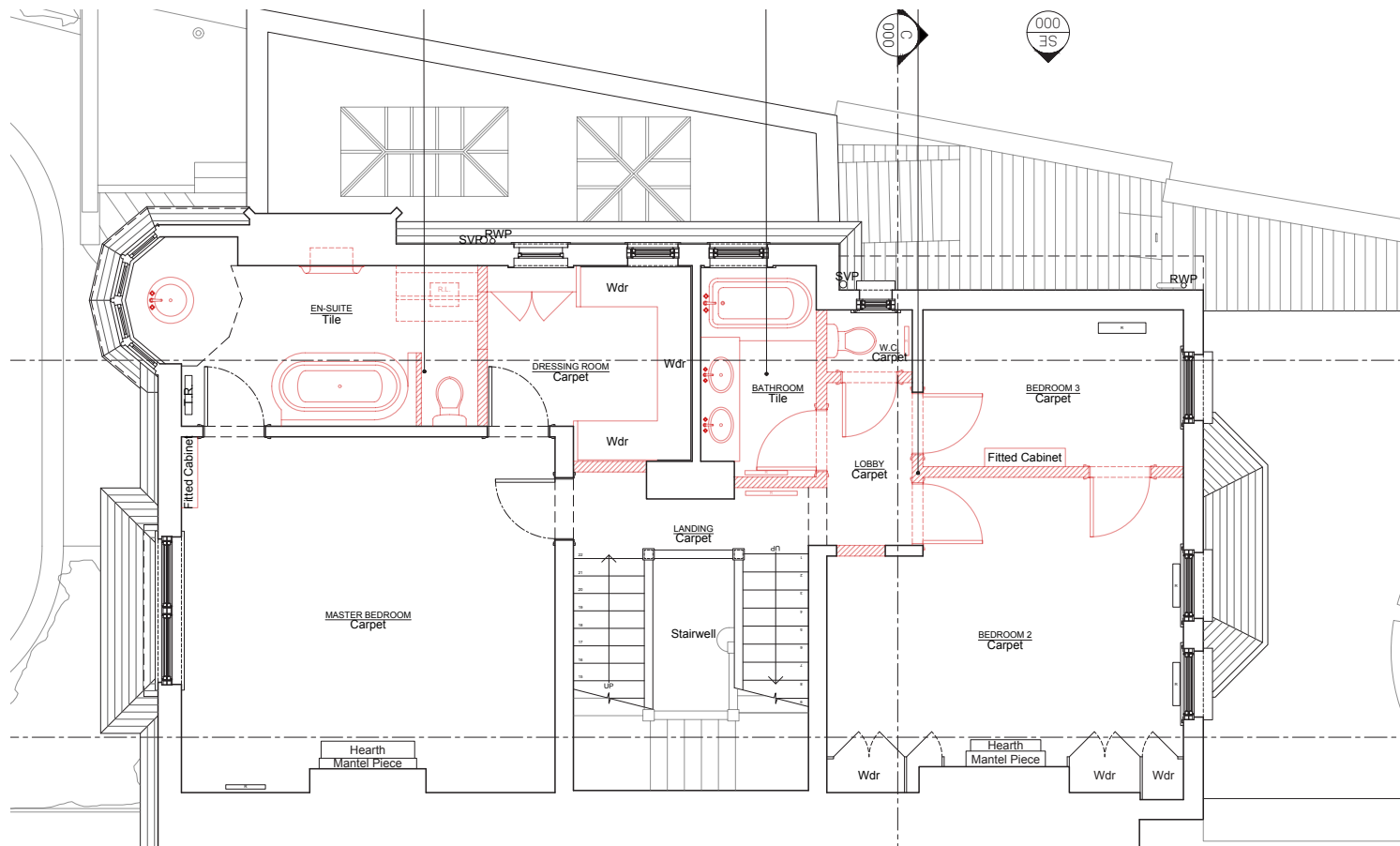
21. Architectural Mouldings

The skirting boards and architraves on the hall doors is thought to be original. *

22. WC entrance door

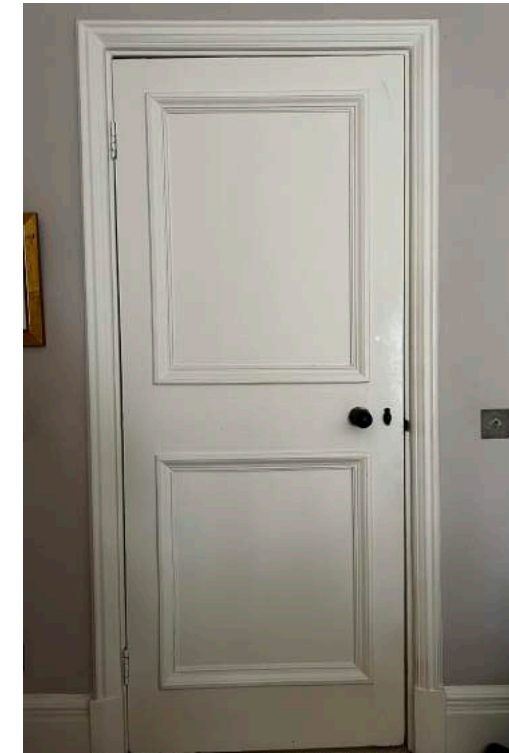
Bathroom door is relocated to allow for new layout. *

*Where the internal layout is to be rearranged all the original architectural mouldings and internal doors are to be faithfully replicated.

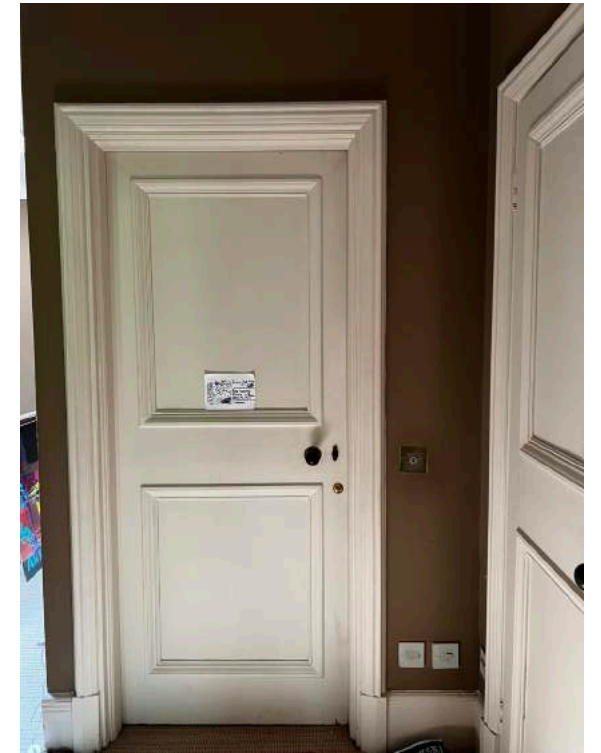


Existing Second Floor Demolition Plan
Scale 1:100 @A4

19.



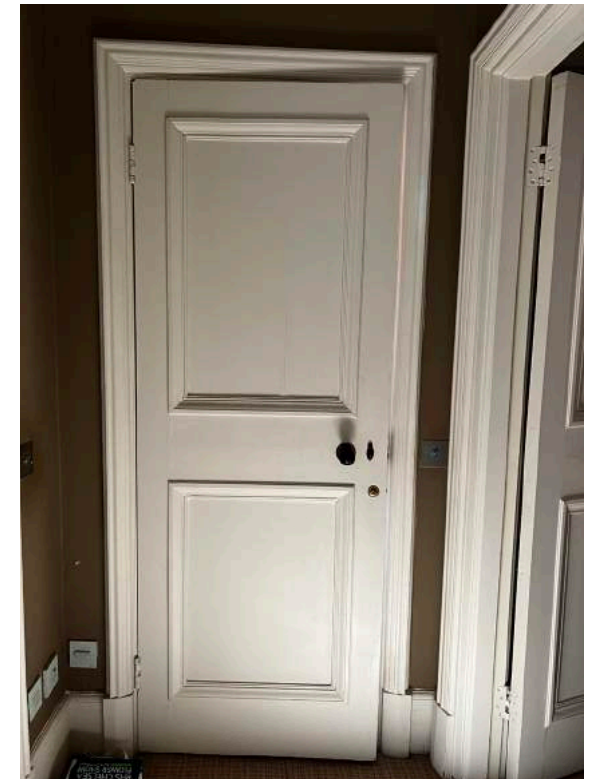
20.



21.



22.



Photographic study of Bedroom 2

23. Bedroom 2 fireplace

Existing fireplace to be protected and retained during restoration.

24. Door between bedrooms

Door between bedrooms is to be infilled.*

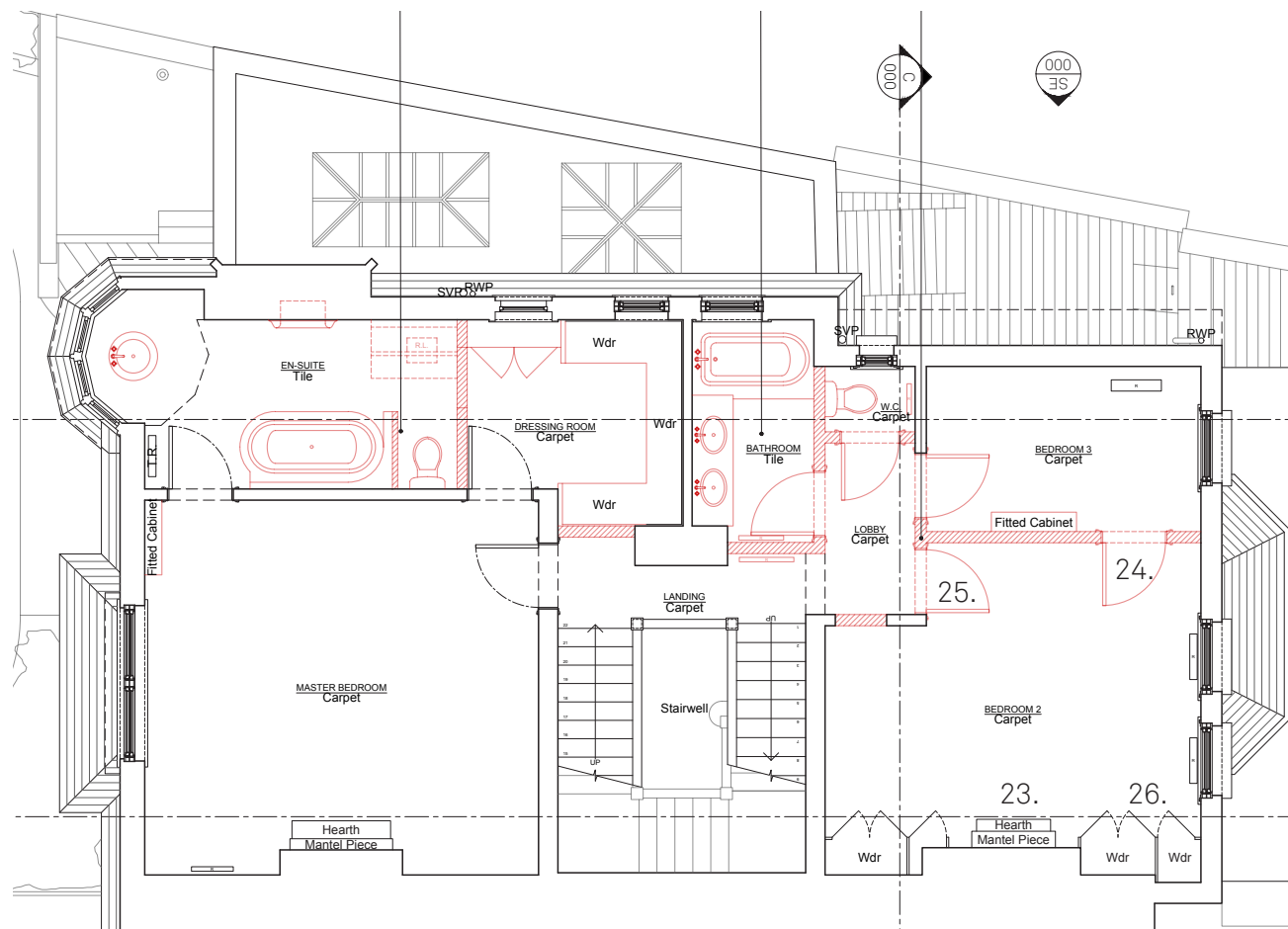
25. Bedroom 2 entrance door

Existing door together with door frame, architrave and door furniture are relocated.*

26. Fitted wardrobes

Fitted wardrobes to be protected and retained during restoration.

* Where the internal layout is to be rearranged all the original architectural mouldings and internal doors are to be faithfully replicated.



Existing Second Floor Demolition Plan
Scale 1:100 @A4

23.



24.



25.

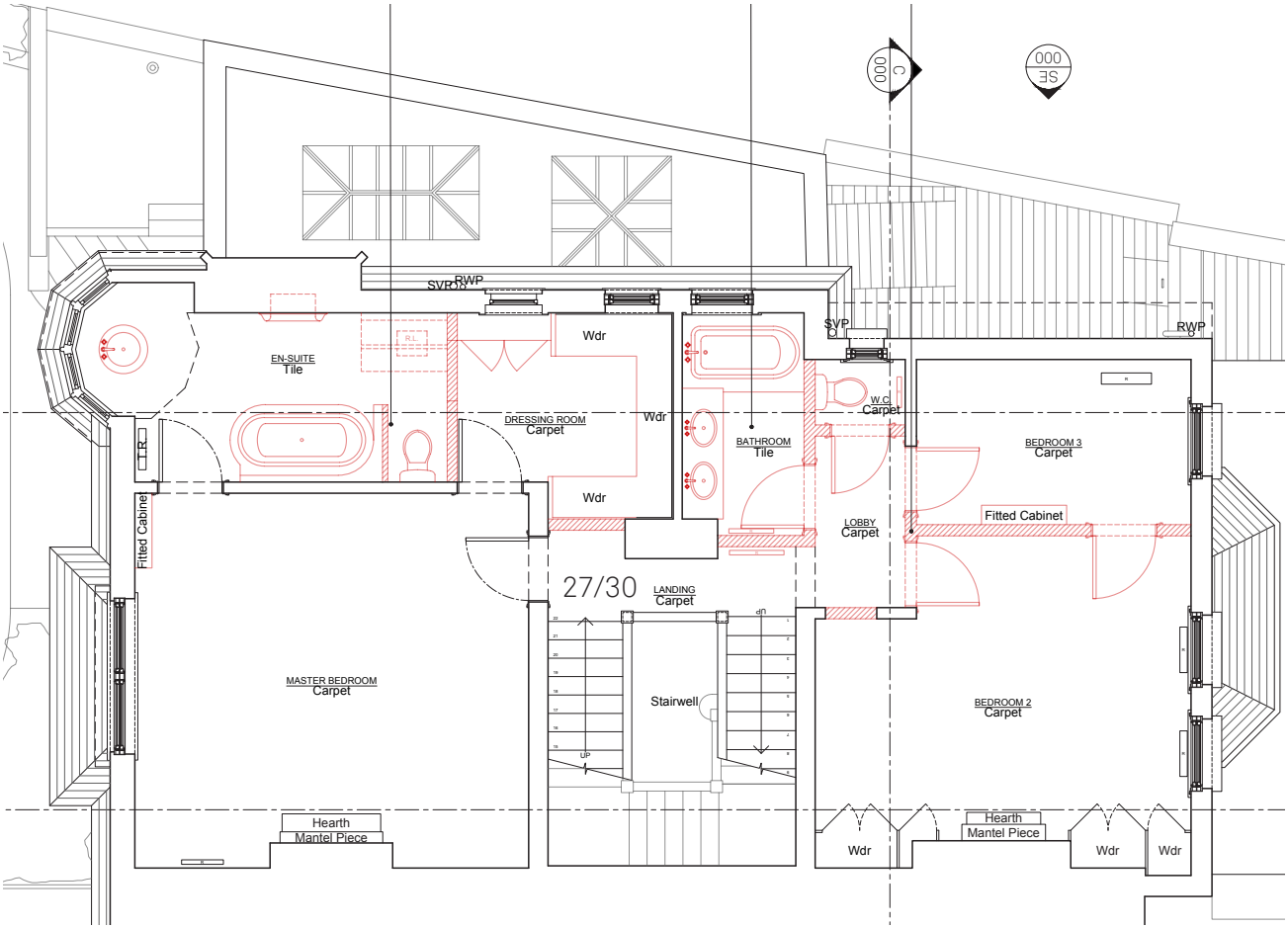


26.



Photographic study of 1st and 2nd Floor Hall Stair

27/30. Hall Stair
Staircase to be protected and retained during restoration.
Stair to be repaired where damaged and to take new stair carpet runner.



Existing Second Floor Demolition Plan
Scale 1:100 @A4

27.



28.



29.

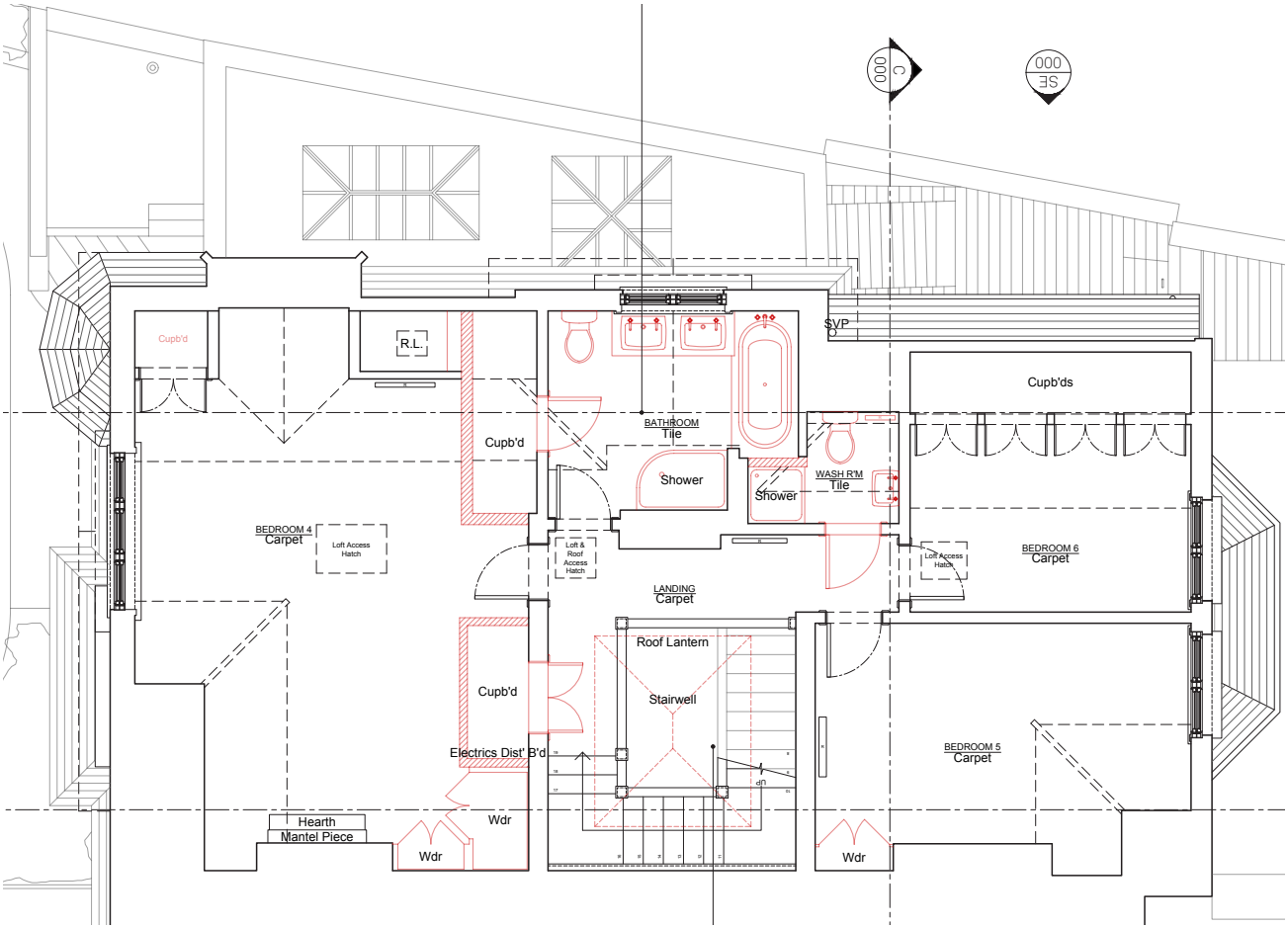


30.



Photographic study of 3rd floor bathroom

31/34. Existing Bathroom fit out
Contemporary bathroom to be stripped out to make way for new fit out.

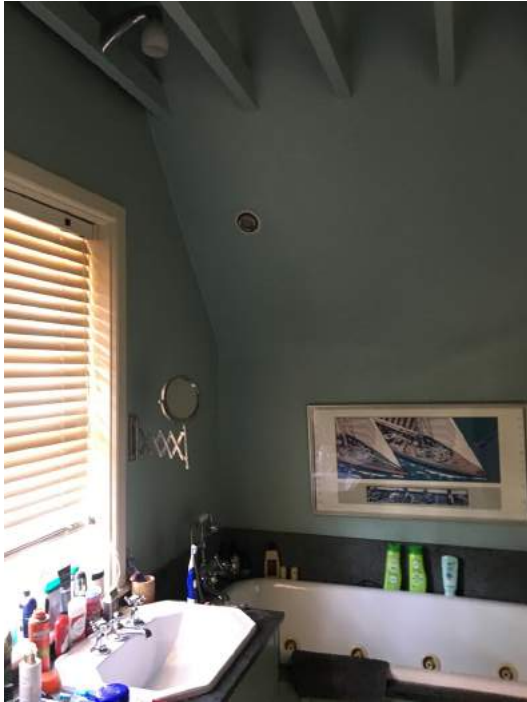


Existing Third Floor Demolition Plan
Scale 1:100 @A4

31.



32.



33.



34.



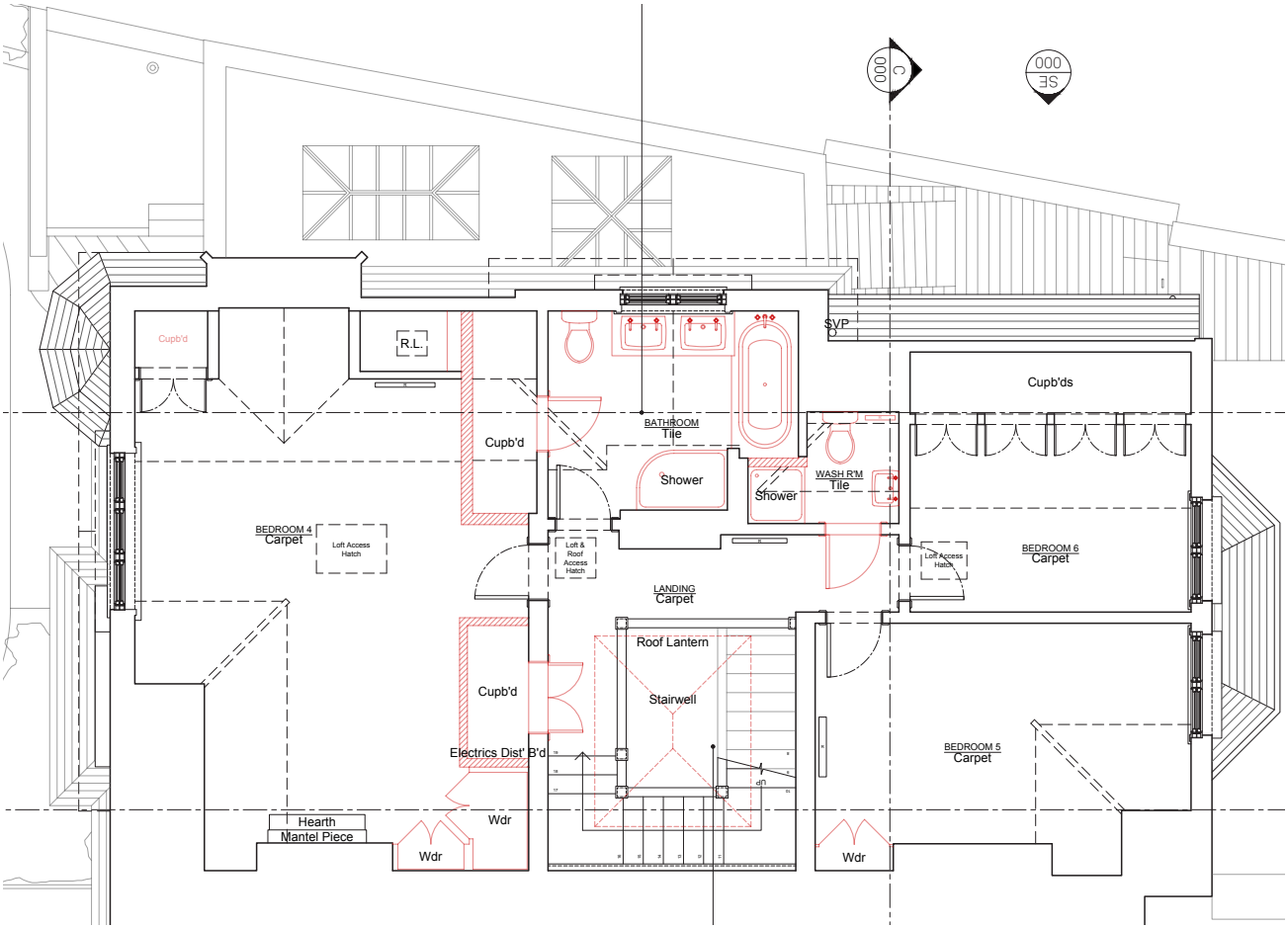
Photographic study of 3rd Floor Hall and Roof lantern

35. Hall Cupboard doors.
Hall cupboard to be removed to allow for more space to Bedroom 4

36/37. Hall Roof Lantern
Hall roof lantern is in poor condition and leaks. Allow for like for like replacement subject to further investigation and conservation approval.
New lantern to be high spec. and thermally broken.

38. Shower room, Bedroom 5 and Bedroom 6 entrance doors.
Internal doors together with door furniture, architrave and frame is relocated to allow for new layout. *.

*Where the internal layout is to be rearranged all original architectural mouldings and internal doors are to be faithfully replicated.



Existing Third Floor Demolition Plan
Scale 1:100 @A4

35.



36.



37.



38.



