

OLD GLOUCESTER STREET, LONDON

LISTED BUILDING STATEMENT IN SUPPORT OF:

PLANNING APPLICATION FOR A SINGLE STOREY EXTENSION

December 2011



STANIFORTH | architects ltd

To be read in conjunction with Staniforth Architects Ltd Design and Access Statement dated December 2011

The listed section of 25 Old Gloucester Street comprises of the following:

Originally the St George the Martyr Boys School became a private residence and now the building is a community use. Built between 1877-8 by J and S Flint Clarkson. Stock brick with yellow brick and some stone dressings, slate roofs. Early Gothic style comparable with No.24 (qv). 4 storeys, with main front to Old Gloucester Street and shallow north front exposed. Front mainly symmetrical with sash windows grouped mostly in pairs and segment-headed, some framed by high pointed arches over brick infilled tympana with secondary soldier course of yellow bricks in shallow arched window/door heads to Old Gloucester Street elevation. String course over ground storey in bands of painted stone or render. Triple gables over top storey, stepped at sides, the centre gable broader and higher; chimneys between gables. Entrances at north end of front and east end of return, both with pointed arches under stone hood moulds and with pointed fanlights over doors enclosing circular openings. On north-east angle, chamfered cornerstone with biblical quotation and date 1877. Later rear extension of no architectural interest. Forms a group with St George the Martyr Church, Queen Square (qv) and No.24 (qv). (The Builder: 14 July 1877; The Builder: 23 February 1878).

The listed element of this building is confined to the block fronting onto Old Gloucester Street and the extent of which is wholly visible on the cover photograph of this statement. This application is not seeking to make any physical changes to these listed elevations. The only alteration that is proposed is to the reinstatement of a door into the basement – See existing photos below:



Photos of existing door opening proposed to be reinstated.



Photo of void proposed to contain Free-standing steel access stair.

It is intended that the fine details regarding the proportions of the door and materials will be determined once planning is gained and large scale construction details for approval will be submitted for approval prior to fabrication. It is hoped at this stage that the submission of large scale construction details could be conditioned by the local authority.

Access to the proposed new stair to the basement will be via a lockable gate off Old Gloucester Street. It is proposed that the existing railings are retained except for a small section that will be modified to form a new hinged gate (see marked-up photo below). All materials and section sizes will be to match the existing railings and when closed would line in and look much as it does now. As for the basement door, if large scale fabricators drawings are required we would hope that this could also be conditioned and submitted for approval prior to the construction phase.



As detailed in our Design and Access Statement the extent of the new-build extension has been confined to the flat roof extension to the rear of the listed section of the building deliberately so the proposals to not cover any of the listed facade.

The contemporary materials proposed for the extension have been designed to complement the existing brick palette. Similar colour cladding is proposed to the South-East elevation, the other two elevations are to match the existing brick. Although the proposed extension complements the existing there is still a differentiation between the three parts; the listed block fronting onto Old Gloucester Street, the plainer rear block and the new scheme above. Please refer to our Design and Access Statement for more design detail.

It is not intended that any other windows or doors are replaced on the listed facades for this application.