

Design and Access Statement for No.38 GLOUCESTER CRESCENT

Site and existing building

No.38 Gloucester Crescent sits in the middle of a 6 house terrace block on a quiet residential street in Primrose Hill conservation area. The Grade II listed building was constructed during the mid 19th Century and retains the characteristic features of the late Georgian era.

The four storey, plus lower-ground floor, family house forms an important part of the street. At ground and lower-ground floor level the street façade is decorated in white, channelled stucco render. The upper-floors are constructed of yellow London stock brick. At ground floor level a single sash tripartite with bracketed mullions, keystone and bracketed sill breaks the stucco render. At all other floor levels the façade contains white painted, timber framed, glazed sash windows. To the upper levels the window openings are paired and diminish in height to the top floor. At first floor level the window openings are framed by white stucco bracketed window cornices. Also at this level, bracketed balconies with geometrically patterned cast-iron railings protrude from the façade. A third floor cornice also accompanies the main cornice. At ground floor level steps lead up to a painted timber panelled door, where an over-light paired with No.37 provides shelter.

All of the above details are displayed in image 1.



IMAGE 1 – view of the street façade of the 6 house terrace block from Gloucester Crescent

In keeping with the traditional appearance of a house from this era, all the decorative features are found on the street façade. The rear façade is constructed of yellow London stock brick. At lower-ground floor level there has been a single storey extension that is in keeping with the late Georgian style. All openings are white painted, timber framed, glazed sash windows. At the top floor level a slated, mansard roof contains three openings, however the middle window is now redundant and blocked off internally.

All of the above details are displayed in image 2.



IMAGE 2 – view of the rear façade of No.38 Gloucester Crescent

The existing roof has red concrete tiles which are in poor condition and need to be replaced. There are several patches that have been repaired to stop and prevent further leaks. The existing access hatch also needs to be replaced. The hatch is very heavy and unusable for most users of the household. It has also been re-felted previously due to rainwater leaks.

Images of the roof are displayed below.



IMAGE 3 – view on top of the roof of No.38 Gloucester Crescent towards the rear garden



IMAGE 4 – view on top of the roof of No.38 Gloucester Crescent towards the front facade

Design

The proposed works to the Grade II listed building are to see the creation of a shower room at the top floor level, the insertion of a conservation roof light, replacement of the existing roof access hatch with a conservation roof light and replacement of the roof tiles and mansard slates to the rear of the house.

Internally, the wall containing the door to access the front bedroom at the top floor level is to be moved closer to the street façade creating a more spacious landing area. The landing area will provide space to create additional storage and an extra opening in the new wall adjacent to the door opening to the rear bedroom. The door is to match existing internal doors and will provide access to the proposed shower room.

The existing concrete roof tiles are to be replaced with slates. To the rear façade, the redundant window in the mansard roof is to be removed. The hole will be repaired so the mansard roof can be re-slatted. In turn, a much cleaner and neater rear elevation will be created. Tri-Iso super ten quilting insulation will also be applied to the roof and mansard on top of new counter battens. In turn, the roof and mansard will be raised by approximately 60 – 75mm.

The existing roof access hatch is to be replaced with a conservation top hung roof light (540 x 978mm). The roof light will allow more light to enter the stair landing area. A new opening in the roof is also to be created which is to be located above the new shower room, bringing light into the new space. The roof light is to be a conservation top hung roof light (540 x 978mm) which is to match the roof light that is to replace the existing roof hatch.

A flexible stainless steel tubular liner is to be applied for the front ground floor fireplace as the user has been advised that the old chimney may leak fumes into the bedrooms.

Access

The existing access to the house from the street is via a series of steps leading up to the painted timber panelled front door. The proposed works will not alter the existing access to No.38 Gloucester Crescent. The internal vertical circulation also remains unchanged. At the top floor level the access to the front bedroom is slightly altered as the wall containing the door to the front bedroom is moved closer to the front façade. An additional door is created at the top floor level landing to provide access to the new shower room.

The replacement of the existing roof access hatch with a conservation top hung roof light will provide the user of the property a much easier and safer way to access the roof. This will also provide a means of escape.