

## **42/43 GLOUCESTER CRESCENT: DESIGN & ACCESS STATEMENT**

The works proposed are minimal and mainly decorative. The elements of the proposed works that require consent relate only to a reconfiguration of modern internal stud partitions.

The applicant occupies the top three floors of this Grade II listed former piano factory which comprises an unusual regular 22-sided five-storey brick building (at 43 Gloucester Crescent) linked to a rectangular annexe (at 42 Gloucester Crescent) by a linking bridge at the top four floors.

In the course of its occupation of this building, the applicant has undertaken a number of phases of work which have had the effect of returning the building closer to its original form. These include removing internal partitions within the main 22-sided building to create an open plan office; reintroducing the open, central well between the top three floors (historically used for hoisting pianos and now used as a stairway); and sympathetic window replacements.

The final phase of this work at first floor level was completed pursuant to application 2013/4202/L. The applicant now wishes to carry out refurbishment at 2<sup>nd</sup> and 3<sup>rd</sup> floor levels. This work is predominantly replacing built-in furniture and new decorative finishes, but does involve the reconfiguration of space in the annexe at 1<sup>st</sup> and 2<sup>nd</sup> floor levels to provide additional amenities (including an increase in the number of showers to facilitate additional cycling to work and an accessible WC). The replacement of the current built-in furniture will improve sight lines across the office and allow for greater appreciation of the architectural form of the building, particularly at 3<sup>rd</sup>-floor level.

The proposed work will also include the creation of a small quiet working space in the main office at 2<sup>nd</sup> and 3<sup>rd</sup> floor levels to mirror the print and storage area on the 1<sup>st</sup> floor that formed part of application 2013/4202/L. The proposed wedge-shape that this area will occupy is sympathetic to the geometry of the building and will preserve open lines of sight across the office.

Access to the office will be maintained from existing entrances.