

Design and Access Statement

11A Gloucester Crescent
London
NW1 7DS

October 2016

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INTRODUCTION and PROPOSAL



This application is for Listed building and Planning consent.

- To restore the existing forecourt and basement forecourt area to its pre-1959 levels and dimensions and replace the concrete slab with York stone paving.
- To build brick dividing piers to the pavement frontage which will fill in the view from either side of the crescent and remove the gap caused by the 1959 forecourt re-planning.
- To add planting facing onto Gloucester Crescent to re-create the garden appearance.
- To re-instate the original sash window at ground level to replace the existing French window installed in 1959 which is out of character with other houses on Gloucester Crescent.
- To rebuild a safer and more harmonious natural York stone staircase in keeping with other external access stairs in Gloucester Crescent.
- To re-plant the rear garden following late Victorian guidelines of the influential garden designer William Robinson who is believed to have been active in the area at the time of building Gloucester Crescent
- To upgrade the interior building services, electrical and plumbing, installing new kitchen and bathroom installations for the comfort of the applicants who are the owner/occupiers of the premises.

NOTE 11 Gloucester Crescent was converted into three flats in 1959. The forecourt parking was formed at this date. Each of the 3 flats has a share in the freeholding of the building. All shareholders are in agreement with the proposals put forward in this report.

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EXISTING FORECOURT

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The ground floor window is a full height French door whereas all other windows facing Gloucester Crescent have a much lower sliding sash windows, which were common at the time building commenced in 1840.

The forecourt uniquely slopes towards the building and not towards the road. Apart from being a possible flood risk, this slope changes the appearance negatively of the whole building.

By excavating and sloping the ground away from the road, the unsightly foundation concrete of the adjoining wall to number 10 is currently exposed below the concrete balustraded party wall.

There is no patio area in front of the ground level room.



FORECOURT AS EXISTING

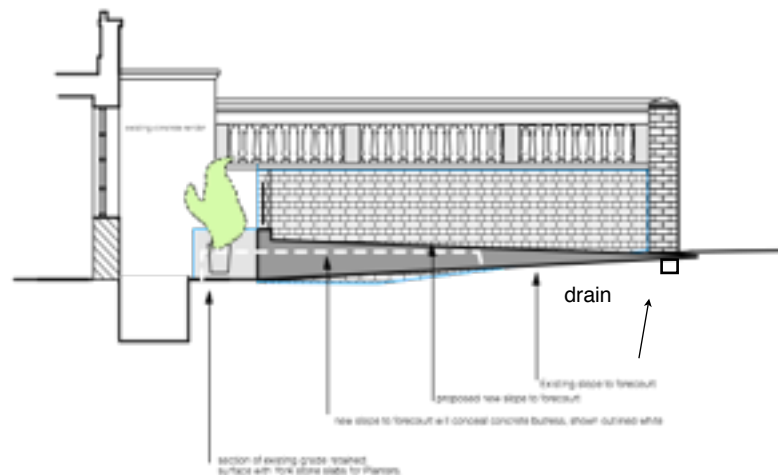
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FORECOURT PROPOSAL

PROPOSED SECTION FACING TOWARDS
no10 GLOUCESTER CRESCEN

- The proposal is to replace the Basement (lower ground floor) French window with a vertical sliding sash window, in wood painted white to match the original window. The details will be subject to a Condition on the consent. Window details will match those of the existing GF windows in all details. The render surround and cill will match those of adjacent houses.
- To build up the ground of the forecourt, making it slope away from the building towards the road, whilst leaving a patio area in front of the house and to pave this with York stone flags. A concealed drain on the boundary will prevent rainwater runoff affecting the pavement.
- to retain a reduced size of vehicle parking space.
- The existing Coade stone concrete balustrade will be repaired.
- To replace the existing bitumen clad stairs leading up to the building with a new staircase with York stone paving steps built onto a concrete substructure. The modern metal handrail will be replaced to match adjacent houses.

Three yellow London Stock brick piers with artificial stone caps to match those typical of the street will be built on the frontage. These to have 21/2 brick width and height and coursing to match others in the street.



DETAILS FROM NEIGHBOURING HOUSES

REAR ELEVATION DOOR REPLACEMENT



To the rear of the building a recent window will be replaced by an access door to the garden to fit the original opening size and in the original architectural vernacular - the existing rear casement window was previously a door. Markings on the existing brickwork show the position and size of this original white painted wood framed door.

As well as being an original asset of the building a replacement door would add to the convenience of today's occupants allowing access to the garden without passing through a habitable room.

Note. In 2003 (2003/2803/T) and 2015 (2015/5118/T) large trees had to be felled in the garden of number 11 Gloucester Crescent This work involved carrying felled branches through the house to the roadway for disposal.

The proposed replacement door would avoid this kind of inconvenience in the future.

The proposed replacement door will have two panels to match the existing rear elevation door with reinforced single glazing. The reformed door jambs will match the existing and the brick arch over will be retained



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THE GARDEN AT 11 GLOUCESTER CRESCENT



Existing trellis at no.11



Oriental pergola for reference

Proprietary shed with larch strip cladding and Green roof.



The garden at 11 Gloucester Crescent is included in this report as it bears witness to garden landscape and horticulture of the Late Victorian period.

The existing garden will be given new life using mainly plants that could have been found at the time of the celebrated Victorian gardener William Robinson. There will be a small informal grass area in the garden centre surrounded with herbaceous borders, bushes, climbers and trees.

The existing trellis will incorporate a discrete garden shed integrated into the existing wood trellis, with new wood trellis to allow for climbing plants and Green Selsun roof.

The trellis will be adapted to create a Pergola to complete the garden composition.

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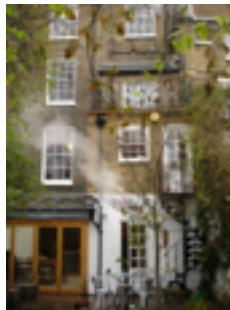
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Proposed elevation to rear of existing building



Proposed proprietary sun room for reference



Adjoining neighbours discrete sun lounge for reference

SUN LOUNGE

A south facing sun lounge will be added to the rear of the building facing the garden. This will provide an all-weather relaxation zone for appreciating the garden.

The construction and aesthetic will be different from the existing rear of the building to mark the fact that it is a recent addition.

The addition will be a proprietary glass system. The sun lounge will have a self supporting aluminium alloy frame, epoxy coated colour RAL 029/77086 (grey).

There will be discrete fixings to the existing brickwork. Internal grey coloured blinds will prevent light nuisance for neighbours.

Integrated rainwater pipes will feed into an existing soakaway.

There will be 4 frameless sliding single 10mm glass panels facing the garden with fixed glass side panels.

The construction is kept clear of the building side walls so that existing drainage pipework is not interfered with and also to allow for installing scaffolding if necessary in future.

The details of the sun lounge will be the subject of a condition with the consent.

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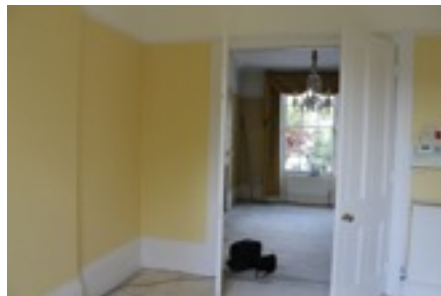
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View of existing Reception Room on Ground Floor



Existing preserved fire place



View of existing connecting doors between Lounge and Reception Room

LOUNGE AND RECEPTION

ON THE GROUND FLOOR

All existing heritage assets including windows, shutters, doors, ceilings, coving, skirtings and floor boards will be retained. The fireplace and chandelier, of recent origin, will also be retained.

The rear Ground floor room will have a free standing kitchen unit. Services will link with the existing water and electrical services to the existing kitchen on the floor directly below.



View towards the garden

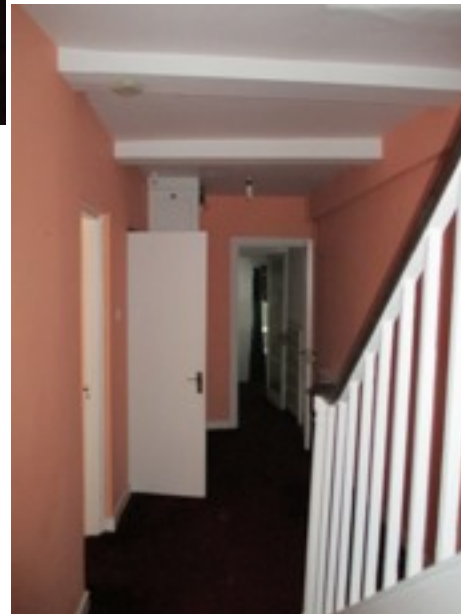
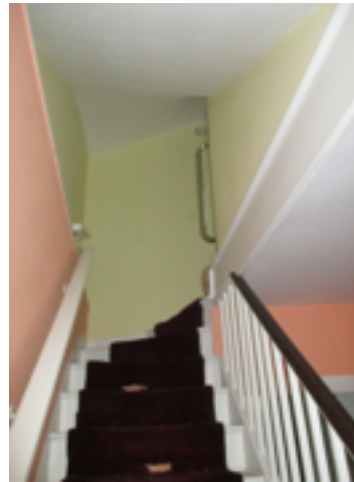
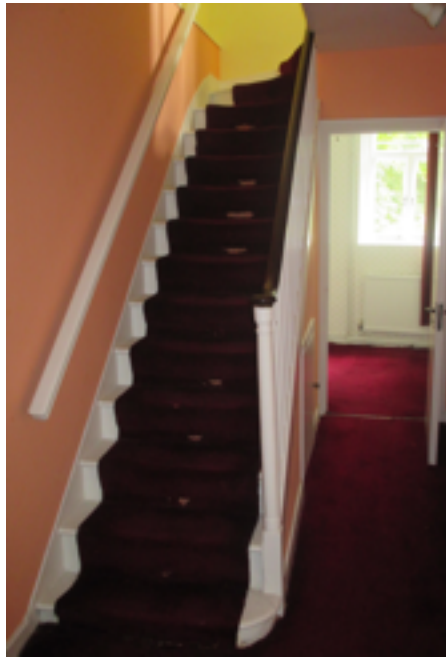
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INTERNAL STAIRCASE to basement (lower Ground Floor)

The attached images are included in this report for audit purposes.

The access staircase, formerly used to serve the first floor from the lower garden floor is possibly the original staircase but is in poor condition and has been subject to excessive poor quality paint over the past decades.



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BATHROOM FACILITIES

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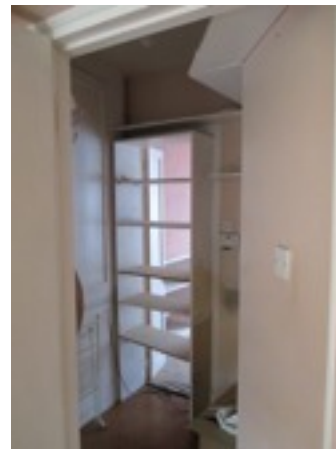
Bathrooms exist at both Ground and Basement floors.

At Lower Ground level there are no discernable heritage assets, The ceilings are low, the floor solid, partially with glued cork or thermoplastic tiles and covered with multi layer underlay and carpet in the bedrooms..

The current interior stud and plaster partitions to Basement bathroom and dressing room date from 1980 when the property last changed ownership. The proposed alterations are de minimis, affecting the position of doors and a small areas of stud and lathe wall. Alterations will be carried out to match existing.

Underfloor heating will be installed on top of the existing concrete floor. It is be noted that the existing floor does not have insulation but has several layers of carpet underfelt. Bedroom floors will have new wood board finish, - the total thickness to be less than the existing concrete + undelay covering, allowing the existing floor height to be intact.

It would appear that the current interiors could date from 1980 when the property last changed ownership.



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BEDROOMS (basement lower ground floor)

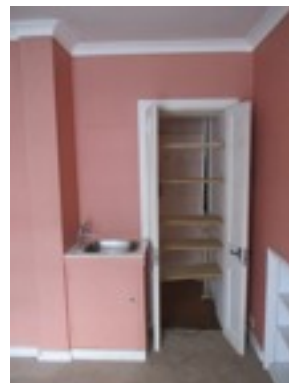
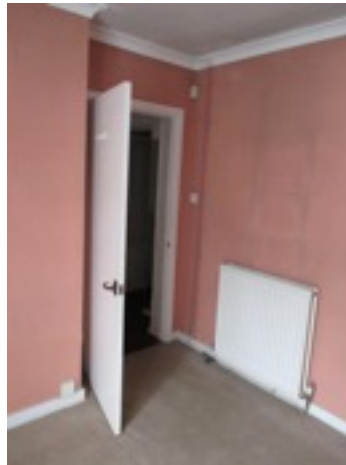
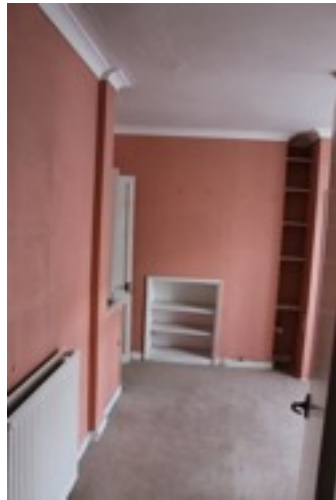
The attached images are included in this report for audit purposes.

Two bedrooms and a bathroom and dressing room with sanitary fittings exist at Lower ground level. (with an additional bathroom at Ground floor level.)

At Lower ground level the ceilings are low, the floor solid, partially with glued cork or thermo-plastic tiles or carpet and underlay on concrete sub floor.

It would appear that the current interiors could date from 1980 when the property last changed ownership.

At this lower level there are no discernable heritage assets.



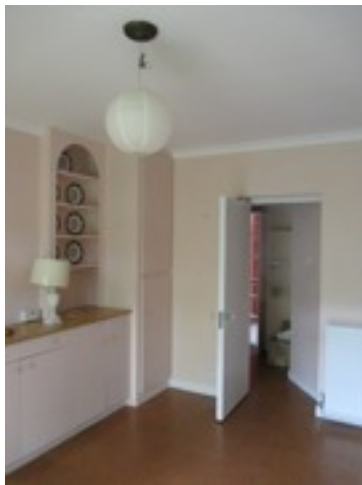
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KITCHEN

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GENERAL NOTE

All works will be carried with materials matching existing

External render: will be lime based semihydraulic.

Paint; will be gloss white oil based to woodwork

Metalwork: will be galvanised steel painted black gloss

Brick: will be yellow London stock in lime mortar

Stone: will be 75 mm new York stone.

Internal alterations are predominantly in modern fabric resulting from alterations in 1959 and 1980.

De minimis alterations will be in modern matching alternatives.

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