59 Gloucester Avenue, London NW1 7BA Design and Access Statement

Overview
The owners of the house wish to re-decorate bedrooms on the lower ground floor for use by extended family members and provide a separate entrance to the street with a new stair in the front area lightwell to replace an unsatisfactory existing stair. Existing coal stores are to be re-constructed to make a workroom facing into the lightwell. Works will include restoring conservation details.

Context
Included in the Primrose Hill Conservation Area, 59 Gloucester Avenue is a large, elegant Victorian terrace house near to the Regent's Canal. Its garden fronts the canal on the side opposite the Regent's Canal towpath. Although the house is in good overall structural condition, it has not retained some of the conservation features that make its neighbor, 61 Gloucester Avenue, a more complete example of Victorian residential architecture. The proposed construction is an opportunity to reinstate important conservation feature.

The house has been owned and occupied for many years by the present occupant. It will remain in single family occupation.

Front area reconstruction
The owner proposes to reconstruct the front area for access to the lower ground floor and a small additional room. The re-construction will include a new ground level surface.

- A new stair: A new access stair is to be placed within the lightwell
- The existing 2m2 entrance corridor is to be re-constructed approximately the same size
- Two existing coal storage rooms, about 7m2, are to be removed and re-constructed to form a similar sized workroom.
- Tile paving will replace the existing rough concrete paving over the existing coal storage rooms and the existing mineral felt roof over the existing entrance corridor. Lower level courtyard paving will be concrete paving slabs.
- A rubbish and re-cycling enclosure will be formed by railings at the edge of the entrance lobby roof.
- A new vertical railing with a gate to the access stair will form a safety barrier for the front area.

Conservation
Conservation features include:

- The boundary wall along the pavement: The wall will be restored using a decorative motif based on the adjoining boundary wall.
- Entrance Gate: A new gate will be supplied with a design similar to the gate at the adjoining house.
- Entrance path paving: Tile paving, similar to entrance path paving at the adjoining house will replace existing unsatisfactory concrete paving.
- Entrance door: The existing entrance door will be replaced with a new entrance door and fanlight similar to the adjoining house.
- Low entrance wall between the adjoining houses: Broken cast iron railings are to be replaced to match the existing.
- Future work stages: additional conservation features will be included in future work stages

Materials
Materials to be used in the proposed works include:

- Workroom and entrance corridor roof: tiles to match the adjoining entrance paving
- Recycling enclosure: treated timber enclosure
- Workroom and entrance corridor: painted timber cladding and painted door and window frames
- Lower level courtyard: small element concrete paving
- Access stair and front area railings: painted galvanized steel

- Paving: tile similar to the adjoining entrance paving
- Boundary wall at the paving: re-constructed using a pre-cast concrete decorative motif similar to the boundary wall at the adjoining property
- Entrance gate: New gate with design sympathetic to the adjoining gate.
- Entrance door: Replace existing with new door and fanlight similar to the design in the adjoining house.
- Lighting: appropriate lighting will be integrated into the steps and entrance design

Access

The existing Victorian design does not meet today's standards either for visiting or for continuous occupation by those who are less able. There is no potential for altering access through the new construction works.

Dean la Tourelle, RIBA 24 March 2017