

DESIGN AND ACCESS STATEMENT & HERITAGE STATEMENT

15 GLOUCESTER AVENUE REAR BALCONY, LONDON, NW1

1 Introduction:

The Listed Building Application is for the re-building of the balcony, following a safety risk, to the rear elevation of No.15 Gloucester Avenue at first floor level.

No.15 Gloucester Avenue is a Grade II Listed residential property.

The specific listing for the building is included under the listing for 15 to 31, Gloucester Avenue, as follows:

Terrace of 9 houses. c1848. Yellow stock brick with rusticated stucco ground floors and quoins. No.16 with felted mansard roof and attic dormers. Symmetrical terrace with slightly projecting end houses (Nos 17 and 31) and central houses (Nos 21 & 23). 4 storeys and basements. 2 windows each. Prostyle Doric porticoes; doorways with fanlights and half glazed doors. No.15, entrance converted to a window. Ground floor sashes tripartite. 1st floor, gauged brick flat arches to casements with continuous cast-iron balcony. 2nd and 3rd floors, gauged brick flat arches to recessed sashes. Stucco dentil cornice at 3rd floor level. Parapet above 3rd floor. Interiors: not inspected.

2 Assessment and reasoning:

The balcony to the rear elevation of No.15 Gloucester Avenue was noted to be in a very poor condition. Two separate structural engineers were asked to make an assessment of its condition. Both concluded that the balcony was in disrepair, unsalvageable and dangerous.

The metal fixings had loosened from the brickwork and caused the brickwork to crack, the concrete base of the balcony had eroded down to a few millimeters in parts and it was found that the entire balcony was simply being held in place by the brickwork on either end. Photographs 1 & 2 below show the unstable condition of the balcony.

The balcony was therefore removed.

An engineer has been engaged to design the structure and support for the replacement balcony. Rebuilding using existing materials would require major reconstruction works to the internal elements of the flat, including the floor, floor joists, existing beams and flat below in order to effectively counterweight the balcony. It has therefore been concluded that a lightweight metal cantilever design, ensuring the external finish of the balcony matches the original would create the least disruption to the flats and building fabric, whilst providing a safe balcony.

There will be no other alterations to the main building.

3 Photographs



Photograph 1 – Balcony in disrepair



Photograph 2 – Large gap between the balcony and door above indicating lack of cantilever support and deemed an unsafe structure