

LINCOLN CAMPBELL QUINN

DESIGN AND ACCESS STATEMENT

22 GLOUCESTER CRESCENT

PROPOSED ALTERATION TO ROOF OF SIDE ANNEXE AND MINOR INTERNAL ALTERATIONS AT NO. 22 GLOUCESTER CRESCENT



THE PROPERTY

No. 22 is the northern end of curved terrace of 20 houses, constructed between 1840-1845 by Henry Basset, in an Italianate style. No's 3 to 22 consecutive are Grade II Listed.

The walls are of Yellow London Stock brick.

Hipped roofs are of slate with lead dressings. Chimney stacks are enriched, and projecting eaves have shaped brackets.

The houses are in an Italianate style of differing designs forming linked groups.

No. 22 has been partly rebuilt and altered historically.

The side annex and trapezoidal mansard roof are of an indeterminate age.

The property has a garden space at the front, but at the rear has a very small enclosed backyard which is heavily overshadowed by both the substantial development of the adjoining school property to the East, and a contemporary timber clad 4 storey extension to the adjoining house at no 21.

The property is a single family dwelling occupied by a young family who live and work in the building.

AMOUNT OF DEVELOPMENT

The footprint of the house will remain as existing.

The proposal is to remove the slate mansard roof to the existing subservient side annexe, and to raise the brick parapet walls in line with the existing footprint. A new lead covered flat roof and glazed lantern light will be constructed behind the parapet walls.

Two new boxed sash windows to be fitted to the front elevation at Second Floor.

One new fixed horizontal window ,to replicate the existing, will be fitted to the rear elevation.

Internally the existing Bathroom at second floor will be remodelled to provide closet space.

It is proposed to remodel an existing very small family bathroom at First Floor, by extending the floor space into existing wardrobes, and relocating the door from the stairwell to the landing.

The Family bathroom presently measures 1.4 x 1.6 m and is inadequate by modern standards.

The new doorway to the extended Bathroom will open from the first floor landing, A new lightweight partition will be added to reduce the size of a guest Bedroom.

LAYOUT

The house comprises lower and raised Ground floors, First and Second floors.

The side annexe (later constructed) has a slate mansard roof at second floor of indeterminate age.



AERIEL VIEW OF ROOF

APPEARANCE

The mansard roof sits atop the trapezoidal plan shape of the side annexe.

The roof is not original. The listing states that the building was partially rebuilt, and the mansard was added, but it is unclear when this work was carried out.

The plan shape of the mansard results in a cumbersome shape, and a clumsy space internally.

Raising the parapet walls and adding a flat roof, will complete the elevation to the street and create an improved volume to the room inside.

There is no similar feature along the length of the imposing and elegant Gloucester terrace west elevation.

The side annexe with its low mansard forms a weak book-end to the terrace.

The proposed raised brick parapet, with a continuous stucco cornice detail and matching boxed sash windows will greatly improve the front elevation.

The new brickwork, stucco mouldings and windows will match the existing details and materials.

DESIGN

The proposed raised parapets will replicate type of brick, using secondhand bricks, and in the same jointing pattern.

The existing stucco cornice will be copied and extending across the façade of the new parapet.

Windows will be boxed sashes, to match the detail of the existing windows.

Although the house forms part of the Grade II listed Eastern side of Gloucester Crescent, the site is tightly bounded by an eclectic variety of design, styles, and construction methods.

To the rear is the land-locked Cavendish school which has built a new 3-and-half storey extension which overlooks the rear of no 22.

, and dominates the rear elevation of with a soaring two floor sheer brick wall.

The design of the school is modernist, with transparent full height walls.

The adjoining property at no 21, to the south, was granted consent for an unprecedented curved timber extension and stair tower, over four floors. This extension is uncompromisingly modernist, and soars above the small back yard of no.22.

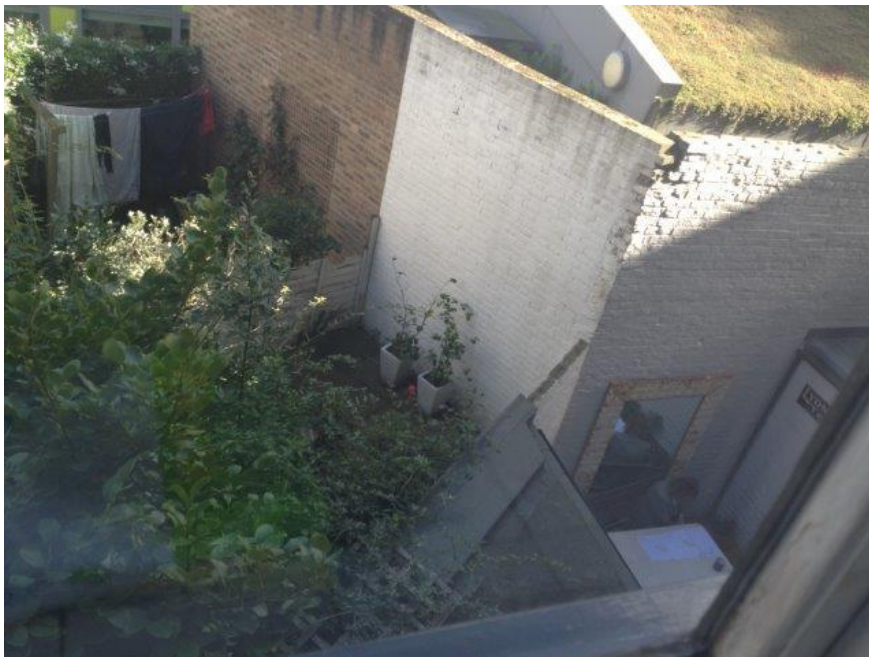
ACCESS

There is no change proposed to the existing pedestrian access from Gloucester Crescent.

EXISTING VIEWS



FRONT ELEVATION TO GLOUCESTER CRESCENT



VIEW TO REAR FROM UPPER FLOORS



VIEW FROM REAR OF NO 22

