

DESIGN AND ACCESS STATEMENT

FOR:

**33 GLOUCESTER CRESCENT
LONDON
NW1 7DL**

Prepared By: Philip Sciberras BSc (Hon) MRICS

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PAS Surveying

2.0 Site History

2.1 This site lies within the London Borough of Camden.

The building is a five storey mid-terrace house of traditional construction with brick walls surmounted by a valley slated roof. There is a five storey back addition and a further two storey projections abutting the rear, which is of similar construction.

The property is located on a relatively level site, in an established residential area adjacent to other similar properties.

Photograph(s) of Property:



View from front

3.0 Use

3.1 The property was converted into five self-contained flats in circa 1950.

4.0 Amount - Front and left-hand flank wall of the property

4.1 The proposed work aims to remedy areas of movement to the front porch.

4.2 The portico porch is a semi-detached with the neighbour to the left and consists of three rendered (Ashlar) columns adjoining rendered brick side walls supporting a flat roof with a rendered parapet to the front. The porch spans from the front of the main house over a narrow basement well.

4.3 Subsidence to the porch is associated with a downward movement of the front of the structure. This has allowed the front columns and side walls to rotate forward leading to outwardly, causing a tapering crack to develop between the porch and main house and a substantial slope on the porch floor to the front. The outwardly tapering cracks reach 10mm in width at the junction of the porch and the party wall and approximately 20mm to the right side of the porch with the main house.

4.4 There is 2mm horizontal cracking to the right porch column. At the right junction between the porch and main house there is a 10mm diagonal crack at the junction, and the parapet wall to the flat roof above has moved laterally approximately 20mm away from the front elevation.

4.4 On the right flank the porch slab extends under the side wall showing a significant slope to the front with horizontal cracking extending beyond the end of the slab.

4.5 Overall, the damage to the porch is quite severe and conforms to Category 4 of table 1 of BRE Digest 251. The extent of movement is such that the porch is no longer structurally connected to the main house and that there are excessive distortions to the right column and side wall and the porch floor.

4.6 With the pattern of cracking to the top of the right wall and the lateral movement, there is very little to support the right side of the porch roof at the junction with the house, temporary supports have been installed within the opening in the brickwork.

5.0 Design proposal

5.1 In view of the excessive cracking and distortion to the porch and difficulties in repairing such a fragile structure in-situ, appropriate remedial works would comprise reconstructing a slender half brick wall with a one brick thick wall capable of supporting the loads on a concrete base and underpinning a section of the party wall. The party wall within the porch will be stabilised and structurally tied back to the house, but not reconstructed.

- 5.2 It is proposed to locally underpin the party wall with a traditional concrete base 1m below the cellar wall.
- 5.3 The single skin front wall to the basement lobby to be replaced with a one brick thick wall in matching brickwork and mortar. The existing opening to be replicated in new wall with a lintel to match existing.
- 5.4 The cellar floor to be reinstated to match the existing where disturbed.
- 5.5 The repair is to be undertaken using appropriate materials in a sensitive, traditional manner. The proposed masonry repair is the best course of action, retaining the existing materials faithful to the original ethos of the building but, on occasions seeks to demonstrate that the element is a modern strengthening. In these terms it will be easy for future historians to understand the protected structure and read its evolution.

Oscus Ltd - Calculation & Sketch Sheet

Project title: 33 GLOUCESTER CHERCH NW1 7JL	Sheet No:
Subject: UNDERPINNING TO FRONT PORCH.	Made by: LWJ
Reference:	Date: Sep 21.

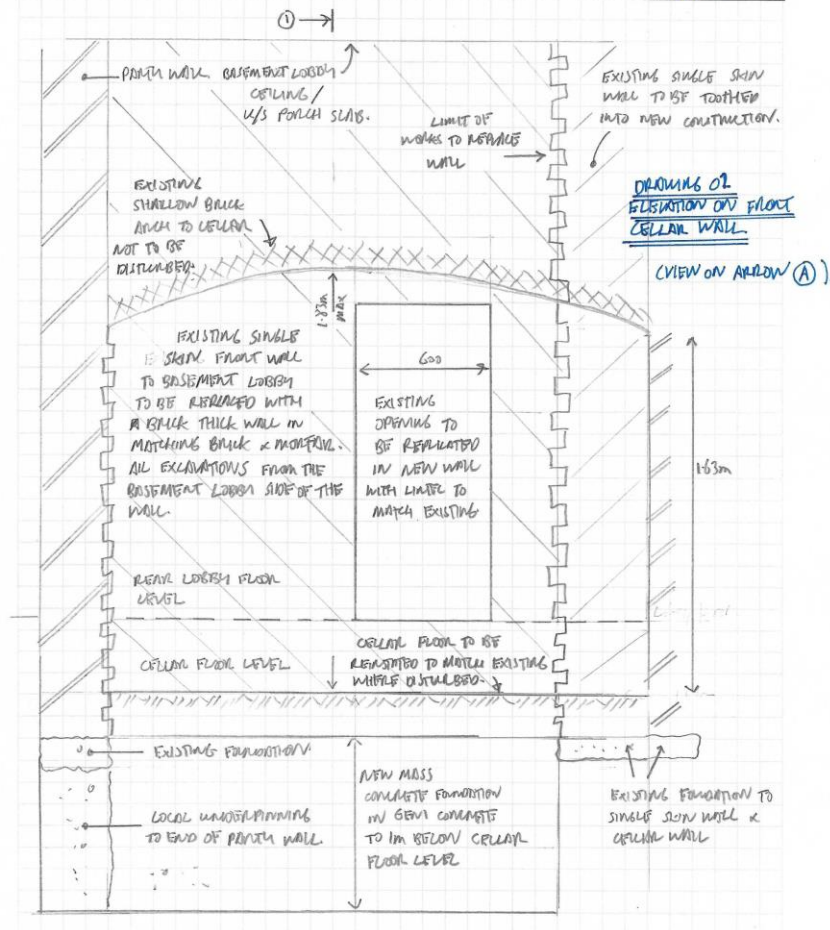


Figure 1 - Underpinning front porch

Oscus Ltd: consulting civil & geotechnical engineers, t: 0784 1610716, e:chris@oscus.co.uk



6.0 Layout

6.1 The proposed layout to replicate the existing.

7.0 Scale

7.1 The maximum overall dimension of the section running parallel with Gloucester Crescent is approximately 12.4m long and approximately 8.2m wide, with a rear projection approximately 3m long and approximately 3.8m wide and further rear projection approximately 2.4m long and approximately 2.65m wide

8.0 Landscaping

8.1 All trees and hedges to the whole of the application site are to be retained as existing. It is suggested that no further landscaping is necessary. We will attempt to retain and not disturb the existing landscape of the site, if any damage occurs the replacement landscaping for the site will be similar to the existing.

9.0 Appearance

9.1 There are no proposed significant changes to the existing appearance of the property.

10.0 Vehicular Access

10.1 No changes are proposed to the existing access arrangements. There are no Highway considerations relevant to this proposal, as the existing access is to be used.