

## STATEMENT OF HISTORICAL SIGNIFICANCE

**FOR:**

**33 GLOUCESTER CRESCENT  
LONDON  
NW1 7DL**

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## Masonry repairs @ 33 Gloucester Crescent London NW1 7DL

### 1.0. Introduction

This scheme concerns 33 Gloucester Crescent London NW1 7DL. The front porch of the property has suffered structural movement as a result of subsidence of the site. In view of the excessive cracking and distortion to the porch and difficulties in repairing such a fragile structure in-situ, the proposed remedial works would comprise taking down the roof and the right-side wall and reconstructing these upon a stable base. The party wall within the porch will be stabilised and structurally tied back to the house, but not reconstructed.

The building was listed on the 11<sup>th</sup> January 1999. This statement is provided to show the analysis of the historic fabric to ensure that historically important areas of the site are preserved and enhanced as part of the proposal to repair the damage caused by the movement.

### 2.0. Report structure

The report consists of a survey, including advice for the respected structure of historic fabric and setting. This has then been used to notify the proposed repair and reinstatement works.

### 3.0. The existing building & site



### 4.0. History

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

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

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 on to the front wall of basement well.

The 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 tapering crack developing 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.

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.

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.

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.

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.

#### **4.0. Important site and layout features**

We believe the main building structure and roof contains the main areas of significance on site. Whilst the front section is the focal area of repair, it seems appropriate that all areas are repaired faithfully.

#### **5.0. Heritage significance**

The setting and importance of the property are compromised only by damage caused by the incidents of movement affecting the front porch.

#### **6.0. Impact of the proposal**

Conceptually, the scheme proposed has been considered in terms of repairing the areas of damage caused by movement and strengthening the masonry thus limiting the effect on the historic building whilst looking to return its movement damage condition.

The identity of the building is not interrupted by works.

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 taking down the roof and the right-side wall and reconstructing these upon a stable base. The party wall within the porch will be stabilised and structurally tied back to the house, but not reconstructed.

The above-mentioned strengthening to the historic elements is a positive repair and will allow this building to be used and maintained in the future. The next section of the report deals with the design and materials specified and repair work proposed.

## 7.0. Proposed Remedial works

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.

It is proposed to locally underpin the party wall with a traditional concrete base 1m below the cellar wall.

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.

The cellar floor to be reinstated to match the existing where disturbed.

Where repair is required, this is undertaken using appropriate materials in a sensitive, traditional manner. The proposed stabilisation and repair proposal are 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.

The notes provide a description of the intended works which we believe are a major positive benefit to the building.

## 8.0. Elements of the new design

- Reconstruct a slender half brick thick wall with a one brick thick wall on a new foundation to adequately support the loads.
- Locally underpin party wall.
- Implement temp works to the party wall porch column to ensure stability during taking down works.
- Upon completion of the masonry repairs the wall will be repainted as existing.

## Oscus Ltd - Calculation & Sketch Sheet

Project title:	33 GLOUCESTER CRESCENT, NMI 710L	Sheet No:	
Subject:	UNDERPINNING TO FRONT PORCH.	Made by:	CEW
Reference:		Date:	Sept 21

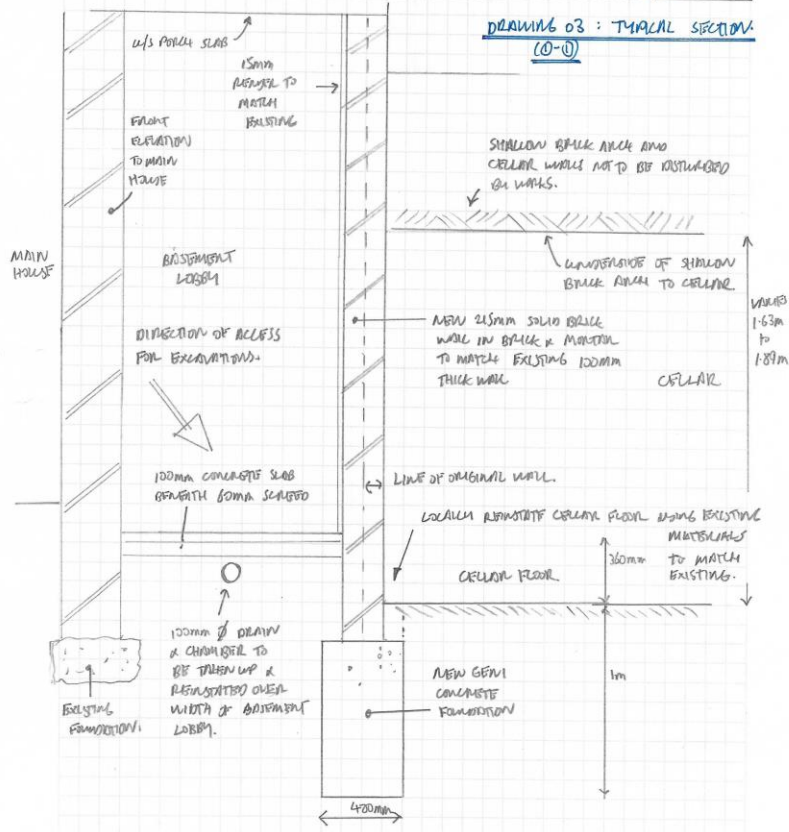


Figure 1 - Underpinning to front Porch

## 9.0 Conclusion

Failure to reinstate the property promptly will create a significant risk of progressive decline and an accelerated deterioration of the building structure and fabric. The proposed repair process will result in the best possible solution and offers a practical method of restoring the listed elements.

The scheme seeks to reinstate the property so that it might once again be used and enjoyed in a suitable manner. This will preserve it for future generations by ensuring that individuals living in it are maintaining and caring for it.

We feel that this statement and supporting information justify the proposal which preserves and enhances the existing protected building.