PLANNING DESIGN AND ACCESS STATEMENT
FOR LISTED BUILDING CONSENT

AT

38 GLOUCESTER CRESCENT, LONDON NW1 7DL

ON BEHALF OF

SIMON ROBERT-TISSOT

July 2022

Revision B – 26.07.22

BVP

BROOKE VINCENT + PARTNERS

RICS Regulated by RICS

CONTENTS

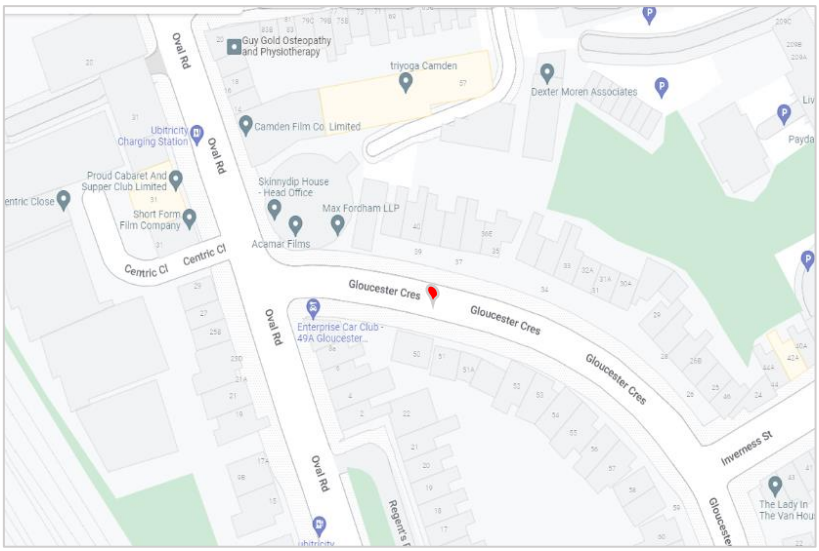
1. INTRODUCTION

Brooke Vincent + Partners are instructed by Mr & Mrs Robert-Tissot to submit a listed building consent application with regards to the necessary repairs to flood damage and other essential repairs at the property.

The objective of this statement is to support the Listed Building Consent Application for works to a Grade II listed building.

2. SITE AND AREA ANALYSIS

Extract from Google Maps to highlight the general location of the application site:



Extract from Historic England showing the application site within its neighbouring area:

The application property is a Grade II listed building forming part of the terrace 36-41 Gloucester Crescent. Property details on Historic England are given as follows:

Terrace of 6 houses. Mid C19. Yellow stock brick with channelled stucco ground floors and stucco first floor bracketed window cornices, third floor cornice and main cornice. Four storeys and basements. Two windows each; end houses each with additional window in recessed entrance bays. Entrances have panelled doors with overlights; end houses flanked by pilasters, Nos 37 & 38 and 39 & 40 paired in prostyle porticos. Recessed ground floor sashes tripartite with bracketed mullions, except end houses which have 2 sashes with margin glazing each.

All have keystones and bracketed sills. Upper floor sashes mostly with glazing bars, diminishing in height to top floor; bracketed balconies with geometrically patterned cast-iron railings to first floor sashes. INTERIORS: not inspected.

3. DESIGN AND ACCESS STATEMENT

A three-storey closet wing extension and adjacent one-storey extension (conservatory) were added to the rear of the house prior to it being listed on 11 January 1999. The basement of the original house comprises a vault, hallway, dining room to the front and kitchen to the rear. The current owners were granted permission to replace a skylight in the conservatory with a lantern roof in 1999; Drawings attached as Appendix 2.

The conservatory extension roof is asphalt with a lantern light and parapet walls to the rear elevation and boundary with 39 Gloucester Crescent. There is a single rainwater outlet to the west of the lantern light.

Flash flooding during the summer of 2021 resulted in overloading of the single rainwater outlet and affected the conservatory, closet wing basement and kitchen. A smaller amount of water came into the basement at the front of the house in the vault and hallway.

The necessary flood damage repairs comprise:

(i) Replacement of water damaged kitchen.

(ii) Replacement of water damaged plasterboard ceiling to conservatory extension.

(iii) Replacement of water damaged plaster to the conservatory, closet wing rear room and parts of the kitchen.

(iv) Replacement of water damaged flooring.

(v) Replacement of cementitious tanking to vault with a drained cavity membrane system.

Additional and associated works:

(i) As part of the investigation into the extent of water damage, it was established that the kitchen suspended floor joists bear directly on subfloor piers with no damp proof course. The moisture content of the joists assessed in January 2022 local to the piers was circa 18-20%. It is proposed to remove the non-original, patch repaired kitchen floorboards to enable introduction of a natural slate damp proof course beneath all joists and to treat the joists with a 20% boron solution.

(ii) It is proposed to replace the non-original floorboards to the kitchen with a plywood covering and to lay porcelain tiles on a Ditra isolating membrane.

(iii) It is assumed that floor joists to the dining room may also bear directly on the subfloor piers and investigation to establish this will be carried out as part of the building contract with a natural slate damp proof course introduced as necessary and the joists treated with a 20% boron solution.

(iv) In conjunction with the treatment of the joists and introduction of a slate dpc to the dining room, it is proposed to repair and replace damaged floorboards with salvaged boards to match the existing. The condition of the dining room floorboards is shown in photograph 8. Lifting and reinstatement of floorboards to the dining room will be carried out in accordance with the method statement in Appendix 3 hereof.

(v) Sub floor ventilation to the original house was blocked by the installation of concrete floors to the closet wing basement room and the conservatory extension. It is proposed to lift and re-lay the conservatory extension floor introducing a channel to provide ducted passive ventilation to the basement sub floor void.

(vi) A damp survey was undertaken by Kenwood Plc on 3 February 2022. The report recommended widespread installation of a chemical damp proof course and waterproof plastering/tanking. A chemical damp proof course is to be installed to the external wall of the conservatory extension in conjunction with replacement of the concrete floor only. To all other areas where damp was recorded, traditional measures will be undertaken comprising improvement of sub-floor ventilation and replacement of damp affected plaster.

(vii) The rear party fence wall with 37 Gloucester Crescent leans towards the application property. The lean is such that movement is self-propelling and rebuilding the wall is proposed to avoid collapse. It is proposed to rebuild the wall in its entirety to its existing profile using existing bricks from new foundations and bricks bedded and pointed in lime mortar. Matching salvaged London Stock bricks will be sourced as required where bricks are weather damaged beyond use and/or missing. The wall will be rebuilt to match existing bond which is a form of Monk bond comprising two stretchers and a header.

(viii) Form an overflow outlet to the conservatory extension rear parapet in the position indicated on photographs 2 and 3. The proposed position of the outlet is to the side of the parapet as working space centrally is restricted by the lantern light. The outlet will be approximately 225mm wide over approximately 2 to 3 brick courses high. It will be asphalt and lead lined on WBP plywood to form an overflow and its base will be above the level of the asphalt roof so that it only becomes effective in the event of the rainwater outlet being overloaded.

(ix) To the front of the property the entrance drive and basement lightwell are York stone paved. Desiccation of the subsoil and root action has resulted in erosion of the sub-base. It is proposed to lift and set aside the stone paving, consolidate the base, import granular fill and to re-lay the York stone paving to level.

(x) In conjunction with works to the front driveway, it is proposed to install 6mm electrical cables for the provision of electrical vehicle charging points beneath the paving. The charging points are to be installed at a later date and the cables will be terminated above paving level in a junction box.

4. CONCLUSION

There is limited work to the original fabric of the building. Where proposed, the work is intended to preserve the original fabric by way of introducing physical damp proof courses and reinstating good sub-floor ventilation to allow natural evaporation. Associated works include replacement of water damaged plaster.

The work to the original fabric of property externally comprises the rebuilding of the rear party fence wall with 37 Gloucester Crescent. This work is intended to maintain the fabric of the property by taking preventative measures against the collapse of the wall.

APPENDIX 1
SUPPORTING PHOTOGRAPHS

LISTED BUILDING CONSENT APPLICATION

38 Gloucester Crescent
London NW1 7DL

CONTENTS

ITEM **PAGE No.**

Photograph 1
Kitchen floor - selection of photographs showing patch repairs and non-original floorboards.

Photograph 2
Conservatory extension roof.

Photograph 3
Proposed overflow outlet to rear parapet of conservatory extension.

Photograph 4
Front drive

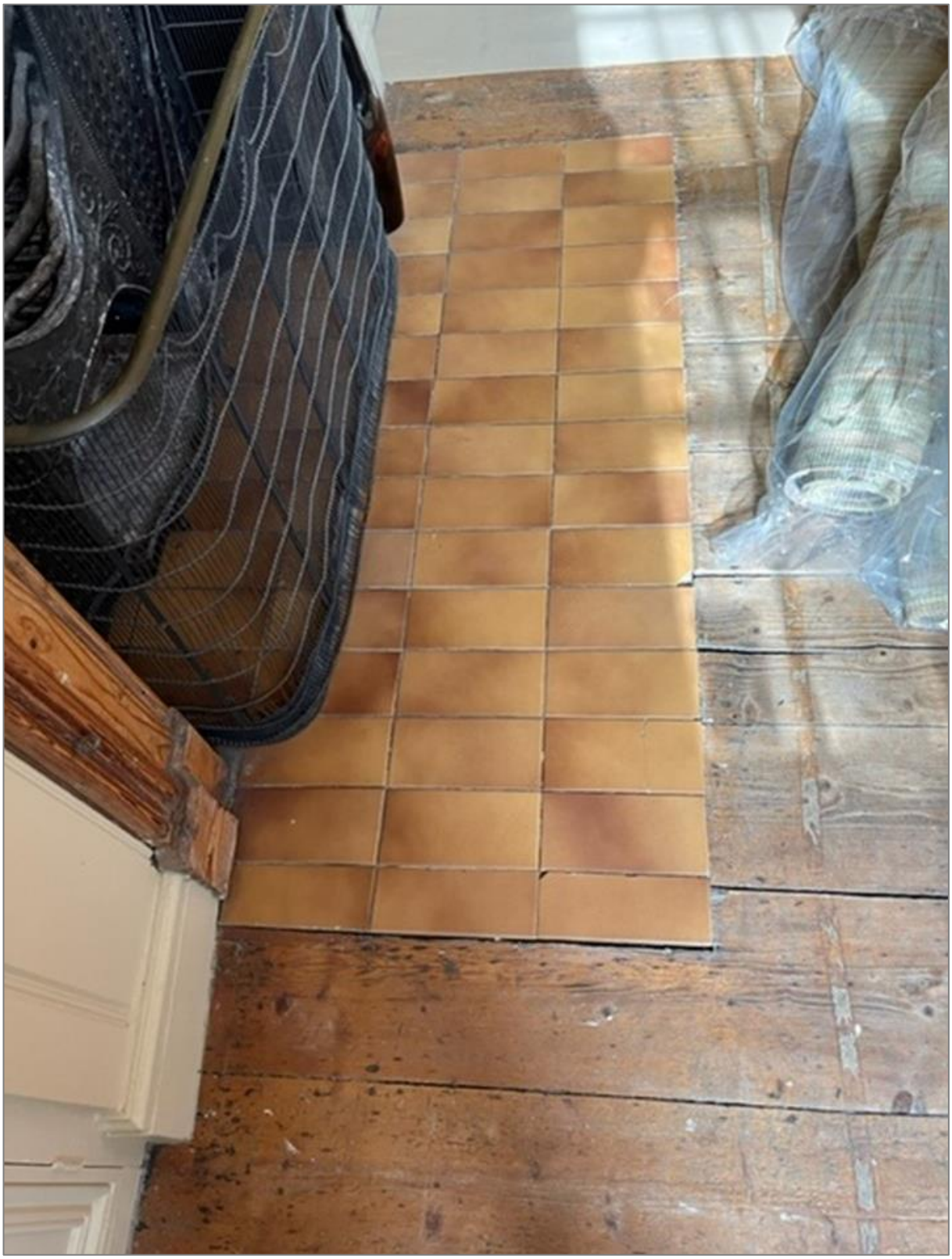
Photograph 5
Party fence wall with 37 Gloucester Crescent.

Photograph 6
Party fence wall with 37 Gloucester Crescent.

Photograph 7
Party fence wall with 37 Gloucester Crescent.

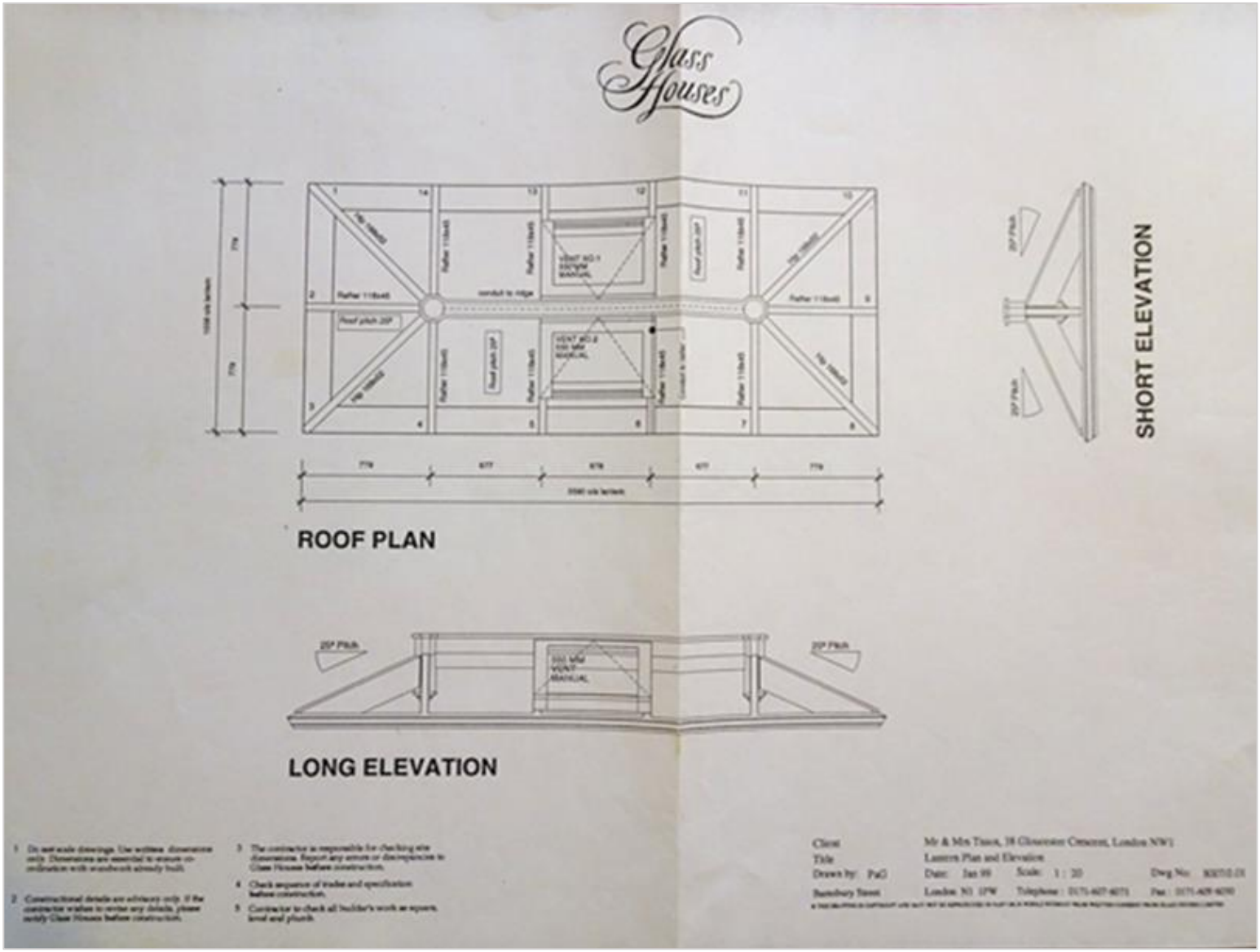
Photograph 8
Cut floorboards requiring repair/possible replacement to dining room

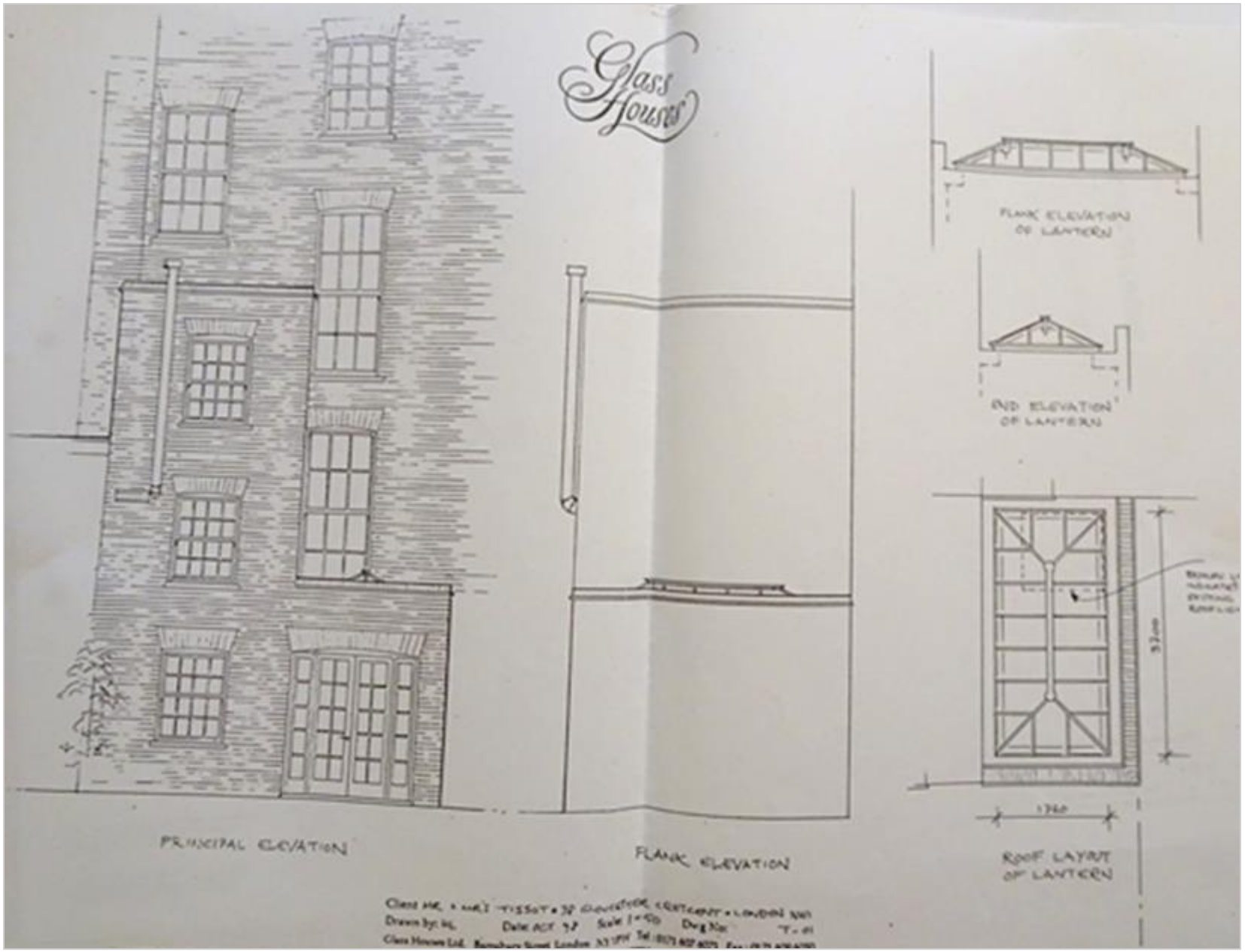
Photograph 9
Cracked non-original tiles to hearth.

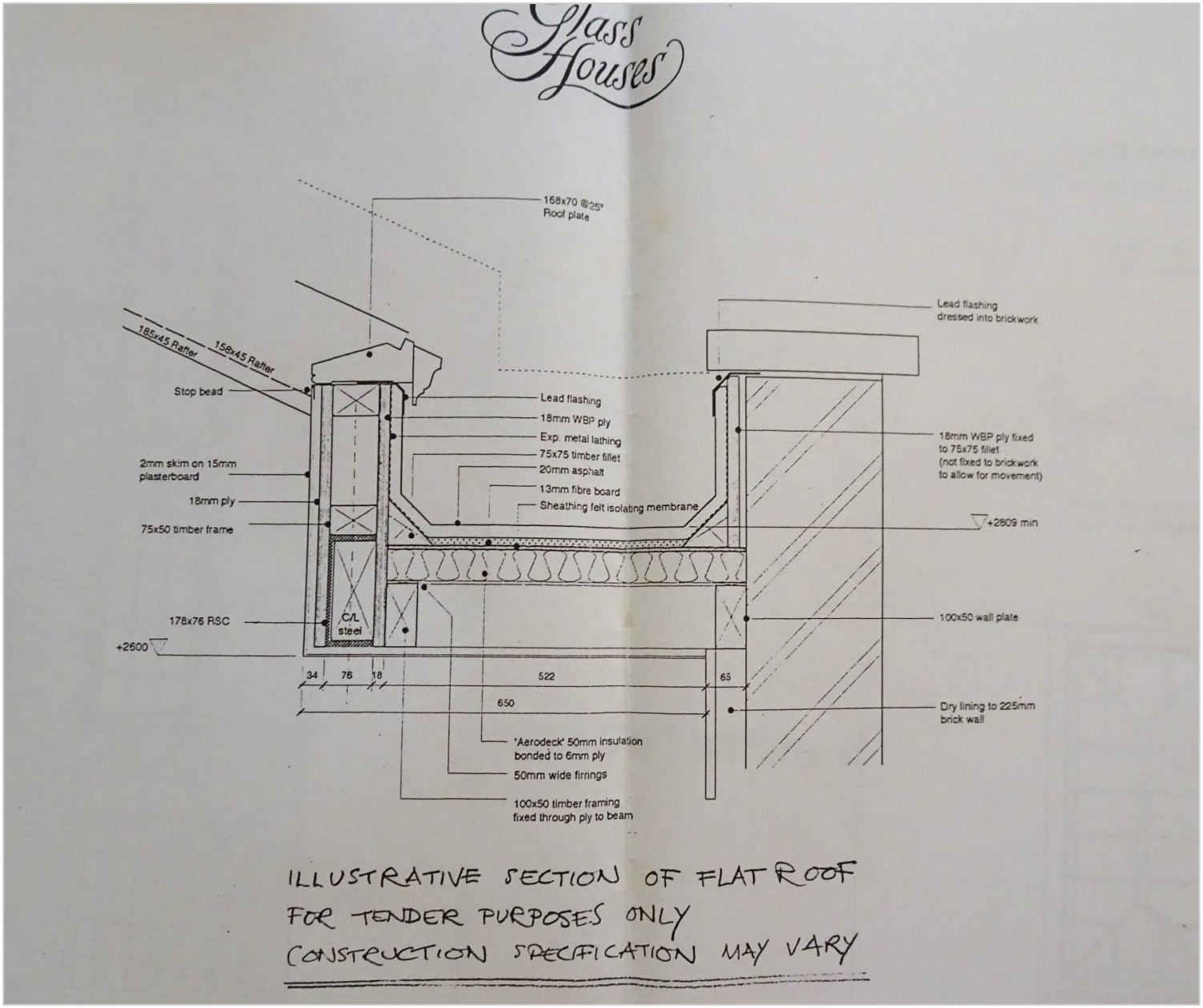


APPENDIX 2

CONSERVATORY DRAWINGS


Glass Houses
ROOF PLAN
SHORT ELEVATION
LONG ELEVATION
Client
Title
Drawn by: PaG
Date: Jan 99
Scale: 1 : 20
Mr & Mrs Tinen, 38 Gloucester Crescent, London NW1
Lantern Plan and Elevation


Glass Houses
FLANK ELEVATION OF LANTERN
END ELEVATION OF LANTERN
PRINCIPAL ELEVATION
FLANK ELEVATION
ROOF LAYOUT OF LANTERN


Glass Houses
168x70 @25° Roof plate
185x45 Rafter
158x45 Rafter
Stop bead
2mm skim on 15mm plasterboard
18mm ply
75x50 timber frame
178x76 RSC
+2600
C/L steel
Lead flashing
18mm WBP ply
Exp. metal lathing
75x75 timber fillet
20mm asphalt
13mm fibre board
Sheathing felt isolating membrane
Lead flashing dressed into brickwork
18mm WBP ply fixed to 75x75 fillet (not fixed to brickwork to allow for movement)
+2809 min
100x50 wall plate
Dry lining to 225mm brick wall
34
76
18
522
65
650
'Aerodeck' 50mm insulation bonded to 6mm ply
50mm wide firrings
100x50 timber framing fixed through ply to beam
ILLUSTRATIVE SECTION OF FLAT ROOF
FOR TENDER PURPOSES ONLY
CONSTRUCTION SPECIFICATION MAY VARY

APPENDIX 3

METHOD STATEMENT
FOR LIFTING AND RELAYING FLOORBOARDS TO THE DINING ROOM

METHOD STATEMENT
FOR LIFTING AND RELAYING FLOORBOARDS TO THE DINING ROOM

38 GLOUCESTER CRESCENT, LONDON NW1 7DL

1. Floorboards to the dining room appear to be original and are fixed to the joists with cut nails.

2. Starting from the kitchen where non-original floorboards are to be removed, the dining room floorboards will be sequentially lifted from each joist by use of bolster and nail bar, taking care to lift boards without splitting timber.

3. When necessary to lift boards from both sides, protection will be used to adjoining boards to prevent damage.

4. Nails will be removed as boards are carefully lifted from each joist as work proceeds. Nails will be removed prior to storage of boards for reuse. Any nails remaining within the joists will be removed.

5. Following completion of treatment of floor joists with a 20% boron solution, the floorboards will be relayed using new cut nails. Matching salvaged floorboards will be used to replace any floorboards that have been damaged historically as required.