

**65 Gloucester Crescent,
London, NW1 7EG**

**Design & Access, and
Heritage Statement**

London Borough of Camden
September 2023



Atelier 41 Architects

65 Gloucester Crescent London NW1 7EG

Design & Access, and Heritage Statement London Borough of Camden December 2023

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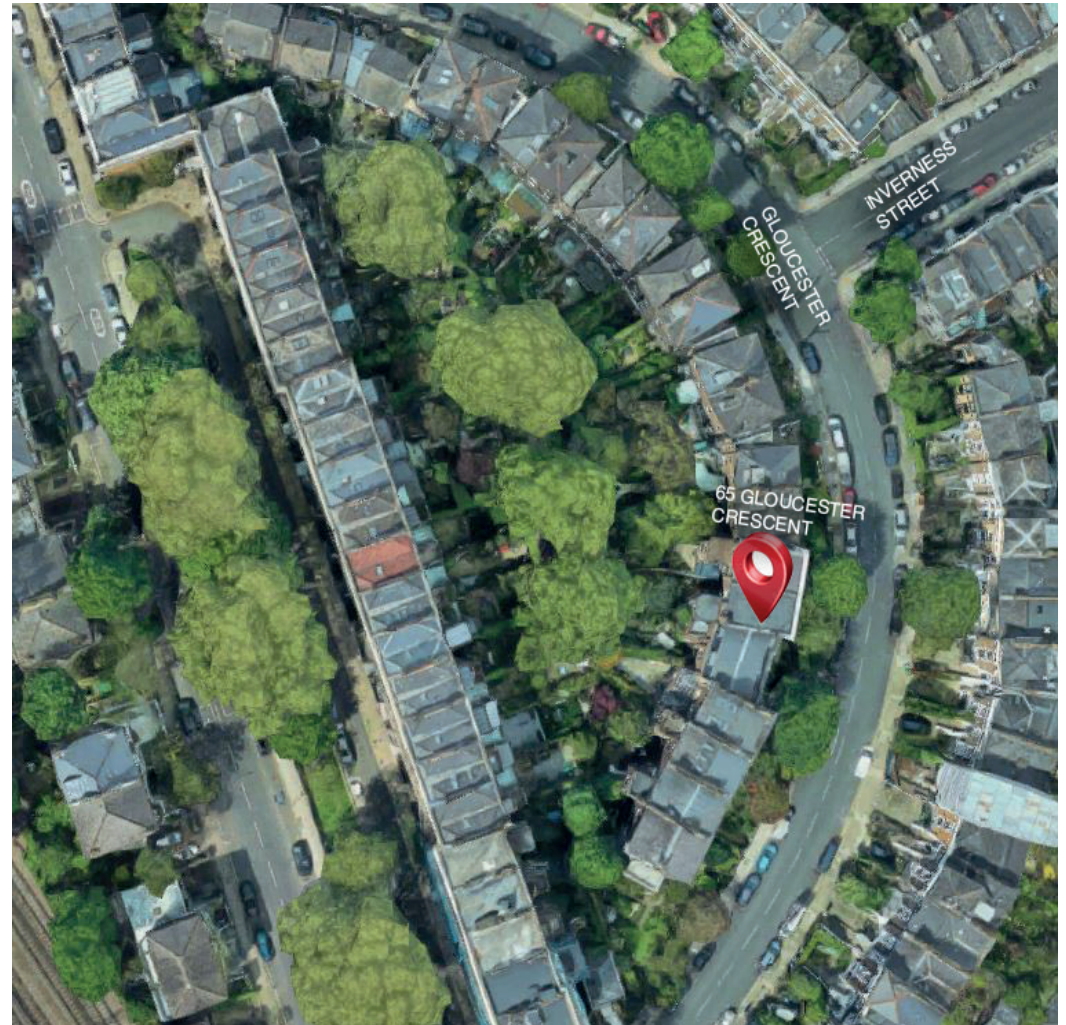
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1.0 Introduction

1.1 Instruction

This Heritage Statement has been produced by Atelier 41 Architects to accompany a Planning Application and Listed Building Consent for proposed rear extension and minor internal alterations at 65 Gloucester Crescent, London, NW1 7EG (the 'Site').

This Heritage Statement will assess the significance of any on-site heritage assets and any in the surrounding area that might potentially be affected by the scheme proposals. It will also assess the potential heritage impacts on the identified heritage assets in light of the proposed scheme.



Aerial View of Site

2.0 Site, Surroundings & Heritage Designation

2.1

Gloucester Crescent is a residential street located in Camden, between Oval Road and Arlington Road. It is located within the Primrose Hill Conservation Area (Area 4).

The Crescent is made up of a variety of period houses. No 65 Gloucester Crescent is situated on the west side (facing east), and is fairly typical of the period, in terms of its form, detailing and embellishment. It is 4 storeys high, including a lower ground floor (basement), and is set back from the street with a front garden. The house is an integral part of the terrace, forming one half of a symmetrical pair with no. 64 adjacent to the north.

3.0 Description of the existing building

3.1

The building is arranged as a single family dwelling. It is two bays wide and 3 storeys high when viewed from the street, with a lower ground (basement) level below and a pitched roof. The building is constructed in London stock brick. The front elevation has a stucco cornice at roof level, and painted stucco surrounds to the front door and windows. There is a projecting balcony at first floor level with ornate painted metalwork. The ground floor is raised approx 1.5m above pavement level and is accessed by a flight of steps. A narrow flight of steps leads down to the lower ground floor. The front door is panelled with a top fan light window, and windows are white painted single glazed sash windows. The house has a four-storey rear. The internal floor to ceiling levels of this element are lower than the main body of the house, with floors above ground level accessed from stair landings. This offshoot currently houses a utility room at lower ground floor level and a study at ground floor.

There is a significant level change in the rear garden, which rises from lower ground floor level, where it is adjacent to the house, up by approx 3m at the far end of the garden. There is a hard landscaped patio adjacent to the house, with steps leading to an upper level that slopes up towards the rear boundary. The access into the rear garden is currently through doors from the existing lower ground floor kitchen and from the lower ground floor utility room. The interior of no 65 is well maintained. The house was substantially remodelled in the early 1970's, and many of the internal period features were lost. The main living accommodation is located on the lower ground and ground floors, with bedrooms and bathrooms above.





4.0 Proposed Works

4.1 Exterior

The proposal is to add an extension / glazed conservatory to the rear of the property at lower ground and ground floor levels. This extension will mirror the infill part of the lower ground and raised ground floor extension at 64 Gloucester Crescent. The extension will have the same design at raised ground floor level and will be built in the same materials as the extension at 64 Gloucester Crescent. Once the extension is built it will return the symmetry at this level to the two houses that were originally built as a symmetrical pair. The extension at lower ground floor level will not extend into the garden patio area but will be a simple infill between the original extension at 65 and the new extension at 64. At ground floor it comprises a small lightweight glazed conservatory that will sit adjacent to the existing brick offshoot extension. It will be slightly set back from the rear of the adjacent extension. There will be direct access to the garden from the lower ground floor and at ground floor the new extension would benefit from a steel external staircase leading to the lower patio level. Also the existing patio is proposed to be extended further into the garden by approximately 1.5m whilst the garden further back will have its grassed area reinstated.

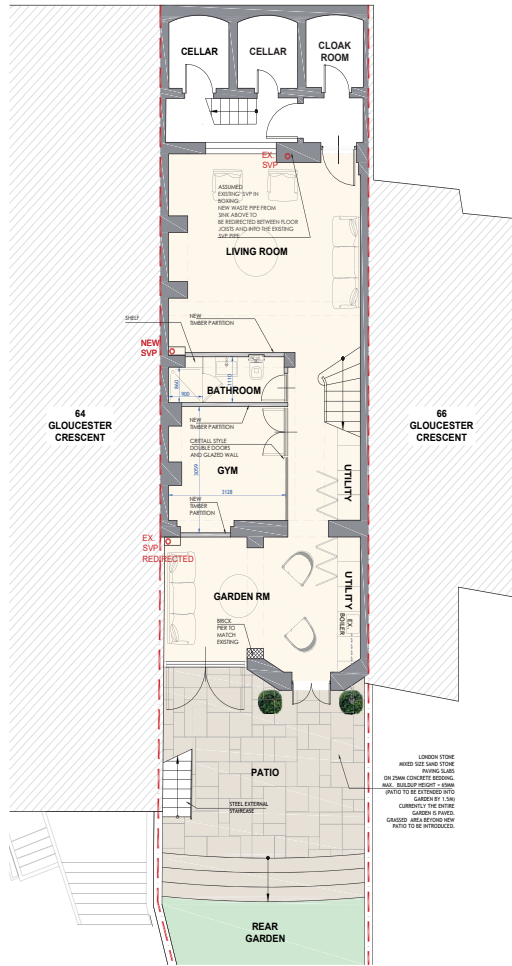
4.2 Interior

Internally, it is proposed that the existing layout of the house is altered mainly at lower ground floor level to make the internal space more usable, to allow the whole family gather together in a sitting area and enjoy the view of the garden.

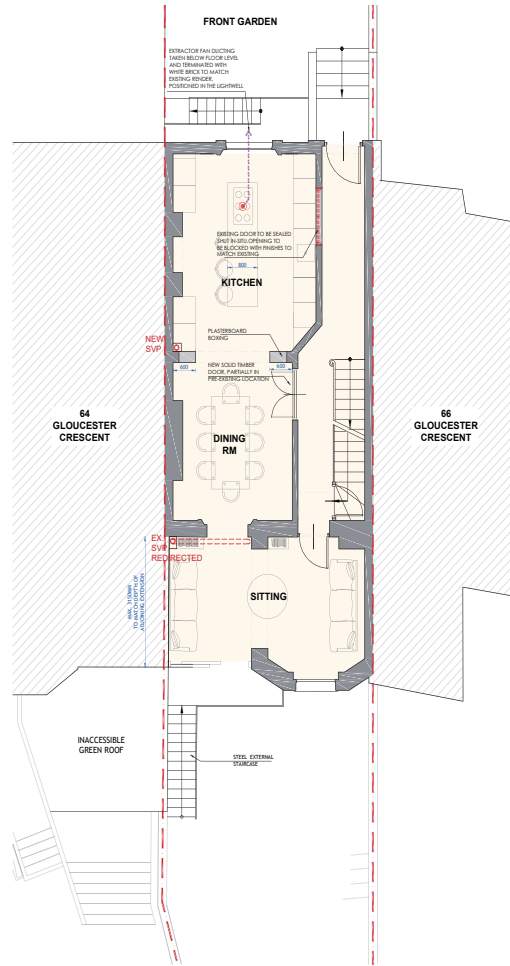
The proposal also entails relocation of the existing kitchen to a more convenient location at the front of the ground floor level directly above existing lower ground kitchen which will allow to largely reuse existing ventilation and drainage pipework.

The first floor and loft layouts remain as existing.

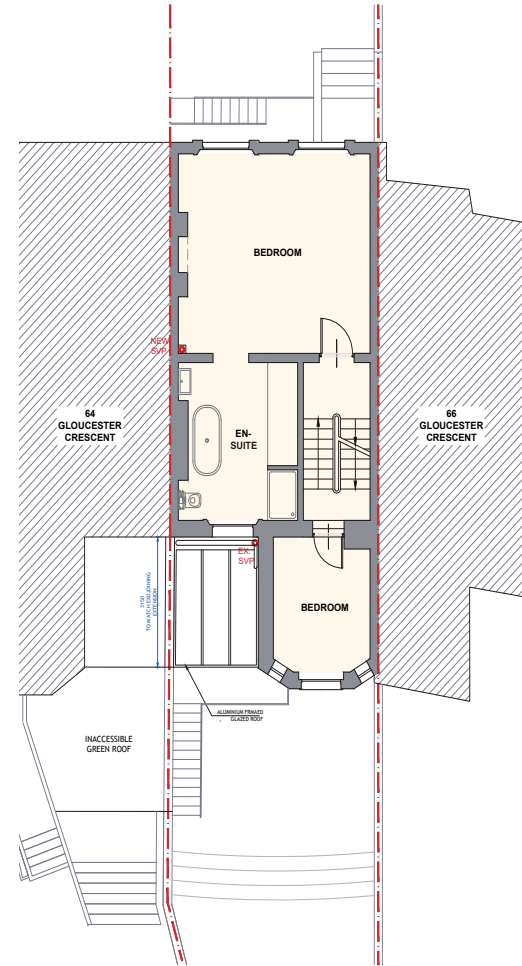
At the second floor level it is proposed to improve the internal layout that has been spoiled by later introduction of the second floor staircase leading to the loft. The proposal also involves relocation of the bathroom from the landing between the second floor front and rear bedroom and to convert the current bathroom into a bedroom.



PROPOSED LOWER GROUND FLOOR PLAN
SCALE 1:50 @ A1 & 1:100 @ A3

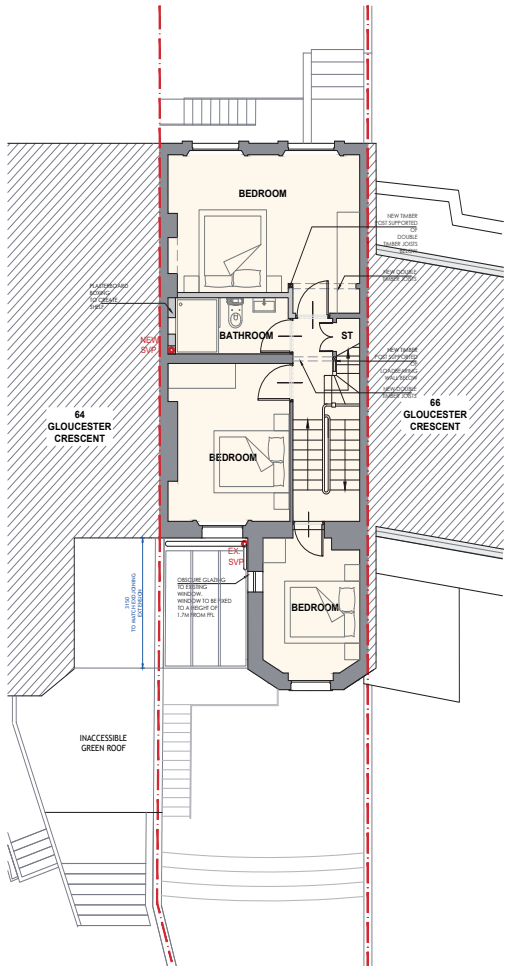


PROPOSED GROUND FLOOR PLAN
SCALE 1:50 @ A1 & 1:100 @ A3



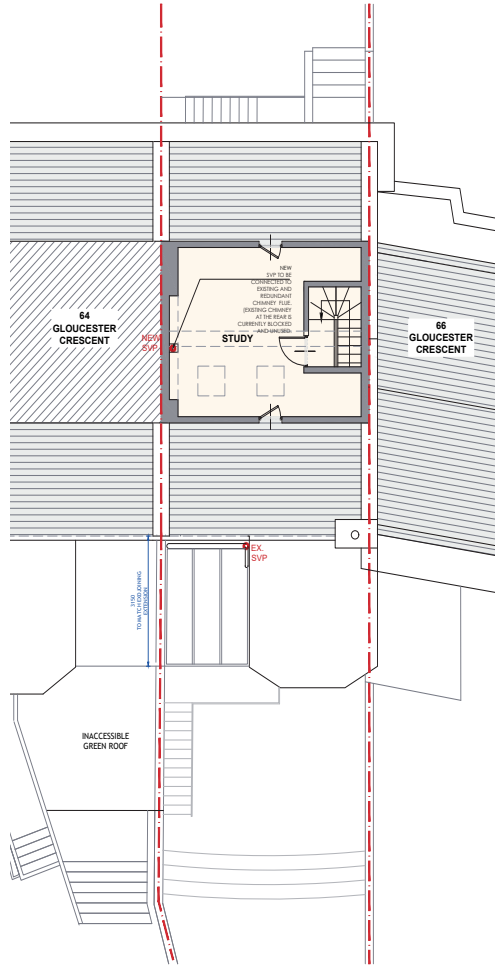
PROPOSED FIRST FLOOR PLAN
SCALE 1:50 @ A1 & 1:100 @ A3





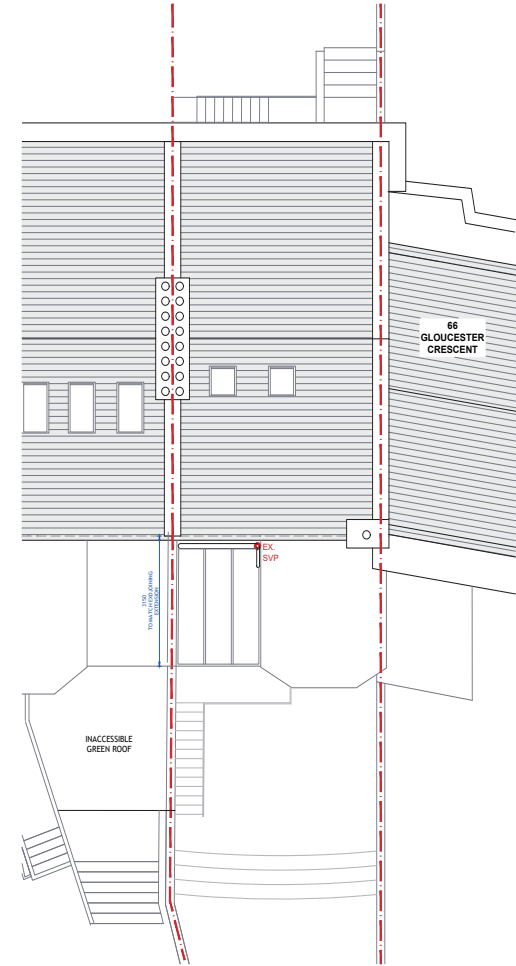
PROPOSED SECOND FLOOR PLAN

SCALE 1:50 @ A1 & 1:100 @ A3



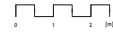
PROPOSED LOFT PLAN

SCALE 1:50 @ A1 & 1:100 @ A3



PROPOSED ROOF PLAN

SCALE 1:50 @ A1 & 1:100 @ A3



5.0 Form, Detail and Materials

5.1

The new extension is designed as two distinct but related elements: a base 'plinth' that is the lower ground floor extension and, sitting above, a lightweight timber framed glazed conservatory. The extension at both levels is set back from the rear of the adjacent extension.

The lower level 'plinth' extension will be contained within the existing lowered garden level, which means there will be minimal excavation to allow for a new slab and insulated floor build up. The extension will make better use of the dark space between garden wall and offshoot and the patio beyond. The existing party wall will become an internal sound separating wall should planning permission be granted for No 65. The new extension at 65 would be built against this new party wall and the lightweight aluminium framed raised ground floor conservatory at 65 will be a mirror image of that being installed at 64. The new wall in the conservatory facing the garden at lower ground floor level will be fully glazed to provide maximum light internally and views out. At lower level brickwork will be plastered internally and pipework will be boxed in. The raised ground floor conservatory will be fully glazed, with triple glazed units on a simple roof structure.



6.0 Impact on Historic Building Fabric

6.1

The works have been carefully designed to minimise impact on the historic building fabric, to ensure they are sympathetic in terms of detail and layout, and to enable the original form and character of the building to be clearly understood.

At ground floor and at lower ground floor levels, the conservatory will be set back from the rear wall of the offshoot extension and will be delicately and carefully detailed, so the existing form and massing of the rear elevation remain clearly legible both internally and externally.

At ground floor, a door will be created in the flank wall of the offshoot to make a new opening through to the new conservatory.

At ground floor level, there will be minimal impact on historic building fabric. The existing doorway from the kitchen to the garden will be used to access the conservatory.

7.0 Access

7.1

There are no significant access implications. The existing access to the front of the house will remain unchanged and there is no access to the rear of the property.

8.0 Impact on Neighbouring Amenity

8.1 Daylight & Sunlight

Since the extension is an infill between the existing original extension and the new extension at 64 Gloucester Crescent, there is no impact on the daylight and sunlight amenity to the neighbouring property at 64 Gloucester Crescent. There is also no impact on the neighbours on the other side at 63, since the original extension already screens the proposed new extension from this property.

8.2 Overlooking

There is no change to overlooking. The view from the raised ground floor new extension door over the garden of 64 is comparable to the view of this garden from the existing window at the back of the living room on the raised ground floor. The proposed external staircase has a small landing (for safety reasons) leading directly to the lower ground level patio. It is also positioned along the inaccessible green roof at No.64.

There is no overlooking from the new extension to the other side, 63, as the old extension screens the proposed new extension from this property.

At ground floor level, there will be minimal impact on historic building fabric. The existing doorway from the kitchen to the garden will be used to access the conservatory.

9.0 Trees

9.1

There is one small tree in the rear garden of 65 Gloucester Crescent, a Ceanothus, but it is in the second, raised terrace area of the garden and the work will take place far from its potential rooting area.

10.0 Structural Scheme & Basement Impact Screening

10.1

Because the works only involve minimal excavation for the purposes of laying the slab it is concluded that a formal BIA is not required for the project.

11.0 Consultation with Neighbours

The work will have a minimal impact on the neighbours at 64 Gloucester Crescent. These neighbours have been consulted and are supportive of this proposal as it would return the symmetry to the two houses that were originally designed as mirror image pairs. The existing party wall was built as part of the works to No. 64 so that it can be an internal sound separating wall should planning permission be granted for No 65. A written permission for the use of this party wall for this purpose will be obtained..

The works will have minimal impact on 66 Gloucester Crescent as the conservatory is on the far side of the original extension at 65.

12.0 Policies

12.1 Philosophy

It is the aim to change the facilities of this house in small ways to suit the lifestyle of its new owners. Allowing this to happen will help to ensure its continuing use in the twenty first century while retaining the significant features that led to its listing. Repairs will be undertaken as necessary using lime based materials where appropriate and in all cases re-using existing original components where these are available.

12.3 Future

The current owners hope to continue to bring up their family here and to maintain the house in the good condition it is in now. There are no threats to the future of the building or its group.

13.0 Conclusion

The proposal is a sensitive and appropriate addition to 65 Gloucester Crescent. It will mirror the recently built extension at 64 and will return the symmetry to the two houses that were originally designed as mirror image pairs. The design of the extension has been carefully considered to appear subordinate to the listed building and to allow its form and massing to remain clearly legible. The proposal involves almost no loss of existing fabric at all levels with the exception of the lower ground level as this had been largely modified in the past by addition of steel beams.

All new elements, externally and internally, will be carefully detailed and constructed in order to respect the existing historic context. There is no material impact on the amenity of the neighbouring properties. The existing trees will not be affected.

The proposals will provide a significant enhancement of the heritage interest of the house by replacing inappropriate later additions and alterations with replacements more in keeping with the listed building, As well as improving and upgrading the interior for modern family use the works will enhance the significance of the grade II listed house and enhance its appearance within the conservation area.

A similar application for the works to No.65, Gloucester Crescent was approved in 2019 under planning application ref.no: 2019/0874/P