

DESIGN & ACCESS STATEMENT 5 GLOUCESTER CRESCENT

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INTRODUCTION

The application seeks various small scale internal and external alterations at **5 Gloucester Crescent NW1 7DS**. The majority of proposals seek to act upon previous historic granted application interventions, some of which were never carried out.

CONTEXT PHOTOGRAPHS



fig 1.1 Front elevation



fig 1.2 Rear elevation



fig 1.3 View of concrete store cupboards to front well



fig 1.4 View of concrete store cupboards to front well

LOCATION / SITE

The property is situated in the Camden Primrose Hill Conservation area.

No.5 Gloucester Cr is Grade II under the Historic England ref: 1342076, that forms part of a listing of properties 3 - 22 of Gloucester Cr.

The following are relevant extracts taken from the Historic England listing details:

Curved terrace of 20 houses. c1840-45. By Henry Bassett. Yellow stock brick with stucco dressings. Slated hipped roofs with enriched slab chimney-stacks and most with projecting eaves having shaped brackets. STYLE: Italianate style, different designs forming linked groups. EXTERIOR: 3 and 4 storeys, all with semi-basements. Continuous cornice runs throughout terrace at 2nd floor sill level; all with stucco architraved sashes, ground floors having console bracketed cornices. Doors panelled, some part-glazed, all with overlights. Nos 5-7: round-arched entrances, in recessed bays, with stucco pilasters supporting architraved heads. No.5 has large brackets flanking 2 floor windows and continuing across entrance bay of No.4.

The property is part of the curved road crescent, and is four stories plus a basement. There is a front garden with existing hard standing forecourt, masonry boundary walls with metal sliding car gate to the front elevation and metal pedestrian gate between modern piers and decorative walls. An existing concrete framed store forms part of a front well. To the rear is an existing single storey extension. The external envelope is a mixture of face stock yellow brick and render.

The property has a walled rear garden with existing basement below a portion of the garden.

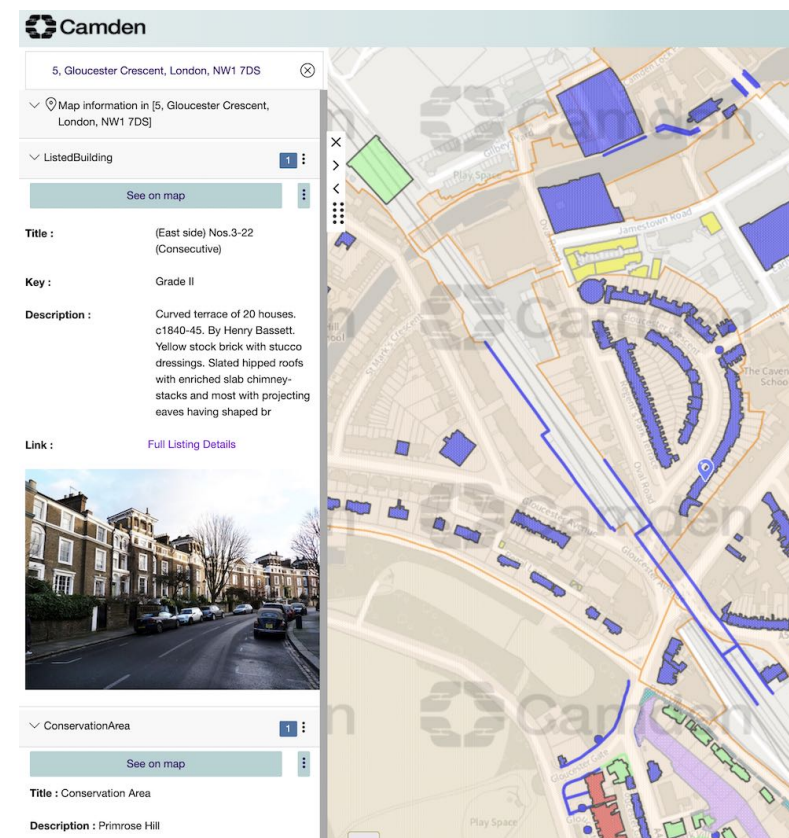


fig 1.5 - Map extract from Camden Conservation Area online map guide (Not to Scale)

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PLANNING POLICY

We believe that the proposals respect and meet the general requirements and guidelines of Camden planning policies. In this respect, **Camden Unitary Development Plan (2000)** makes specific reference in headings:

- **SHG2** The Council will seek to maintain and improve the character and quality of the residential environment.
- **SHG4** The Council will seek to improve the quality and accessibility of the existing housing stock.
- **SHG7** The Council will ensure a good quality of design in all schemes for residential conversion and redevelopment.

- London Development Plan - 2016

The following relevant statements have been extracted from the LDP:

- to continue to thrive towns need to evolve and adapt;
- giving consideration to building lifespan through appropriate construction;
- buildings should be designed so that they can adapt to changing uses and demands now and in the future. Their lifespan should understand the requirements for growth;
- homes should have adequately sized rooms and convenient and efficient room layouts which are functional, fit for purpose and meet the changing needs of Londoners over their lifetime

PLANNING HISTORY

The below are relevant granted planning applications submitted by previous owners and consultants:

- **2016/1099/P** - Granted Subject to a Section 106 Legal Agreement 09-05-2017
 - Creation of basement below approved single storey rear extension.
(NO alterations to basement within 2024 submission)

- **2015/2464/L** - Granted 12-08-2015 - Erection of single storey rear extension to lower ground level with new external staircase to ground level to create roof terrace with glazed balustrade; installation of one rooflight over top floor internal stairwell and replacement windows to rear; internal alterations including removal of partition walls to reconfigure internal layout of lower/ground floors and part lowering of 2nd floor to accommodate shower room.

(this 2024 submission seeks to make minor internal alterations from the above granted application plus construct the roof terrace over the single storey extension as per the granted permission above with visual alterations from the 2015 scheme)

- **2014/6893/L** - Granted 19-06-2015 - New landscaping to front garden including alterations to front boundary wall and erection of new sliding gate and pedestrian gate.

(this 2024 submission seeks to make alterations to front boundary elements as constructed to the above granted application in 2016)

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HERITAGE STATEMENT

With the exception of the proposed new door to access the rear roof terrace, all proposed alterations within the 2024 submission comprise of modern alterations carried out following granted planning applications 2015/2464/L and 2014/6893/L, and do not compromise elements described in the Historic England Grade II listing.

Therefore, in respect to the front of the property, we believe all features of the property that provide a contribution to the conservation area character and Listed Building are retained. The rear elevation has already seen considerable changes from any historic original form with the construction of a rear single storey extension and basement. Historic England make no reference to the rear of the property within the listing. We believe the proposal to replace a timber sash window with a timber hinged door with matching glazing bars and details, is a minor alteration to a currently modernised rear elevation, and more in keeping with historic elements than granted single storey extension with modern aluminium sliding doors.

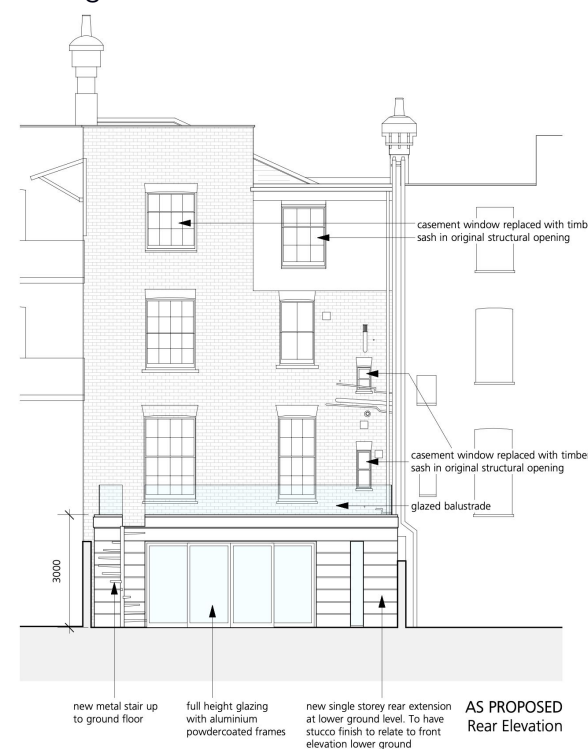


fig 2.1 - Extract of rear elevation drawing submitted by others for granted application 2015/2464/L, indicating extension flat roof use as a roof terrace with balustrade and spiral stair access. Not to scale



fig 2.1 - Extract of front elevation drawing submitted by others for granted application 2014/6893/L. Not to scale

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PROPOSALS

FRONT BOUNDARY

Remove existing non functioning sliding metal gate. Remove metal pedestrian gate plus masonry pier between metal elements. Add timber framed decorative bin store to front garden with sedum roof.

The modern metal gates and masonry pier between the two are part of additions as per granted application 2014/6893/L. The new property owner seeks to remove these non functioning electronic elements, which have become a onerous maintenance issue. Removing these elements will in effect return the front boundary condition to that pre 2014, and is not part of any documented element of interest within the listing.

FRONT WELL CONCRETE STORE

Modern concrete structured storage cupboards to front well reduced in depth, with the addition of a metal balustrade for guarding.

The structure was granted within application 2014/6893/L. However, the concrete structure does not have the flagstone paving as described within the granted application drawings. It is also a large and bulky form that has no relationship to the original house. It reduces the amount of light within the lower ground floor, plus is somewhat difficult to access in the tight area of the front well. The proposal seeks to reduce the depth of the structure and store, returning the area to the front well ground area. The roof and angled wall will be finished off in matching paving and copings.

Again, this proposal alters a modern intervention, and has no relevance to any documented listing.

FRONT ENTRY STEPS

Currently the house suffers from a water leak under the front entry steps within the lower ground floor. The proposal seeks to remove the existing paving slabs, provide a new waterproof membrane to the steps, install new stone paving to treads.

In the main this is an important maintenance item, where water is leaking into areas containing the house electric consumer units. Replacing the existing stone treads will have little or no effect on the existing aesthetic.



fig 3.1 - Proposed front elevation with removed gates and dividing pier (scale 1:100)

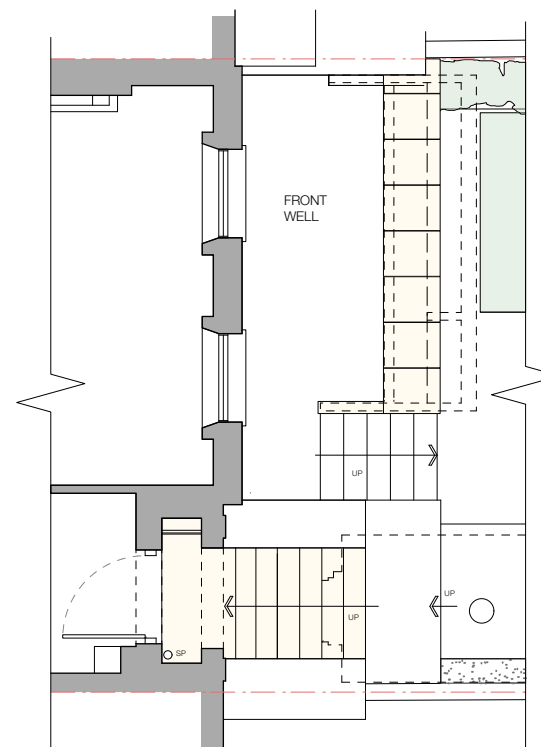


fig 3.2 - Extract from proposed Ground Floor plan drawing showing alterations to front store and replacement step paving (scale 1:100)

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PROPOSALS

LOWER GROUND FLOOR INTERNAL ALTERATIONS

Remove existing kitchen cabinets/units and replace with proposed Utility Room and WC. Relocate Kitchen Island.

These alterations take place within a fully modernised internal realm post renovations in line with granted application 2015/2464/L. The large family home does not currently contain a Utility Room. For the size of house this is quite unusual. Alterations do not effect any historic original features.

REAR ROOF TERRACE

Granted planning application 2015/2464/L included using the single storey flat roof as a roof terrace, with access via a spiral stair to the rear elevation / garden, plus a glass balustrade. The roof terrace was not constructed by the previous owners. This application will construct the roof terrace in line with its granted application, but seeks to alter the glass balustrade to a metal balustrade, plus replace an existing timber sash window with a new timber access door with matching glazing bars to replicate existing aesthetics.

The metal spiral stair as shown matches that for which planning permission was granted in location and general form. A metal balustrade will match that of the metal spiral stair, better merging the elements, plus providing an easier and lighter construction than glass to an as built condition.

All efforts will be made to match the proposed access timber door to existing timber sash profiles and glazing bars. While the cill is lowered, the opening width and head are unchanged, and therefore will aim to resemble/replicate an original glazed element, rather than an alteration.

The current rear elevation is already a mixture of interventions such as the single storey extension, blocked in windows, plus elements of brick and render finish.

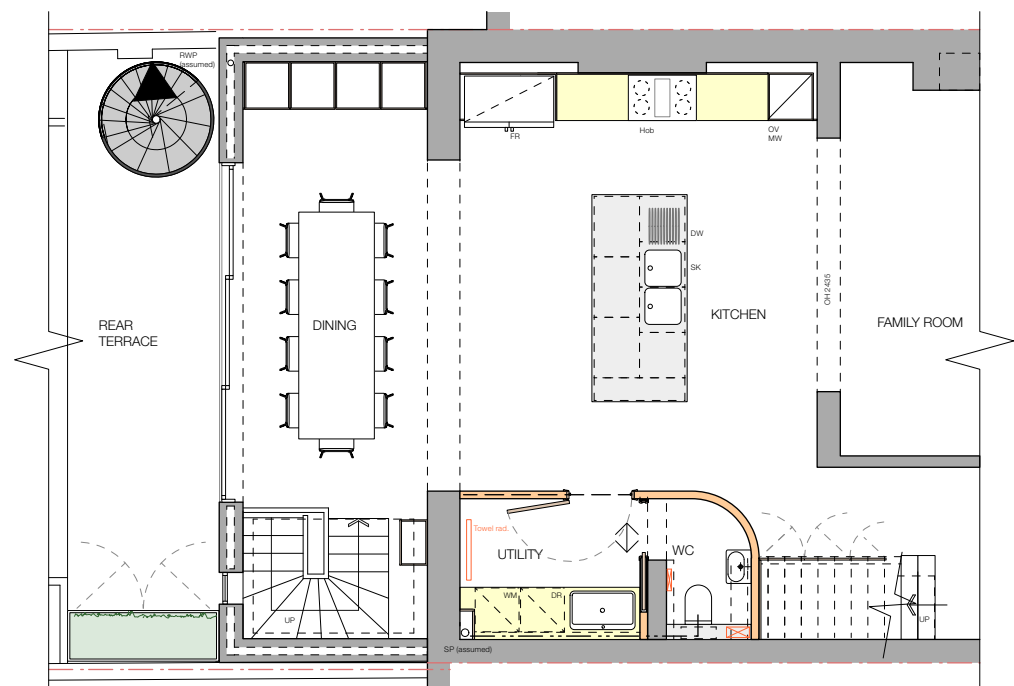


fig 4.1 - Extract from proposed Lower Ground floor plan showing proposed internal alterations (scale 1:100)

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fig 4.2 - Proposed rear elevation with spiral staircase up to roof terrace and new access door at ground floor level (scale 1:100)

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USE

Class C3 Family freehold dwelling. The proposal seeks no change to its Planning Class.

APPEARANCE

No proposals effect the properties original front elevation features that form part of Historic England's listing. Alterations to the front concern modern interventions, scaling back additional structures, while making sympathetic additions in the form of stone copings and simple metal railings.

As mentioned elsewhere, proposals to the rear elevation make minor amendments to previously approved materials and installations, such as the change from glass to metal balustrades. One can argue a metal balustrade falls more within the type of materiality historically used in properties of this age.

The proposed access door makes all efforts to mimic materiality and scale of existing glazing, and in our view has little impact on an already much altered rear elevation.

Internal alterations are located within areas of modern interventions and therefore have no impact of original house features.

AMENITY

The use of the rear extension as a roof terrace was granted in planning application 2015/2464/L. The proposed change to a metal balustrade does not change any aspect of amenity from the granted application.

The proposed door access onto the rear roof terrace is a logical addition, and its location is central to the party wall lines to either side, thus away from adjoining properties.

Alterations to the front well do not effect neighbours or the public realm, but provide greater natural light and ease of use for the family in residence.

ACCESS

The proposal makes no change to existing off street parking conditions and hard standing. The removal of the metal sliding car gate, metal pedestrian gate and masonry pier dividing the two, returns the elevation back to pre 2014 alterations, plus does not change any existing access points.

CONCLUSION

This statement has documented that 2024 proposals have no impact on documented features in Historic Englands Grade II listing.

The property has seen many large and significant alterations carried out by previous owners. These include an basement addition, rear extension, front garden and boundary alterations, and significant modernisation of the house interior, all of which follows the Camden Council granted planning applications by others within 2014, 2015 and 2016.

In the light of granted previous alterations, those proposals here described and illustrated in submitted drawings, are minimal in comparison, and in the main relate to modern additions rather than changes the existing house fabric.

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