

# DAVID COOK ARCHITECTS

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15 GLOUCESTER CRESCENT, LONDON NW1 7DS

1827A/HS

## HERITAGE STATEMENT TO ACCOMPANY PLANNING AND LISTED BUILDING CONSENT APPLICATIONS FOR INSTALLATION OF NEW GATES TO FRONT YARD

### Existing Building

15 Gloucester Crescent is a Grade II Listed house in a terrace of houses built by Henry Bassett, an architect, between 1840 and 1845. The existing building is 4 storeys, with a paved front yard with parking for a single vehicle. The statutory listing reads as follows:

*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 3 & 4: entrances in stucco porticoes with moulded panels and pilaster soffits having bracket capitals. No.3 has 4 storeys with blind boxes to 1st floor windows. No.4 has a 4-storey projecting tower with stucco ground floor and quoins; ground and 1st floor tripartite sashes, 2nd floor with 2 small windows flanked by large brackets to 3rd floor balcony having pierced balustrade to 2 paired round-arched sashes. 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. Nos 8-11: form a symmetrical group with projecting flanking towers having 3rd floor loggias with paired shaped brackets to eaves. Doorways of Nos 8 & 11, in recessed bays, in round-arched cases. Nos 9 & 10 in central bays with stucco cases of pilasters supporting cornices; windows above doors round-arched. Nos 12-15: form a symmetrical group with a projecting bracketed cornice above 2nd floor windows and central pediment with acroterion flanked by parapet with balustraded panels. Entrances to Nos 12 & 15 in recessed flanking entrance bays; stucco pilasters cases with round arches flanked by enriched brackets supporting cornices. Nos 13 & 14 in central bays with stucco pilaster doorcases, No.14 with a pediment; round-arched windows above doorways and at 2nd floor beneath pediment. Nos 16-19: form a symmetrical group similar to Nos 8-11. No.20: round-arched doorway and round-arched window above at 2nd floor level. No.21: square-headed stucco entrance surround with round-arched window above. To right, a tripartite sash. No.22: partly rebuilt and altered with mansard roof to left hand bays. INTERIORS: not inspected. HISTORICAL NOTE: Henry Bassett's family were surveyors to the Southampton Estate; the plot was purchased by Bassett from Lord Southampton at the auction of his northern estate in 1840.*

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## The Proposal

This proposal seeks to install new gates to the front yard between existing brick piers. The gates would provide an improved sense of enclosure to the front garden and improve the security to the front yard for the storage of bicycles and the occasional parking of an electric vehicle.

## Design

The proposed new boundary treatment would comprise a single hinged gate providing pedestrian access and a pair of bi-fold gates which could open inwards, full width, to allow vehicular access.

The gates would be black painted steel with vertical cylindrical bars and finials to match those on the existing railings.

The front boundary treatments along the street vary from house to house, though most houses have brick piers. 15 Gloucester Terrace has brick piers at each corner of its front boundary. These would be retained.

## Planning

Camden Planning Guidance- Design (January 2021)

Paragraph 2.14

*Materials should form an integral part of the design process and should:*

*-Be contextual- the texture, colour, pattern and patina of material can influence the impact and experience for users and the wider townscape. The quality of a well-designed building can easily be reduced by the use of poor quality or an unsympathetic palette of materials. Decision on the materials used in a development scheme should be informed by those used in the local area.*

*-Respond to the existing heritage assets and features by relating to the character and appearance of the area, particularly in conservation areas*

The proposed gates would be contextual and relate to the character and appearance of the area.

## Primrose Hill Conservation Area Statement

PH36

*Boundaries in the Conservation Area are predominantly formed by brick walls or railings set into a plinth. Alterations to the front and side boundaries between the pavement and the house can dramatically affect and harm the character of the Conservation Area. Proposals to erect new boundary structures or replace or alter existing boundary structures should respect the original boundary style. Where original boundary structures have been lost these should be reinstated to match the original.*

The brick wall would be retained the gates would match the design of the existing front railings.

PH37

*Particular care should be taken to preserve the green character of the Conservation Area by retaining garden spaces. The conversions of gardens into hardstanding parking area will not be acceptable where it involves the loss of boundary structures, causes harm to trees or reduces the area for soft landscaping in this urban residential area. Furthermore, the parking of vehicles at the front or side of a property adversely affects the setting of the buildings and the general street scene. The Council will resist any further loss of boundary walls and conversion of front gardens into hardstanding parking areas with the Primrose Hill Conservation Area.*

Existing planting areas would be unaffected by the proposals.

## **Materials**

In general materials will be used which are sympathetic to the existing, original construction:

1. Existing brick walls and piers retained.
2. Existing paving retained.
3. Proposed gates black painted steel.

## **Summary**

The proposed gates would improve the security of the subject property whilst re-establishing the front boundary.

The proposed alterations can be carried out with little impact on the character and appearance of the subject property and its surroundings.