

Nathan Ireland  
Burd Haward Architects  
24 Wolsey Mews  
London  
NW5 2DX

27th January 2025

Ref: 31872 / Gloucester Crescent

Dear Nathan,

**24 Gloucester Crescent and 46 Inverness Street, London NW1**

Following your instructions we visited this property on the 17th December 2024 to examine the existing building and consider the implications of the proposed works on the listed structures. This letter report summarises our findings.

During our visit visual inspection access was available to all main areas from floor level only with no finishes removed and no record drawings provided.

*Introduction*

Price & Myers are appointed by the owners of the linked properties at 24 Gloucester Crescent and 46 Inverness Street, to advise on the structural engineering aspects of a proposed construction project. This report summarises the findings of a site visit and scheme design process for the new construction and discusses the impact on the listed buildings.

*The Site*

The site is located at the northern corner of Gloucester Crescent and Inverness Street in Camden Town. A desk study has been carried out and the results are attached at the end of this letter.

Historic Maps suggest that the development of the area occurred in the mid nineteenth century, although the infill structure of 46 Inverness Street was built significantly later.

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The desk study indicates that the site will be underlain by London Clay. There is no flood risk (rivers or seas) identified at the site, and it is located away from known underground rivers or tube tunnels. Thames Water records indicate that the main sewers run in the roads and do not cross the site. The WWII bomb damage records indicate that there was no recorded damage nearby.

There is a slight slope to the roads from south to north meaning that levels on Inverness Street are slightly lower, and correspondingly floor levels within Inverness Street are also lower than those on Gloucester Crescent.

*The Existing Buildings Description*

24 to 29 Gloucester Crescent and 40 to 44 Inverness Street (and railings) are grade II buildings dating from the mid nineteenth century. No46 Inverness Street is not listed and is believed to date from several stages of development, with part of the plan form visible in the 1890's OS map, which was then extended east in two stages to link with No44 Inverness Street.



1960's OS Extract

No46 Inverness Street is a single storey brick and timber building, with masonry external walls and an asphalted timber flat roof. To the east the external wall is timber frame construction and the roof a corrugated sheet metal.

No24 Gloucester Crescent is a five-storey traditionally built London end of terraced house with solid brick external walls, timber floors and roof, with a single timber staircase. The internal walls are brick at lower ground level, but timber studwork above. The roof follows the typical 'butterfly' profile concealed by a straight parapet at the front elevation.

At lower ground level, two brick arched coal cellar vaults exist under the front garden accessed from the lower ground floor area, and the southern rendered brick flank wall has a two-storey entrance lobby projection accessed by stone stairs from the garden. To the rear a small outrigger extension probably originally contained the bathroom/WCs at lower and upper ground levels.

The house has been split into two three flats.

The roof has been altered at the rear, although details of this were unclear from ground level and internally.

Internally only minor alterations to the original plan form were apparent, largely associated with the conversion into flats. The projecting rear outrigger appears to have been altered significantly, and there are signs of other minor alterations to the rear elevation.

The front garden of No 24 includes a mature Silver Birch tree and in the paved rear garden a small Bay tree and an established Ivy creeper were noted.

### *Existing Building Condition*

The internal and external condition of 24 Gloucester Crescent is reasonable for a building of its age and type. Although the basement appears to have all modern finishes, some original ceiling plaster and window shutter features remain - largely in the staircase and front rooms in the upper floors.

Minor cracking was noted on the stair soffits and second floor front room ceiling where there was also evidence of minor damp - probably as a result of a leak from a bathroom.

Externally in No24, there is minor cracking to some of the external vault walls, and the flank garden wall to Inverness Street was noted to be leaning significantly inward.

No46 Inverness Street is in very poor condition and appears to be suffering from poor original construction quality exacerbated by ongoing water ingress. The extensions to the east part are particularly flimsy. The flat roofs are partly collapsed, and **no access onto these flat roofs should be attempted as they are likely to be unsafe.**

There is distortion to the masonry of the elevation onto Inverness Street which is suggestive of poor existing foundations.

### *Proposed New Construction*

The new arrangement involves the removal of the much-altered rear outrigger to No24, and all parts of the existing No46, and their replacement with a new two storey structure over a similar plan area. The new structure will link directly to the lower ground level of No24, which is just below pavement level at Inverness Street, and at the existing garden level at the rear.

Initial design concepts suggest a framed structure primarily in timber, with elements of masonry at the external wall at the lower levels, and a lighter weight expression to the upper levels.

At the eastern edge the structure abuts the flank wall of the Inverness Street terrace (as does the existing), but the level difference to the lower ground level of No44 means that care is needed to avoid surcharging the retaining function of this existing wall. Similarly, the present of plants in the garden and the London Clay means that care is needed in the choice of foundation. The final foundation consideration is the connection between the new structure and No24. To prevent damage due to differential settlement at this connection, the new foundations need to have minimum movement. For these reasons a mini-piled foundation and ground beams is likely to be the best solution and will prevent any risk to the foundations of No24 or No44.

Other connections to the listed buildings will involve simple masonry detailing.

With care at the junctions and the right choice of foundation solution the new structure can be a structurally sympathetic addition to these listed structures.

Yours sincerely,  
for Price & Myers



Andy Toohey BEng CEng MIStructE  
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enc. Appendices - Desk Study, Listing Descriptions, Photos

# Gloucester Crescent, 24 London NW1 7DL

## Desk Study

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Prepared by: **Tammy Fiut**  
Job Number: **31872**  
Revision: **1**  
**January 2025**

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# 1 Aerial View of Site

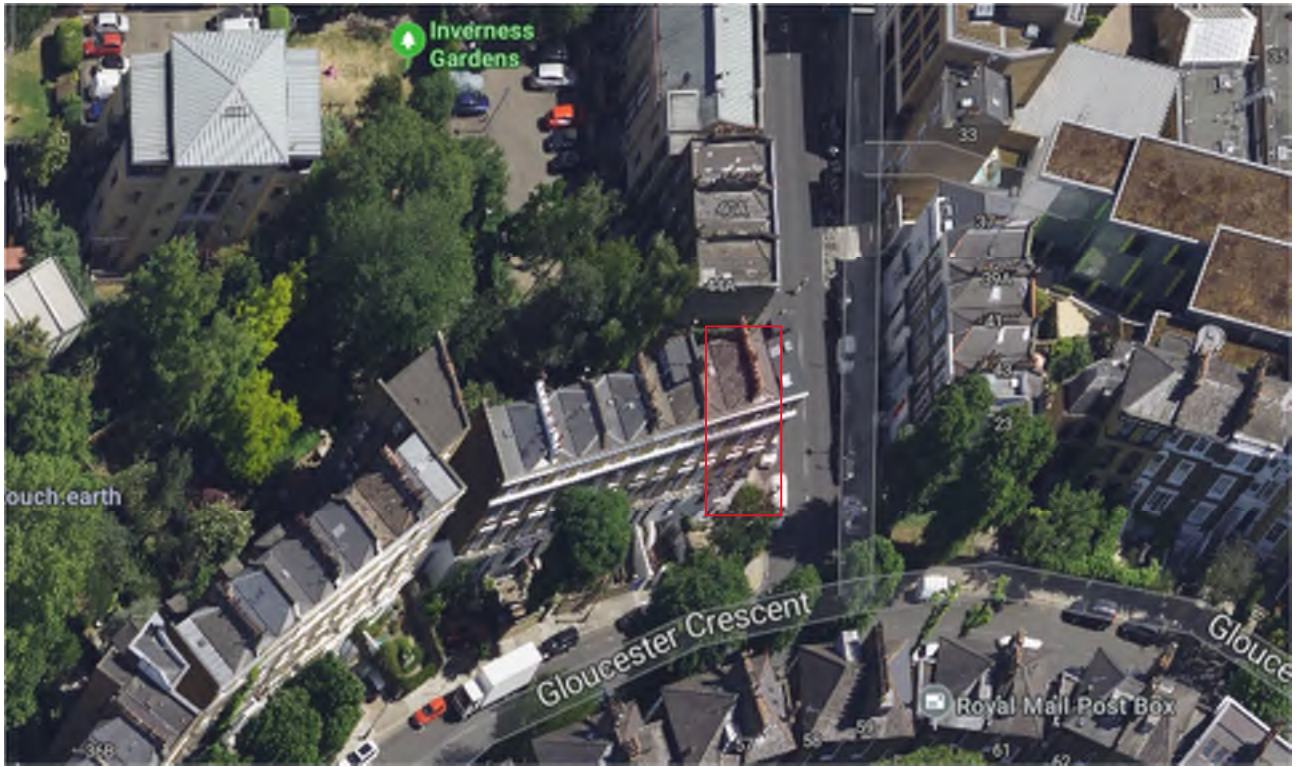


Figure 1.1 Aerial View of Site taken from Bing Maps

## 2 Maps

### Street Map and Street View



Figure 2.1 Street Map Close Up View of Site, taken from Google Maps



Figure 2.2 Street View of Site, taken from Google Maps

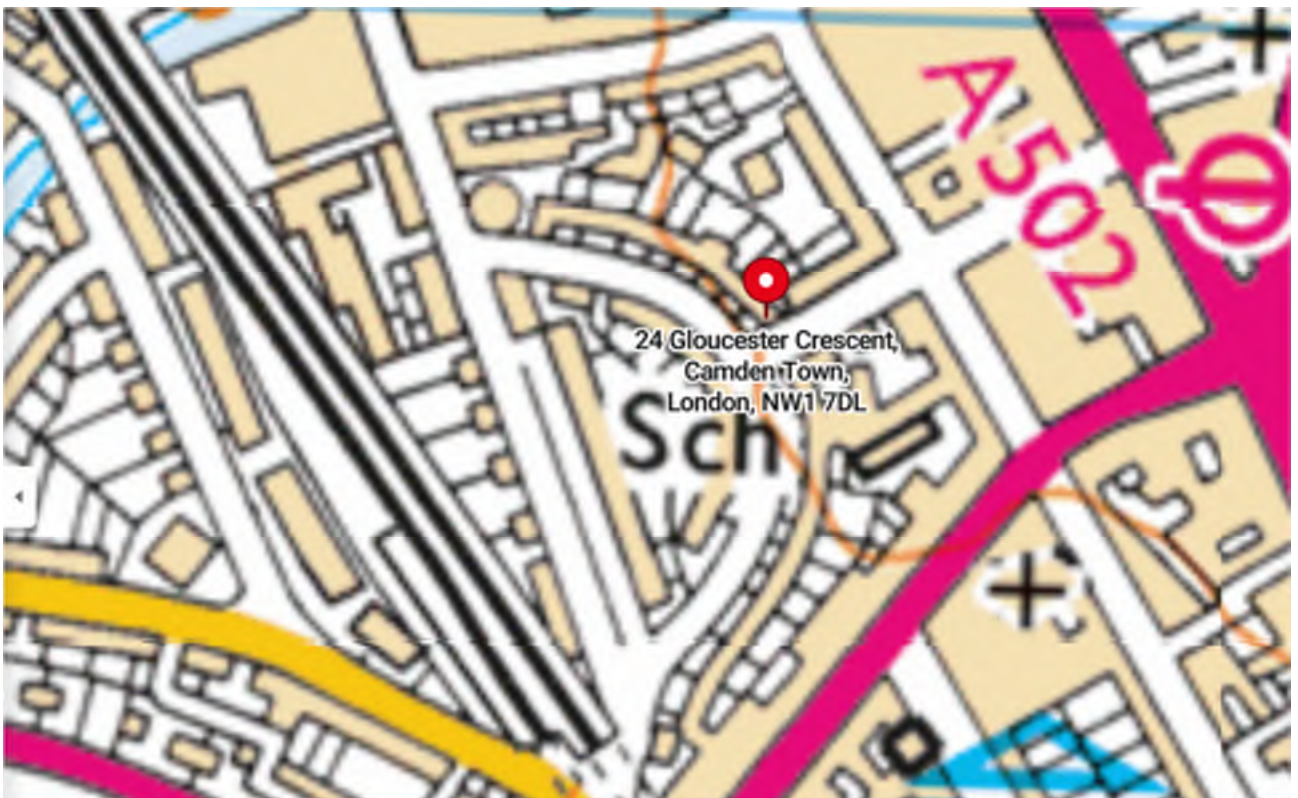


Figure 2.3 OS Map View of Site, taken from Bing Maps



Historic Maps



Figure 2.4 Extract from historical Ordnance Survey Map Middlesex Sheet XVII Surveyed 1868-1873 Published 1880-1882



Figure 2.5 Extract from historical Ordnance Survey Map London Sheet VII.NW Revised 1893-1894 Published 1894-1896



Figure 2.6 Extract from historical Ordnance Survey Map London Sheet Sheet K Revised 1913-1914 Published 1920



Figure 2.7 Extract from historical Ordnance Survey Map London Sheet Sheet K Revised 1938 Published ca 1946

Historic Aerial Photos



Figure 2.8 Aerial View of Site taken from getmapping.com, 1940s



Figure 2.9 Aerial View of Site taken from getmapping.com, 2000-2003

# 3 Geology and Ground

## Geological Map

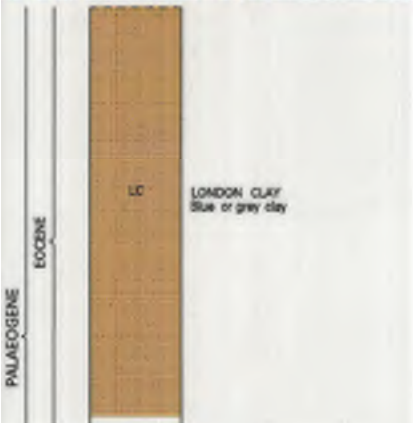
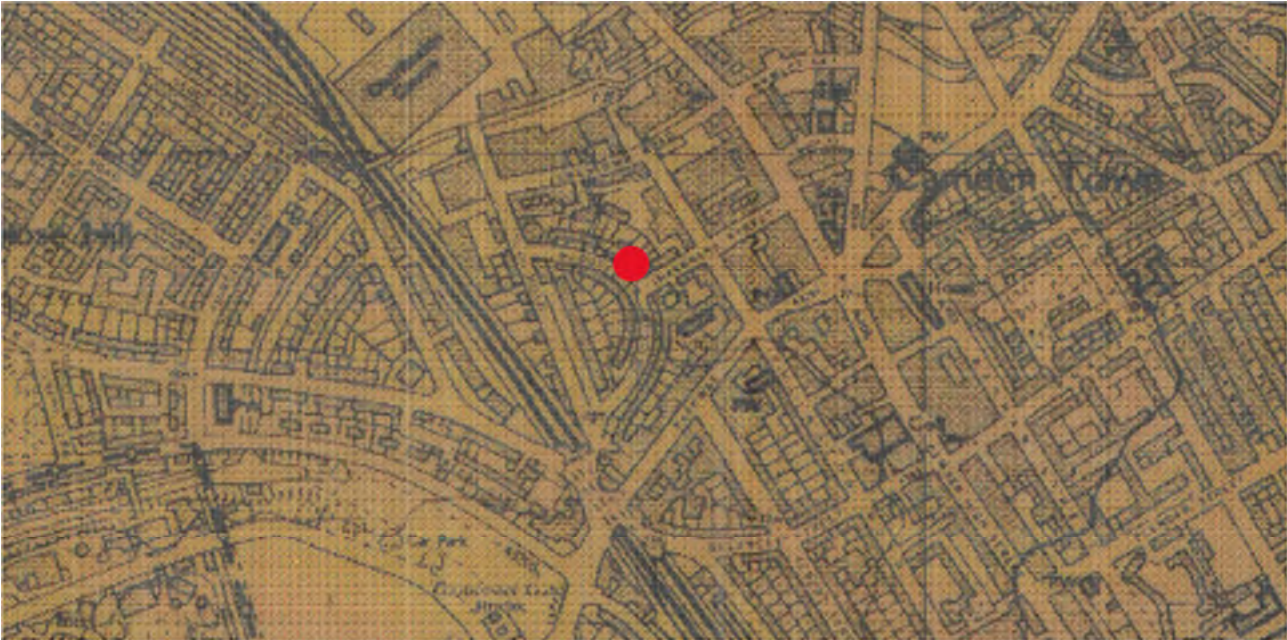


Figure 3.1 Extract from 1: 50,000 British Geological Survey Map, Sheet 6 TQ28SE

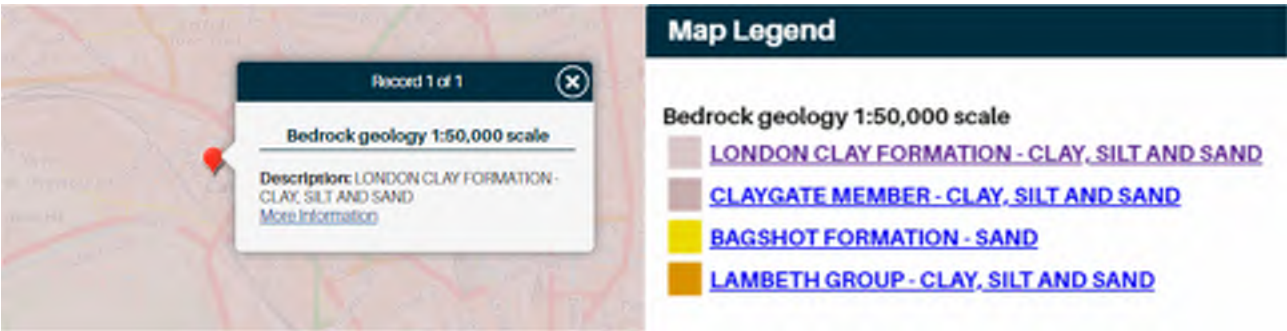


Figure 3.2 Extract from 1: 50,000 British Geological Survey Map

Environment Agency Flood Map

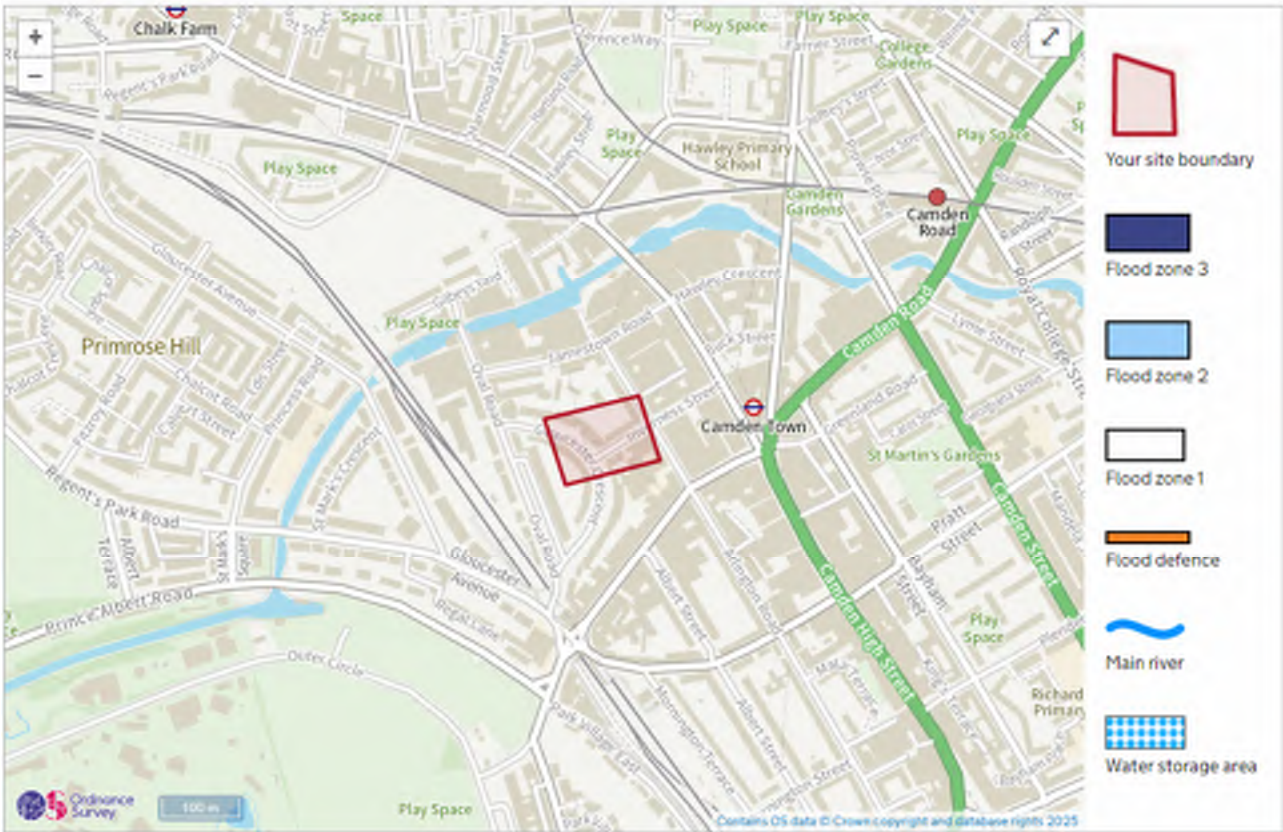


Figure 3.3 Flood Risk Map from postcode search on Government Flood Map service

## Bomb Map



### LCC WAR DAMAGE MAPS (1:2500) KEY

	Black	Total Destruction		Orange	General Blast Damage, Minor in Nature
	Purple	Damage Beyond Repair		Yellow	Blast Damage, Minor in Nature
	Dark Red	Seriously Damaged; Doubtful if Repairable		Light Green	Clearance Areas
	Light Red	Seriously Damaged; But Repairable at Cost		Small Circle	V2 Bomb
				Large Circle	V1 Bomb

Figure 3.5 Extract from 1:2500 LLC War Damage Map, Sheet 38

## Lost Rivers of London

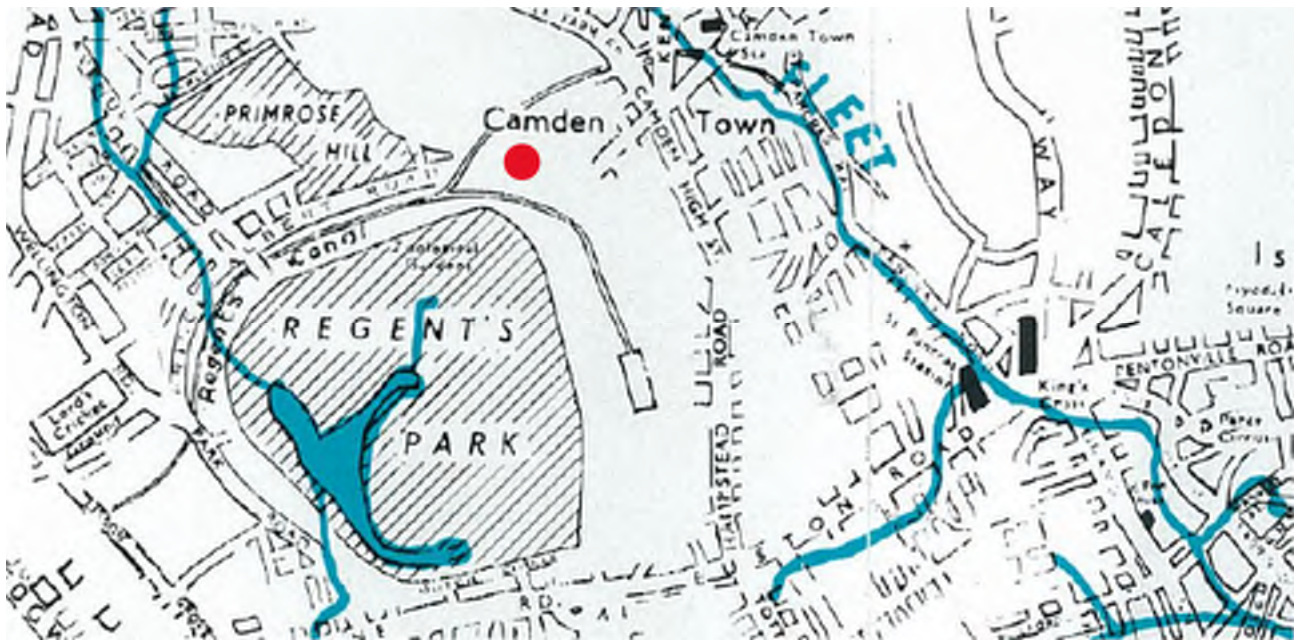


Figure 3.5 Extract from Map taken from Lost Rivers of London, Nicholas Barton.

## Tube and Post Office Railway Maps



Figure 3.6 Extract from Property Asset Register Public Web Map



Figure 3.7 Extract from TfL Tube Map

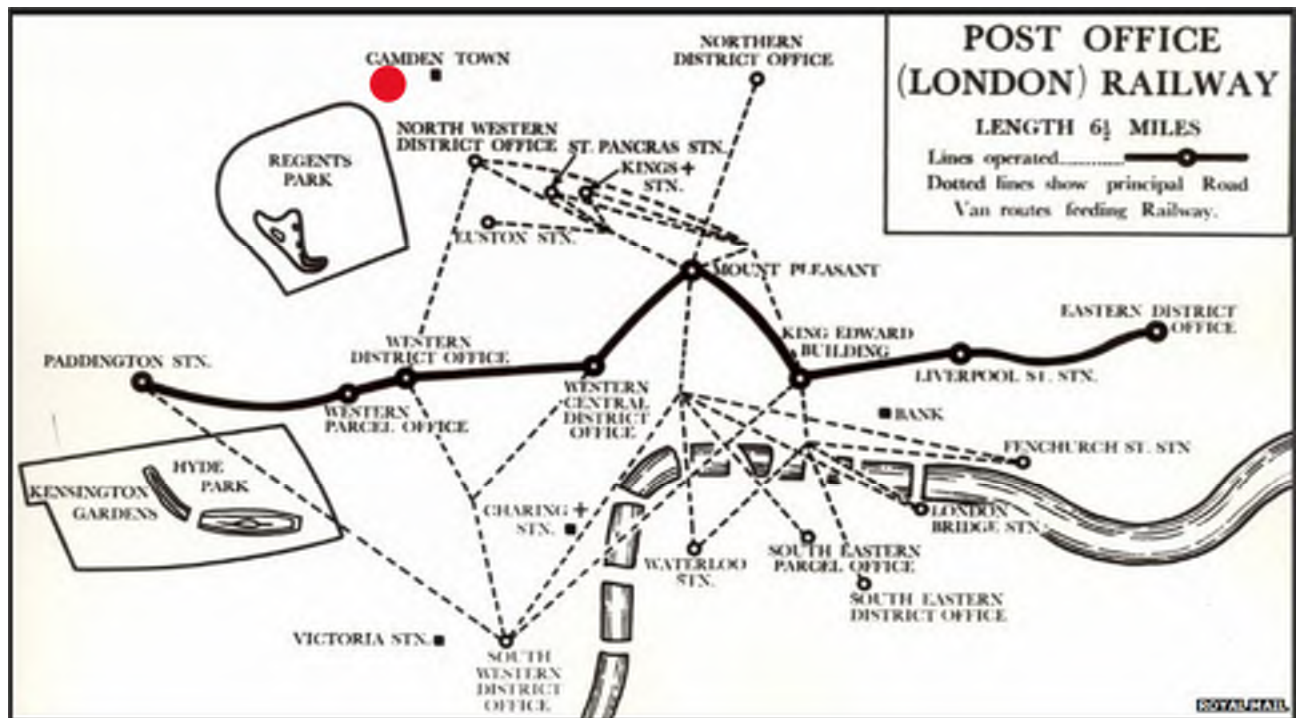


Figure 3.8 Extract from Post Office (London) Railway Map



# 24 TO 29, GLOUCESTER CRESCENT

Listed on the National Heritage List for England. Search over 400,000 listed places

(<https://historicengland.org.uk/listing/the-list/>)

## Official list entry

Heritage Category:**Listed Building**

Grade:**II**

List Entry Number:**1342078**

Date first listed:**11-Jan-1999**

List Entry Name:**24 TO 29, GLOUCESTER CRESCENT**

Statutory Address 1:**24 TO 29, GLOUCESTER CRESCENT**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

## Location

Statutory Address:**24 TO 29, GLOUCESTER CRESCENT**

The building or site itself may lie within the boundary of more than one authority.

County:**Greater London Authority**

District:**Camden (London Borough)**

Parish:**Non Civil Parish**

National Grid Reference:**TQ 28680 83885**

## Details

CAMDEN

TQ2883NE GLOUCESTER CRESCENT 798-1/76/560 (East side) Nos.24-29 (Consecutive)

GV II

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. 4 storeys and basements. 2 windows each; No.29 with additional window in recessed entrance bay. No.24 has entrance in single storey extension on return, Nos 25 & 26 and 27 & 28 paired; doorways flanked by pilasters; panelled doors with overlights. 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 1st floor sashes. INTERIORS: not inspected.

Listing NGR: TQ2868083885

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:**477230**

Legacy System:**LBS**

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

# NUMBERS 40, 42 AND 44 AND ATTACHED RAILINGS

Listed on the National Heritage List for England. Search over 400,000 listed places

(<https://historicengland.org.uk/listing/the-list/>)

## Official list entry

Heritage Category:**Listed Building**

Grade:**II**

List Entry Number:**1379146**

Date first listed:**11-Jan-1999**

List Entry Name:**NUMBERS 40, 42 AND 44 AND ATTACHED RAILINGS**

Statutory Address 1:**NUMBERS 40, 42 AND 44 AND ATTACHED RAILINGS, 40, 42 AND 44, INVERNESS STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

## Location

Statutory Address:**NUMBERS 40, 42 AND 44 AND ATTACHED RAILINGS, 40, 42 AND 44, INVERNESS STREET**

The building or site itself may lie within the boundary of more than one authority.

County:**Greater London Authority**

District:**Camden (London Borough)**

Parish:**Non Civil Parish**

National Grid Reference:**TQ 28713 83882**

## Details

CAMDEN

TQ2883NE INVERNESS STREET 798-1/76/935 (North side) Nos.40, 42 AND 44 and attached railings

GV II

Terrace of 3 houses. Mid C19. Yellow stock brick with stucco dressings and channelled stucco ground floor with 1st floor band. 3 storeys and basements. 2 windows each. Square-headed entrances with panelled doors and overlights. Architraved sashes: 1st floor with console bracketed cornices and cast-iron balconies; 2nd floor, originally with lugged sills. Cornice and blocking course. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with spearhead finials to areas.

Listing NGR: TQ2871383882

## Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:478512

Legacy System:LBS

## Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



## Map

This map is for quick reference purposes only and may not be to scale.  
This copy shows the entry on 27-Jan-2025 at 14:15:04.

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**End of official list entry**