



2431_46IS

24A Gloucester Crescent & 46 Inverness
Street, London NW1

Design & Access Statement

Prepared for London Borough of Camden
Issued for Planning Application, Jan 2025

BHA

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46 Inverness Street



View towards 24 Gloucester Crescent and 46 Inverness Street beyond

1.0 Introduction

This Design & Access Statement has been prepared by Burd Haward Architects (BHA) on behalf of the applicant, the owners of 24 Gloucester Crescent, who recently acquired the site at 46 Inverness Street NW1.

It describes a scheme that takes advantage of combined ownership of both sites and proposes a new 3-bedroom family unit, formed by extending the existing lower ground floor flat of 24 Gloucester Crescent (24A) and combining it with the derelict site of 46 Inverness Street. It should be read in conjunction with the following:

- Drawings & photographs as listed in the Drawing Issue Sheet (appendix I)
- Heritage Statement (appendix II)
- Sunlight / Daylight Report (appendix III)
- Structural Report ((appendix IV)

This proposal follows previous unsuccessful attempts by the former owners of 46 Inverness Street to squeeze a new house onto this very small infill site, with schemes that were refused at planning and subsequently at appeal.

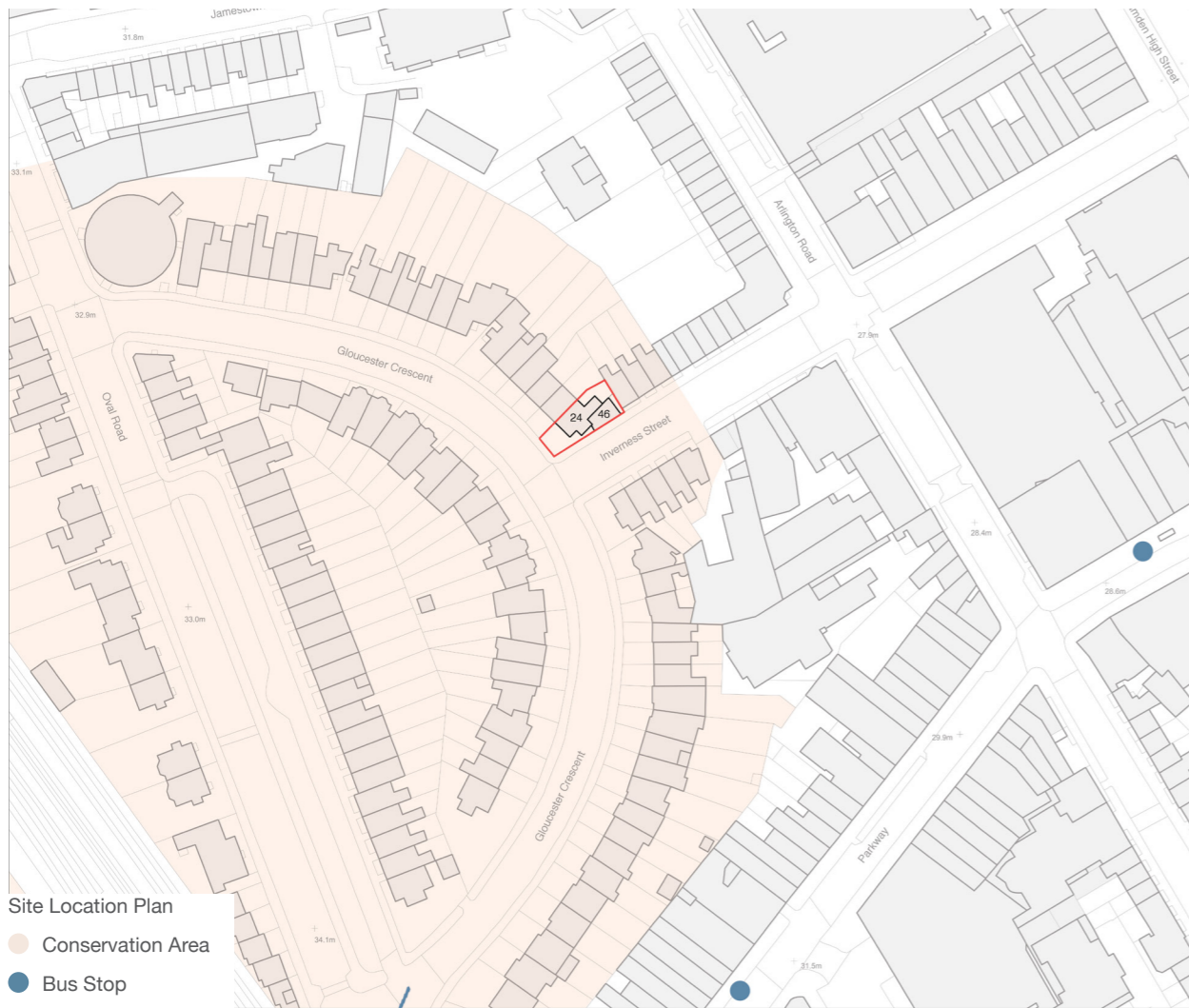
This design approach addresses concerns raised by both Camden and the appeal inspector in relation to previously refused schemes. It is underpinned by a close reading of the immediate historic setting, together with an understanding of the Borough's housing need, conservation and urban design priorities. 46 Inverness Street was originally part of the garden of no 24 Gloucester Crescent. By re-uniting the sites and treating 46 Inverness Street as an extension of the Gloucester Crescent property there is scope for sustainable development of the site that is far less intensive than previous proposals, enhances the heritage context and avoids unnecessary excavation. It provides the opportunity to extend a small 1-bed flat to create a new spacious 3-bed family dwelling, designed specifically to suit the applicant's needs.



View towards site from Gloucester Crescent



View towards site from Inverness Street



Site Location Plan

- Conservation Area
- Bus Stop

Gloucester Avenue

Parkway

Kentish Town Road

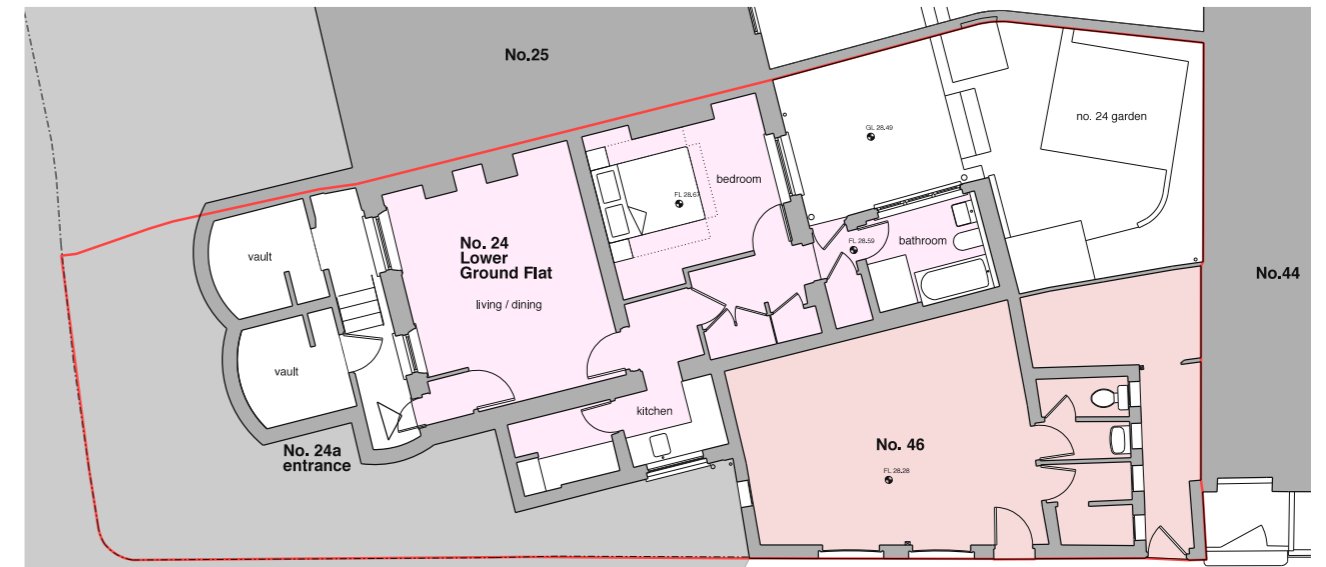
Camden Town Station

2.0 Existing Context

2.1 Location and Heritage

The site lies within the Primrose Hill Conservation Area, forming a prominent corner between the Grade II listed terraces of Inverness Street and Gloucester Crescent. These terraces are joined at street level by the white stucco external wall of 46 Inverness Street, a narrow single storey building that forms the main site of the new element of this proposal.

Inverness Street and Gloucester Crescent are made up of mid C19th residential terraces. Inverness Street is described in the Primrose Hill Conservation Area (PHCA) as the “transition from the lively urban character of Camden Town to the more sedate and leafy character of the conservation area”. Its houses are more uniform and modest in scale than those of Gloucester Crescent, which are grander, more architecturally varied and distinctive. The boundary of PHCA cuts across the west end of Inverness Street where it becomes the Camden Town Conservation Area, with several modern developments and a more varied and commercial character.



Existing lower ground floor plan

2.2 Site Description

46 Inverness Street:

The main, visible, part of the site is the narrow single storey unit of no.46 Inverness Street. This runs parallel to and adjacent to the garden of 24 Gloucester Crescent, of which it was once part, separating the garden from Inverness Street. The existing building is predominately constructed of brick and timber, with masonry external walls and an asphalted timber flat roof. The east external wall is part timber frame construction with corrugated sheet metal roof. Where it faces the street the unit comprises a single storey stucco wall with boarded openings continuing the line of the garden wall to 24 Gloucester Crescent and stepping back where it meets 44 Inverness Street. The building has commercial use class. It is currently vacant and is in a very poor state of repair, having last been occupied as a record shop, and before that, during the 60s and 70s, as a Greek restaurant. The small size of the site and residential locality make it unsuitable for continued commercial use, and, as has been demonstrated by previous unsuccessful applications, difficult to develop for residential use.

No.24 Gloucester Crescent:

No.24 Gloucester Crescent is a Grade II listed mid 19th century five storey (lower ground + 4) end of terrace house. Its front elevation is stock brick with rusticated stucco facing to ground and lower ground floors. The exposed gable side (facing south to Inverness Street) is rendered in a stone colour render with an incised block pattern. A two-storey white rendered entrance portico projects from the gable wall towards Inverness Street and houses the front entrance. The house is set back from the street with a generous front garden bounded by a brick wall with hedge planting above. External steps lead up to the main upper ground floor entrance in the portico and down to a lower ground floor entrance below.

Originally built as a single dwelling, no.24 was divided into 3no. flats many years ago. It currently comprises a 1-bed unit at lower ground floor (24A), a studio at upper ground floor and a 3-bed maisonette on the upper (1st, 2nd & 3rd) floors. A two-storey outrigger at the rear of the property houses small bathrooms serving the lower ground and upper ground floor units, and a roof terrace above is accessed from the bathroom. The lower ground floor flat has access into a small rear courtyard garden. All flats are in the same client ownership, all currently rented.

The external ground levels rise along Inverness Street towards Gloucester Crescent, with the result that the upper ground floor level of the Gloucester Crescent terrace sits approx (1.7m) above the ground floor of the Inverness Street terrace. The floor level of no.46 splits this difference, lying between the lower ground and upper ground levels of no.24 Gloucester Crescent.

2.3 Neighbouring Buildings

Adjoining 46 Inverness Street to the east is 44 Inverness Street, a more modest 3 storey (+ basement) Grade II listed period end of terrace house. It has similar brick and stucco frontage to the Gloucester Crescent houses and its west facing gable wall is also rendered in a stone colour, with painted ironwork at ground and first floor. It shares a party wall with the existing unit at no.46, and with the rear of gardens to nos 24 and 25 Gloucester Crescent.

Adjoining 24 Gloucester Crescent to the north is the mid-terrace 25 Gloucester Crescent, a similar Grade II listed terrace property, currently arranged as a single dwelling with a large front garden and small rear garden.

2.4 Trees

There are two existing trees within the site boundary: one a mature birch to the front of 24 Gloucester Crescent which would be unaffected by the proposals, the other a small bay tree in the garden of no.24 which would be removed as part of the works.

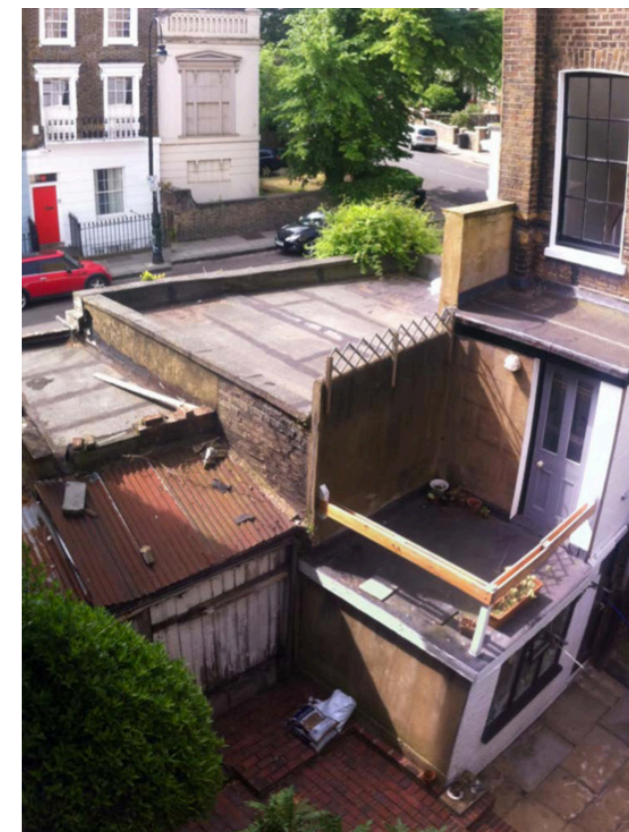
The only other tree nearby is a mature birch in the rear garden of no.25, approximately 5m from the site boundary and unlikely to be affected, but will remain visible from the street.

2.5 Transport

The site is in an accessible urban location with an 'excellent' PTAL rating of 6a. It is a 3-minute walk to Camden Town Underground Station and 10 minute walk to Camden Road Overground. The area is served by extensive bus services with several stops within a 5 minute walk. The surrounding streets such as Camden High St and Camden Road have shops and other amenities. The proposal will be car free in line with Camden policy.



Existing interior of no.46 Inverness Street



Existing rear elevation of no.46 Inverness Street



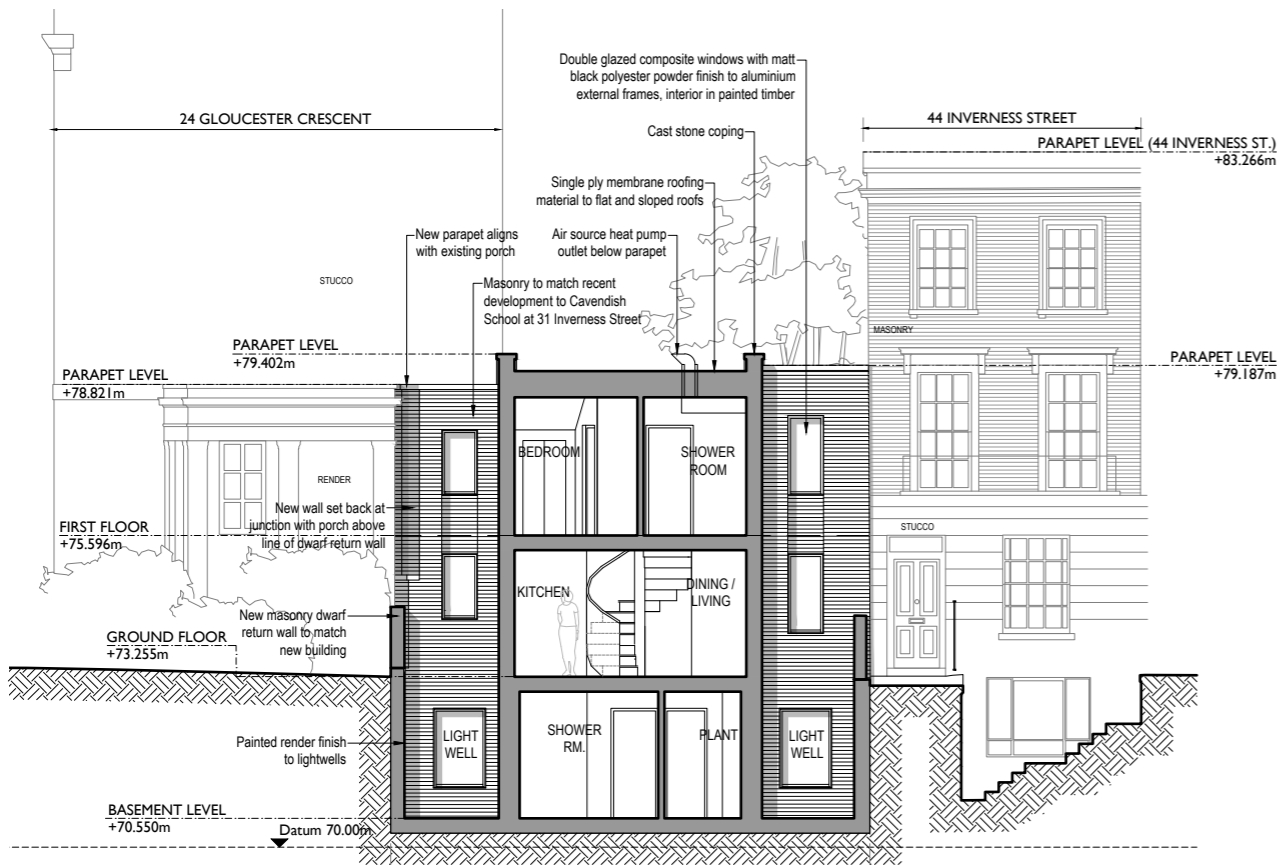
No.24 Gloucester Crescent



View towards the site from Inverness Street



Proposed Perspective (ref 2019/5075/P)



Proposed Section (ref 2019/5075/P)

3.0 Planning History

The site has had unsuccessful applications for both commercial extensions and new residential development over the past 30 years as follows:

- Planning ref 9400189– REFUSED

1994 application to extend restaurant into new basement level This proposal sought to create an enlarged restaurant by excavating a new basement level. Reasons for refusal were that extended commercial use would have detrimental impact on the character and amenity of the predominantly residential area, and cause disturbance to neighbouring occupiers.

- Planning ref 2015/0493/P – WITHDRAWN

New 3-bed dwelling, two storeys plus basement (demolition of existing) This proposal involved the demolition of the existing derelict single storey unit (Class A1) and site excavation to provide a new 3-bedroom dwelling across 3 storeys. The proposal kept to the footprint of the existing structure but extended that footprint 1.7m below existing floor level to form the basement, and 3m above existing parapet level to provide a full first floor. This application was withdrawn by the applicant.

- Planning ref 2019/5075/P – REFUSED. Appeal upheld

New 2-bed dwelling, two storeys plus basement (demolition of existing) This proposal was exactly as above, but with somewhat developed elevational treatment and the replacement of one bedroom into additional living space, thus providing a 2-bedroom dwelling across 3 storeys.

The design was not considered acceptable by Camden, and the refused decision was upheld at appeal. The report cited reasons of size, massing, lack of keeping with surrounding area and harmful impact on neighbouring buildings by way of reduced light to outdoor amenity and stability risk from extensive excavation. It was also felt the housing design was of poor quality with sub-standard provision of space, outdoor amenity and access requirements and no allowance for bin and cycle spaces. The design was deemed to cause less than substantial harm to the surrounding heritage assets, not least because of the erosion - in fact complete infilling - of the gap between the Inverness Street and Gloucester Crescent terraces.

4.0 Design Proposals

4.1 Overview:

The proposal combines the existing one-bed flat at lower ground of no.24. (24A Gloucester Crescent), with the neighbouring underused site of no.46, to provide a high-quality, 3 bedroom family home over two storeys.

By combining the site on no.46 Inverness Street with 24 Gloucester Crescent, as per the original C19th footprint, it is possible to make good use of the underused land by providing additional residential accommodation, in the form of a much-needed family home, without over-intensification of the tight site.

The approach acknowledges and seeks to address in all respects the limitations of the previously refused proposals for this site. The design of the new build element on the site, in its form, proportions and detailing, has been informed by its heritage context and immediate surroundings, resulting in a sympathetic extension which will enhance the overall streetscape.

The purpose of the scheme is to provide a future home for one of the applicant's sons, who has severe learning disabilities and autism, and his full time carers. The arrangement will enable some degree of autonomy, and enable the family to remain living close to each other. The provision of space is generous for a 3-bedroom maisonette, such that all occupants can have access to decent independent living space as well as space to socialise. Although designed to meet the family's specific needs, the home meets residential standards in all respects so will provide a high quality residential accommodation for any occupants.

4.2 Footprint and Massing

Footprint:

The footprint of the new build element sits on the existing footprint of no.46 Inverness Street, and extends slightly across the rear part of the garden of 24A to abut the garden wall with no. 25. The existing courtyard is a north-facing, poor quality external space, and reduction in area at lower ground floor level is more than compensated for by the introduction of a protected sunny roof terrace above.

Where the new extension meets the garden wall with neighbouring no.25 it has been designed to have minimal impact and is kept as low as possible. This has been discussed with neighbours and agreed in principle.

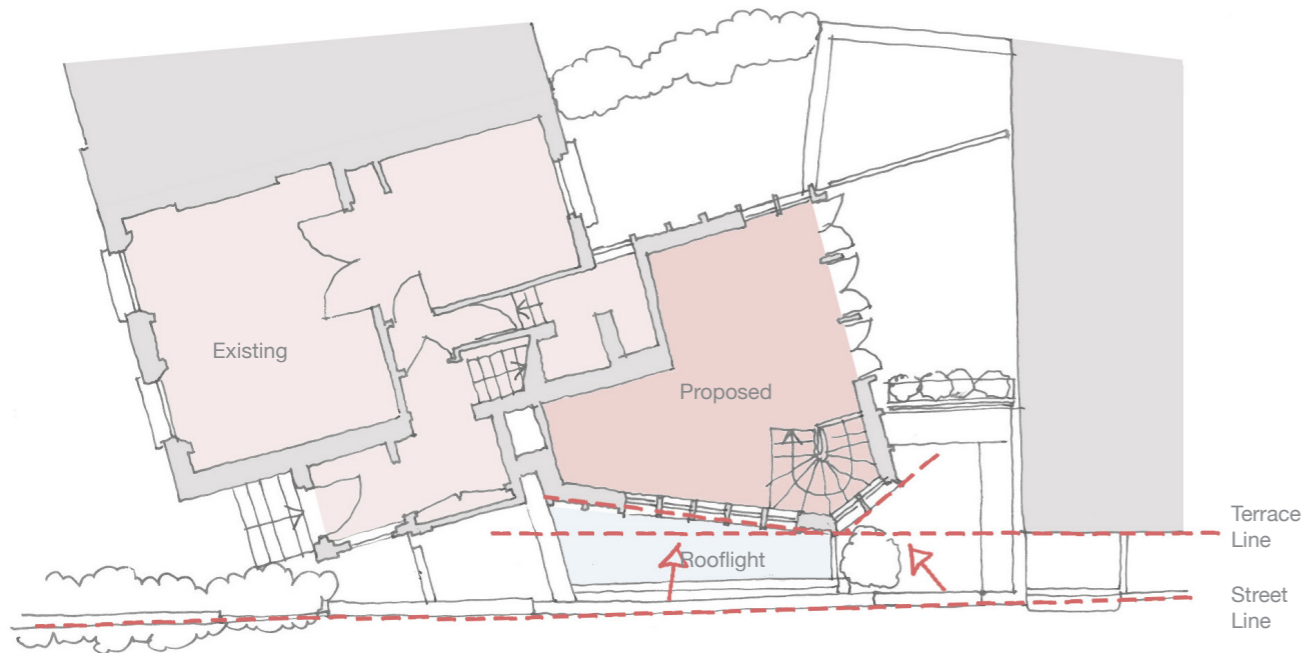
Massing:

The new extension is designed as two distinct but related elements, informed directly by the proportions and massing of the immediate neighbouring buildings. A lower 'plinth' element replaces the existing unit on the site of 46 Inverness Street and extends into the rear of the 24 garden. A smaller upper element, set back from the boundary and adjoining but slightly apart from the side portico extension to 24, replaces and extends the existing rear offshoot extension. The rationalisation of the existing outrigger helps to enhance the appearance of the house when viewed from the street.

At pavement level, the existing brick garden wall of no 24 GC is continued along Inverness Street to meet the flank wall of no. 44 – reinstating the original boundary wall condition for no 24 and largely screening the lower element from public view.

The lower element has the same internal floor level as 24A Gloucester Crescent, which is marginally below pavement level at the new entrance from Inverness St. It is reached by two steps leading down from a new front door entrance adjacent to 44 Inverness Street. This arrangement minimises both requirement for excavation and the impact of the building on the street. The new boundary wall along the street is significantly lower than the existing rendered wall it replaces.

Whereas the lower element wall sits on the existing wall line, the upper part is pulled back from the street edge

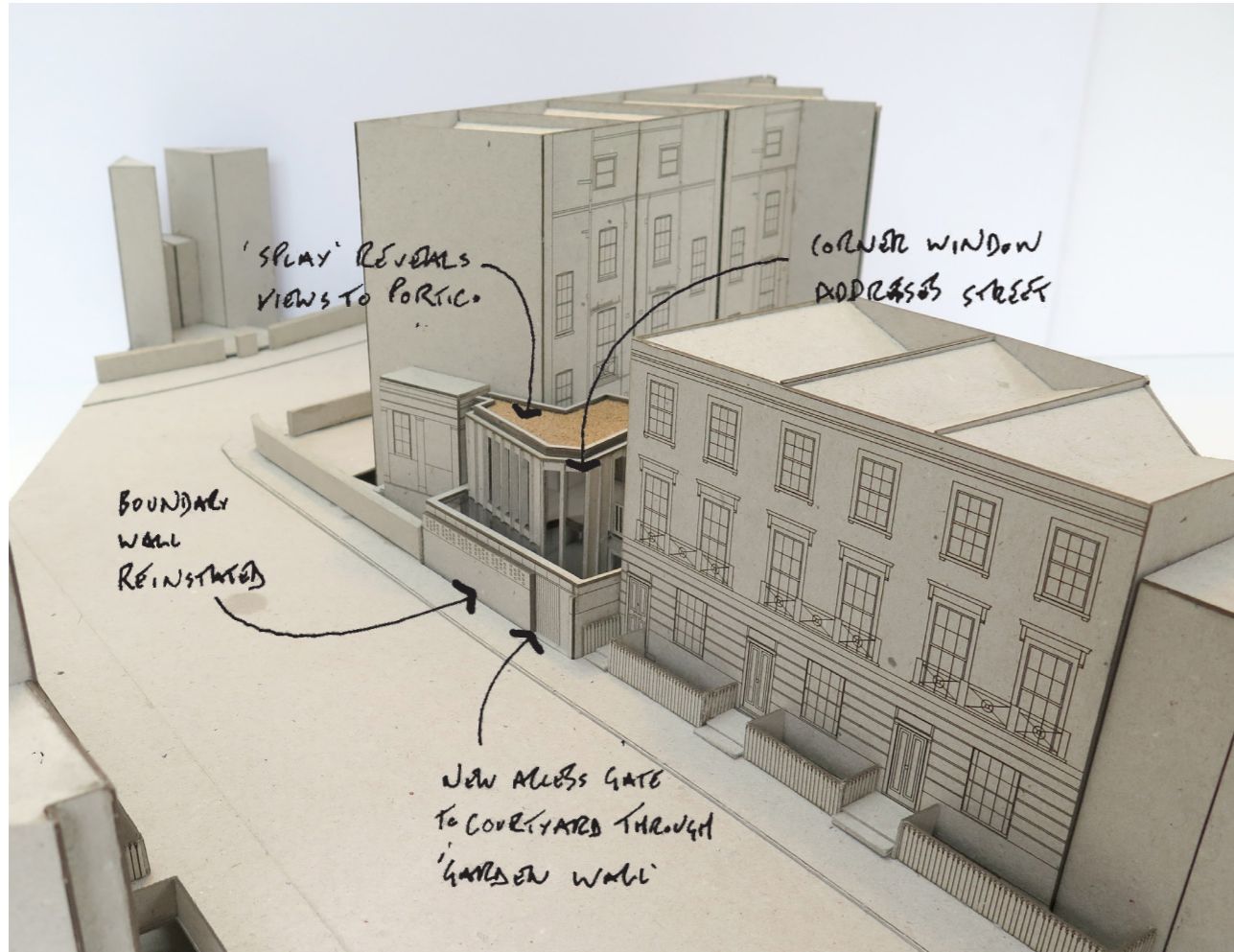


Massing set back to respond to context



Proportions & heights relate to context

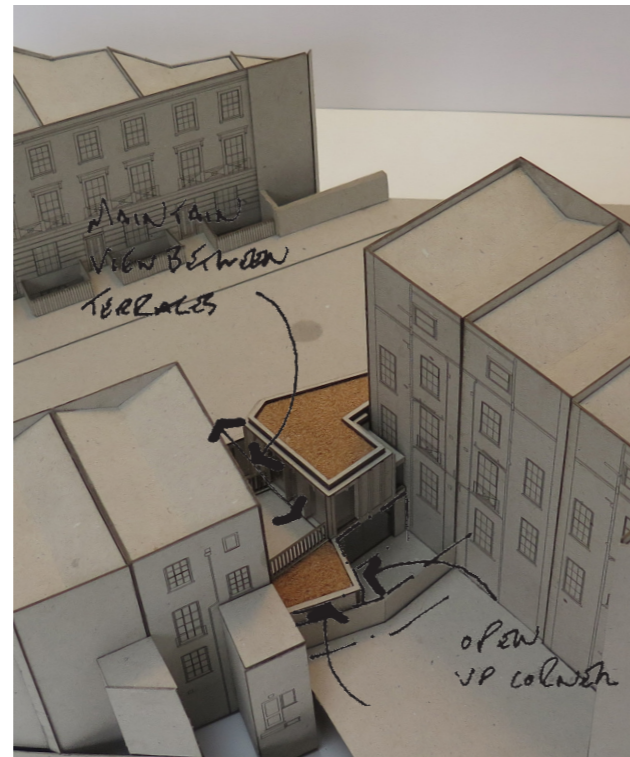
Townscape gap maintained & original boundary line reinstated



Development model



Development model - front elevation



Development model - rear elevations

4.0 Design Proposals (cont)

by approx. 1.2m², to align with the Inverness St terrace frontage, making space for a generous rooflight to provide light into the room below. A subtle splay to the front façade draws the wall line back to the existing portico entrance of no.24, minimising bulk at first floor and allowing views of the portico from Inverness Street to be maintained. A recess where the new extension abuts the portico allows old and new upper floor elements to be read as independent volumes. Most importantly, the upper floor element is pulled away from the flank wall of the adjacent Inverness Street house by approx. 2.5m, preserving the important gap between the terraces and retaining views towards the backs of the Gloucester Crescent houses, through to their gardens and trees. The splay on the SW corner of the upper element addresses views from the street and further enhances this gap between terraces. It means that from every angle on the street the replacement building sits comfortably in its context.

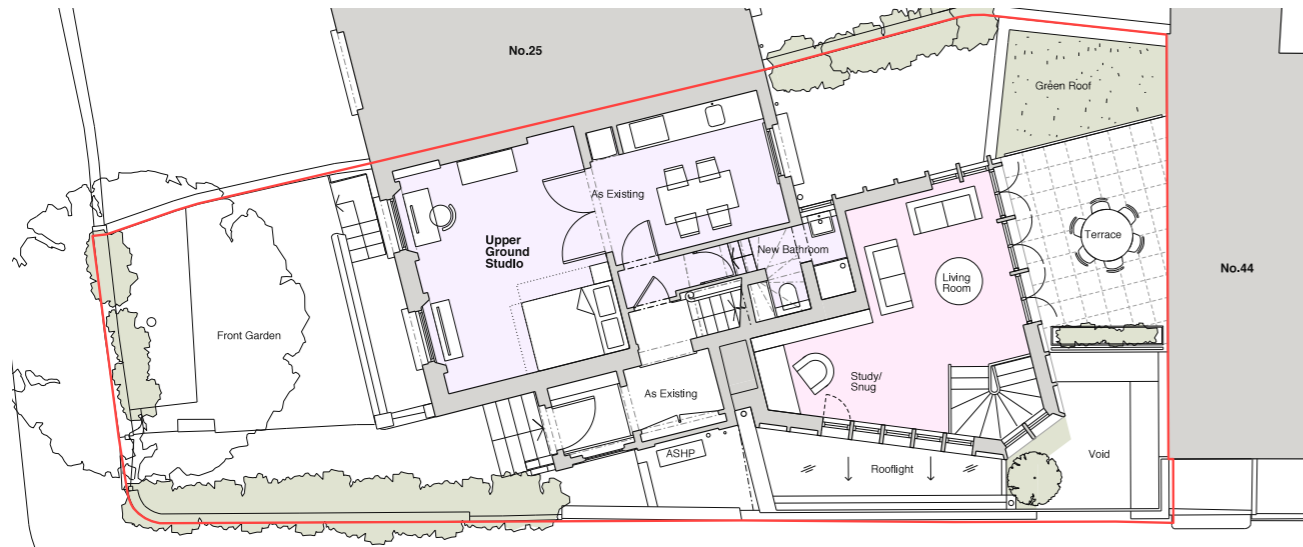
4.3 Elevational Treatment

The street elevation has been carefully composed to suit its location and wider context. At ground level the garden wall of no.24 Gloucester is continued along Inverness Street using matching brickwork, with white banding to tie in with adjacent saltire lattice blocks, restitching the site of no.46 with no. 24. Above the reinstated boundary wall sits a perforate metal trellis that will enable planting growth above and support greening of the streetscape.

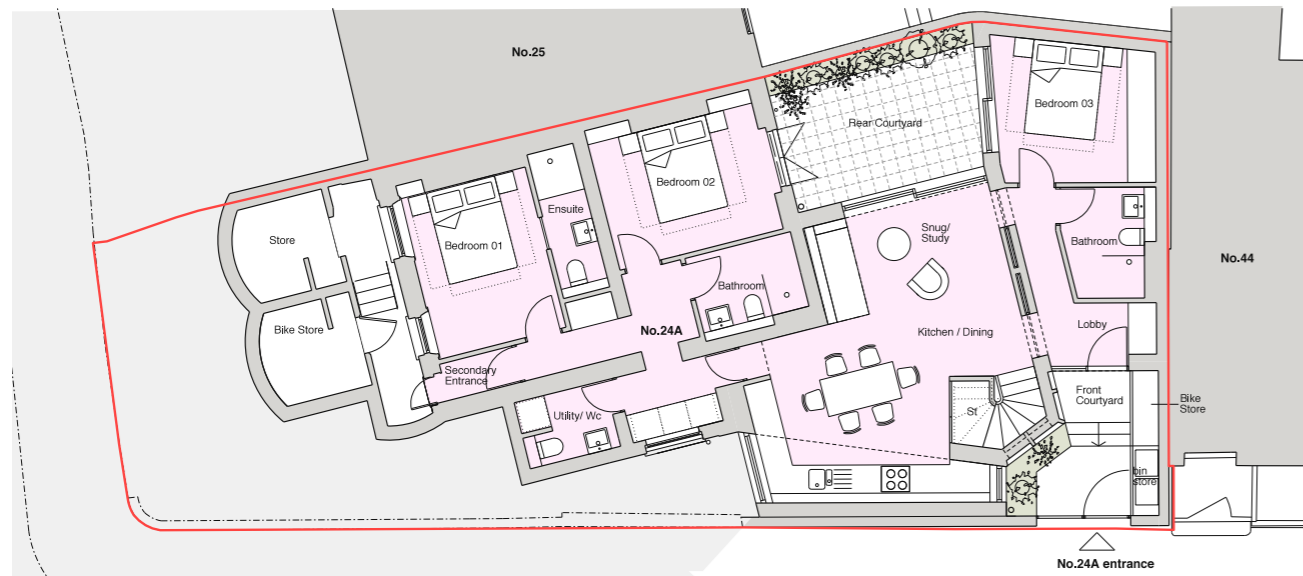
The enlarged property is accessed from a new entrance in Inverness Street via a planted, external courtyard space and a perforate metal entrance gate. This is similarly detailed to the trellis overhead, allowing natural light into the entrance courtyard whilst maintaining privacy and security.

At the upper level, the new extension is designed as a lightweight, framed structure, influenced by traditional bay windows and orangery extensions, that reads both part of but distinct from the existing listed building. Timber framed windows, with tall vertical mullions compliment the rendered pilaster columns of the existing portico to no.24. Deep set windows help diminish neighbouring oblique views into the property and provide privacy and solar shading, whilst maintaining a sense of transparency. The heights and proportions of the glazing are carefully set out to sit comfortably alongside the sash windows of adjacent properties. This, together with expressed cornice lines at roof level, provides a contemporary, decorative take on the historic detail of the neighbouring houses.

The materials palette and aesthetic are sympathetic to the host building and wider context. External walls on the upper floor level will be clad in pale, white oiled timber which will silver naturally over time. Flat roofs are proposed as green roofs with zinc copings to the parapets and cornice lines. A paved surface is proposed for the external terrace on upper ground floor, with perforate metal balustrading to allow planting, coherent with metalwork around the entrance. Permeable paving is proposed for front and rear courtyards, with planting beds along boundary walls. A new tree is proposed in the entrance courtyard which will further enhance the greening of the street and retain the sense of this being a new 'garden' wall.



Proposed Upper Ground Floor Plan



Proposed Lower Ground Floor Plan

4.4 Internal Residential Layout / Amenity

The dwelling is arranged over ground and first floor, with the internal layout adapted and extended to provide efficient and high quality living spaces and excellent amenity, as follows:

- New partially covered external courtyard provides protected entrance and ample space for bin and bike storage.
- Central kitchen / dining / living space has natural ventilation, rooflights and aspect / access to rear external courtyard.
- Central upper floor living room has triple aspect and access to external protected terrace.
- Three good sized bedrooms all with storage and aspect onto private green outdoor space.
- Conveniently located bathrooms and wcs, utility space
- Layout has options for alternative arrangements of bedrooms, study spaces and furniture allowing different familial units to occupy it in the future.

4.0 Design Proposals (cont)

4.5 Unit Type / Areas

Existing:

No.24 LG (24A)	1B2P apartment	approx 53m2 GIA	Rear courtyard garden	33m2
No.24 UG	Studio apartment	approx 39m2 GIA	Shared front garden	44m2
No.24 1F	3 bed maisonette	approx 110m2 GIA	Shared front garden	44m2
No.46 IS	Commercial /disused	approx 43m2 GIA	External amenity:	0m2

Proposed:

No.24 LG (24A)	3B6P maisonette	approx 124m2 GIA	External amenity:	36m2
No.24 UG	no change			
No.24 1F	no change			

The proposed new unit size exceeds recommendations for floor area and internal and external amenity space given in guidance by the GLA and Camden's Residential Standards.

Unlike previous proposals, this scheme does not attempt to shoehorn an entirely new dwelling into the tight site at no.46, as such overloading the site amenity in terms of outdoor space, natural light, bins, cycles and parking.

4.6 Privacy, Outlook & Amenity of Neighbours

Privacy:

The lower level of the proposal is top lit by generous rooflights and outlook to a private courtyard and lightwell. This provides plenty of natural light whilst also maintaining privacy on a prominent street corner that can be busy with heavy footfall.

The upper level brings life back to the street where there has been none for many years. Street facing windows provide passive surveillance, beneficial to neighbours, whilst the main outlook of upper level is onto street and flank wall of Inverness Street house. The roof terrace is pulled away from the street and neighbouring gardens to prevent overlooking and maximise the quality of the external amenity with plenty of sunlight and privacy.

Sunlight/Daylight:

Point 2 Surveyors Ltd have prepared a Daylight and Sunlight Report to examine the impact that the proposed rear extension will have on the daylight and sunlight amenity to the neighbouring properties, see Appendix II. This survey and report examines the effect the proposed development will have on Vertical Sky Component, No-Sky Line and Average Daylight Factor in line with BRE measures for Daylight and Sunlight for this property.

It finds that the proposed development will have no noticeable impact on daylight levels in neighbouring properties, with all windows and rooms meeting the BRE guidance. Internal daylight levels for the proposed units are also very good - exceeding target lux values in most rooms - and demonstrate that the units are well designed to allow for good daylight penetration.

Both lower ground and ground floor units meet the guidance for sunlight exposure.

5.0 Access

There are no significant access implications, beyond the provision of new well designed family accommodation. The nature of the site and its complex levels is such that level street access cannot be provided to the principal storey of the dwelling. However, access in the proposed scheme is still a significant improvement on the existing scenario.

The current lower-ground flat to no.24 is accessed via 8no. external steps within the front light well and a very narrow front door. The proposed scheme has its primary entrance, lobby, and bin store at street level, and only 2no. steps internally to reach the principal storey, whilst also retaining the existing light-well access as a secondary access point.

Importantly the internal arrangement provides flexibility for members of our client's family who have complex needs, and their carers to live comfortably alongside each other.

Access to the upper units of no.24 remains unaffected by the proposals.

6.0 Heritage Impact

The proposed extension and alterations have been carefully designed to preserve the character and appearance of the conservation and minimise impact on historic building fabric; ensuring proposals are sympathetic in terms of detail and layout, and to enable the original form and character of the building to be clearly understood.

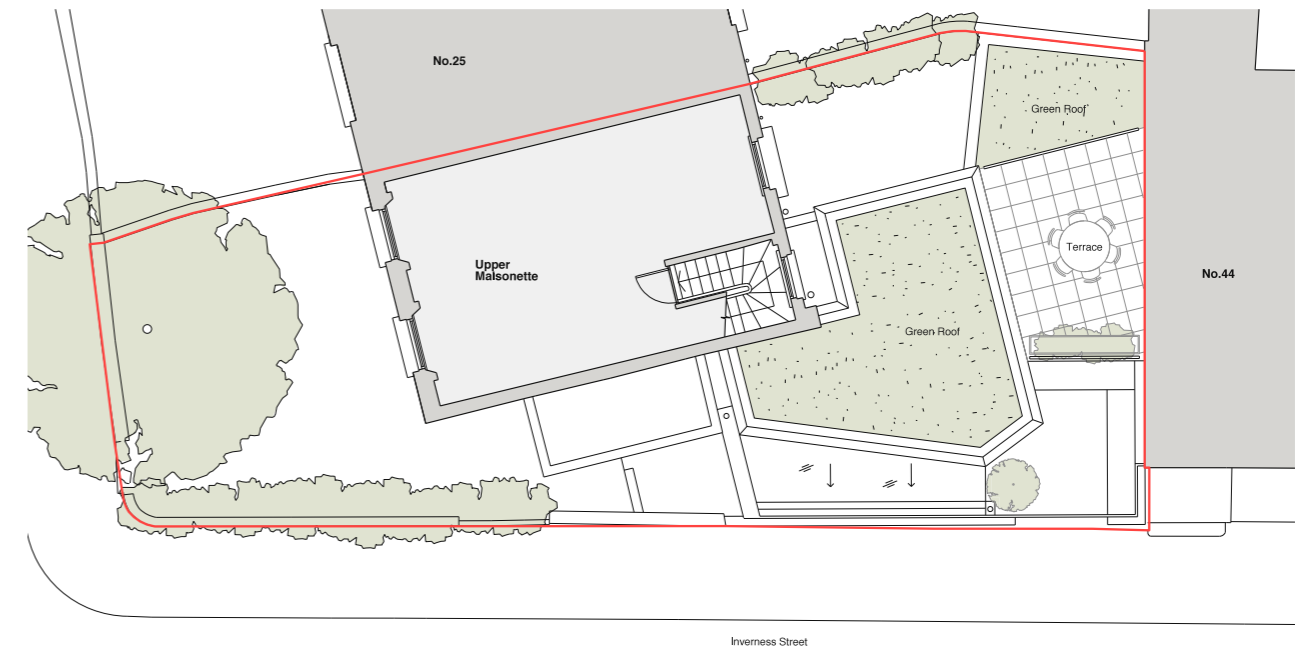
Please refer to Appendix II for the Heritage Statement by Icen Projects.

7.0 Structural Report

Price & Myers Consulting Engineers have prepared a structural report on the existing buildings to accompany this application. The proposed new extension will employ a mini-piled, reinforced concrete foundation system to prevent any risk to the adjacent foundations of no24 or no44. The superstructure will consist of a lightweight framed structure, primarily in timber, offering lighter expression on the upper floor and minimising loads.

Please refer to Appendix IV for the Structural Engineer's report by Price & Myers.

8.0 Sustainability, Energy Use & Biodiversity



The proposals have been designed to limit both embodied energy (in construction) and energy in use in several ways:

- Most importantly, the opportunity to combine the sites makes the Inverness Street site sustainable to develop.
- It allows us to minimise excavations. Omission of a basement brings significant embodied carbon reductions compared to earlier schemes, and also avoids potential requirement to stabilise existing structures.
- By extending the existing dwelling there is opportunity to improve its existing thermal performance through upgrade of fabric (new walls and windows).
- The proposed extension will be insulated to meet u-value requirements of current Building Regulations for new construction, helping to improve the overall thermal performance and airtightness of the building.
- The works represent an opportunity to replace the existing gas boiler with a more sustainable heat source, e.g. ASHP (subject to confirmation by environmental engineer) and it is proposed this would be located at lower ground level between the portico and existing no.46, where it would be screened from view by the existing garden wall and adjacent to plant, utility and WC areas internally, reducing impact of noise.
- The new flat roofs are all proposed to be bio-diverse green roofs, or planted roof terraces, creating a generous bio-diversity net gain and improving the aerial view of the site for neighbours.

9.0 Conclusion

These proposals represent efficient and sustainable use of a neglected and under-utilised brownfield site. The careful design will repair the streetscape and enhance the local context, at the same time as providing increased residential footprint and a new larger family unit with high-quality amenity. The design addresses all issues raised in response to earlier refused applications in a creative, and thoughtful manner.

The result is a contextual response that meets the clients brief and respects the heritage of the Conservation Area. It is therefore hoped the proposals will be recommended for approval.



10.0 Appendices

I) Burd Haward Architects drawings:

2431_E00_P1	Location Plan
2431_E01_P1	Existing Floor Plans
2431_E02_P1	Existing Roof Plan
2431_E03_P1	Existing Street Elevations
2431_E04_P1	Existing Sections AA and BB
2431_E05_P1	Existing Sections CC and DD
2431_E10_P1	Existing Photographs
2431_P01_P1	Proposed Floor Plans
2431_P02_P1	Proposed Roof Plan
2431_P03_P1	Proposed Street Elevations
2431_P04_P1	Proposed Sections AA and BB
2431_P05_P1	Proposed Sections CC and DD
2431_P10_P1	External View 1
2431_P11_P1	External View 2
2431_P13_P1	Development model photographs

II) Icen Projects: Heritage Statement

III) Point 2 Surveyors: Sunlight / Daylight Report

IV) Price & Myers Consulting Engineers: Structural Report