

DESIGN & ACCESS STATEMENT

HERITAGE STATEMENT

65 Gloucester Crescent
London NW1 7EG

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fig 1. 65 Gloucester Crescent front view

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1. Introduction

The Design & Access statement including Heritage statement has been prepared by Brian O'Reilly Architects in support of proposals at no. 65 Gloucester Crescent.

The building is Grade II listed and situated in the Primrose Hill Conservation Area.

The application proposal is to add a rear infill extension and renovate the lower ground floor with the careful and appropriate adaptation of the existing fabric. This will include a small 2 storey extension/garden room to the rear.

The Design and Access statement summary is supported by the following documents:

Drawings as listed below:

Existing drawings:

1. OS Map / Location plan @ A3
2. Lower ground and ground floor plans @ 1:100 A3
3. First floor and second floor plans @ 1:100 A3
4. Roof / site plan @ 1:100 A3
5. Front and rear elevations @ 1:100 A3
6. Section AA @ 1:100 A3

Proposed drawings:

7. Lower ground and ground floor plans @ 1:100 A3
8. First floor and second floor plans @ 1:100 A3
9. Roof / site plan @ 1:100 A3
10. Front and rear elevations @ 1:100 A3
11. Section AA @ 1:100 A3

2. Site Location and Context

The application site is located in the Primrose Hill Conservation Area which was first designated in October 1971. No. 65 Gloucester Crescent was Grade II Listed in 2002 as a pair with No.64.

64 and 65 Gloucester Crescent, Camden Town, Camden, Greater London, NW1 7EG
Reference: IOE01/13008/33

Extract from Primrose Hill Conservation statement below:

located at the far south east and on the west side of the Crescent. These listed villas are two or three storeys high, with basements, and are constructed in London yellow stock brick with white painted stucco detailing. They vary in form and decoration, with features including recessed entrances, rusticated stucco at ground floor, bay windows, stucco quoins and ironwork balconies. Many of the villas are linked at ground and basement levels, with significant gaps retained at the upper levels, affording views of mature trees to rear gardens and of the rears of the taller properties on Regent's Park Terrace.



fig 2. Listed building and Conservation area map

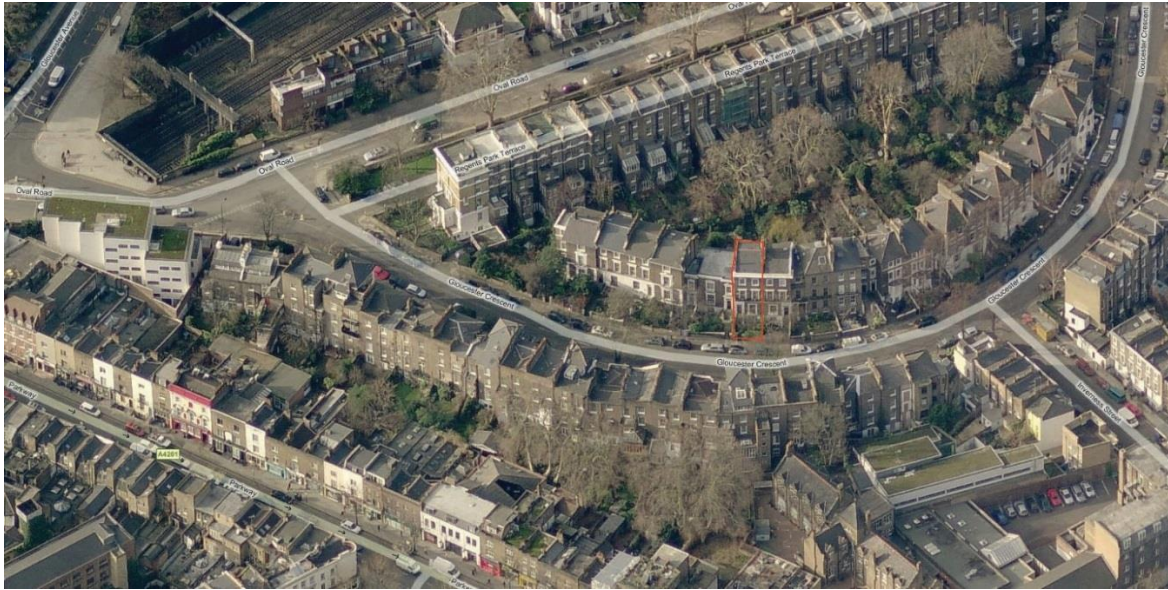


fig 3. 7 Aerial View of Gloucester Crescent

3. Character of the site and area (abstract from Primrose hill Conservation Area statement)

This small sub area is located to the east of the Conservation Area and is largely flat with a small incline from north to south at the southern end of Gloucester Crescent. The railway line forms the west boundary, which is linked to the main body of the Conservation Area by a road bridge. Although the area is geographically isolated from the main body of the Conservation Area, it is linked in terms of historical development and architectural form, and is significantly different in character to the neighbouring Camden Town and Regent's Park Conservation Areas. This sub area has abundant trees and vegetation and a lower density of development in comparison with the main body of the Conservation Area. The majority of buildings are set back from the highway with large front garden spaces containing mature trees. Rear gardens are also visible through gaps between building groups. The buildings vary and include small cottages and terrace properties, grand residential terraces, villas, and business premises, many of which are statutorily listed and are the oldest in the Conservation Area. The description of this sub area will be on a street by street basis.

The land for St Saviour's Church was provided by Eton College and a church that seated 730 parishioners was finished by 1856, providing the surrounding new development with an air of respectability and increasing its attractiveness to the middle classes.

3.1 Gloucester Crescent / Heritage

Gloucester Crescent was first laid out in the early 1830's on the Fitzroy Estate, which lay to the east of Regent's Park and ran from Fitzroy Square in the South to Primrose Hill. The Estate was given by Charles II to Henry Fitzroy, his Illegitimate son, who was created Earl of Euston and later Duke of Grafton.

The street was originally laid out as Gloucester Oval located north of Parkway. It was named after the Duchess of Gloucester who was sister to The Prince Regent.

The development fell victim to the railway from London to Birmingham. The original oval layout was cropped by the railway and Oval Road is named after the undeveloped section that would have completed the oval.

The original intention was to build the outer side of Gloucester Crescent only but because of the railway development the inner side of the street was added after the outer houses and would explain the numbering system.

Although the original layout was compromised, the development still attracted middle class well to do residents.

Number 65 is one of a pair of almost identical mirrored houses.

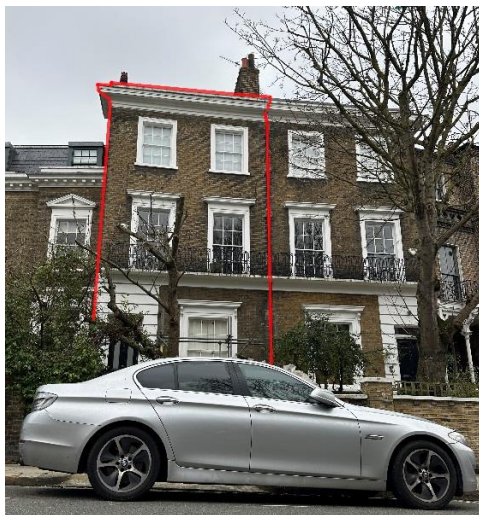


fig 4. street elevation for 64 & 65



fig 5. Garden elevation for 64 & 65

4. Existing Interior

The layout of no.65 is in keeping with its original layout although it has been renovated almost throughout over time. The raised ground floor is the primary space with two connected reception rooms.

The entrance is in line with the building. External steps to the front door from the garden lead to raised ground floor level.

There is a lightwell with a narrow staircase leading to the lower ground floor.

The more pronounced and important architectural elements in the house are located at the ground and first floor. The lower ground floor has been renovated in the past and is an open plan space with kitchen and dining area.

The main staircase is an attractive feature within the building with an open string at ground to first floor level including cast iron balusters and carved mahogany handrail. The stairs to the lower ground is painted stone or concrete with a wrought iron handrail.

4.1 Lower Ground

This is an area of lower significance in terms of the original hierarchy of the building and its surviving fabric and detailing. The lower ground floor has been altered over time with new finishes and windows and doors as well as partitions removed.

4.2 Ground Floor

The building retains its original floor plan and spatial quality at this floor level. There would likely have originally been doors fitted to the wide opening in the spine wall where the front and rear rooms connect. There are few architectural interior features remaining. Neither room has any of its original interior finishes other than windows and internal shutters.

There is a small room to the rear at ground floor level situated within the existing closet extension with a window to the rear garden.

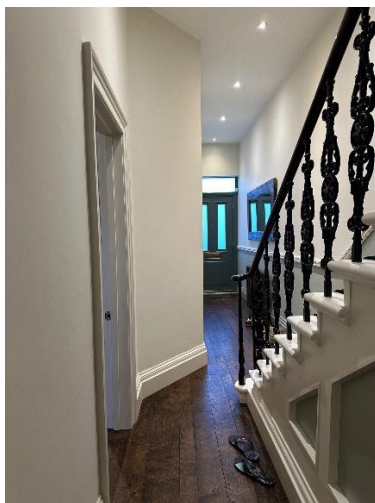


Fig.6. ground floor hallway



fig.7 LG view to utility area



fig.8 LG existing non original windows



Fig.9. LG existing staircase



fig.10 LG existing kitchen



fig.11. LG view towards dining/rear garden



fig.12 LG view towards rear garden and utility

External front and rear

The front of the house is built in brick and appears to be in its original construction, the features such as the front door and windows have stucco surrounds. The stucco around the front door has rusticated horizontal banding. There is a shallow projecting stone or concrete balcony with a decorative cast iron balustrade running across the entire façade including number 64. There is a small lightwell to the front at lower ground floor with a separate access via a narrow concrete staircase in the light well. The house is a pair with number 64 and both houses are in a similar condition with matching and mirroring features.

The rear of the house is an entirely brick façade with sash windows. In common with number 64 there is a 4 storey closet extension in matching brick projecting towards the rear garden with chamfered corners. Number 64 is similar but with a recent two storey infill extension and a rear extension with staircase leading to the garden.

No.65 Gloucester Crescent maintains overall its original appearance despite losing many original features. our proposal is to retain the character of the existing house while adding an infill rear extension over lower ground and ground floors and renovating the kitchen and dining space at lower ground floor.



fig.13. rear doors to garden



fig.14 rear view showing windows



fig.15 rear elevation view



fig.16 boundary wall with no.64

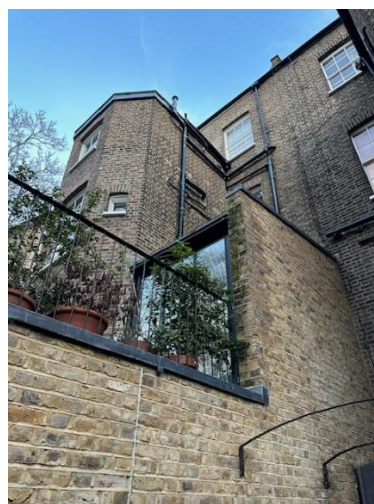


fig.17 view towards no.64



fig. 18 view towards rear garden

Design Proposal

4.1 Lower ground floor

The proposal at lower ground floor is to create a kitchen, dining room and conservatory space together with utility room and space for services. The kitchen will be located in its current location. The dining space will open up to the proposed garden extension on the right. There is a proposal to remove a modern column in the dining space. The infill extension will be modern glass and steel structure with green roof and roof light. The extension will match the depth of the neighbouring extension which mirrors divided by an existing party wall. At present the new party wall looks incongruous and the infill will make it look more complete.

4.2 Ground floor

The ground floor reception rooms will remain unchanged. The proposal is to connect the small room in the rear closet extension to a mezzanine within the infill extension.

The sash window from the rear reception will remain as existing and the external brick enclosed within the extension will remain as its finish.

4.3 Upper Floors

There are no proposals for the upper floors

4.5 External (front)

There are no proposals for the exterior front

4.5 External (rear)

The proposal is to insert a lightweight glass double height infill extension between the flank wall of the neighbour's (number 64) recently built extension and the closet extension of number 65.

The intention is that the glass extension provides an internal enclosure while simply encasing the existing external features such as sash window and brickwork. The original form of the building is still obvious and accessible.

In addition, the existing (modern) double doors from the closet extension to the rear patio will be replaced by a glazed minimal bay window.

5. Materials/Heritage

Throughout the renovation, a limited palette of high-quality materials will be used, selected for their robustness and ability to compliment the character and appearance of the existing building and surrounding structures.

Overall, the design intention is to restore the house using conservation methods and materials to produce an external appearance that fits in with the square. Internal modifications are also a mix of contemporary and traditional and restorative so that the house balances from outside to inside.

The primary material for the new extension is glass as a non material transparent form of enclosure.

In terms of heritage, the interventions are minor and the only impact on original fabric is the opening up of the flank wall of the closet extension mainly at lower ground level. The form of the extension is visible and obvious by the nature of the extension. The extension aims to highlight the architectural heritage of the building by revealing and

protecting the facade by bringing it indoors.

6. Access

Access to the property is unchanged from the street, however, at lower ground floor the new extension will provide level access to the garden. Improved natural light and artificial light will improve the lighting conditions in the house.

7. Sustainability

It is our aim to use the opportunity to minimize the energy requirements of the house. We aim to employ the following sustainable elements:

- Super insulation of roofs and floors
- Use glazing with high thermal performance for the new conservatories
- Install a high-performance boiler and employ water saving appliances
- Use low energy lighting solutions
- Use durable and natural materials
- Soft landscaping to provide surface water drainage
- Green roof to the extension and water recycling

7. Conclusion

The proposal is to maintain and improve the appearance of the house so that it remains an important element of the conservation area and protect its architectural heritage. In addition, the house is to be improved to provide a durable space for modern family living and a sustainable future for the building.