

**New extension at  
46 Inverness Street &  
24A Gloucester Crescent  
London NW1**

**Design & Access Statement**  
prepared by Burd Haward Architects

2431\_DAS\_Rev P2  
ISSUED FOR PLANNING  
March 2025



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# 1.0 Introduction

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This Design & Access Statement has been prepared by Burd Haward Architects (BHA) on behalf of the applicant and owners of 46 Inverness Street and 24A Gloucester Crescent NW1.

46 Inverness Street is a single storey building located on the north side at the top end of the street where it adjoins Gloucester Crescent. It has been empty for many years, being too small to support its previous commercial uses or to be developed for stand alone residential use. Neglected and derelict, it has become a magnet for anti-social behaviour and the local community are keen to see it put back into use.

The property was recently acquired by the applicant, a family who have lived in the Crescent for a generation, and who have two disabled sons with high degree of special needs. They bought the site specifically in order to be able to develop it to provide specialist permanent accommodation for their sons and their carers, enabling them to live near to the family home for their lifetimes.

The applicants commissioned Burd Haward Architects, a local award-winning practice with specialist conservation expertise and particular knowledge of working on listed buildings in Camden, including in Gloucester Crescent. Whilst a proposal for a stand alone home on the site was initially considered, it was quickly recognised that the applicant’s ownership of the adjacent property enabled the Inverness Street site to be developed in combination with this, allowing a far smaller building with much reduced impact on the site than has previously been feasible.

The proposal described here is thus for the two site to be combined, and to treat the Inverness Street site as an extension of the lower ground floor flat of 24A Gloucester Crescent, which, together with minor internal adaptations, will allow the creation of a new 3-bedroom family home, precisely laid out to suit the needs of the applicant.

This Design & Access Statement along with the attached drawings, Heritage Impact Assessment and other appendices describes the existing buildings, its heritage and planning context and sets out the narrative and detail proposals for the design of the new building.



The site: 46 Inverness Street (centre) with 24 Gloucester Crescent (left) and 44 Inverness Street (right)



## 2.0 Design Team

Burd Haward Architects (BHA) are collaborating on this project with a locally based, highly experienced and critically acclaimed design team:

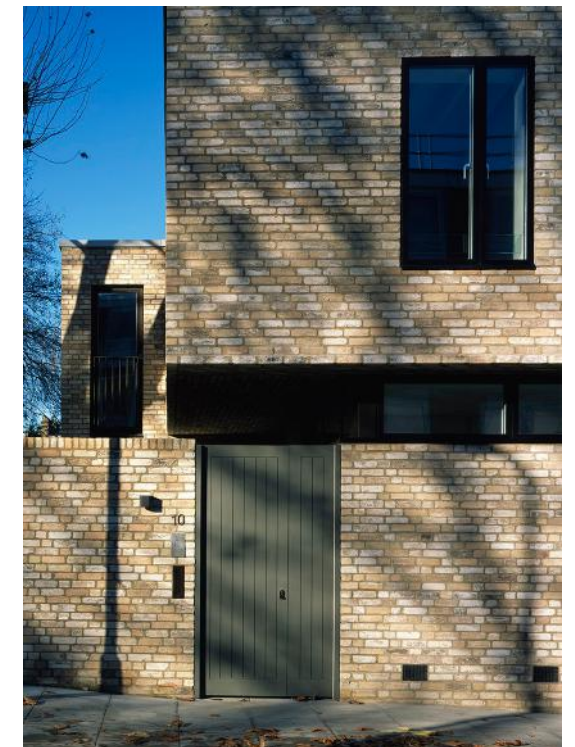
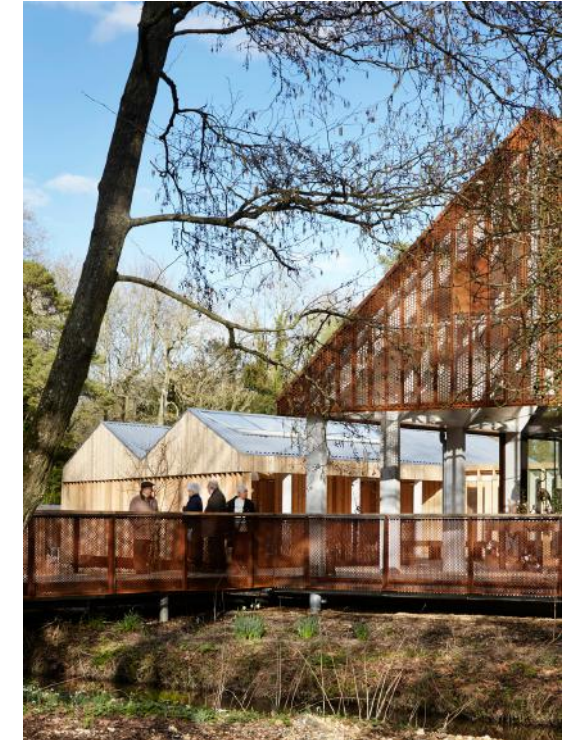
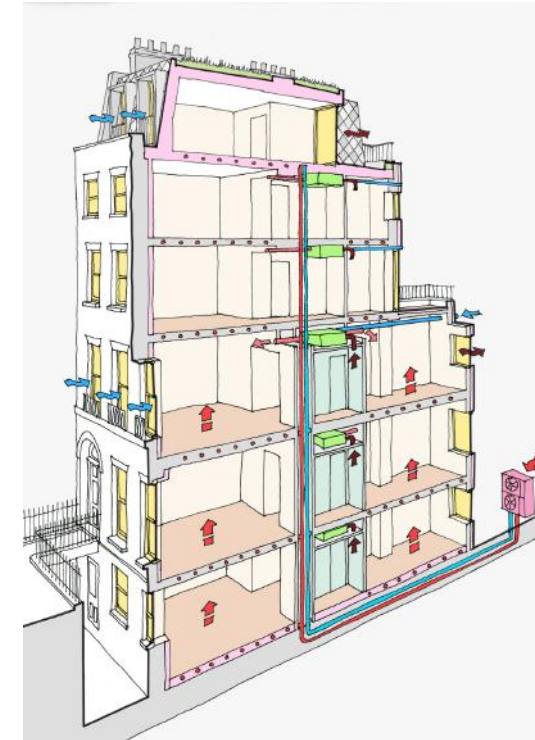
Architect/ Conservation:	Burd Haward Architects
Structural Engineer:	Price & Myers
Environment and Sustainability:	Max Fordham LLP
Heritage Consultants:	Iceni
Planning Consultants:	hGh

Led by specialist conservation architect Catherine Burd (RIBA SCA), Burd Haward Architects are a dynamic architectural practice with over 25 years' experience in the design and delivery of critically acclaimed residential, education and cultural projects, many comprising works to Grade I listed buildings and Scheduled Ancient Monuments. Projects include transformative schemes at internationally significant sites including at the Palace of Holyroodhouse in Edinburgh, The Queen's College, Oxford and new-build and conservation projects for the National Trust.

Based in Camden, the practice has delivered highly detailed, beautifully executed new buildings and extensions throughout the borough. These include traditional and contemporary extensions to listed buildings, and new build projects on small infill sites. They include new housing in Gospel Oak for Camden small sites CIP and the practice's own studios at in Kentish Town, both winners of Camden's 2022 Design Awards. The practice is currently working with University of London on its strategy for development of their estate of listed Georgian houses in Bloomsbury. The first phase, an exemplar scheme for the extension and conversion of two terraces is designed to achieve ambitious environmental targets whilst retaining and enhancing significant historic fabric and recently received listed building consent.

Chair of Camden's Design Review Panel for its first seven years, Catherine now co-chairs City of Westminster's DRP and is chair of the recently relaunched Oxford City Council DRP where she provides independent design and heritage advice to local authorities and applicants. This expertise informs the work of the practice.

Clockwise from top:  
Palace of Holyroodhouse, Edinburgh; Bloomsbury Townhouses  
Enerphit & Extensions; National Trust Mottisfont new welcome  
buildings; New infill housing Camden; Extension to listed  
building Camden; Queen's College Oxford new access & master





# 3.0 Site & Existing Buildings

## 3.1 Location & Character

The application site comprises the combined properties of 46 Inverness Street and the immediately adjacent existing lower ground floor flat and rear garden of 24 Gloucester Crescent (24A). It is located on the edge of the Primrose Hill Conservation Area, just next to the Camden Town Conservation Area.

46 Inverness Street is a small single storey building on a landlocked infill site on the north side of Inverness Street, just to the east of its junction with Gloucester Crescent. It sits directly in front of, and shares a boundary with, the side (gable) elevation of 24 Gloucester Crescent and its rear garden. It abuts the side garden and entrance porch to 24 Gloucester Crescent to the west, and the neighbouring gable wall of 44 Inverness street to the east.

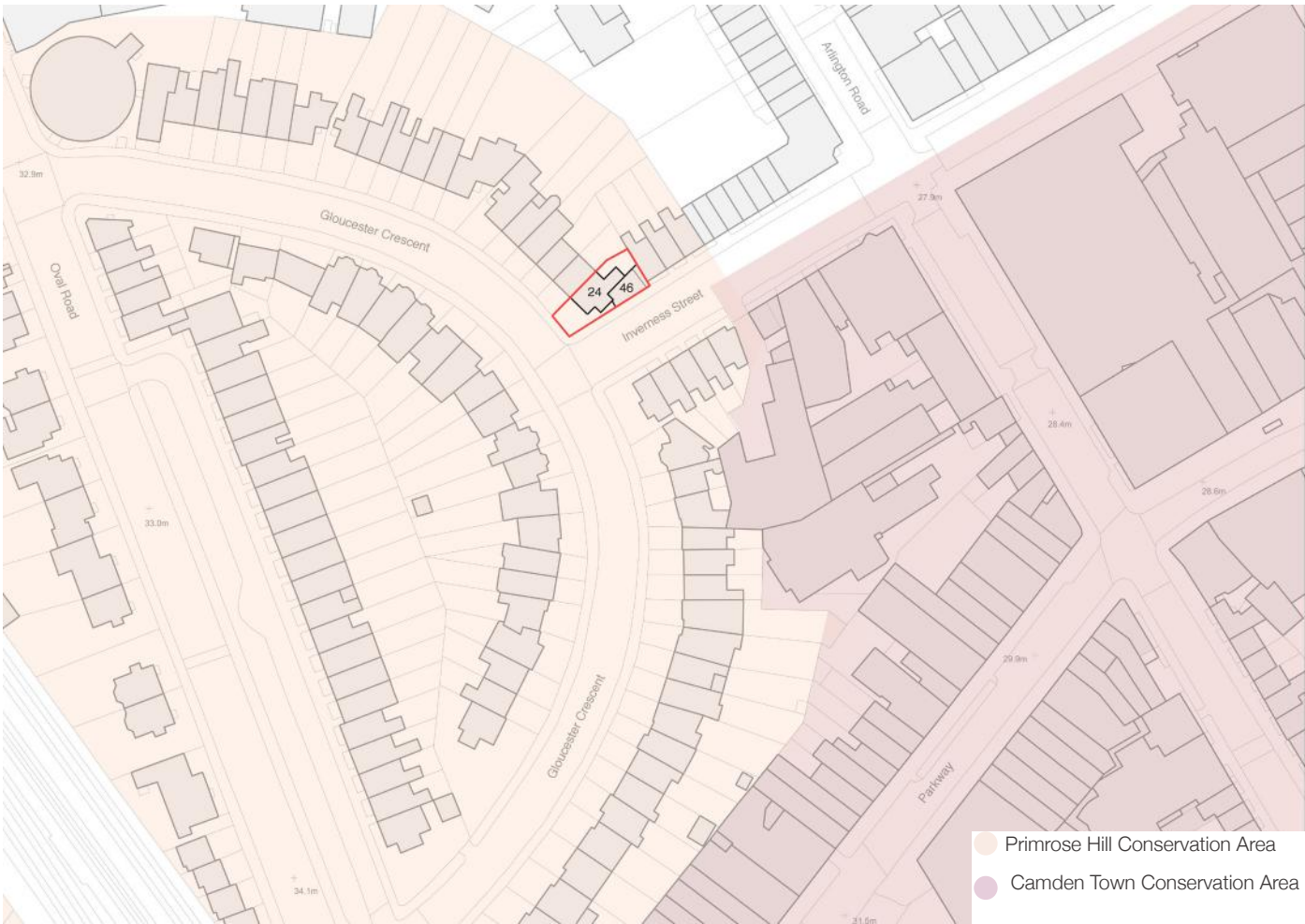
24A Gloucester Crescent is a four-storey end of terrace house with a 2-storey offshoot extension sitting in a generous front garden that extends to the side to meet 46 Inverness Street.

Gloucester Crescent is a distinctive, wide crescent that mainly comprises large period houses in a variety of architectural styles, as well as contemporary and period infills. The large circular former piano factory at the north end of the Crescent is a local landmark and houses a variety of businesses.

Inverness Street has a more informal and varied character with a wide mixture of building types, uses and styles. It runs north east from Gloucester Crescent, across Arlington Road where it becomes Inverness Street market, and connects ‘the Crescent’ with the commercial and transport centre of Camden High Street.

Gloucester Crescent is well known for its mixed and creative community. This ‘extraordinary street and its extraordinary inhabitants’<sup>1</sup>- coexist happily, cheek by jowl, with the lively mixture of contemporary and period buildings, industrial, commercial and community uses, both in the Crescent and on Inverness Street. The character and architectural qualities of the proposal are directly informed by the character of this unique Camden location.

<sup>1</sup> Deborah Moggach in her review of “Gloucester Crescent: Me, My Dad and Other Grown-Ups” a novel by longtime resident of the Crescent, William Miller



Top: Site in its context  
Bottom: Location Plan



### 3.2 46 Inverness Street

46 Inverness street is a small (43m2) single storey building that occupies the full footprint of a parcel of land running parallel to the side of 24 Gloucester Crescent (24GC) of which it was once part, separating the rear part of 24GC and its garden from Inverness Street. It is not listed.

Landlocked apart from where it faces the street, the building comprises a tall but single storey masonry stucco wall that continues the line of the garden wall to 24 Gloucester Crescent and returns to meet the front face and side flank wall of 44 Inverness Street.

Its ground floor level is approximately 600mm above the lower ground level of 24 Gloucester Crescent, and the roof level is approximately half a storey above the upper ground floor level of 24 Gloucester Crescent.

The street elevation has no outlook onto the street. It has two blank arched recesses (former openings) and two entrance doors. The first (lhs) opens into a derelict main space with a toilet & store room to one side, and backs onto the offshoot extension to no 24. This space has a flat roof set below a parapet. The second door, (rhs, the 44 Inverness street), may have once been an entrance into an external yard but is now enclosed with a corrugated metal sheet roof and rear wall separating the space from the garden of no 24.

The whole building has been vacant for many years and is in a very poor state of repair. It was last occupied as a record shop, and before that, during the 1960s and 70s, as a Greek restaurant.

Its small size and predominantly residential location have made the building unsuitable for continued commercial use. However, as has been demonstrated by various unsuccessful planning applications, its small size also has meant that, to date, it has been unfeasible to be developed for standalone residential use.



Site plan showing relation of 46 Inverness Street to 24 Gloucester Crescent



46 IS Roof / rear elevation, looking into 24 GC garden, and across to opposite corner



Street elevation



Return wall where it meets 44 Inverness Street



### 3.3 24A Gloucester Crescent

24 Gloucester Crescent is a Grade II listed mid 19th century five storey (lower ground + 4) end of terrace house. 24A is the lower ground floor flat.

Constructed in stock brick, the building has rusticated stucco facing to ground and lower ground floors and stucco cornice and pediment detailing to first floor windows. Its exposed gable side (facing south to Inverness Street) is rendered in a stone colour render with an incised block pattern which continues to the flank wall of the offshoot extension.

The house is set back from the street with a generous front garden bounded by a brick wall with hedge planting above. A two-storey white rendered entrance portico projects from the gable wall towards Inverness Street and houses the entrance to the upper part of the house, reached by a short flight of steps from the front garden. The front garden also contains a narrow flight of steps that provide access down to the lower ground floor flat 24A.

The plan form is typical for a terraced house of its age and location. Originally built as a single dwelling it now comprises three flats: 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. The lower ground floor flat has access into a small rear courtyard garden.

Externally, 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.



Front elevation



Side entrance portico



Rear elevation with offshoot extension



### 3.4 Neighbouring Buildings

No. 44 Inverness street, immediately to the east of the site, is a 3-storey plus basement Grade II listed period house, one of a short terrace of three. More modest in scale than the Gloucester Crescent houses, the Inverness street houses are separated from pavement behind railings and a basement area. They are constructed in brick with stucco at ground floor and have projecting balconies with decorative metalwork at first floor. A row of more recently constructed houses (1980s) continues the terrace beyond to its junction with Arlington Road. The west facing gable to no 44, which adjoins the site, is rendered in a stone colour. 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.

To the north of no 24, no 25 Gloucester Crescent is a similar Grade II listed property with a large front garden and small rear garden, with its entrance integral with the house in a more typical arrangement. 24 - 29 are part of a straight terrace which stops and cranks at no 30 to follow the line of the crescent. The original gap on the crank at no 30 was infilled after the crescent was constructed.

Immediately opposite the site, no 23 Gloucester Crescent is another end of terrace property. More Italianate in style its gable wall is decorated with distinctive ‘ghost’ windows and patterning in relief forming a more distinctive corner than no 24. Unlike no 24 this building abuts the Inverness street terraced house adjacent with no gap, presenting as a continuous frontage onto Inverness Street,

Interestingly 23 was also once separated from its immediate neighbour at no 22 Gloucester Crescent, but, much like at no 30 up the road the original empty crank site was infilled so the frontage is continuous along both streets.

### 3.5 Trees

There are two trees within the site boundary: one a mature birch to the front of 24 Gloucester Crescent unaffected by the proposals, the other a small bay 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.



Looking north from 24 Gloucester Crescent, showing the front gardens and cranked terraces



23 Gloucester Crescent in the foreground wraps around into Inverness Street



The short terrace of period houses on Inverness Street adjoins contemporary terrace beyond



Decorative blank gable wall of 23 Gloucester Crescent opposite the site directly adjoins the Inverness Street Houses



Inverness Street characterised by various building styles and types, with the market and Camden High Street beyond



Gloucester Crescent ‘gap’s infilled whilst still retaining views through to gardens behind



# 4.0 Planning History

46 Inverness Street has a long planning history with unsuccessful applications for both commercial extensions and new residential development over the past 30 years. As a result the site has been empty and undeveloped since the mid 1990s. The most applications recent are as follows:

• **1994 - Planning ref 9400189– REFUSED**

This 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 residential area, and cause disturbance to neighbours.

• **2016 - Planning ref 2015/0493/P – WITHDRAWN**

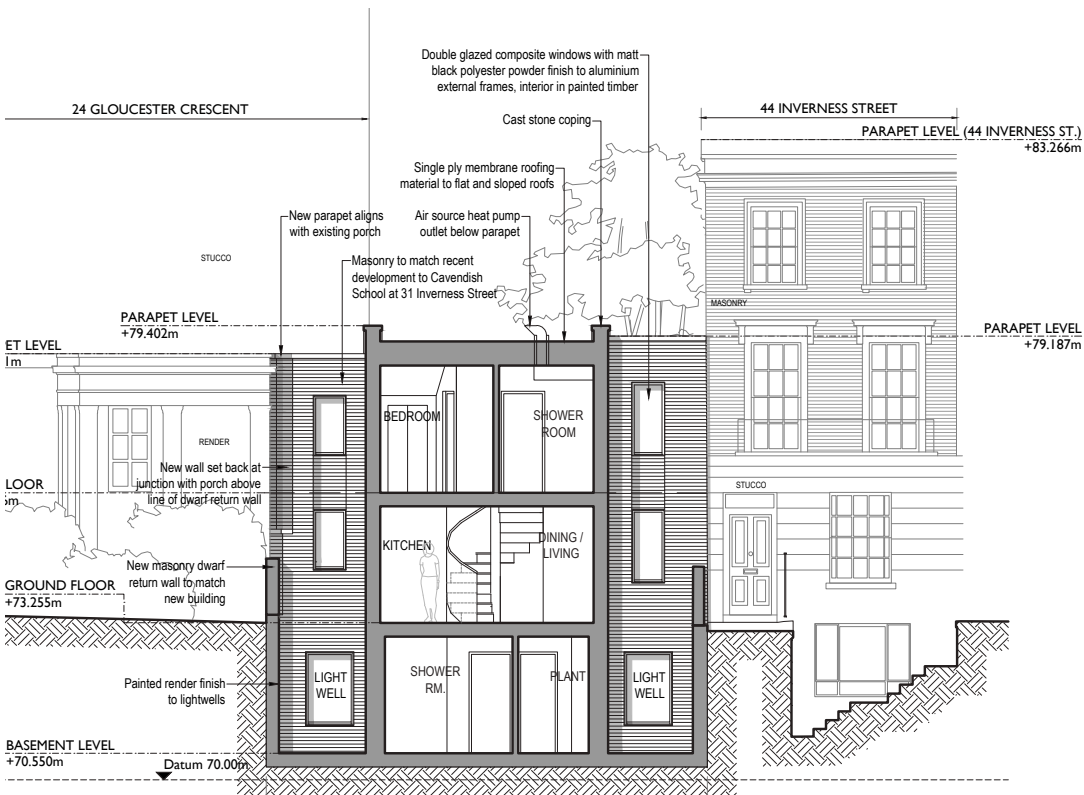
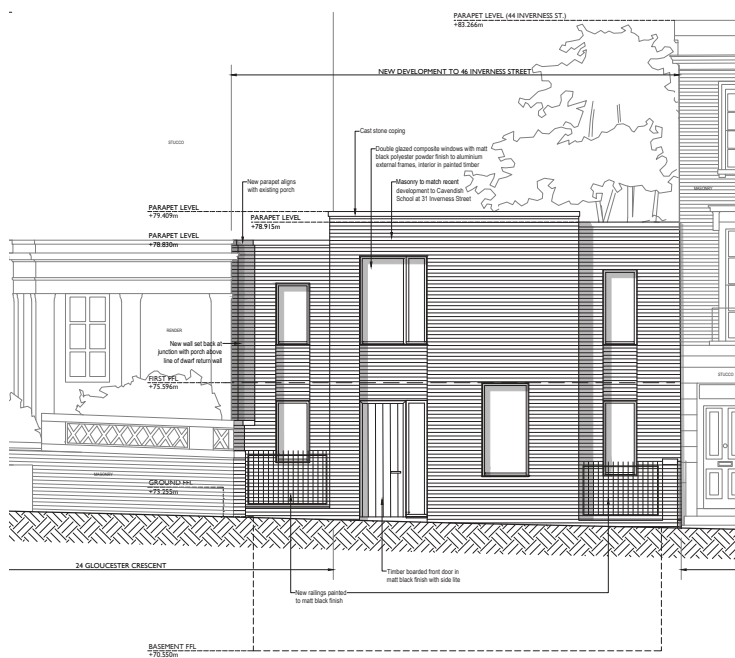
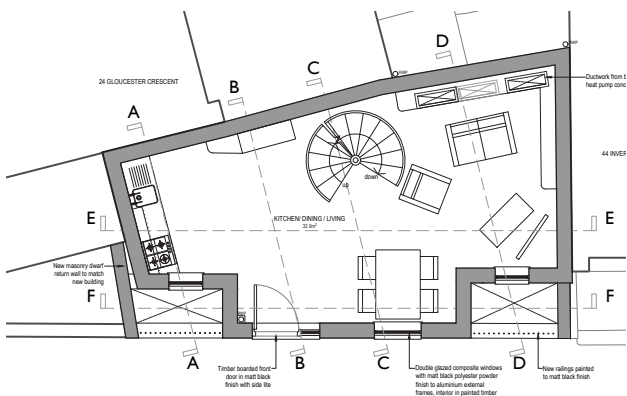
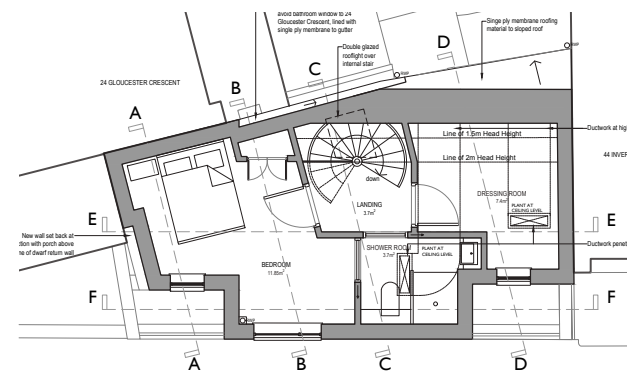
This proposed demolition of the existing derelict single storey A1 unit and site excavation to provide a new 3-bedroom dwelling across 3 storeys. The proposal kept to the footprint of the existing structure but extended that footprint 1.7m below existing floor level to form the basement, and 3m above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

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

A proposal for a new 2-bed dwelling, two storeys plus basement (demolition of existing) - the withdrawn scheme from 3 years earlier, 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, with the officer's report citing 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 noted 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 partly because of the complete infilling - of the gap between the Inverness Street and Gloucester Crescent terraces.

The scheme was fairly unanimously opposed by neighbours. It is interesting to note however, that, despite officer's concern the local Primrose Hill Conservation Area Advisory Committee supported the design of this development.

The design of the current proposals seeks to address all reasons given for refusal of this scheme.



Drawings taken from most recent planning application (refused) for a 2storey + basement 2 bed house showing extent of basement and negative impact on the streetscape and neighbouring houses.



# 5.0 Scheme Proposals

## 5.1 Overview

The scheme proposes demolition of the existing building at 46 Inverness Street and the combination of this site with the existing one-bed lower ground floor flat and garden of no.24. (24A Gloucester Crescent). Together this provides opportunity for a new high-quality, 3 bedroom family home that enhances the existing conservation area setting.

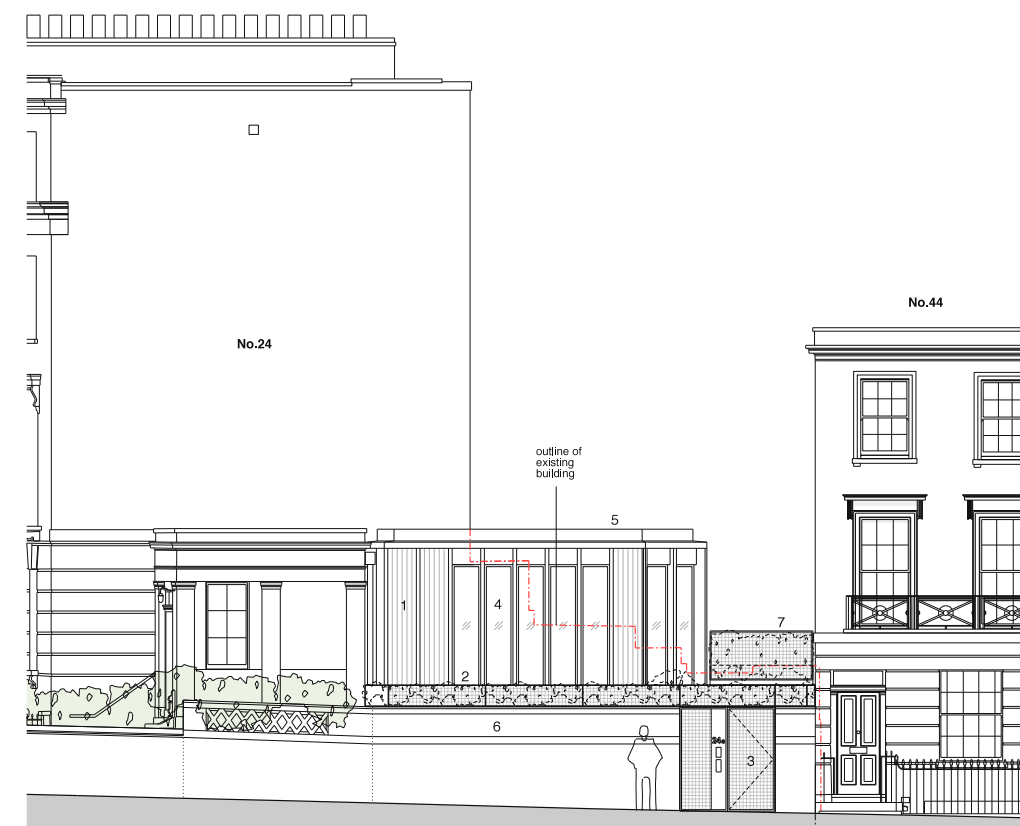
By combining the two properties the site is returned to its original C19th footprint, but most importantly, it is finally possible to make sustainable use of the small site to provide additional residential accommodation in the form of a much-needed family home, without over-intensification.

The purpose of the scheme is specifically to provide a future home for the applicant's sons, who have severe learning disabilities and autism, and full time carers. The arrangement will enable the family to remain living close to each other. The design and layout of the adapted and extended building will allow all occupants access to decent independent living space. 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.

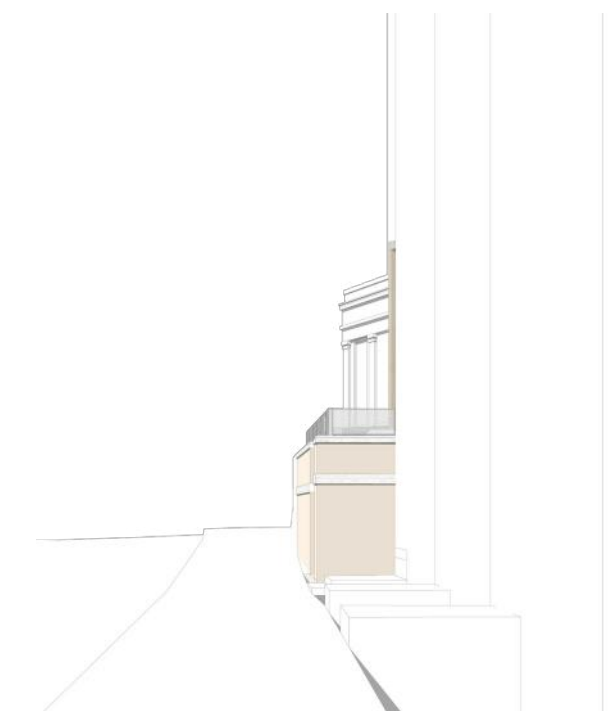
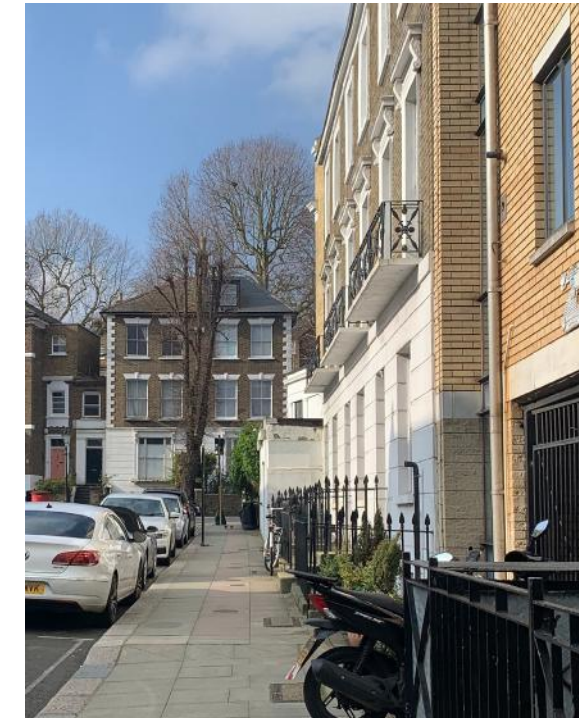
Our design approach acknowledges and seeks to address in all respects the limitations of the previously refused proposals for this site. The design of the new build element on the combined site, in its form, proportions and detailing, has been informed by the heritage context and immediate surroundings,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

## 5.2 Footprint

The footprint of the new build element sits on the existing footprint of no.46 Inverness Street, and extends 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 slight 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.



Elevations - existing and proposed - showing reduced height and impact of proposed new boundary wall and minimal increase in massing, with visual gap through to rear of Crescent houses retained.



View up Inverness street showing how existing view of porch will be further revealed with lower boundary wall and set back upper level



## 5.3 Form & massing

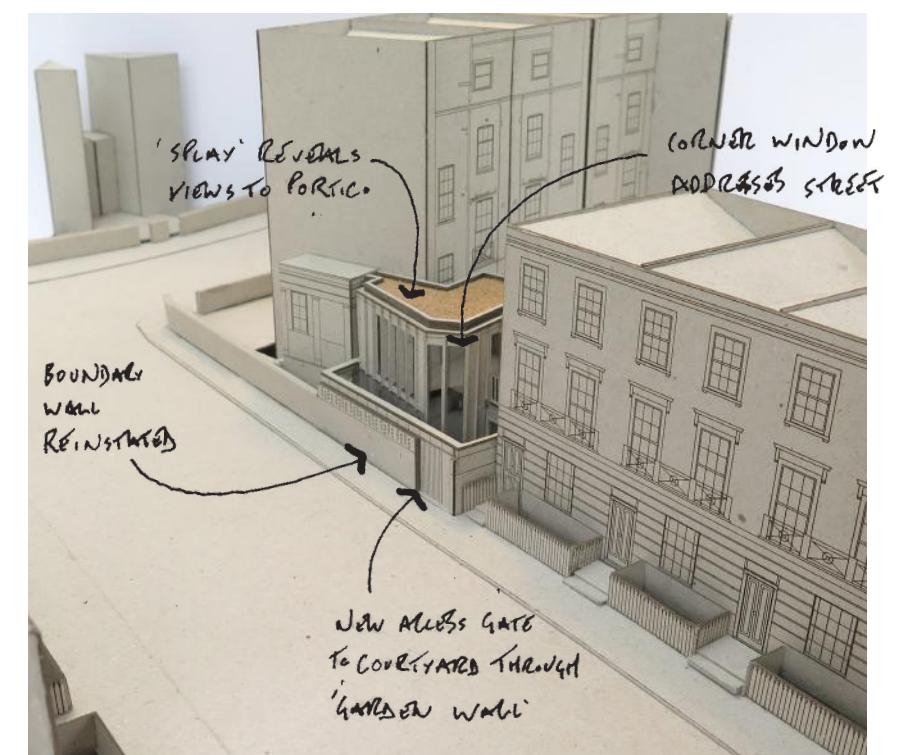
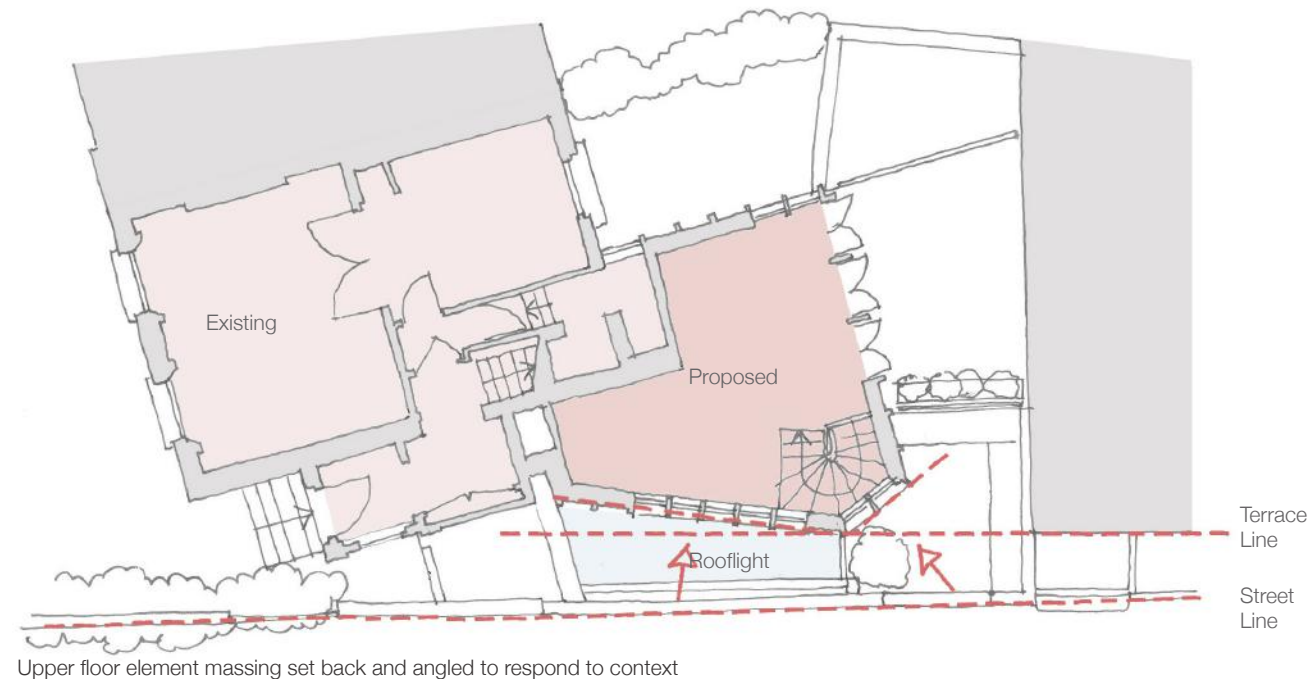
The new extension is designed as two distinct but related elements, informed directly by the footprint, massing and architectural expression of the neighbouring buildings and local context. A lower garden wall 'plinth' element replaces the building on 46 Inverness Street. A lightweight upper ground floor 'orangery' extension sits above, maintaining views through and around it to the rear gardens of Gloucester Crescent beyond.

Where it faces the street, the brick garden wall of no 24 GC is extended along Inverness Street to meet the flank wall of no. 44 – reinstating the original boundary wall condition and largely screening the lower element from public view. This new wall is significantly lower than the rendered wall it replaces, and aligns with the top of the adjacent decorative saltire elements to the garden boundary wall.

The lower element has the same internal floor level as 24A Gloucester Crescent, so is marginally below pavement level. It is reached by two steps leading down from a new front door entrance adjacent to 44 Inverness Street. This minimises requirement for excavation and the impact of the building on the street.

A smaller lightweight upper element is set above and back from the street edge, replacing the existing dilapidated and unsightly rear offshoot extension to no 24. Whereas the lower element wall sits on the existing wall line, the upper part is pulled back from the street edge by approx. 1.2m behind the wall, 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 porch from Inverness Street to be maintained. A recess where the new extension abuts the portico ensures old and new upper floor elements can be read as independent volumes.

Most importantly, the new upper element is pulled away from the flank wall 44 Inverness Street adjacent 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 the terraces. It means that from every angle on the street the replacement building sits comfortably in its context.





## 5.4 Elevations & Materials

The street elevation has been carefully composed to sit comfortably in its location and local context. At ground level, the garden wall of no.24 Gloucester is continued along Inverness Street using matching brickwork, with banding to tie in with saltire lattice blocks, restitching the two sites.

Above the boundary wall, a perforate metal trellis enables planting above and supports the greening of the streetscape. A new entrance through a gap in the wall leads into a planted, external courtyard space. The gate is similarly detailed to the trellis overhead, allowing natural light into the entrance courtyard whilst maintaining privacy and security.

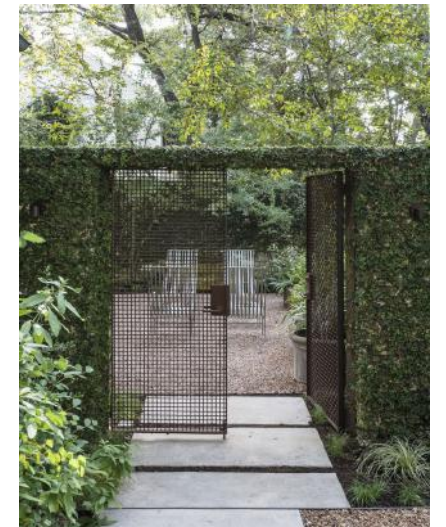
At its upper level, the building is designed to be read as a lightweight timber framed extension to no 24, set back from and popping above the new garden wall, its design and detail taking cues from traditional bay windows and orangery extensions. In this way the new structure reads as both part of but distinct from the existing listed building.

Timber framed windows, with tall vertical mullions have a thickness and formality commensurate with the street elevation and are proportioned to compliment the rendered pilaster columns of the adjacent portico. Deep set glazing will reduce reflectance of the glass and help diminish oblique views into the property. They also provide privacy and solar shading, whilst maintaining a sense of transparency.

The heights and proportions of the glazing are carefully considered to sit comfortably alongside the sash windows of adjacent properties, and together with expressed cornice line at roof level, provides a contemporary, formal but 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. A green roof is concealed behind zinc parapet coping and cornice.

The upper terrace will have a paved surface with perforate metal balustrading to allow planting and views through. 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 new structure being a building in a garden.



Precedents and materials: Pale stained structural timber fins, zinc guttering, building set above brick boundary wall; perforate trellis and planting



Proposal in context



## 5.5 Residential Layout

Unlike previous unsuccessful applications, this scheme does not attempt to shoehorn an entire new dwelling into the tight site of no.46 which has been shown to be unfeasible. Instead, by combining the two adjacent sites it becomes possible to create a generous 3 bedroom family unit with excellent amenity from what was previously minimum sized 1bed room flat and a derelict property. The new family home is carefully planned to suit the applicants particular needs and provide efficient, flexible and high quality living spaces as follows:

- A new partially covered external courtyard provides legible, protected entrance with ample space for secure bin and bike storage.
- A central, naturally lit generous kitchen / dining / living space has natural ventilation, rooflights, aspect and direct access to private green outside space
- An upper floor living room has triple aspect and direct access to an external protected terrace.
- Three good sized bedrooms all with storage, good levels of daylight and aspect onto private green outdoor space.
- Conveniently located, good sized bathrooms, wcs and utility space
- Options for alternative arrangements of bedrooms, study spaces and furniture, allowing future flexibility.

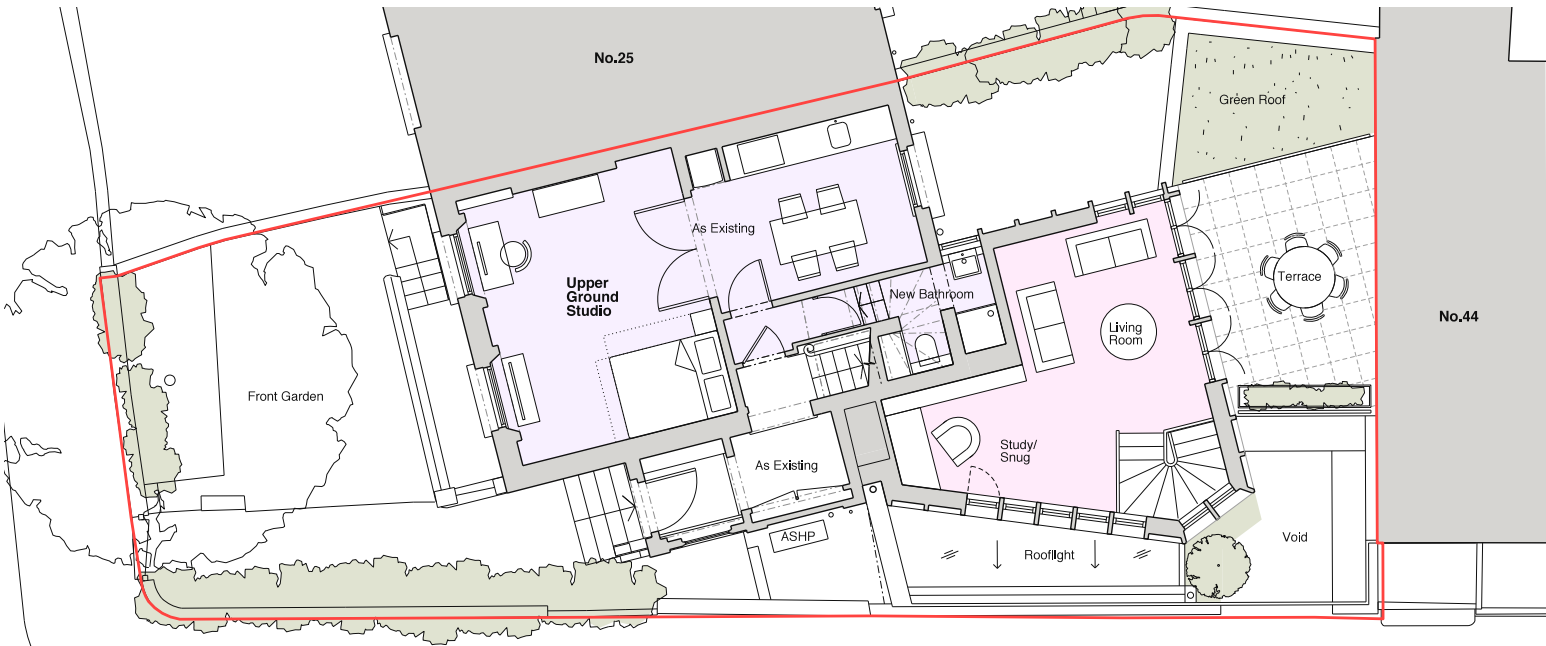
The proposed new unit size is in accordance with recommendations for floor area and internal and external amenity space given in guidance by the GLA and Camden's Residential Standards:

*Existing Areas (GIA):*

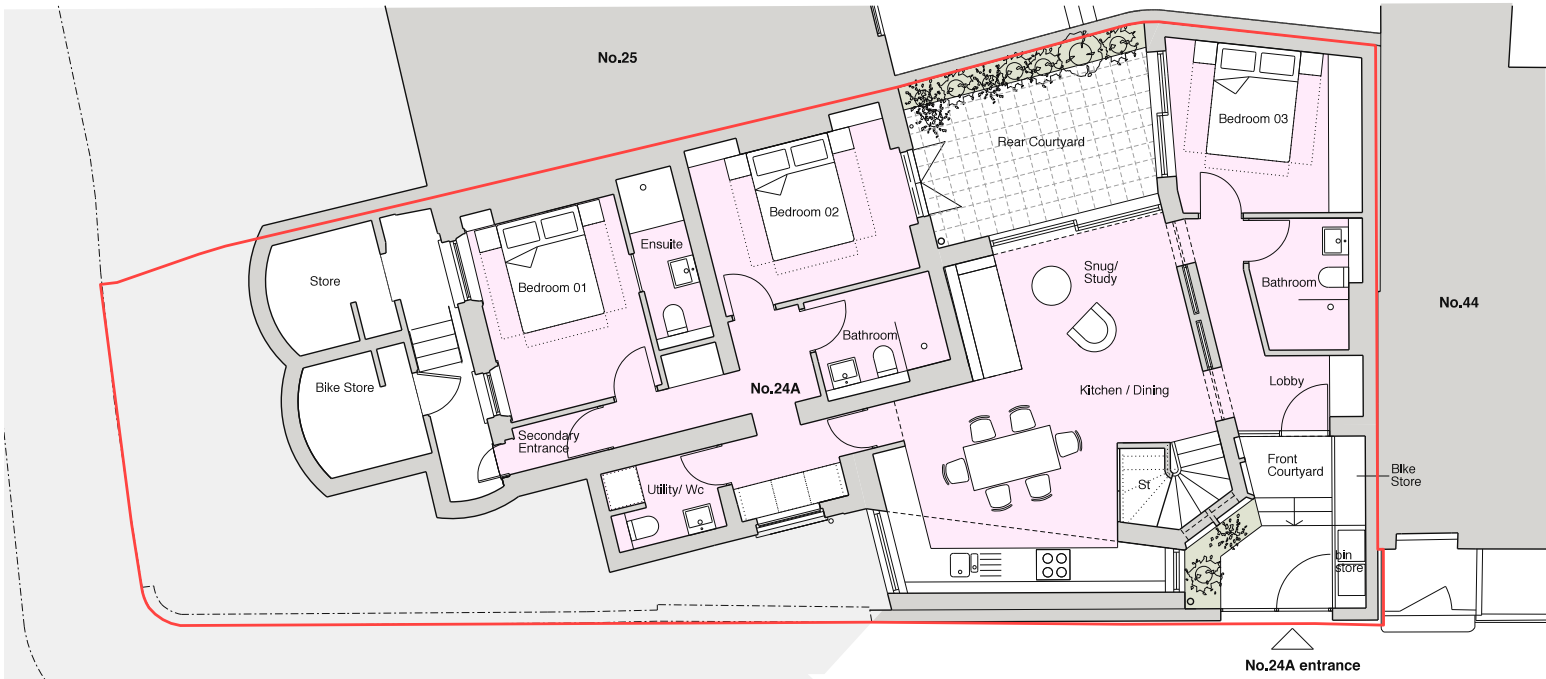
24A GC	1B2P flat 53m2 + external amenity 33m2
46 Inverness St	EMPTY Site total 43m2

*Proposed:*

24A GC + 46IS	3B6P m'nette 124m2 + external amenity 36m2
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Proposed Upper Ground Floor Plan



Proposed Lower Ground Floor Plan - Entrance level



5.6 Outlook & Neighbour Amenity

The proposal has been specifically designed to improve passive surveillance of the street, provide good outlook and daylit spaces to future residents whilst ensuring their privacy, and to limit any overlooking of neighbouring houses.

The lower level living space is top lit by generous rooflights and has outlook towards a private rear courtyard and front entrance area. 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 provides an opportunity to provide passive surveillance onto the street, which, having been derelict for years has become a magnet for antisocial behaviour. Street facing windows give the building a sense of transparency and bring life back to this part of the street.

Whilst the main outlook of upper level is onto the street, it also provides access to an upper level terrace of Inverness Street house. The proposed roof terrace is pulled back from the street and neighbouring gardens, where it is sheltered by the flank wall of 44 Inverness street, to prevent overlooking. This important ‘gap’ not only maintains views through from the street to the rear gardens of Gloucester Crescent, it provides high quality external amenity space with plenty of sunlight and privacy.

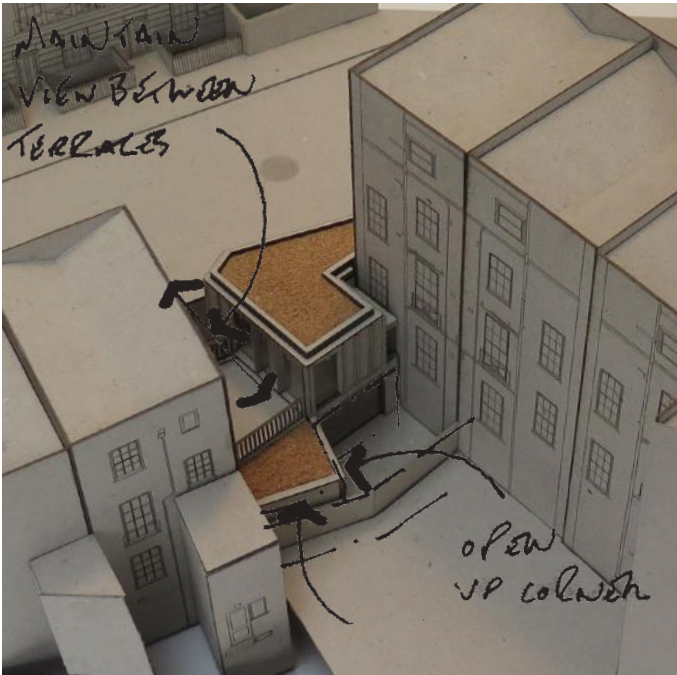
5.7 Sunlight/Daylight:

Point 2 Surveyors Ltd have prepared a Daylight and Sunlight Report that examines 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.



Sketch view out of lower ground living area into planted courtyard



Forms and external spaces designed to ensure good sunlight aspect & privacy.



Section CC

Section showing protected upper floor terrace, bedrooms look into central courtyard



5.8 Access

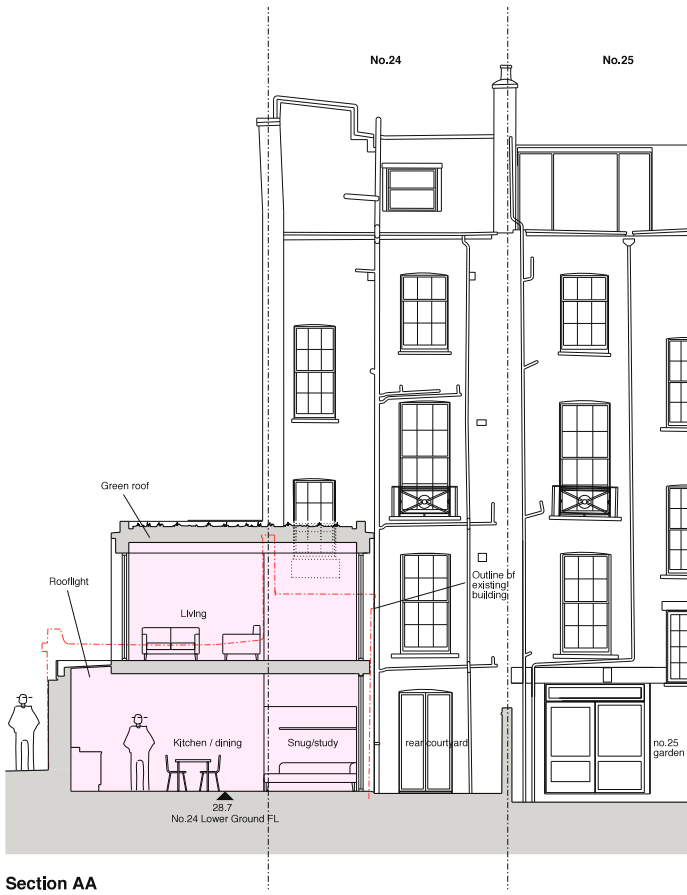
The nature of the site and its complex levels is such that level street access cannot be provided to the principal storey of the dwelling. However access to the existing lower ground floor unit is vastly improved, by virtue of its new entrance on 46 Inverness street. The current lower-ground flat to no.24 is accessed via 8no. external steps within the front narrow light well and a very narrow front door.

The proposed scheme has its primary entrance, lobby, and bin store at street level, with only 2no. generous steps down internally to reach the principal storey, whilst also retaining the existing light-well access as a secondary access point.

Internally the lower ground floor accommodation is all at one level - with no internal steps or changes of level, so all bedrooms bathrooms are accessible, as is the primary living space and external courtyard.

This internal arrangement provides flexibility for members of the applicant’s family who have complex needs and their carers to live comfortably alongside each other.

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



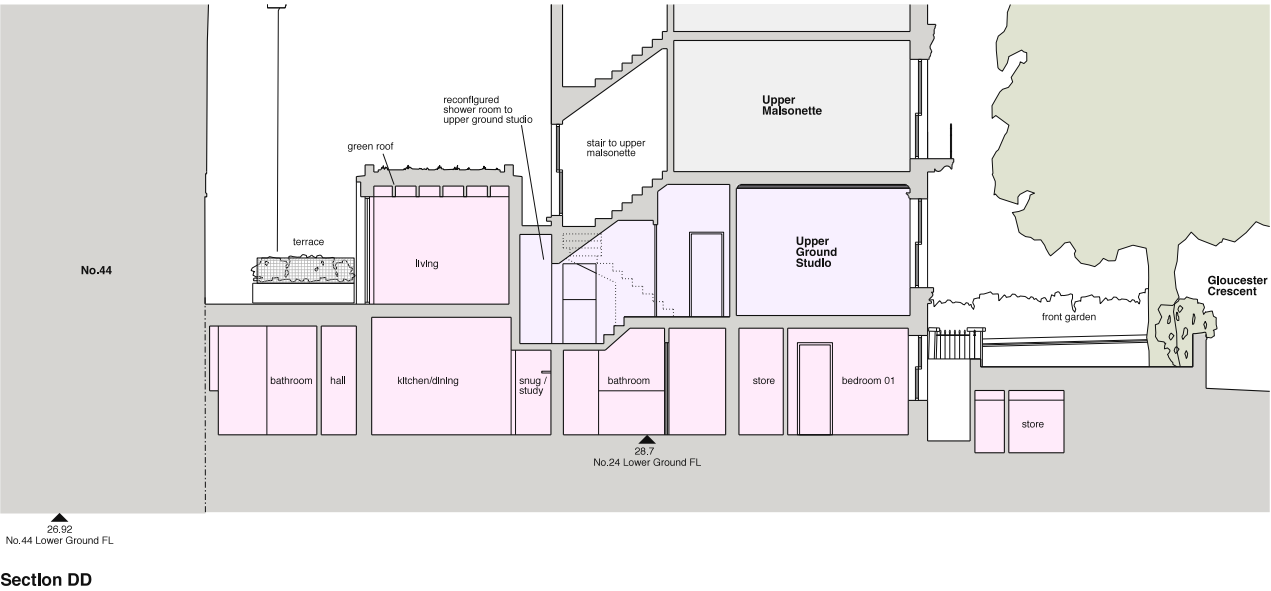
5.9 Transport

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. It is served by extensive bus services with several stops within a 5 minute walk. The surrounding streets such as Camden High St & Camden Road have shops and other amenities. The proposal will be car free in line with Camden policy.

5.10 Structure

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.

Refer to Appendix IV for the Structural Engineer’s report.



Sections showing relation of new spaces with street level, existing internal levels and external areas



# 6.0 Heritage Impact

Refer to Appendix II - Heritage Statement by Iceni Projects.

The proposed extension and alterations have been carefully designed to preserve and enhance the character and appearance of the listed building and the conservation area. Proposals are sympathetic in terms of detail, materials and layout, in keeping with the spirit and character of the Primrose Hill & Camden Town conservation areas and enable the original form, character and special interest of the existing listed building to be clearly understood. The Heritage statement sets out the context, significance and impact of the proposal in full and including the following key points:

**Works to the listed building:** The proposals include very minor amendments to the existing lower ground floor of the listed building. None of these harm the special character or significance of this, historically secondary, area of the building and are as follows:

- Introduction of a small en-suite shower room to front bedroom for carer's private use (retaining any existing features eg chimney breast)
- lowering rear bedroom window cill to enable provision of double doors for direct access into courtyard (necessary therapeutically, and in common with many other houses in the street)
- adaption of space under the portico to form access into the new building in the most effective location, with least loss of fabric.
- removal of temporary, non historic and unsightly upper floor offshoot bathroom and terrace to enable provision of the more permanent upper floor extension, which will be a benefit.

**Impact on the setting of the listed building:** We are mindful of the desire to preserve a view through to the rear of the Gloucester Crescent terraces, raised by officers in previous applications and upheld by appeal inspector, and have ensured this view is retained through careful form and design of the proposed extension. Notwithstanding this, we do not consider that partial erosion of this gap would be harmful to the setting of the listed building. Indeed it is very common, and historically common for these 'gaps' to be enclosed - as evidenced by many houses in Gloucester Crescent and locally where corners are often completely infilled. Is it is equally common for extensions to listed buildings and conservations to be visible from the street - as evidenced in some of Camden's most distinctive modern buildings - in similar conservation and listed settings - a few examples opposite.



Local examples of 'infills' at corner sites



Examples of exemplary contemporary Camden homes in conservation areas and in relation to listed buildings (John Winter house, Max Fordham passivhaus, Burton House)



## 7.0 Sustainability, Carbon Use & Biodiversity

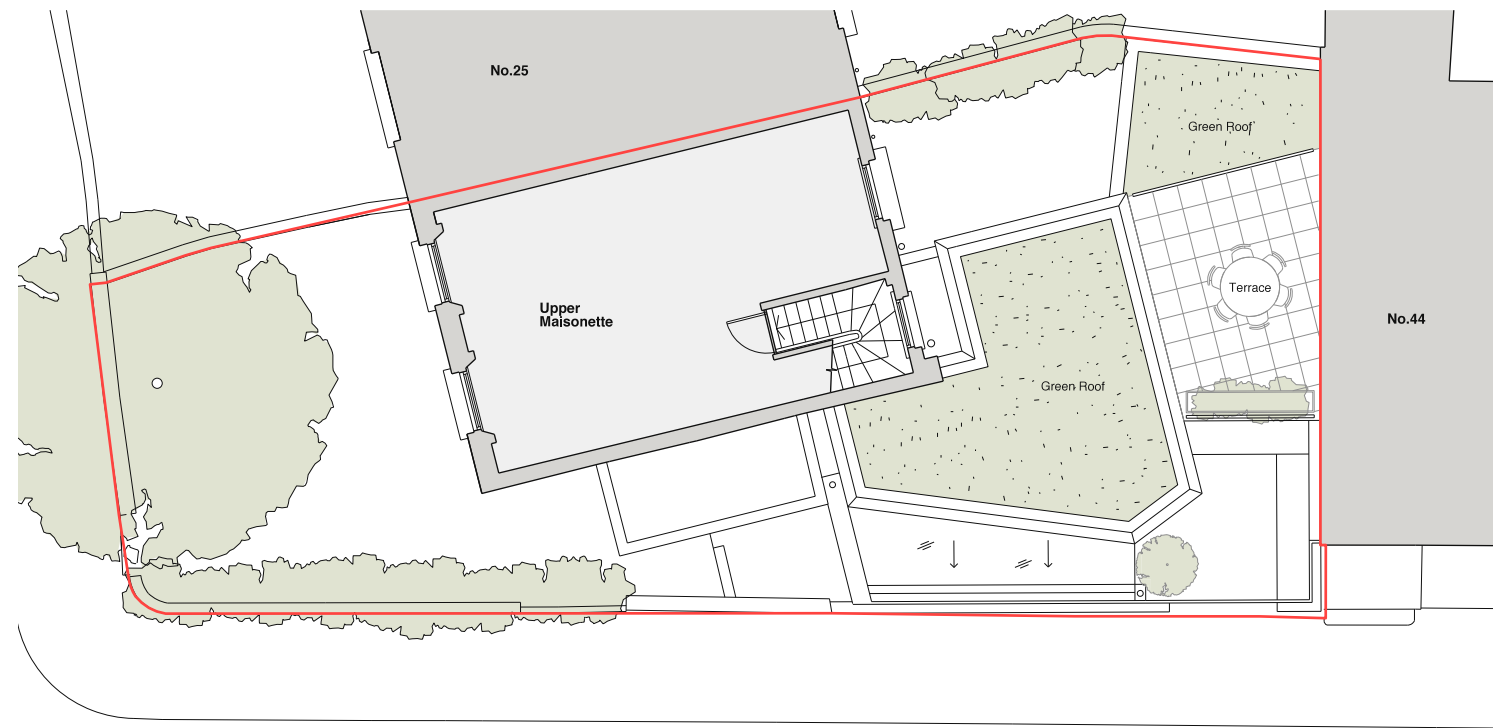
The proposals are designed with input of specialist sustainability engineers Max Fordham & Partners, based in Gloucester Crescent and with whom Burd Haward have worked on numerous exemplary award-winning buildings for the past 25 years. The little building will limit both embodied energy (in construction) and energy in use in numerous ways, and improve the biodiversity of the site, as follows:

- **sustainable land use:** Most significantly, the opportunity to combine the two sites makes it feasible to develop the Inverness Street site making sustainable use of otherwise redundant land.
- **minimal excavations:** All previous proposals incorporated full basements. Combining the sites enables less intensive development, and most importantly allows omission of a basement. This brings significant embodied carbon reductions compared to earlier schemes, and avoids potential requirement to stabilise existing neighbouring structures, keeping the structure minimal.
- **new fabric:** The proposed extension will be insulated to exceed current Building Regulation u-value requirements to provide high levels of thermal performance and airtightness.
- **existing fabric:** there is opportunity to improve the thermal performance of the existing flat through upgrade to the fabric - draught-proofing of existing windows, new doors and replacement of low- performing external offshoot extension.
- **natural ventilation & daylight throughout:** all living rooms naturally lit and ventilated with major living spaces dual aspect and with direct access to private external amenity space.
- **low energy & water use fittings:** space to dry clothes internally, to live and work, for secure bike & recycling storage
- **sustainable heat source:** an opportunity to replace the existing gas boiler with a more sustainable heat source, e.g. ASHP. This would be located at lower ground level between the portico and existing no.46, where the bins are currently located and entirely screened from view by the existing garden wall and planting. Adjacent to plant, utility and WC areas means increased efficiency and minimises acoustic impact.
- **improved bio-diversity:** The new flat roofs are all either bio-diverse green roofs, or, where accessible, planted roof terraces, creating a generous bio-diversity net gain and improving the aerial view of the site for neighbours.

Further details to be developed post planning submission.



Two RIBA award winning low carbon, bio-diverse homes by Burd Haward Architects - with Max Fordham Associates (Brooke Coombes House / Bluebell House)



Roof plan - an opportunity to green the site and improve biodiversity

Inverness Street



# 8.0 Consultation

## 8.1 Local Authority

The scheme was submitted for pre-application advice in 2024. Officers supported development of the site in principle but raised concern about the solid appearance and footprint of the proposed upper floor element. Design Officers suggested adjustment to create more lightweight, delicate appearance from the street. Following this advice the design has been completely reworked, to maintain as wide as possible 'gap' between the two terraces and views through the site to the gardens beyond, to set the upper floor back so it does not project beyond the existing porch to no 24. The detail has been refined and materials amended so the upper floor element reads as a framed lightweight structure rather than a solid competing masonry volume. The design of the boundary wall has been developed to reflect the detail of the listed building garden wall adjacent (rather than the white stucco wall of Inverness Street).

## 8.2 Neighbour consultation

The applicant has shared proposals with immediate neighbours and other street residents. There has been widespread positive response including from people who have helped to shape the character of this wonderful street over many years.

## 8.3 Primrose Hill Conservation Area Committee

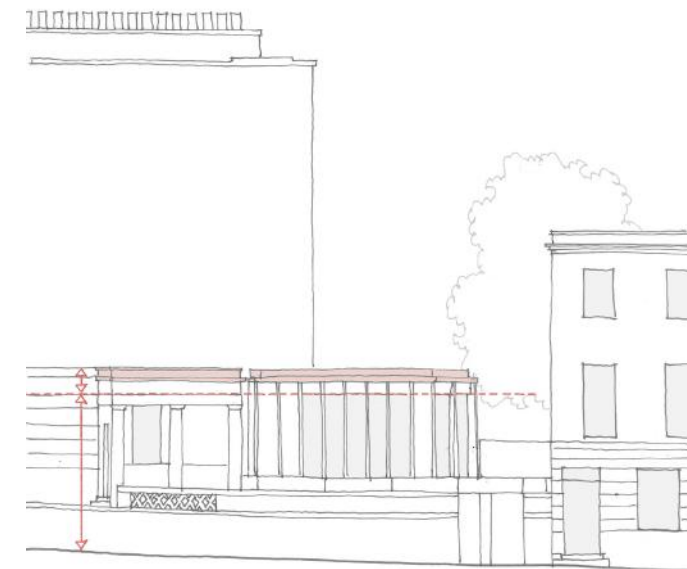
The CAAC was not consulted prior to submission, mainly as it was noted that the committee had 'welcomed the design in principle' of the previous (unsuccessful) application. The design of this, far less intensive, proposal was developed following close reading of the PHCAAC supportive advice given in relation to the previous application. This focussed on ensuring a shadow gap was maintained between the new building and the existing porch, further articulation of the upper floor element and careful choice of brick - all advice which we agree with and which is reflected in the proposals.



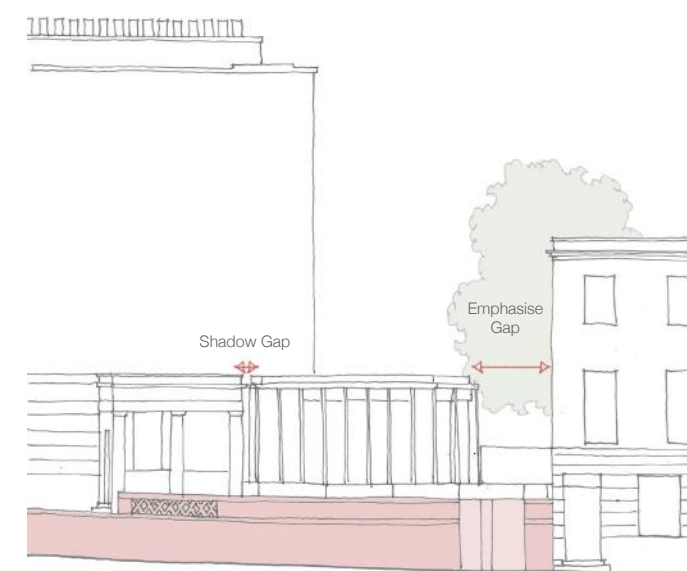
Pre-app scheme



Refined proposals



Refined (application) scheme: Proportions & heights relate to context



Refined (application) scheme: Townscape gap maintained & original boundary



# 9.0 Conclusion

**A considered, bespoke design that responds to its conservation context and enables the sustainable development of a redundant and neglected site to create a new high quality home for a local family.**

The proposals represent efficient and sustainable use of an existing brownfield site that, due to its small size, has been unfeasible to develop for the past 30 years.

Combined ownership of the Inverness Street site with the adjacent listed building at 24 Gloucester Crescent presents a once in a lifetime opportunity to develop a design that makes sustainable use of the site without over intensification.

The building has been designed by award-winning conservation architects with considerable knowledge of the local area, its conservation context and Camden's aspirations for design quality.

The design will enhance the setting of the listed building and the local streetscape by removing a derelict and abandoned building which has become the site of local antisocial behaviour, and replacing it with a carefully considered, modest and exemplary new building. It will reanimate and improve safety and security on this part of the street.

As well as creating a new high quality family home, the proposal will offer specialist accommodation for two young adults with severe disabilities and their carers, allowing them to remain living near their family home.

The proposal addresses all design issues raised in earlier refused applications and responds to officer's advice in a creative, thoughtful manner. The result is a contextual response that meets the clients' brief and enhances the character and appearance of the Conservation Area.

It is hoped the proposals will be recommended for approval.



A carefully considered scheme that puts an empty, difficult to develop site into sustainable residential use, and protects and enhances the setting of the neighbouring listed building and local conservation area.