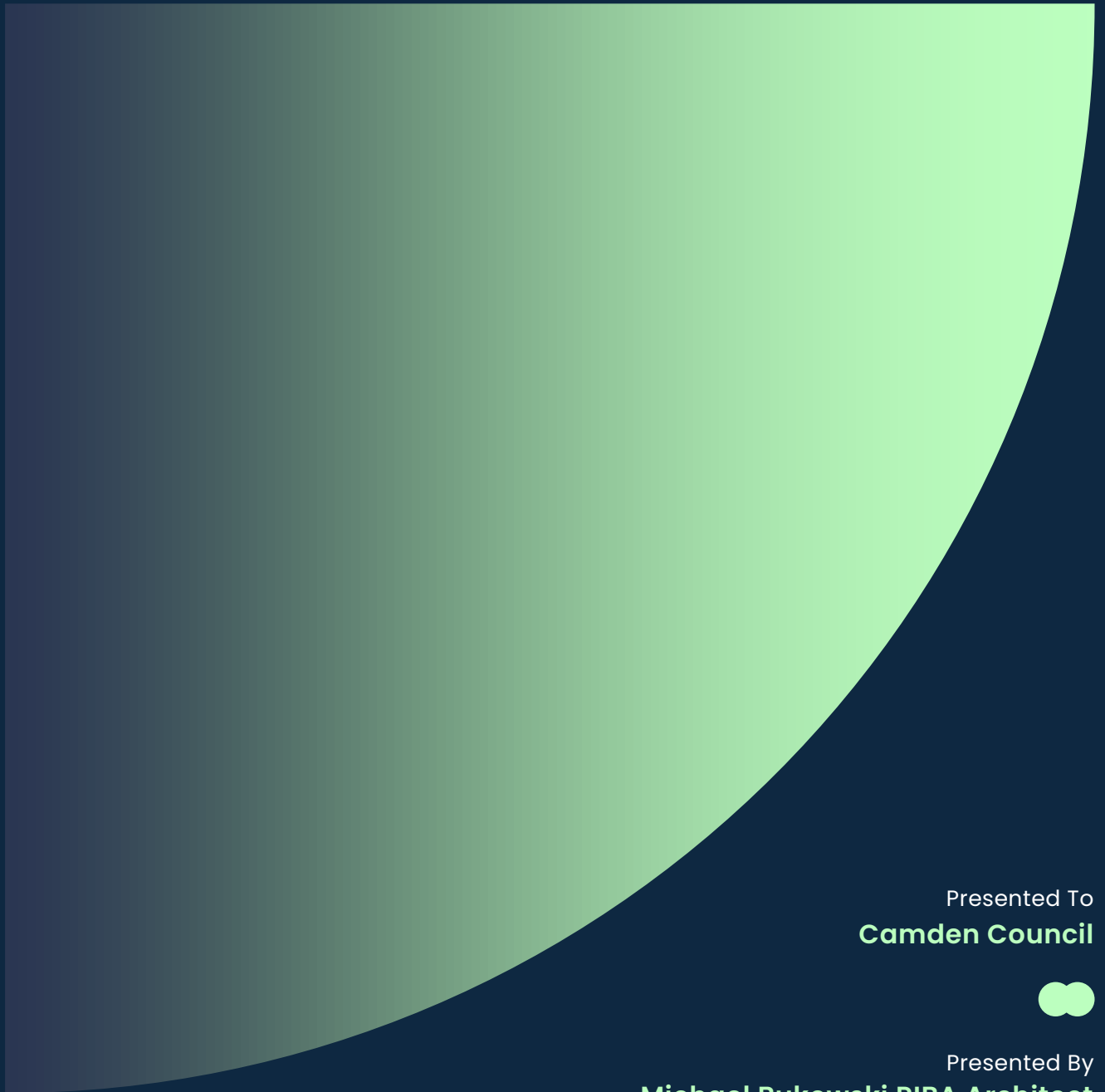




MBBM STUDIO ARCHITECTS

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DESIGN & ACCESS, AND HERITAGE STATEMENT



Presented To
Camden Council



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Revision 0

DESIGN & ACCESS, AND HERITAGE STATEMENT

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1. INTRODUCTION

This statement outlines the proposed external alterations at 61 Gloucester Crescent, a Grade II listed property situated within the Primrose Hill Conservation Area. The works have been designed to be sympathetic to the character of the building and its historic surroundings.

MBBM Studio Architects have been commissioned by the applicant to prepare this application. The practice brings over 20 years of experience in dealing with listed buildings and heritage-led projects, demonstrating a strong understanding of conservation principles and best practices in the context of historic environments.

2. SITE AND HERITAGE CONTEXT

61 Gloucester Crescent is located to the south-west of the inner arc of properties forming the crescent. The principal elevation faces approximately east. The house is Grade II listed, along with its neighbouring and opposing properties. The site lies within the Primrose Hill Conservation Area.

The property benefits from a front drive, existing crossover, and a low front boundary wall. Many nearby properties have traditional cast iron pedestrian and vehicular gates, contributing to the established architectural character of the area.

3. EXISTING FRONT BOUNDARY DESCRIPTION

The front drive of 61 Gloucester Crescent is currently separated from the public footpath by a boundary wall constructed of yellow stock London brick. The wall comprises four brick piers topped with coping stones, with a short central wall and a timber pedestrian gate. An existing vehicle crossover, approximately 3 metres in width, connects the site to the street.

However, the effective usable width between the two brick piers leading to the drive is only 2.3 metres. This significantly restricts vehicular access and has proven to be highly impractical for regular use. Maneuvering a vehicle into or out of the drive requires precise alignment and is frequently hindered by the narrow opening. As a result, residents have experienced repeated instances of vehicles being scratched or damaged when attempting to access the property.

The current layout presents an ongoing inconvenience, raises safety concerns, and limits the functional use of the driveway, especially in a context where many neighbouring properties benefit from wider, more accessible entrances. This issue is a key driver behind the proposed minor adjustment to widen the entrance in a sympathetic and reversible manner.

4. PROPOSED WORKS

All proposed interventions are external and confined within the front curtilage of the listed property

- The primary proposal is to widen the vehicular access by repositioning the right-hand pier, thereby increasing the usable width to 2.7 metres.
- A new bin store is proposed, constructed from composite wood for durability and low maintenance.
- New black cast iron gates are proposed: a sliding vehicular gate and an inward-opening pedestrian gate, designed to reflect the style of those at No. 5 Gloucester Road. These additions will enhance both the security and the streetscape presence of the property.

5. FORM, DETAIL AND MATERIALS

The works are minimal in scale and are considered alterations rather than new constructions.

- The existing brick pier will be carefully dismantled and rebuilt using salvaged London stock bricks to preserve material continuity.
- The proposed gates will be lower than the existing piers and constructed from black cast iron, in keeping with adjacent examples.
- Several neighbouring properties benefit from similar vehicular and pedestrian gates







6. IMPACT ON HISTORIC FABRIC

The scheme has been sensitively designed to ensure minimal impact on the historic building fabric. The detailing and layout are sympathetic, preserving the original architectural character while subtly enhancing it.

- The bin store will be in a similar location to the existing setup but will improve visual appearance and functionality.
- The relocation of the pier and gate installation is intended to blend seamlessly with the historic context.

7. ACCESS

There are no substantial implications for access. The proposed alterations aim to marginally improve vehicular access without altering the existing crossover. This will provide safer and more convenient entry to the front drive.

8. CONCLUSION

The proposed works represent a carefully considered and proportionate enhancement to the front boundary of 61 Gloucester Crescent.

- The design respects the architectural integrity of the listed property.
- No historic fabric will be lost.
- All additions will be thoughtfully detailed to reflect the heritage setting.
- There is no adverse impact on neighbouring amenity.
- The alterations will positively contribute to both the individual property and the wider conservation area.