



1273

Adjustment to Roof Extension  
66 & 67 Gloucester Crescent  
London NW1 7EG

## Design, Access and Heritage Statement

Prepared for London Borough of Camden

December 2013

Issue status: Listed Building Application

To accompany Planning Amendment Application Ref 2013/7560/P

**BHA**

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## **1.0 Introduction**

This is a minor application for Listed Building consent for a small adjustment to the roof height of a mansard roof extension at 66 and part of 67 Gloucester Crescent, London, NW1 7EG. Planning permission and listed building consent were granted for the new roof extension in March 2013 (Application Refs 2013/0356/L & 2013/0331/P).

This listed building application is to be read in conjunction with the Planning Amendment Application (ref 2013/7560/P) submitted in November 2013, to adjust the previously approved roof extension height.

The proposals have been discussed with Hannah Walker in the conservation design team. This Design, Access & Heritage statement describes the context and the proposed application, and should be read in conjunction with drawings as listed in the attached Drawing Issue Sheet (appendix I).

## **2.0 Site & Surroundings**

Gloucester Crescent is a residential street located in Camden, between Oval Road and Arlington Road, and within the Primrose Hill Conservation Area.

The crescent is made up of a distinctive variety of period houses, mainly 3 storeys high + basement, some with an attic storey. On the east side, the houses are characterised by robust Italianate detailing, projecting towers, strong horizontal string courses and diminutive attic storeys. The west side of the crescent is more typical of the period in terms of its form, detailing and embellishment.

The application site is situated on the west side of Gloucester Crescent (facing east) and comprises of the entirety of no.66 Gloucester Crescent, and the lower entrance element of no.67. It is three bays wide with a symmetrical composition, with a window in the centre, and a door on either side. No. 66 occupies the majority of the property, other than the door on the left-hand side (and the small room above), which are part of no. 67.

At 3-storeys high (including basement), the property is a storey lower than the 4-storey buildings to either side. Its façade is horizontal in orientation, in contrast to the character of the adjoining properties that have a more vertical townhouse appearance.

Construction of the proposed roof extension at 66 and part of 67 Gloucester Crescent has not been started.

## **3.0 Building Description**

The building is three bays wide and 2 storeys high when viewed from the street, with a lower ground (basement) below. The front elevation is in London stock brick, and has a detailed projecting stucco cornice. The brickwork to the central bay is slightly recessed, and the cornice steps back to follow this. The entrance doorways are flanked by pilasters supporting entablatures, the doors are panelled and part-glazed doors with over lights. Windows above the doorways are narrower than those in the central bay. The windows all have stucco surrounds, and those at the first floor have pedimented heads. Windows are single glazed sashes, painted white.

The interior of no 66 is well maintained with many original features remaining such as fireplaces, cornicing and a stained glass window to the rear elevation, above the 1<sup>st</sup> floor stair.

Planning and Listed Building Consent has been granted for a new traditional mansard roof extension spanning across both properties, internally this reflects the existing division of space between the two properties and primarily serves no 66. The new extension is set back from the existing building line behind the existing parapet, and designed in accordance with current Camden Supplementary Guidance details for new roof extensions. The extension would be carefully detailed and built, with very little alteration to the existing fabric of the house, with the majority of the existing flat roof and second floor ceilings retained intact.

The roof will be clad in natural slate, with lead clad dormers & timber facing detail. New sash windows will be white painted timber sashes, doubled glazed with 14mm (4,6,4) double glazed units, and mullion profile to follow the existing windows below.

#### **4.0 Proposed Adjustment**

To ensure the new internal space above no.67 is fully utilised and accessible, the owners propose forming a new opening from their 2<sup>nd</sup> floor landing into the extension. A separate Listed Building Consent application has submitted for this work (2013/7563/L).

To ensure adequate head height above the proposed opening, a small increase in height of 200mm is required to the ridge of the extension and the point where the mansard changes plane.

The adjustment to the roof height shall barely be readable from the road and surrounding properties, as the ridge is set back from building line, behind the existing parapet. The proposed raised roof height does not impact on privacy or light to any adjacent property.

#### **5.0 Impact on Historic Building Fabric**

The proposed adjustment has no impact on the historic fabric.

#### **6.0 Access**

The ridge and the point where the mansard changes plane needs to be slightly raised in order to provide necessary head height internally at the opening between the existing building of no. 67 and the approved extension. Increasing the internal head height in the mansard roof extension will provide the inhabitants access to a greater area of usable floor space.

There are no other access implications.

#### **7.0 Planning History & Pre-Application Consultation**

The scheme has been developed following the applications below & detailed pre application discussion:

- Approved Planning & Listed Building Application ref 2013/0331/P & 2013/0356/L, for erection of roof extension to no.66 & part of 67 Gloucester Crescent. Approved 14<sup>th</sup> March 2013.
- Planning Amendment Application ref 2013/7560/P submitted, for the amendment to planning permission 2013/0331/P for raising the roof ridge height of roof extension and associated alterations.
- Pre-application advice from Ms Hannah Walker, Conservation Officer, forwarded to BHA from Mr Jason Travis 18/12/13, states: *'I don't think that the increase of 200mm in the roof form (this is at ridge height and also an increase in the height at which the mansard changes plane) will be readily perceptible, particularly in views from the street. The ridge is setback several metres from the front elevation and is seen obliquely from the ground. Furthermore, the parapet will remain the dominant feature on the front elevation with the mansard set behind it.'*

#### **8.0 Conclusion**

The design of this traditional mansard roof extension has been carefully considered to ensure it is a sensitive addition to the streetscape, remaining subservient to the adjacent properties. The proposed minor adjustment to its height has no additional impact on the historic fabric.

The design has been reviewed and endorsed in principle by the Camden Conservation design team. We trust the amendment will be recommended for approval.

## Appendix I: Burd Haward Architects drawing issue sheet

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