



Design and Access Statement

*28 Gloucester Crescent
NW1 7DL*

INTRODUCTION

No. 28 Gloucester Crescent is a Grade II listed terrace house located within the Primrose Hill conservation area.

The main part of the house was built c.1845-50. The original front elevation remains almost completely intact whilst the rear has been extended at both ground and lower ground throughout the C20th.

The alterations we propose in this application are to maximise current internal space through the reconfiguration and refurbishment of the lower ground level. A small scale extension to lower ground and ground floors will provide additional living space whilst improving the current internal layout; creating an overall more coherent and usable space.

It is both our intention and the client's desire to maximise the potential of the existing building and improve its livability without impacting or distracting from the historic fabric of the building.

LOCATION

28 Gloucester Crescent
Camden
Greater London
NW1 7DL



fig 1. Location plan (not to scale, see 316-100-E)



PRIMROSE HILL CONSERVATION AREA

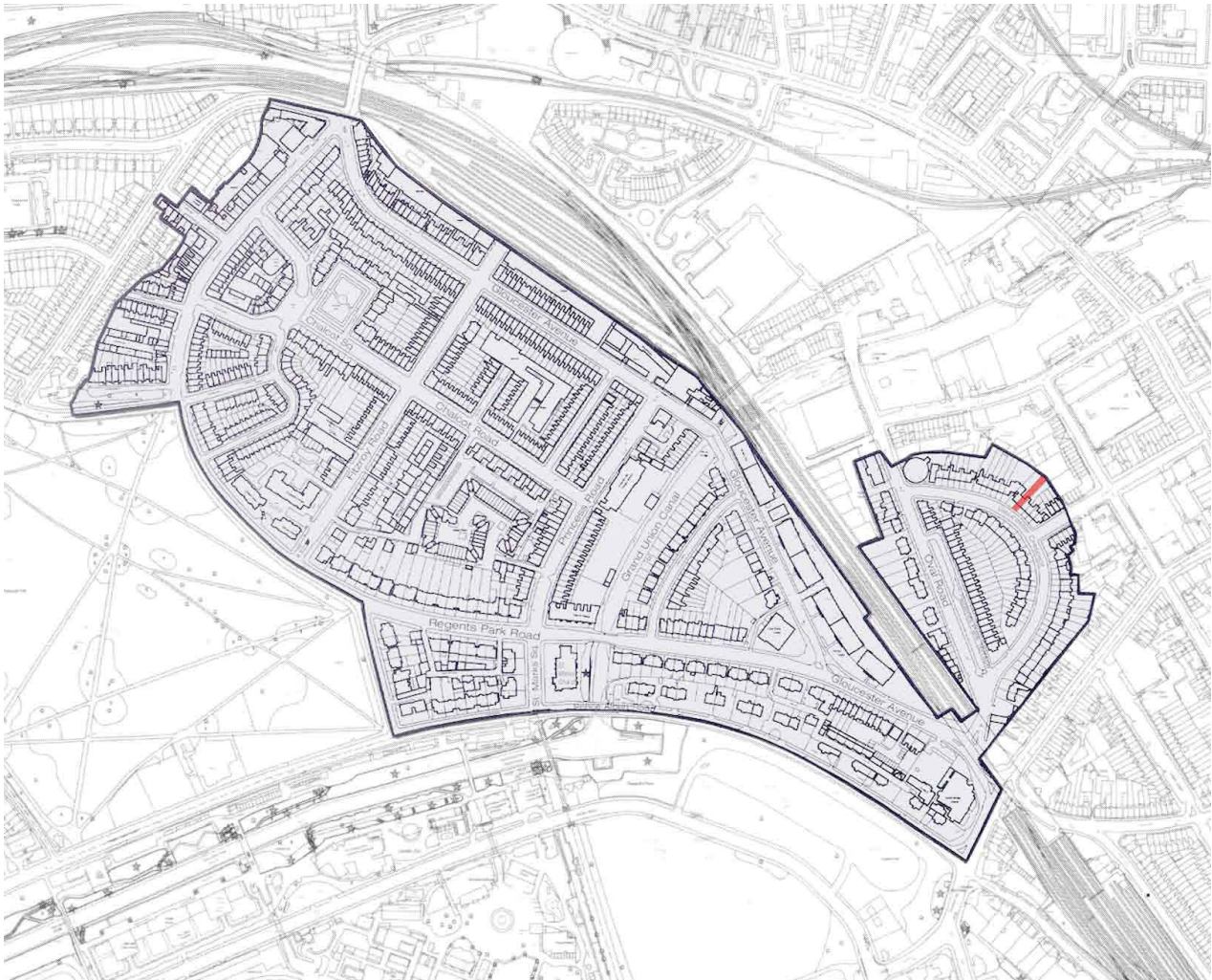


fig 2. Primrose Hill Conservation Area Plan (not to scale)

28 Gloucester Crescent falls within the Primrose Hill Conservation Area.

Gloucester Crescent was laid out as a part of the master plan to develop the estate of Lord Southampton. The Gloucester Crescent site was purchased from Lord Southampton in 1840 by Henry Basset, who's family were surveyors to the estate.

Henry Basset was also responsible for the design of the villas and terraces on Gloucester Crescent, No. 28 is one of these designs.

The character and appearance of No. 28 is typical of the Conservation Area.

No. 28 was Grade II listed in 1999. The listing description only covers the front elevation. The interior of the house was not inspected when the house was listed.

CONTEXT

Gloucester Crescent is an ambitious curved terrace of substantial Italianate houses built in the Victorian Era. Like the other houses in the terrace, No. 28 is built from London stock yellow brick with white channelled stucco render to the front ground floor elevation.

The property is sheltered by neighbouring houses to the south, east and west, whilst the northern boundary is marked by a yellow brick wall with wooden gate leading to the main ground floor entrance.

The property sits between No. 27 and 29, No. 29 is currently split into flats whilst No. 27 is a single family dwelling.



fig 3. Ariel view



fig 4. Street view

SITE



fig 5. Rear view



fig 6. Rear garden view

The main part of the house was built c.1845-50.

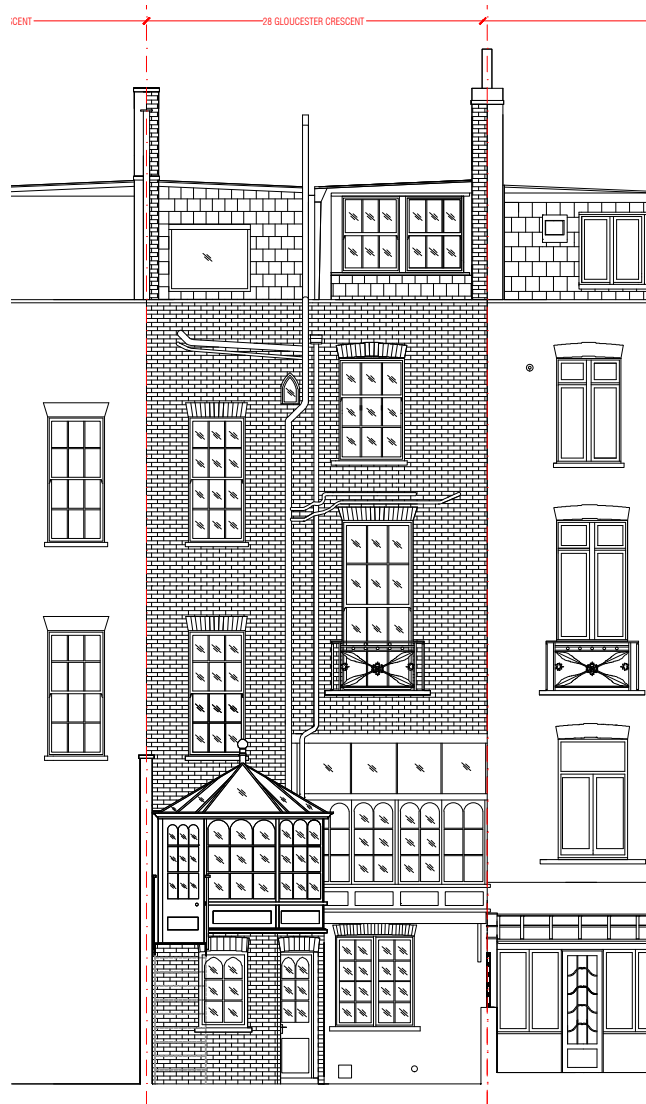
The original front elevation remains completely intact from ground level up, whilst the original lower ground coal bunkers were dug out during the C20th changing their appearance. The rear has been extended at both ground and lower ground throughout the C20th.

During the 1980's the rear of the property was extended to give additional living space at lower ground and ground floor in the form of a conservatory. Shortly following this a smaller second conservatory extension was constructed at ground level. At some point during the C20th the house was also extended into the loft space.

Post 2000 the lower ground level was partially refurbished.

DESIGN PROPOSAL

Our proposal is for a rear extension at ground and lower ground level, along with internal reconfiguration and refurbishment of the lower ground level.



Lower ground:

fig 7. existing rear elevation (not to scale, see 316-201-E)

- Remove internal partitions and extend bedroom 1 to create an open plan living space from the existing series of smaller spaces and corridors. This will improve internal circulation, create a more usable space, open up views to the garden and better reflect the layout of the upper ground.
- Reconfigure the bathroom, replace sanitary ware.
- With the exception of the kitchen, all rooms will be sympathetically redecorated. Skirting, ceilings, flooring, doors and plaster work will, where necessary, be restored or replaced as appropriate. Chimney breasts and fireplaces will be retained and where necessary restored to their original design.
- Replace external study door with a full height timber framed glazing panel, this will be in keeping with the existing Gothic style whilst creating a stronger visual link with the garden.
- Introduce full height folding glazed doors to the rear, this will allow the internal space to extend into the garden and improve light levels.
- Retain a substantial column of the original rear wall, to keep visible and embrace the original extent of the building.

Ground:

- Replace existing kitchen extension with a larger addition to give additional space to the kitchen.
- Connect the new extension to the existing conservatory with a set of glazed doors; this will link the current isolated conservatory with the rest of the living space.
- Introduce a roof light and sash window to increase kitchen ventilation and daylight levels.

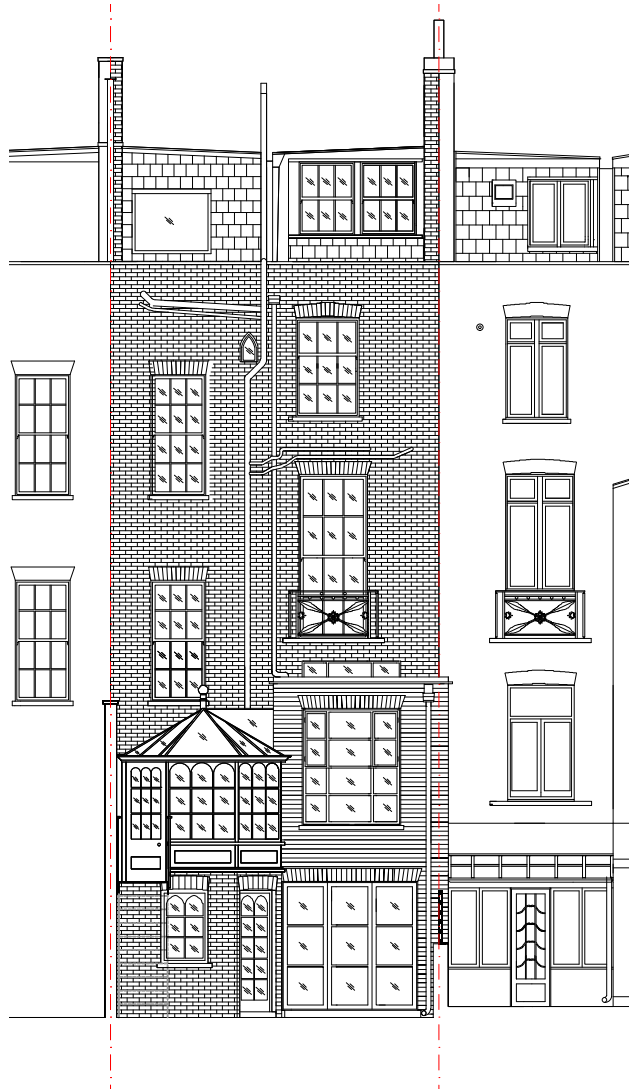


fig 8. proposed rear elevation (not to scale, see 316-201-P)

Overall the proposal aims to create a more coherent design, improve the internal circulation, increase natural daylight levels and maximise the internal space to improve the usability and livability of the house.

DESIGN PROPOSAL NO. 29 GLOUCESTER CRESCENT

We have also been asked to prepare a planning application for a ground and lower ground floor extension of the neighbouring property, No. 29 Gloucester Crescent.



fig 9. proposed rear elevation at No.28 and No.29 (not to scale, see 316-202-P)

This will minimise overshadowing and overlooking associated with the extensions and provides an opportunity to create complementing proposals:

- Both proposals shall extend to the same distance at ground floor.
- The proposals shall be of equal height.
- Both proposals will be finished in the same materials, white painted render and ground level and timber framed full height glazing at lower level.
- Lower ground glazing divided into three panels will be reflected in both extensions.
- The complementing schemes will reinstate the overall integrity and cohesion of the rear elevation, which was previously compromised through unconnected additions. (As mentioned in the English Heritage, London terrace houses 1680-1860-A guide to alterations and extensions).



fig 10. rear view from garden.

AMENITY

Although there is a loss of outside space to the side of the existing conservatory extension, there is ample space to the rear of the property and the existing arrangement creates an awkward space that is of limited use.

The large glazed doors to the proposed extension will improve access to the garden.

We have paid close attention to sections PH 25-30 of the Primrose Hill Conservation Area statement, the following points set out why we believe the proposed extension will not detract from harmony or character of the existing terrace.

Due to the street's curvature and various rear extensions, in particular the substantial extensions to No.29 and No.30, there is no distinct rear building line to the terrace. Our proposals at No. 28 and No. 29 aim to create a more coherent rear elevation with the additions being of the same height and extending to the same point.

The existing conservatory extension is the dominating feature of the rear elevation. The proposed extension is of an appropriate scale to allow the existing conservatory to continue as the dominating feature. The presence of the existing conservatory will conceal the addition from No.27, therefore minimising its impact.

The densely vegetated gardens, as seen in fig 7 and 10, will further minimise the impact of an additional extension of the rear of No.28 to neighbouring properties.

Previous additions have compromised the integrity of the rear elevation, our proposal aims to minimise this through the complimenting extension to No.29.

Our proposal will have no impact to views of the property from the street.



fig 11. rear demolition (not to scale, see 316-203-E)

MATERIALS

Both the ground and lower ground rear extension has already been compromised due to previous extensions.

The proposal will not include any demolition of the original building at ground level, it will replace the previous conservatory style kitchen extension, resulting in no additional loss of original features.

At lower ground we have made a conscious decision to retain original chimney breasts and fireplaces. This combined with the original rear wall column will ensure the history of the building is clearly evident, and provide a more distinct line between old and new spaces than at present.

The extension will use a limited palette of high quality, robust materials that will compliment the character and appearance of the existing building.

The proposed white rendered finish to the extension is typical of the existing building and is a feature of the rear of other houses on the terrace. The complimenting extension at No.29 will reflect the white render finish, unifying the rear elevations.

The proposed windows and doors will be painted hard wood to match existing.

The parapet and flashing to the proposed roof will be in lead in line with a traditional approach.

Guttering to match existing.

SUSTAINABILITY

It is our aim to use the renovation and extension of the building as an opportunity to minimise the energy requirements of the house. We aim to employ the following sustainable elements:

- Super insulate the new extension
- Use glazing with high thermal performance whilst maximising daylight with the ground and lower ground.
- Utilise rainwater collection to water the garden
- Use low energy lighting solutions

ACCESSIBILITY

Access to the renovated house is unchanged from the existing.

The proposed full height folding doors at lower ground improve accessibility to the garden.

Combining the existing spaces to create one open space improves mobility around the lower ground floor.

The connection between the proposed kitchen extension and existing conservatory will provide a more direct access route to the garden from the ground floor kitchen and living space.

The proposed design achieves greater daylight factors within the plan, providing a more even distribution of natural light throughout the ground and lower ground floors of the property.