



20 December 2011

62 Gloucester Crescent, NW1 7EG
Design and Access Statement

170_DA_111220



Design

Brief

Our brief was to design a new single storey rear glazed extension to the single family dwelling (Class C3) at 62 Gloucester Crescent, providing an improved kitchen, dining and living area. This is to be integrated with a new set of steps from the upper ground floor down to the garden, replacing an existing steel staircase.

• location

61 Gloucester Crescent is located slightly south west of the centre of the inner arc of buildings in Gloucester Crescent. The front of the property faces approximately East. The site is in sub area 4 of the Primrose Hill conservation area and the mid-19th Century house, together with No.63, is Grade II listed (ref:798-1-56576) along with the majority of neighbouring properties in the crescent.

Although the buildings of Gloucester Crescent present the appearance of semi-detached 'Italianate' villas from the street, at the rear their walls provide a largely continuous elevation, modulated by two to three storey stub extensions and a variety of one and two storey conservatories.

The gardens at the rear of this stretch of Gloucester Crescent combine with those at the rear of Regents Park Terrace to create a large bow-shaped green area dominated by numerous mature trees and subdivided at ground level by brick walls of varying heights. Nearly all of the gardens in the crescent can be overlooked from the rear windows of its houses and from the rear of Regents Park Terrace. The curve of the crescent accentuates this sense of shared amenity and the garden at number 62 is highly visible from most of the neighbouring buildings.

• assessment

62 Gloucester Crescent is generally in good condition. However, the lower ground floor, in particular the cellars,

suffers from damp while the rear garden is little used and shows signs of minor neglect.

A recent ground floor rear extension to the adjacent property at 61 Gloucester Crescent dominates the area of the rear garden closest to the house.

• policy

The proposals were developed in consideration of the Camden Local Development Framework [LDF] and supplementary planning guidance, in particular:

Core Strategy

CS1 – Distribution of growth;

CS5 – Managing the impact of growth and development;

CS14 – Promoting high quality places and conserving heritage Development Policies

DP24 – Securing high quality design;

DP25 – Conserving Camden's Heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance

CPG1 Design Section 3: Heritage, Section 4: Extensions, alterations + conservatories

CPG6 Amenity

Primrose Hill Conservation Area Statement

• Evaluation

The lower ground floor is currently the most used part of the house; a modestly-sized extension to the rear of the house would result in a combined kitchen / living / dining area that would more comfortably meet the needs of the household.

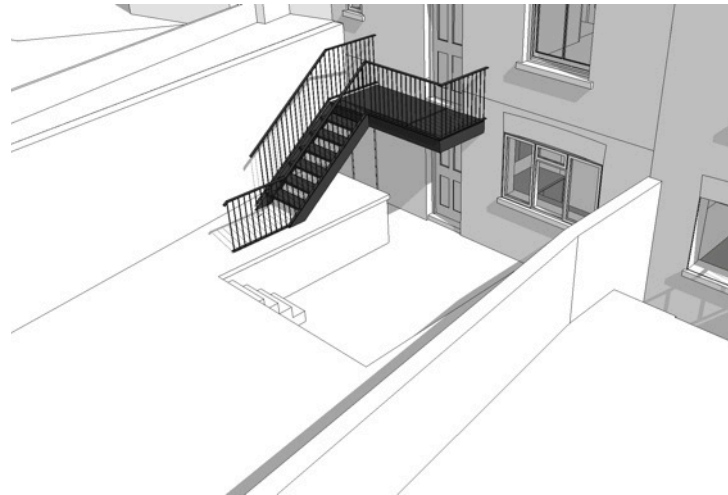
A clear cellular plan form is evident between the front and rear reception rooms which is reflected on the upper floors. By retaining the width of the existing window openings and lowering the cills to create a connection into the proposed conservatory, the hierarchy and character of the compartmentalized spaces of the lower ground floor in relation to the larger reception rooms on the two floors above would be preserved.

• Design

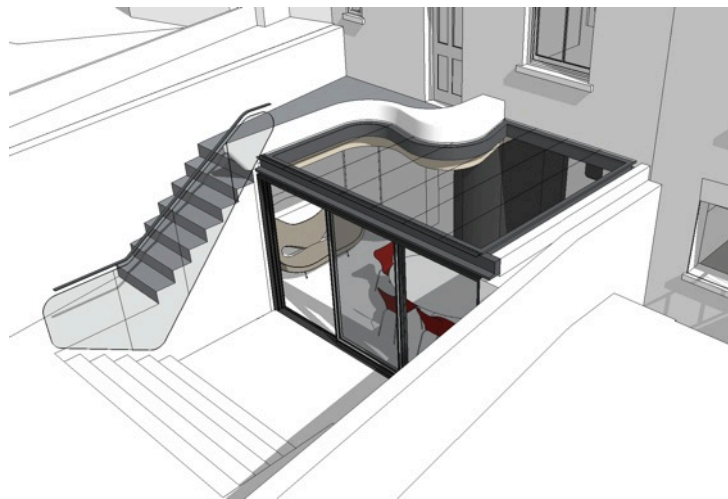
Our approach to the proposals is driven by a wish to retain the character and scale of the Crescent, complimenting it with an elegant contemporary extension that remains subordinate to the host building.

Access to the garden from the upper ground floor is currently via the internal stair landing that leads onto an external painted steel balcony and stair along the party wall to No.61 Gloucester Crescent. The proposal replaces the balcony with

a solid structure that forms the roof of the extension below, occupying the same area and position and therefore resulting in no change in overlooking or amenity of the neighbouring properties.



existing balcony + steps



proposed extension + steps

At the boundary to No.63 Gloucester Crescent, the existing garden wall built in London yellow stock brickwork is of insufficient height to enclose a single-storey structure. An insulated structural wall is proposed inside of the existing brick wall to make up the additional 500mm required.

An aluminium-framed (dark grey powder coating) glazed sliding door assembly occupies approximately three quarters of the width of the proposed extension while the roof of the conservatory consists of double glazed toughened clear glass cut to the profile of the curved balcony structure.

A number of minor internal modifications are proposed. These, such as the lozenge-shaped enclosure of the wall stub separating the kitchen and stair, are fashioned out of joinery

units, and are therefore non-destructive, retaining the internal fabric of the existing building.

Layout and Scale

The proposed rear extension is 5.9m wide, taking up the full width of the existing dwelling. However, this is not immediately apparent as the north side is located under the steps leading from the upper ground floor down to the garden. It extends 3.6m from the rear wall of the host building into the garden which is approximately 24m long. The additional net usable area amounts to 19.4m². The extension would be of a similar or smaller bulk and scale to several rear extensions in neighbouring properties of the crescent. The height of the proposed extension is dictated by the door off the upper ground floor stair landing.



The floor of the proposed extension is level with the lower ground floor and therefore partly sunken. In the context of the five storey building (including the lower ground and attic floor), the overall volume of the extension is modest. As the roof of the extension is inaccessible, a balustrade is only required at the top of the steps, further minimising the bulk of the proposed development.

Landscaping

The front area will remain unchanged. To the rear, it is proposed that the retaining wall outside the new conservatory be extended back by a metre to permit a small paved terrace. The steps leading up into the garden are widened to more generous proportions, resulting in improved daylight and visual connection to the house.



Involvement

The proposals have been discussed with the neighbours at No.61 and No.63 Gloucester Crescent. Further to discussions with the latter, the height of the conservatory roof has been reduced by 250mm to minimise the visual impact of the development.

Appearance

The extension presents a fully glazed elevation to the garden. Similarly, the roof, other than the connecting steps down to the garden, consists of double-glazed toughened clear float glass to provide light into the house and to accentuate the subordinate nature of the proposed extension. The extension

shares a design and material language with a number of other rear extensions in the Crescent.

Rear extension:

- exposed structure: grey powder coated steel
- glazing: glazed sliding doors with powder coated aluminium frames in dark grey
- flank walls: multi stock facing brickwork to match existing
- roof: double glazed units in clear toughened glass with dark grey fritted border
- upstand to landing + seat: white solid surface material

Access

Other than replacing the steps accessing the garden from upper and lower ground floor levels with regulation-compliant treads, there are no proposed changes to the existing access, to or within the dwelling.