



2 GLOUCESTER CRESCENT

Design, Access and Heritage Statement

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INTRODUCTION

No.2 Gloucester Crescent is a Grade II listed semi detached house which is located within the Primrose Hill conservation area.

The main part house was built in c.1845. Although the original front elevation is almost totally intact there have been various 19th and 20th century extensions and alterations.

Due to the multiple extensions and the conversion of the house into separate flats in the 20th century the original plan form has altered over time.

The original house was extended first to the side in the later part of the 19th century and to then again to the rear sometime post 1935.

The division of the house into separate flats has resulted in an abundance of lobby areas, kitchens and bathrooms and the circulation has been compromised by the relocation of the stairs to the lower ground floor to the rear of the building.

The changes that we propose in this application, as a part of the overall renovation of the building, are intended to return the building to its original use as a single dwelling house whilst retaining the individual character of the different parts of the building.

It is both our intention and our clients desire that every original or historical detail is preserved and that the renovation of the house is used as an opportunity to restore and reinstate original details where they have previously been damaged or removed.

In the original part of the house our proposed changes, including the reinstatement of the stairs to the second floor in their original position, will result in a plan which is much closer to the original. Our proposed changes to the original part of the house will have little or no affect on the external appearance.

In the extended rear part of the house, built post 1935, our proposed changes include the relocation of the staircase to the lower ground floor, the removal of partition walls and changes to openings on the side elevation.

These changes will greatly improve the liveability of the house without impacting or detracting from the historic fabric of the building.

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LOCATION

2 Gloucester Crescent
Camden
Greater London
NW1 7DS



*OS Map
(not to scale)*

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PRIMROSE HILL CONSERVATION AREA

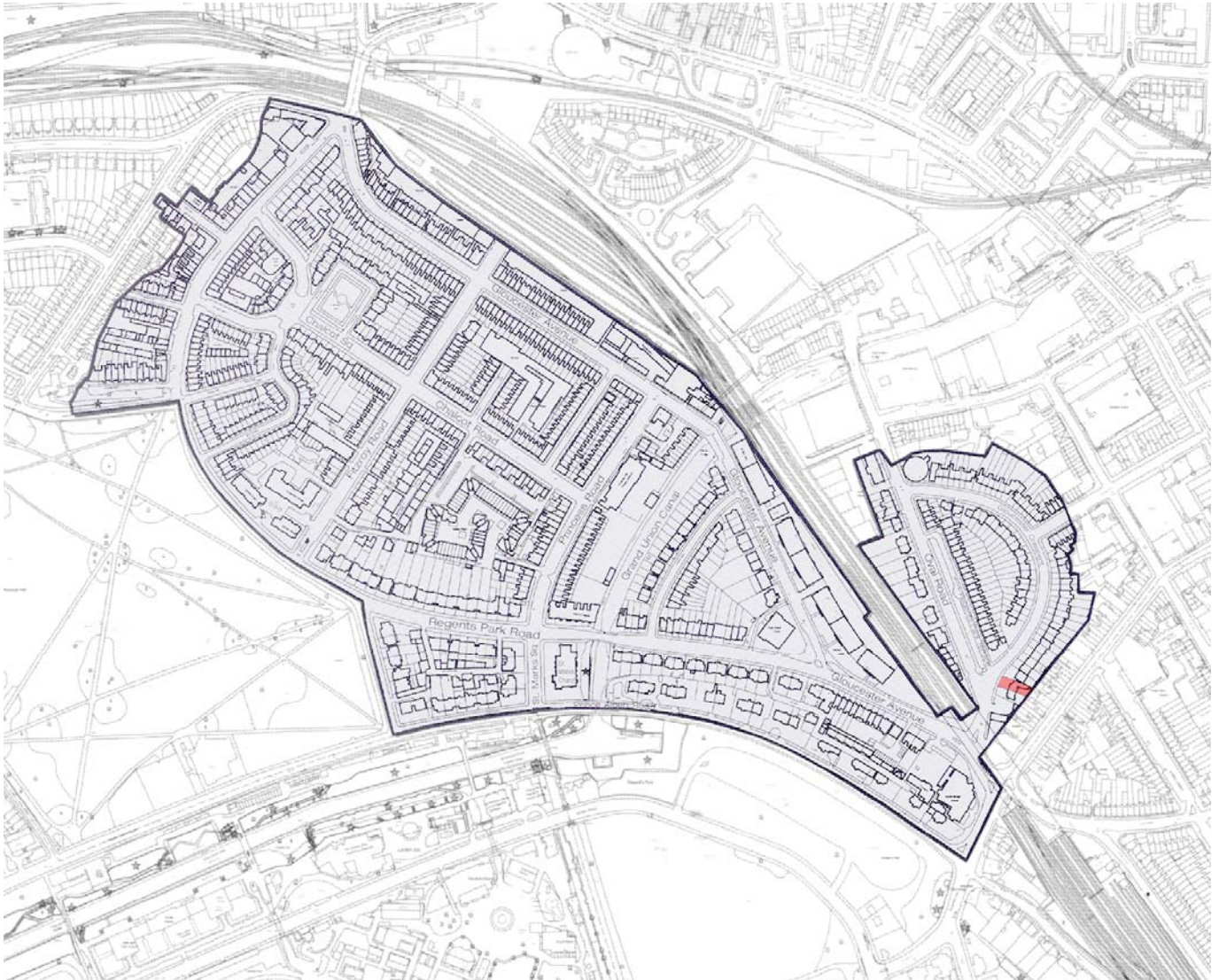
2 Gloucester Crescent falls within the Primrose Hill Conservation Area.

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 of which No's 1 and 2 were two of the earliest to be built.

The character and appearance of No's 1 and 2 are typical of the Conservation Area.

No's 1 and 2 were Grade II listed in 1999. The listing description only covers the front elevation. The interior of the houses were not inspected when the houses were listed.



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CONTEXT

2 Gloucester Crescent is one of a pair of semi detached houses at the end of the crescent. Although the elevations of the original houses are both largely intact, the street elevation is not symmetrical as the side extensions at No's 1 and 2 are of a different scale and design. This is true even more so at the rear where neither of the original rear elevations are intact.

The adjacent house at No.3 is at the end of a curved terrace of taller houses which were also designed by Henry Basset and built in the 1840's.

At the rear the house backs onto the Dublin Castle Pub which is on Parkway.

Our proposal has no impact on views of the property from the street. Externally our proposals only affect the far end of the side elevation of the rear extension and mainly at lower ground floor level. Although the rear of the house is overlooked from the rear windows of the flats above the shops on Parkway, the side elevation of the rear extension that we are proposing to change is almost entirely hidden from view by a 3.4m high rear wall. The changes would be seen from the rear windows of No.1 Gloucester Crescent and obliquely from the rear windows of the modern flats at 'Latitude House'.



Aerial View



Street View

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SITE

The main part house was built in c.1845.
Since then there have been various 19th and 20th century extensions and alterations.

Despite this the original front elevation is almost totally intact.
This is not however the case at the rear where individual features of the various extensions are clearly defined.



Front View



Rear View

The listing entry which describes the front elevation is as follows;

"2 Gloucester Crescent is Yellow stock brick with stucco dressings. Tiled pitched roof with central enriched slab chimney-stack and similar smaller lateral stack; projecting eaves supported on large shaped brackets with plain band. 2 storeys and semi-basements. 2 windows each and recessed 2-window 2 storey flanking entrance bays. Entrances have stucco surrounds with pilasters supporting architraved round-arched heads; panelled doors with pilasters jambs and fanlights. Recessed sashes. Central bays, ground floor with stucco architraves and baseless pediments on shaped brackets; geometrically patterned timber balconies. 1st floor sashes architraved with bracketed sills."

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The original house is comprised of lower ground floor, upper ground floor, first floor and second floor in the roof space.

The original house was extended first to the side in the later part of the 19th century and to then again to the rear sometime post 1935. (see plan below)

The house can be separated into three parts as follows;

Original house c.1845 (pink)

Side extension c.1875-1895 (purple)

Rear extension and conservatory - post 1935 (blue)

The house was later divided into separate flats.

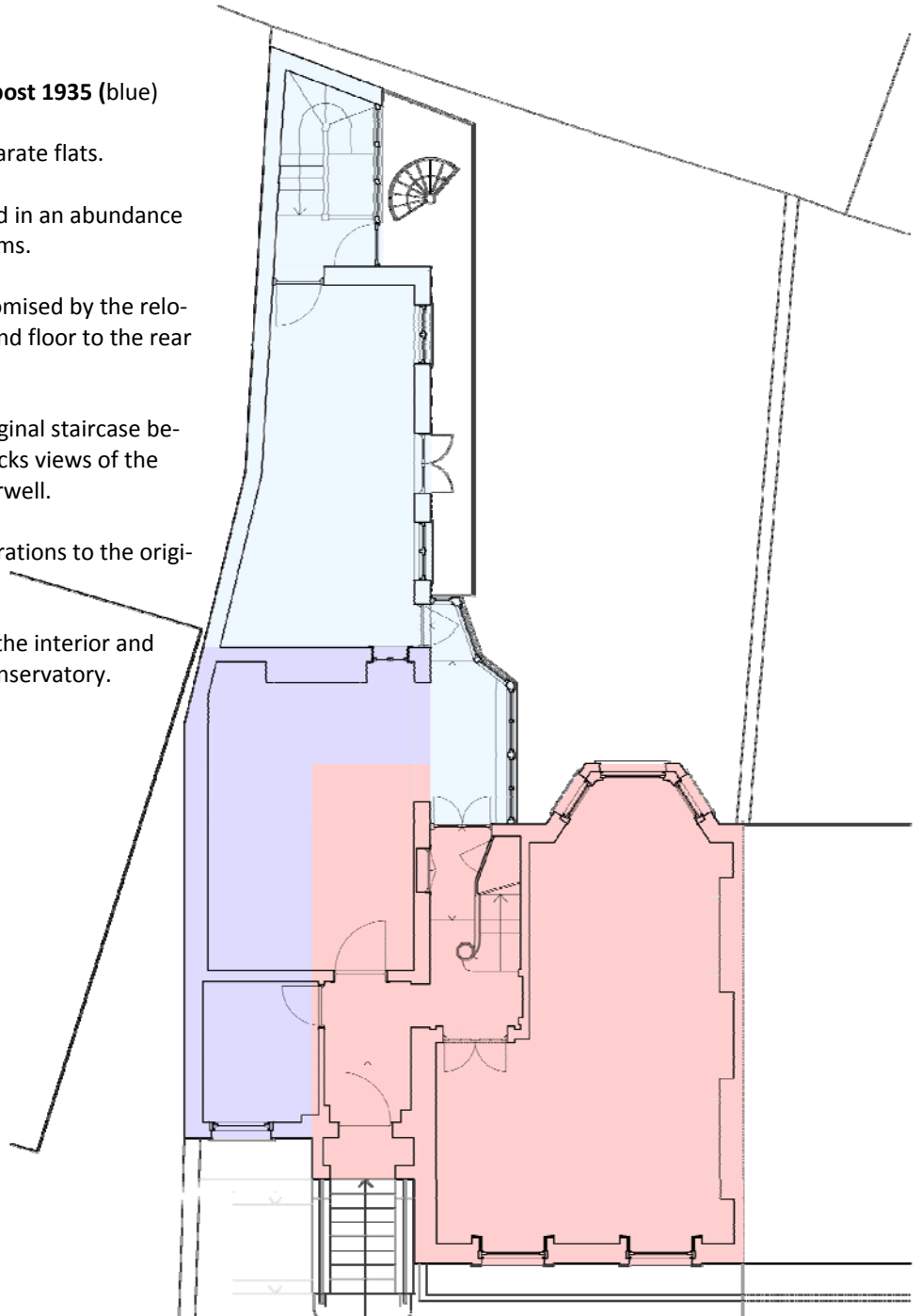
The division of the house has resulted in an abundance of lobby areas, kitchens and bathrooms.

The circulation has also been compromised by the relocation of the stairs to the lower ground floor to the rear of the building.

A new staircase that replaced the original staircase between the first and second floors blocks views of the original long sash window to the stairwell.

We do not propose any external alterations to the original house.

Our proposals include alterations to the interior and exterior of the rear extension and conservatory.



Plan showing the extent of the original house and of the extension (not to scale)

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PROPOSALS

GENERAL

- Refurbish and redecorate existing windows and doors
- Refurbish and redecorate existing doors throughout
- Repair existing plaster walls and ceilings
- Retain and repair existing cornicing and ceiling roses
- Retain and repair existing skirting and architraves
- Retain and repair existing timber and tiled floors
- Replace UPVC rainwater goods with black painted cast iron rainwater goods to match existing

- Replace existing roofing
Retain and re-use existing slates where possible - new natural slates to match the existing
Retain existing timber roof structure

ORIGINAL HOUSE

Our proposals for the original house are as follows;

Lower Ground Floor

- Renovate bathroom
- Remove existing kitchen
- Create lobby area
- Introduce new partition wall to existing bedroom/study to create an additional bedroom (we believe this was the original layout)
- Create new door opening to proposed bedroom/study - re-hang existing door removed from elsewhere

Upper Ground Floor

Nothing other than the refurbishment and redecoration of the existing

First Floor

- Remove non original staircase to the second floor (currently blocks views of the original long sash window to the stairwell)
- Reintroduce staircase to the second floor in the position of the original staircase that was previously removed To match a similar original staircase at 1 Gloucester Crescent
- Remove shower room to create open lobby (the shower room is a poor recent alteration)
- Create opening in the partition wall between the proposed en-suite and the proposed master bedroom (Architrave to match existing)

Second Floor

- Reintroduce staircase to the first floor in the position of the original staircase
- Removal of non original partition walls to create single room

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PROPOSALS

SIDE AND REAR EXTENSIONS

Our proposals for the side and rear extensions are as follows;

Lower Ground Floor

- Remove existing bathroom, staircase and the levelling of the floor at the rear to create new kitchen area
- Fit new timber flooring throughout the proposed kitchen area and study
- Create of new staircase to upper ground floor level
- Remove poor quality timber framed glazing and door to be replaced with Crittal style galvanised steel doors (similar to the existing Crittal windows and door set)
- Create of new opening in the side wall with fixed Crittal style galvanised steel fixed glazing (similar to the existing Crittal windows and door set)
- Remove partition walls to reduce unnecessary corridors to create a study and open up views to the garden

Upper Ground Floor

- Remove the existing kitchen
- Create new opening for new staircase to the lower ground floor
- Relocate door at the rear of the existing kitchen to allow space for new boiler cupboards
- Remove WC from proposed cloakroom
- Create new WC at the rear
- Replace existing poor quality part timber/part aluminium conservatory with like for like hardwood conservatory

First Floor

- Refurbish existing bathroom

SUSTAINABILITY

It is our aim to use the renovation of the building as an opportunity to maximise the sustainability. We aim to employ the following sustainable elements:

- Use high performance glazing where new glazing is to be introduced
- Insulate the roof
- Use water efficient Sanitaryware
- Utilise grey water collection to water the garden
- Use low energy lighting
- Use energy efficient appliances
- Replace the existing boiler with a more energy efficient boiler
- We have created a cupboard for the separate storage of recycling within the house.
- We have allowed for a space in the house for easy and safe storage of bicycles

ACCESSIBILITY

Access to the renovated home is unchanged from the existing.

The new wider replacement doors from the proposed kitchen, and the creation of a level threshold, will improve access from the proposed kitchen to the rear garden.

The relocation of the staircase between the lower and upper ground floor levels closer to the centre of the plan will improve the circulation between those two floors.

In particular the proposed changes will improve the accessibility of the lower ground floor to disabled residents or guests. The relocation of the main kitchen to the lower ground floor, direct access to the garden, improved circulation and the provision of a study, refurbished bathroom and two separate bedrooms could allow disabled residents or guests to be comfortably accommodated on one level.