

55 GLOUCESTER CRESCENT – LONDON NW1 7EG

DESIGN AND ACCESS STATEMENT AND HERITAGE IMPACT STUDY

THE SITE

The application site is an existing single family dwelling house on the West side of Gloucester Crescent. The house is terraced and shares party walls with 54 and 56 Gloucester Crescent, both of which have constructed rear lower ground floor extensions similar to what is proposed in this application.



LISTING

The house is listed Grade II as part of a group of houses 52 – 59 on the street. The listing entry reads as follows.

TQ2883NE GLOUCESTER CRESCENT 798-1/76/563 (West side) Nos.52-59 (Consecutive)

GV II

4 pairs of semi-detached, linked houses. Mid C19. Yellow stock brick with stucco ground floors and dressings. Shallow hipped slated roofs with tall slab chimney-stacks and projecting bracketed eaves. No.58 has a later box dormer. EXTERIOR: 3 storeys and semi-basements. Nos 52 & 53 and 54 & 55, 1 window each. Each with a pilastered canted bay window rising from the basement and terminating with a cornice supporting an open-work balustrade

to the 1st floor tripartite architraved sash with bracketed cornice. 2nd floor tripartite sashes with continuous sill bands, lugs and eaves band. Party walls defined by a narrow, round-arched, shallow recess. Single storey entrances with panelled doors, overlights and cornices on returns, except No.55 which is a recessed full height bay attached to and similar to No.56. Nos 56 & 57 and 58 & 59, 2 windows each. Each with a tripartite sash having a bracketed cornice and sill to the channelled stucco ground floors. Upper floors with stuccoed quoins have cambered stucco arches with keystones to recessed 4-panes sashes. Party walls defined by a narrow, round-arched, shallow recess terminating with a large bracket to the eaves. Entrance to No.56 in full height recessed bay with flat arched sash to 1st floor and round-arched to 2nd, both with margin glazing; doorway, flanked by pilasters, has panelled door with overlight. Nos 57-59 entrances in 2 storey recessed bays each with a segmental-arched sash at 1st floor and similar doorways. INTERIORS: not inspected.

THE PROPOSAL

The proposal is to add a rear ground floor extension. This proposed extension would normally come under permitted development for a larger house extension. However as the house is listed a full planning and listed building application is required.

There are similar rear extensions to adjacent properties on the street

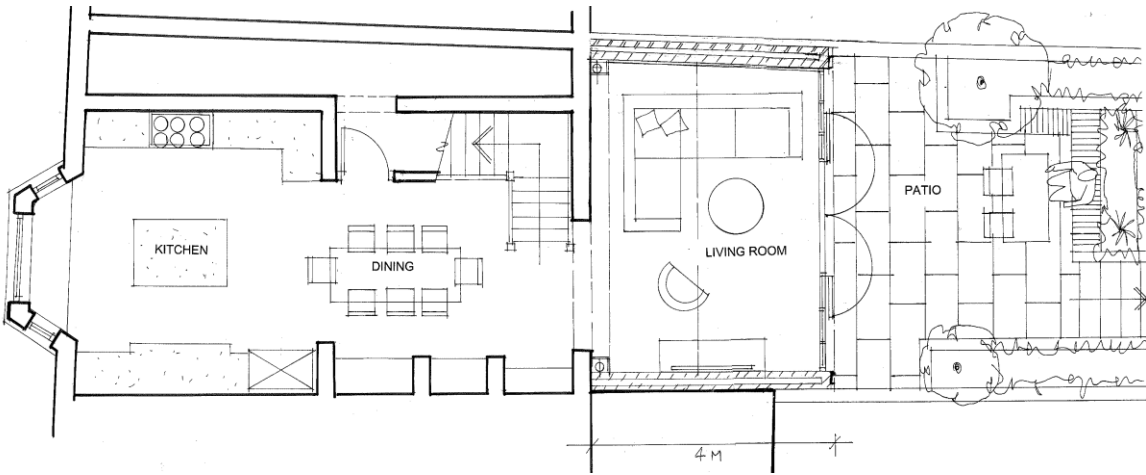
2011/6152/P, 53 Gloucester Crescent - Erection of part single storey/part two storey glazed rear extension and associated landscaping works, following demolition of existing rear lower ground floor extension and ground floor conservatory all in connection with existing dwellinghouse (Class C3). **Full width single storey rear extension, 3.3 metres.**

- 2007/6038/P, 56 Gloucester Crescent – The replacement of the single storey rear extension and the relocation of the bin store in the front garden; associated changes to the ground and first floor fenestration at the rear of the dwelling house. **Half width single storey rear extension, 4 metres deep.**

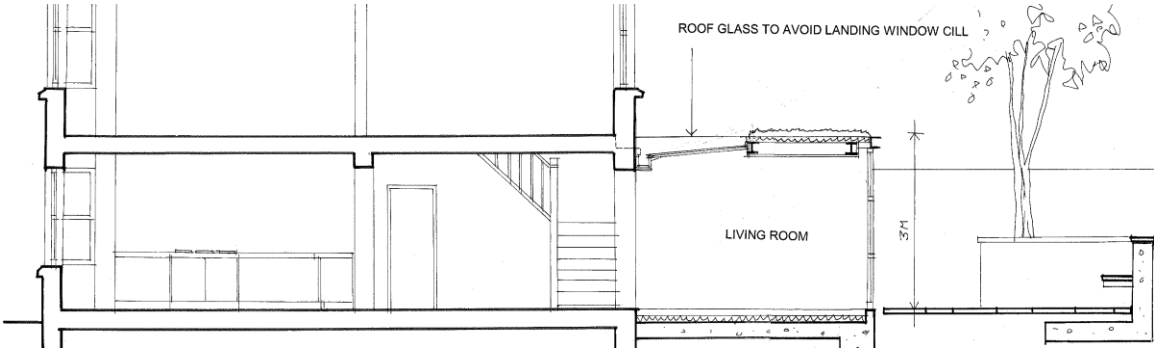
- 2007/5821/P, 54 Gloucester Crescent, – Erection of part one, part two-storey rear extension to the existing single-family dwellinghouse (Class C3). **The full width ground floor extension measures 3.35 metres deep.**



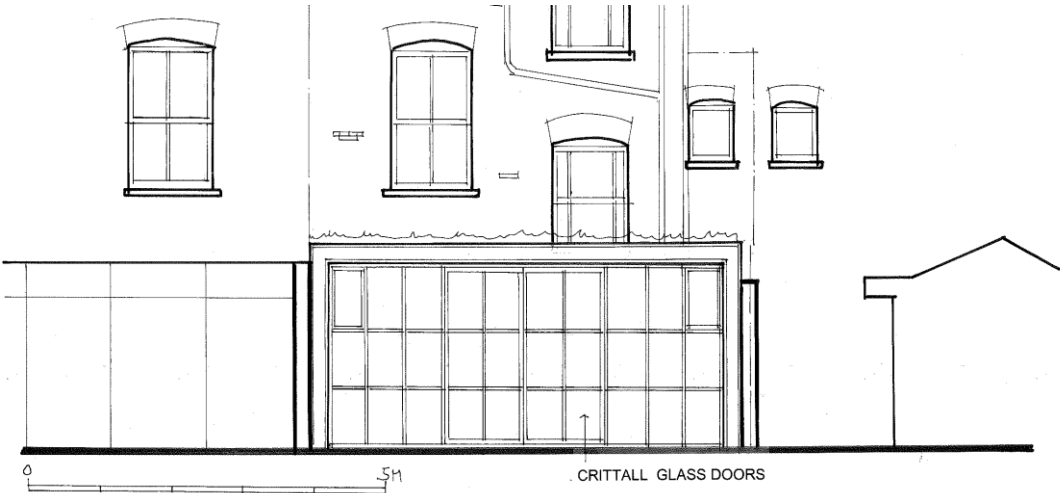
GARDEN ELEVATION



GROUND FLOOR PLAN AS PROPOSED



CROSS SECTION AS PROPOSED



REAR ELEVATION AS PROPOSED

HERITAGE IMPACT

- The amendments to the house are to the rear at basement level and would have no effect on the streetscape, or setting of the house
- The existing plan form, staircase and room layout is maintained intact, with the extension added as a clear contemporary addition
- The use of glass rooflight against the existing structure clearly defines the line of the existing listed building and the rear extension