

11A GLOUCESTER CRESCENT NW1 7DS

## Design and Access Statement

11A Gloucester Crescent  
London  
NW1 7DS

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11 Gloucester Crescent January 2016

## INTRODUCTION and PROPOSALS

This application is for Heritage and Listed building and Planning consent.

### Objectives

- To improve the building existing forecourt landscaping facing onto Gloucester Crescent, by introducing more planting, re-instating the original sash window at ground level to replace the existing French windows which are out of character with other buildings on Gloucester Crescent, to rebuild a safer and more harmonious natural York stone staircase in keeping with other external building access stairs in Gloucester Crescent.
- To preserve and enhance the value of existing historic Heritage assets both inside and outside the building.
- To reinvigorate the rear garden, following late Victorian guidelines of the influential garden designer William Robinson who was believed to have been resident in the area at the time of building of Gloucester Crescent.
- To upgrade the interior building services, electrical and plumbing, including installing new kitchen and bathroom installations for the comfort of the applicants who are the owner / occupiers of the premises.

*NOTE 11 Gloucester Crescent was converted into three flats in 1959 Each of the 3 flats has a share in the free-holding of the building. All shareholders are in agreement with the proposals put forward in this report.*

## Design and Access Statement

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## Design and Access Statement

## CAMDEN TOWN and GLOUCESTER CRESCENT a brief history

By the time the section of the railway from Birmingham to Camden Town was opened in 1836 Gloucester crescent was already a blighted development. The dark soot blackened darkened brick facades are a testament to the soot belching from the early steam trains. - there were many complaints about dirty soot ruined washing leading to Trains being prohibited from traveling beyond Camden into the Metropolis. It was only with the electrification of the railways in 1954 that the properties assumed their intended value.



No 11A Gloucester Crescent in 2015

### Gloucester Crescent: Houses and interiors.

Gloucester Crescent houses follow the standard speculative model for late Victorian houses; narrow fronts dictating narrow room layout, with raised ground floor rooms and 'constricted' staircase leading to bedrooms on the upper floors and kitchen and toilets on the lower level leading to the garden.

The parlour and reception room had the new fashioned double inter-connecting doors, a result of changes in social family hospitality practice and the emancipation of women. From a heritage point of view interesting features are found on this raised ground floor with, wide board wooden floors,



interconnecting doors, sash windows with shutters, high skirtings, picture rail and plaster moldings to ceilings, open fire places, often with original gas supplies, and central ceiling rose

\* John Summerson 'Georgian London'

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## EXISTING FORECOURT

The ground floor window is a full height French door whereas all other windows facing Gloucester Crescent have a much lower sliding sash window, which were common at the time building commenced in 1840. The forecourt uniquely slopes towards the building and not towards the road. Apart from being a possible flood risk, this slope changes the appearance negatively of the whole building.

By excavating and sloping the ground away from the road, the unsightly underpinning concrete of the adjoining wall to number 10 is exposed. Below the concrete balustrade party wall.

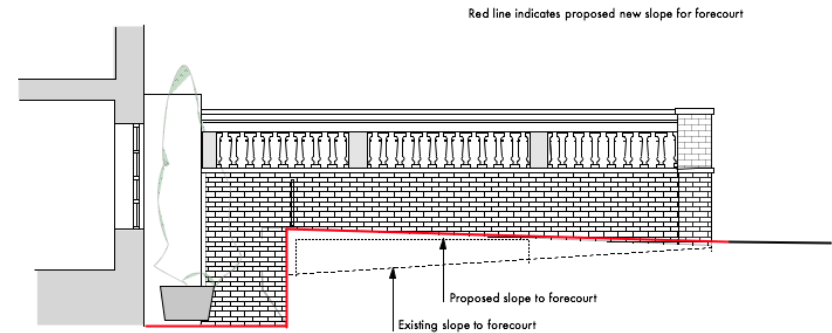
There is no patio area in front of the ground level room, an essential element of neighbouring building and an essential component of late Victorian London residential architecture.



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## FORECOURT PROPOSALS



SECTION FACING TOWARDS NO 9 GLOUCESTER CRESCENT

- The proposal is to replace the French window with a sliding sash window, wood painted white to match the original window.
- To build up the ground of the forecourt, making it slope away from the building towards the road, whilst leaving a patio area in front of the the building
- To keep the existing vehicle parking space, whilst providing new planting along the existing wall facing number 10, giving value to the existing Late Victorian concrete heritage balustrade which will be preserved.
- To replace the existing bitumen clad stairs leading up to the building with a new staircase with York stone paving steps.



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## REAR ELEVATION DOOR REPLACEMENT



To the rear of the building a recent window will be replaced by an access door to the garden, to fit the original opening size and in the original architectural vernacular.

The existing rear casement window was previously a door. Markings on the existing brickwork show the position and size of this original white painted wood framed door.

.As well as being an original asset of the building, a replacement door would add to the convenience of today's occupants allowing access to the garden without passing through a habitable room.

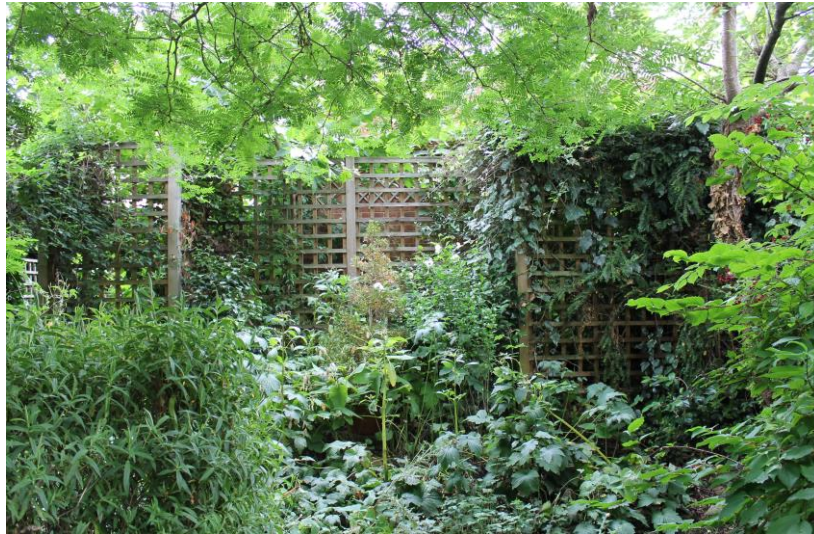
Note. In 2014 3 large trees had to be felled in the garden of number 11 Gloucester Crescent This work involved carrying felled branches through the house to the roadway for disposal. The proposed replacement door would avoid this inconvenience in the future.



Adjoining property on Gloucester Crescent showing similar door to proposed new replacement door

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existing garden with trellis



Pergola for reference



## THE GARDEN AT 11 GLOUCESTER CRESCENT

The garden at 11 Gloucester Crescent is included in this report as it bears witness to garden landscape and horticulture of the Late Victorian period.

The existing garden will be given new life using mainly plants that could have been found at the time of the celebrated Victorian gardener William Robinson. There will be a small informal grass area in the garden center surrounded with herbaceous borders, bushes, climbers and trees.

The existing trellis will incorporate a discrete garden shed integrated into the existing and also new wood trellis to allow for climbing plants.

The trellis will be adapted to create a Pergola to complete the garden composition.

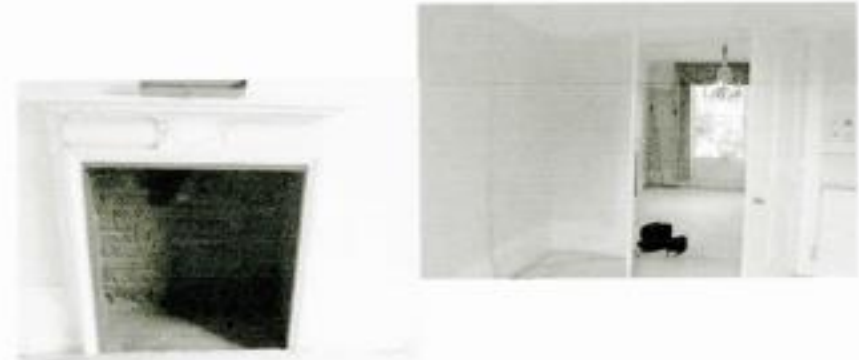
A south facing sun lounge area, will be added to the rear of the building facing the garden. This space will provide an all-weather relaxation zone for appreciating the garden. The room will be made with glass panels and timber frame.

## Design and Access Statement





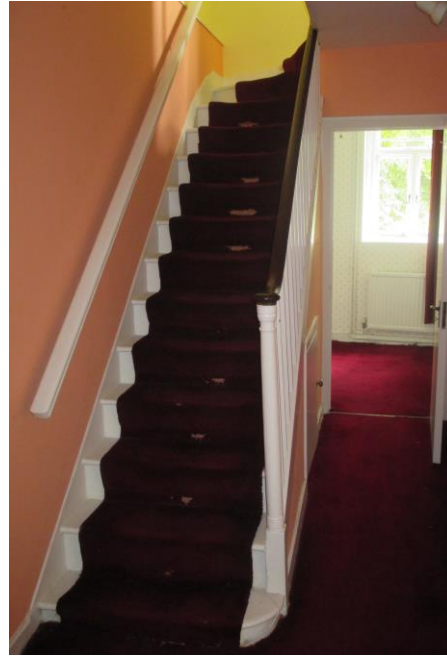
## LOUNGE and RECEPTION



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## INTERNAL STAIRCASE

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Proposed elevation to rear of existing building



## SUN LOUNGE

A south facing sun lounge will be added to the rear of the building facing the garden. This will provide an all-weather relaxation zone for appreciating the garden.

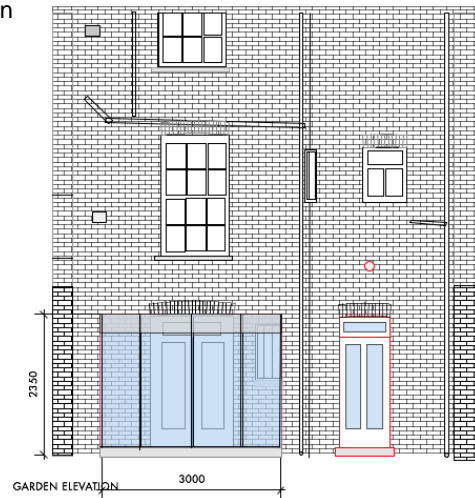
The construction and aesthetic will be different from the existing rear of the building to mark the fact that it is a recent addition.

The addition will have double glazed windows, thermally insulated roof and zinc cladding panels.

Attached is a photo of a neighboring construction showing careful integration with the existing, the elevation does not exceed the existing elevation projection, and solid roof with zinc or similar cladding.

The construction is kept clear of the building side walls so that existing drainage pipework is not interfered with and also to allow for installing scaffolding if necessary.

Sun lounge on neighboring property



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## AUDIT: BATHROOMS

The attached images are included in this report for audit purposes.

Both bathrooms and bedrooms are at ground level. At this level there are no discernable heritage assets, The ceilings are low, the floor solid, partially with glued cork tiles.

The access staircase, formally used to serve the first floor from the lower garden floor is possibly the original staircase but is in poor condition and has been subject to excessive poor quality paint over the past decades

It would appear that the current interiors could date from 1980 when the property last changed ownership.

## Design and Access Statement



## AUDIT: BEDROOM

The attached images are included in this report for audit purposes.

Both bathrooms and bedrooms are at ground level. At this level there are no discernable heritage assets, The ceilings are low, the floor solid, partially with glued cork tiles or glued carpet to concrete sub floor.

The access staircase, formally used to serve the first floor from the lower garden floor is possibly the original staircase but is in poor condition and has been subject to excessive poor quality paint over the past decades

It would appear that the current interiors could date from 1980 when the property last changed ownership.



## Design and Access Statement



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Both bathrooms and bedrooms and kitchen are currently at ground level. At this level there are no discernible heritage assets, The ceilings are low, the floor solid, partially with glued cork tiles.

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