

Heritage Statement

11A Gloucester Crescent
London
NW1 7DS

October 2016

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Heritage Statement



LISTED BUILDING TEXT

Listed entry number 1342076

3 to 22, Gloucester Crescent, Camden Description: 3 to 22, Gloucester Crescent
Grade: II Date Listed: 23 March 1998 English Heritage Building ID: 477228 OS Grid
 Reference: TQ2871983836 OS Grid Coordinates: 528719, 183836 Latitude/Longitude:
 51.5388, -0.1454

Location: Gloucester Crescent, Camden Town, Greater London NW1 7DS

Locality: [Camden](#) County: [Greater London](#) Country: [England](#) Postcode: NW1 7DS

Listing Text

TQ2883NE GLOUCESTER CRESCENT

798-1/76/558 (East side 23/03/98 Nos.3-22 (Consecutive) GV II Curved terrace of 20 houses. c1840-45. By Henry Bassett. Yellow stock brick with stucco dressings. Slated hipped roofs with enriched slab chimney-stacks and most with projecting eaves having shaped brackets. STYLE: Italianate style, different designs forming linked groups. EXTERIOR: 3 and 4 stories, all with semi-basements. Continuous cornice runs throughout terrace at 2nd floor sill level; all with stucco architrave sashes, ground floors having console bracketed cornices. Doors paneled, some part-glazed, all with over lights. Nos 3 & 4: entrances in stucco porticoes with moulded panels and pilaster soffits having bracket capitals. No.3 has 4 stories with blind boxes to 1st floor windows. No.4 has a 4-storey projecting tower with stucco ground floor and quoins; ground and 1st floor tripartite sashes, 2nd floor with 2 small windows flanked by large brackets to 3rd floor balcony having pierced balustrade to 2 paired round-arched sashes. Nos. 5-7: round-arched entrances, in recessed bays, with stucco pilasters supporting architrave heads.

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LISTED BUILDING TEXT cont.

Nos. 8-11: form a symmetrical group with projecting flanking towers having 3rd floor loggias with paired shaped brackets to eaves. Doorways of Nos. 8 & 11, in recessed bays, in round-arched cases. Nos. 9 & 10 in central bays with stucco cases of pilasters supporting cornices; windows above doors round-arched.

Nos. 12-15: form a symmetrical group with a projecting bracketed cornice above 2nd floor windows and central pediment with acroterion flanked by parapet with balustrade panels.

Entrances to Nos. 12 & 15 in recessed flanking entrance bays; stucco pilasters cases with round arches flanked by enriched brackets supporting cornices. Nos. 13 & 14 in central bays with stucco pilaster door cases, No.14 with a pediment; round-arched windows above doorways and at 2nd floor beneath pediment. Nos. 16-19: form a symmetrical group similar to Nos. 8-11. No.20: round-arched doorway and round-arched window above at 2nd floor level. No.21: square-headed stucco entrance surround with round-arched window above. To right, a tripartite sash. No.22: partly rebuilt and altered with mansard roof to left hand bays.

INTERIORS: not inspected.

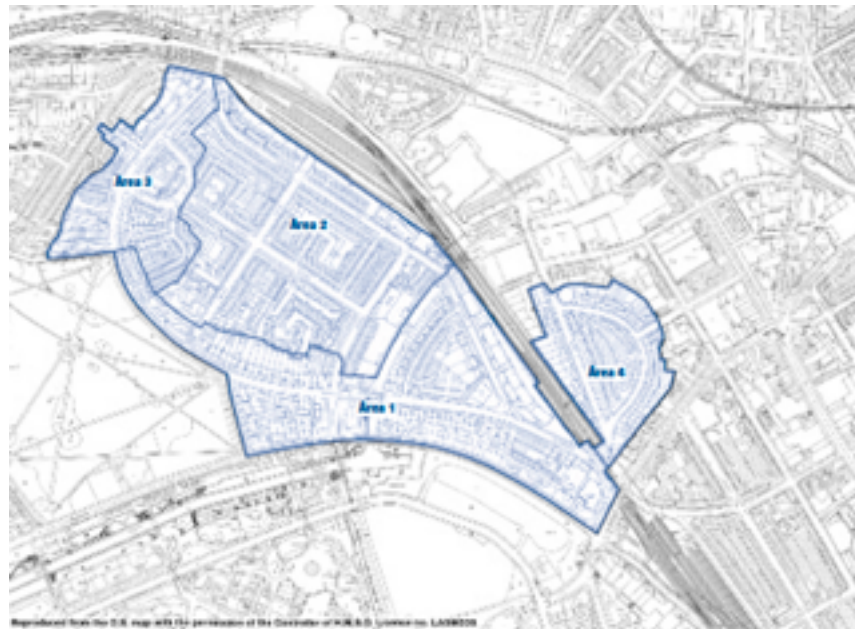
HISTORICAL NOTE: Henry Bassett's family were surveyors to the Southampton Estate; the plot was purchased by Bassett from Lord Southampton at auction in 1840.

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CONSERVATION AREA: PRIMROSE HILL



SUB AREA FOUR
Gloucester Crescent



INTRODUCTION

This small sub area is located to the east of the Conservation Area and is largely flat with a small incline from north to south at the southern end of Gloucester Crescent. The railway line forms the west boundary, which is linked to the main body of the Conservation Area by a road bridge. Although the area is geographically isolated from the main body of the Conservation Area, it is linked in terms of historical development and architectural form, and is significantly different in character to the neighbouring Camden Town and Regent's Park Conservation Areas.

This sub area has abundant trees and vegetation and a lower density of development in comparison with the main body of the Conservation Area. The majority of buildings are set back from the highway with large front garden spaces containing mature trees. Rear gardens are also visible through gaps between building groups.

The buildings vary and include small cottages and terrace properties, grand residential terraces, villas, and business premises, many of which are statutorily listed and are the oldest in the Conservation Area. The description of this sub area will be on a street by street basis.

Gloucester Crescent

Gloucester Crescent curves from the junction with Inverness Street and joins Oval Road at both ends to form a "D" shape. Although there are no street trees, this road has a predominantly green character. The houses are set back from the highway and have substantial front gardens containing many large trees, including Lime, Horse Chestnut, Silver Birch and London Plane. These front gardens are bounded by brick walls of approximately 1.2 metres high with brick piers, timber gates and decorative features including perforated brickwork and rendered panels. A number of walls and front garden areas have been altered or lost to forecourt parking. These alterations have had a significant negative impact on the green character of this part of the Conservation Area and the setting of the buildings.

There are four main building groups on Gloucester Crescent. The first and most distinctive group is the Italianate villas by Henry Bassett at Nos.3-22 Gloucester Crescent, located on the south east side of the Crescent. These listed villas form a highly decorative brick and stucco terrace, which consists of linked symmetrical groups of buildings. These buildings sweep around the curve of the crescent and are particularly grand in elevational design and detailing. They are three or four storeys high with semi basements and raised ground floors. The facades are constructed of London yellow stock brick with white painted decorative stucco detailing to window surrounds, porches, cornices and console brackets. Other features include metal balconies, sash windows, hipped roofs, highly decorative chimney stacks, roof pediments and towers with loggias.



The second building group consists of three listed terraces at Nos.24-41 Gloucester Crescent, located on the north east side of the Crescent. Each terrace is of six or seven buildings of four storeys high with basements and recessed entrance bays to the end of terrace properties. These terraces are simply detailed with London stock brick facades with white painted rusticated stucco at ground and basement levels, projecting porches, first floor stucco window surrounds, first floor balconies with railings and stucco cornices defining the attic storey and parapet line.

PLANNING HISTORY

The Primrose Hill Conservation Area was designated on 1st October 1971 and extended to include the north part of Enkine Road on the 18th June 1985. The designation report notes that the character of the area "is made up of a series of well laid out Victorian terraces. It is residential in character, although there are a number of local industries, and it has its own shopping centre, a primary school and, because of the vicinity of Primrose Hill, is extremely well provided with open space".

On 3rd March 1983 Permitted Development Rights relating to single family dwelling houses and minor operations, were withdrawn by an Article 4 Direction under the Town and Country Planning General Development Orders 1977 (now updated as General Permitted Development Order 1995). The operation of the Article 4 direction is explained further in the Guidance section of this document.

For the purposes of this Statement the Conservation Area is divided into four sub-areas entitled:

- Regent's Park Road South
- Central Area
- Regent's Park Road North
- Gloucester Crescent

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CONSERVATION AREA: PRIMROSE HILL cont.

This Heritage Statement is submitted to the London Borough of Camden in support of the application seeking Listed Building consent for landscaping the forecourt of 11 Gloucester Crescent and implementing minor works associated with the rear garden of the building and upgrading the building bathrooms and kitchen.

The proposals have been prepared with reference to the Primrose Hill Conservation Area Statement and the National Planning Policy Framework. (NPPF) No 11 Gloucester Crescent is a Grade 11 listed building set in the Primrose Hill Conservation Area in the London Borough of Camden.

Site Context

Gloucester Crescent is situated in the Eastern section of the Primrose Hill conservation area, which was designated on 1st October 1971. The houses along the Crescent are typically set back with substantial forecourts, many containing large trees. These forecourts are generally bounded by brick walls and gate posts approx. 1.2 high with brick piers, timber or iron gates and decorative features including perforated brickwork, concrete balustrades and iron railings.

These Listed buildings form highly decorated brick and stucco linked terraces. Buildings are three or four storeys high with semi basements, raised ground floors and often with extensive rear gardens. Facades are in London yellow stock brick, with painted stucco detailing to window surrounds, entrance porches, cornices and console brackets.

Other features include, metal balcony railings, sash windows, hipped roofs, decorated chimney stacks, pediments, loggias and belvederes.

The architecture is in the Italianate style - a distinctive 19th-century phase of Classical architecture where the architectural vocabulary of 16th-century Italian renaissance architecture was synthesized with picturesque aesthetics.

One of the most notable aberrations to the property is the existing building forecourt which was substantially altered in 1959 and is out of keeping with the rest of Gloucester Crescent.

The original basement sash window has been replaced by unsympathetic glazed French doors and soft landscaping has been replaced by crude concrete slabs. The stone staircase now has unattractive bitumen finish. The whole forecourt slopes DOWN towards the building, unlike all other forecourts on the Crescent



which slope UP towards the building (allowing rainwater to drain naturally towards the Crescent). An unattractive consequence is that the original sunken patio area in front of the building, an essential component of Henry Bassett's architectural composition has been removed.

A sole Heritage asset remaining is the balustrade on top of the party wall between numbers 10 and 11 Gloucester Crescent. This is a (probably coade stone) balustrade, typical of the Late Victorian period.

A medley of brick piers on the property boundary facing the road does not help the overall streetscape.

The proposal is to re-landscape this area, introducing as far as possible the original Victorian design

It is proposed to keep the car hard standing and crossover. This will be integrated into a renewed general landscape for the area

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A BRIEF LOCAL HISTORY

HISTORY

From Medieval times, the area covered by the Primrose Hill Conservation Area was open fields, with small hoes running alongside. The land ownership of the area was irregular and largely defined by field boundaries and small streams. The existing Conservation Area is primarily located on land owned by Lord Southampton, while land to the north and west was owned by Eton College and to the south by the Crown Estate.

From the 17th century, the Chalk Farm Town was located on the site of the current building at No.69 Regent's Park Road. The town was famous for its shooting grounds and large pleasure gardens to the area now surrounded by Berkeley Road, Sharpshooting Street and Regent's Park Road.

1820



It was not until the mid 19th century that extensive development of the area began, in response to the expansion of London as both a trade centre and fashionable place to live. The first major development was the Regent's Canal, which linked the Grand Canal Junction at Paddington and London Docks. The completion of the canal in 1820 was followed by proposals to develop Lord Southampton's land for housing. As with Nash's development surrounding Regent's Park, the canal was not seen as a hindrance to development, and an estate was envisaged of large suburban villas with substantial gardens. The estate was developed in the 1840s after the building of the London and Birmingham Railway in the 1830s. A map dated 1834, shows a railway terminus located at Chalk Farm. However, it soon became obvious that the railway needed to terminate closer to the heart of London, and Euston Square was chosen for the site of the new station.

1840



The railway line extension to Euston had to negotiate a steep incline and consequently, a switch was used to haul trains as far as Chalk Farm. The straight track required for the switch meant the line had to run directly to Euston, necessitating the purchase of part of Lord Southampton's land. This enabled the repositioning of the northern section of Chequer Avenue, with a sharp bend west of the canal bridge and a steep curve to the junction with Regent's Park Road.

In 1840, the Southampton Estate was sold in freehold portions for development. The sale map shows a grand estate consisting of large semi-detached and detached villas located in generous gardens. The layout reflects the current street pattern of the area and incorporates the sweeping curves of the villa development with the addition of a formal intersection and garden at the centre and retention of the Chalk Farm Town gardens. Notably, a number of villas were even planned to address the railway line, with the use of sketches to pull the train from Euston to Chalk Farm, was then far less busy or noisy than it was eventually to become.

A number of well known purchasers of the Southampton Estate included entrepreneur builders, wealthy citizens and the Crown commissioners, who purchased between five and six lots in order to form part of the Primrose Hill, which was opened to the public in 1841. Development of the buildings occurred sporadically throughout the 1840s. During this time, the last remaining strip of Crown land to the north of Nash's Regent's Park layout was developed as villas, involving the purchase of

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EXISTING FORECOURT

The original forecourts of these houses were built on cellar vaults of 2 brick arches. They were more or less level with the pavement – each house stepping down the street. The 1959 rebuilding has resulted in 3 additional steps to the GF front staircase, removal of the basement service area and exposure of the the substructure wall with number 10.

The aim of this work is to restore the original appearance of the building by re-landscaping this area, introducing as far as possible the original Victorian design.



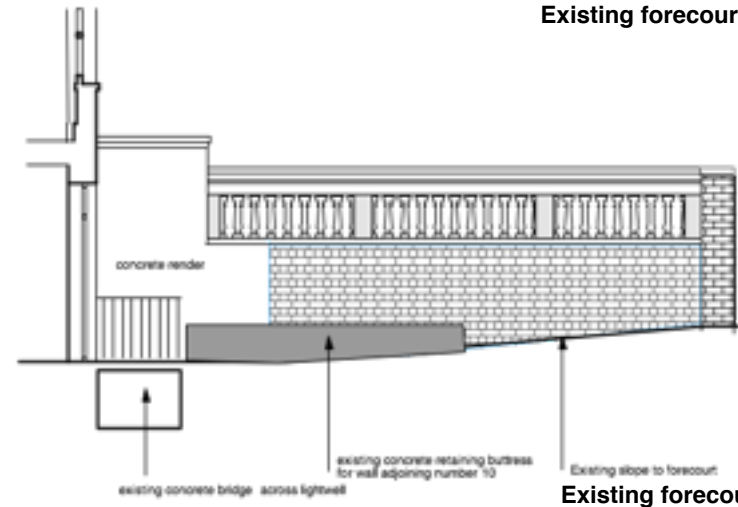
Existing forecourt with French window.10



Existing forecourt showing concrete retaining dwarf wall to number 10



Existing forecourt elevation



Existing forecourt section

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PROPOSALS

- To replace the French window with a double hung in timber sash window, painted white to match the original windows on the ground floor.
- To build up the ground of the forecourt, making it slope away from the building towards the road, whilst leaving an area in front of the the building paved in York stone.
- To keep the existing vehicle parking space, whilst providing new planting along the existing wall facing number 10.
- To replace the existing bitumen clad stairs leading up to the building with a new staircase with York stone paving steps. (see neighbouring photo. example).
- To build 3 brick piers with pre-cast stone caps, matching those typical of the street and materials will match existing surviving examples in the street.
- To conceal from view the unattractive contemporary structure adjoining number 10.

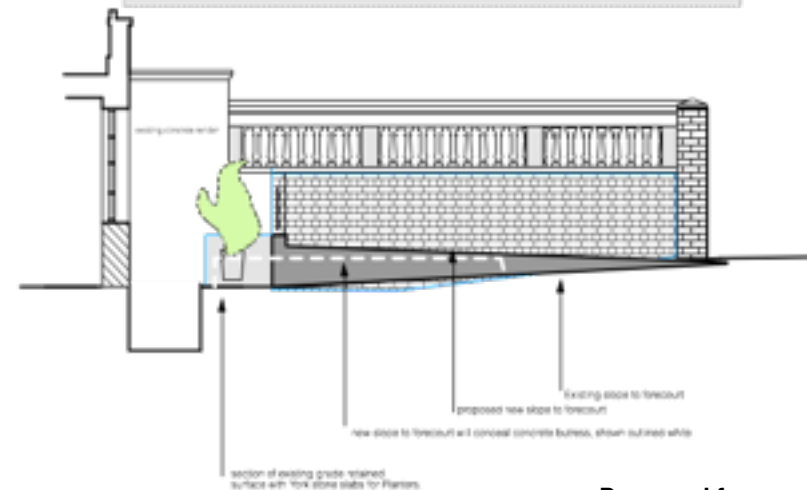


York stone staircase reference on neighbouring property

PROPOSED FORECOURT



Proposed front elevation



Proposed forecourt section
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THE BACK GARDEN

The garden at number 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 central path feature 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.

Existing trellis at number 11.



Oriental pergola referenc
The trellis will be adapted to create a Pergola

Proposed shed with larch cladding and green roof

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THE GARDEN *Specialist report*

As keen travelers, collectors and plant hunters the Victorians introduced many new plants to the UK. Their travels also brought them into contact with different garden styles from around the world such as Chinese and Japanese which they also introduced. From their travels also stemmed their fondness for structures such as gazebos, sundials, pergolas, arches, benches and cast iron fencing.

Victorian Plants and Planting

Later in the Victorian period a reaction to the formality and forced colourfulness of the High Victorian period came with William Robinson who pioneered the "Wild Garden"; alongside this the gardens of Gertrude Jekyll also became popular for larger houses. The lawn was seen as a central part of all gardens despite the surrounding formality.

Victorian Garden Design

It would seem that the Victorians used their garden more as areas where they could show off their plants and 'hardware' and as explicitly contrived works of art more than anything else. Small gardens copied the formality of their larger counterparts. Bedding schemes of various complexities and colour were popular with smaller gardens but tended to use fewer different plants than the larger ones. Geometric patterns were common with perhaps the circle being the dominant form as it was seen as a pure shape. Later gardens followed the Jekyll model and plant colour schemes began to appear in gardens. Carefully laid paths of tiles, bricks and cut stone were laid with perhaps a sundial or water feature at the focal point. William Robinson's "Wild Gardens", although a reaction to the High Victorian style only replaced it gradually with the two existing side by side.

Shrubs found in Victorian gardens, *edited*

Abelia; Arundinaria; Andromeda; Azalea; Barberry; Ceanothus; Cotoneaster; Fuchsias; Forsythia; Holly; Hydrangea; Lilac; Peony; Quince; Roses; Skimmia; Spiraea; Viburnum

Perennials found in Victorian gardens, *edited*

Aster; Alyssum; Chrysanthemum; Daylily; Delphinium; Ferns; Hosta; Lavender; Myrtle; Pansy; Tulip; Violet; Yarrow;

The above two lists are not exhaustive and serve to demonstrate the huge range of suitable plants still widely grown by nurseries and therefore available for this relatively small garden in Gloucester Crescent. The Existing Garden in Gloucester Crescent

Although the garden has clearly been modified and ignored over the centuries there is still potential for bringing it back to a recognizably Victorian space.

Under the walls at both sides of the garden are beds which could be enlarged and replanted leaving a space in the center for something like a sundial - with a grass surround. The trellis at the end would provide a framework for climbers and maybe a small seating area underneath looking back at the sundial and house. Some of the existing plants have not been carefully looked after and need to be replaced while others, the roses and Acacia for example, would only need relatively little pruning and renovation to bring them back to their full potential. In addition, and in line with William Robinson's influence,

It is proposed to incorporate a small area devoted to wild plants in this particular garden.

Existing plants in the garden in Gloucester Crescent

Fatsia japonica; Fuchsia spp.; Climbing Roses x 2: 1 across the rear wall and one along the fence; Hellebores; Spindle; Acacia; Himalayan Balsam - to be removed; Cotoneaster; Laurus nobilis; Ficus; Prunus spp. probably self-seeded and rooted on top of an existing larger tree stump.

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SUN LOUNGE



Elevation of proposed sun lounge

- A south facing sun lounge will be added to the rear of the building facing 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 be a proprietary glass system. The sun lounge will have a self supporting aluminium alloy frame, epoxy coated colour RAL 029/77086 (grey). There will be discrete fixings to the existing brickwork. Internal grey coated blinds will prevent light nuisance.
- Integrated rainwater pipes will feed into an existing soakaway.
- There will be 4 frameless sliding single 10mm glass panels facing the garden with fixed glass side panels.
- 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 in future.
- The Historic value of the rear elevation of the house will be maintained by minimal fixings to the existing fabric and by retaining the gauged arch over the existing opening



Proposed proprietary glass sun lounge



Attached photo of a neighboring construction showing careful sun lounge integration with the existing

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GARDEN ACCESS 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.



existing bricked up opening showing original door opening

INTERIOR ALTERATIONS

The interior of the basement (lower ground floor) was substantially altered in 1959 and 1983.

Extensive alterations to this lower ground floor included installing the French window access to the forecourt to facilitate the convenience of an aged resident

The alterations formed a self-contained flat with direct forecourt access, having a bathroom, dressing room, 2 bedrooms and kitchen at basement level and visitor shower at first ground level. The Reception room and Lounge at ground floor level remained relatively unaltered and will remain largely unaltered by the proposed works.

In the Lower ground basement floor all the original plaster to walls and ceilings were replaced with modern plaster and plaster board. The original basement floor was replaced with a concrete slab. Original joinery was almost entirely replaced with the exception of the staircase where historic value has been retained.

The previous occupant had multi layers of carpet underlay to provide makeshift thermal ground insulation. It will be possible to remove this insulation and carpet and install a new timber floor to bedrooms and tiled floor to bathrooms with underfloor heating without reducing existing ceiling heights.

At Ground floor the original plaster to walls and ceilings is retained, wood doors and windows and wood shutters retained, skirtings and flooring are retained and a fireplace and chandelier, both of unknown date, retained. A new kitchen is to be installed. This will be a free standing island unit which will leave walls and ceiling features undisturbed.

The proposal involves de minimis work in the Lower ground basement including removal of the rear kitchen, new sanitary equipment installed in the dressing room to form a second bathroom. The existing internal soil outfall serving the current ground floor leading to the street main sewers has been retained.

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