



Design and Access Statement

*57 Gloucester Crescent
NW1 7EG*

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INTRODUCTION

No. 57 Gloucester Crescent is a Grade II listed terrace house located within the Primrose Hill conservation area.

The main part of the house was built c.1845-50. The original front elevation remains almost completely intact whilst the rear has been extended at lower ground level throughout the C20th. Internally, no original finishes remain following extensive refurbishment within recent decades.

The alterations we propose in this application are to maximise current internal space through the reconfiguration and refurbishment of the lower ground level. The existing rear conservatory, built within recent decades and beset with privacy issues, will be removed and replaced with a sensitive extension within the same foot print. This will provide additional living space whilst improving the current internal layout; creating an overall more coherent and usable space within the plan.

It is both our intention and the client's desire to maximise the potential of the existing building and improve its liveability, without impacting or distracting from the historic fabric of the building.

LOCATION

57 Gloucester Crescent
Camden
Greater London
NW1 7EG

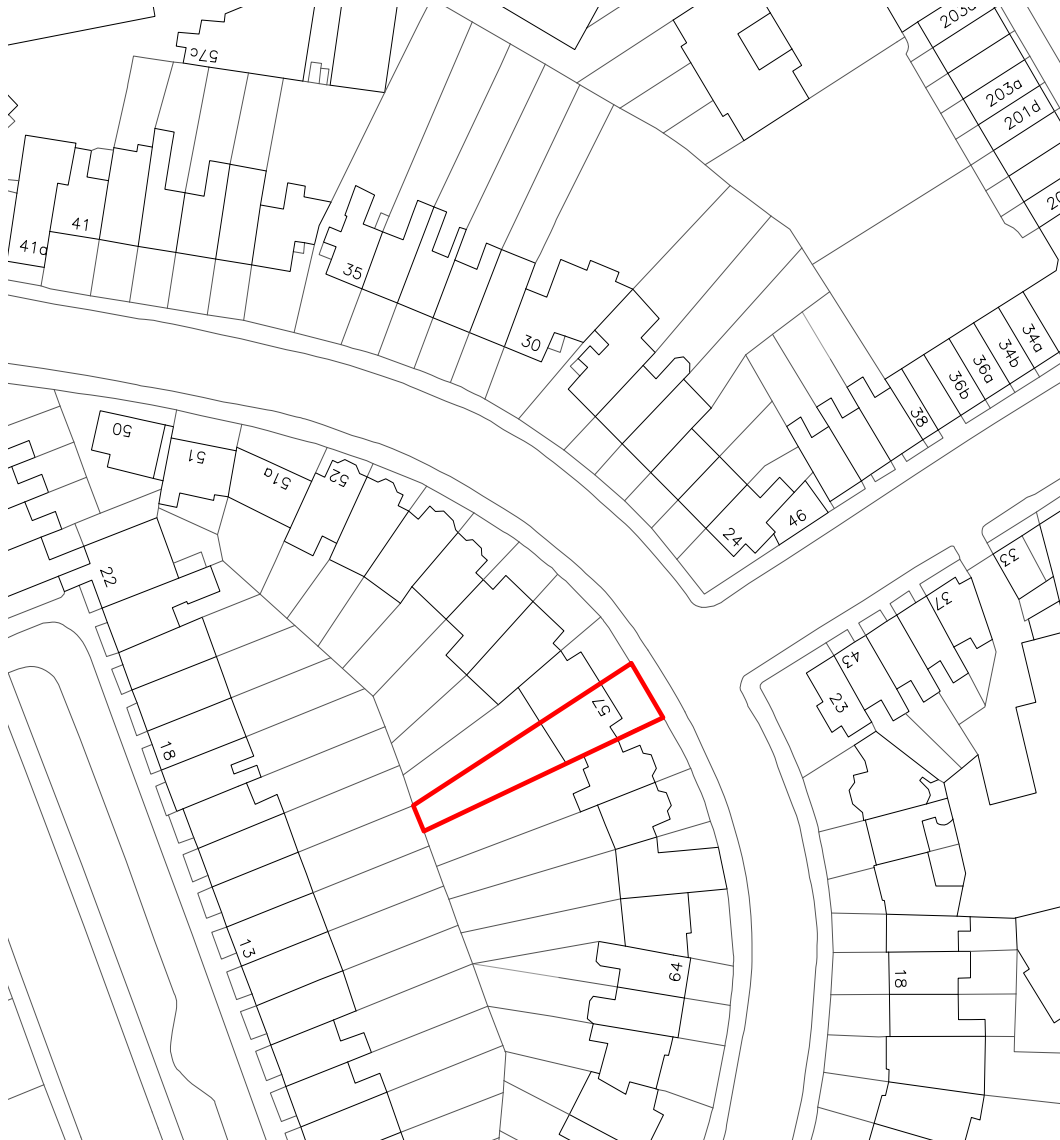


fig 1. Location plan (not to scale, see 425-103-E)

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PRIMROSE HILL CONSERVATION AREA

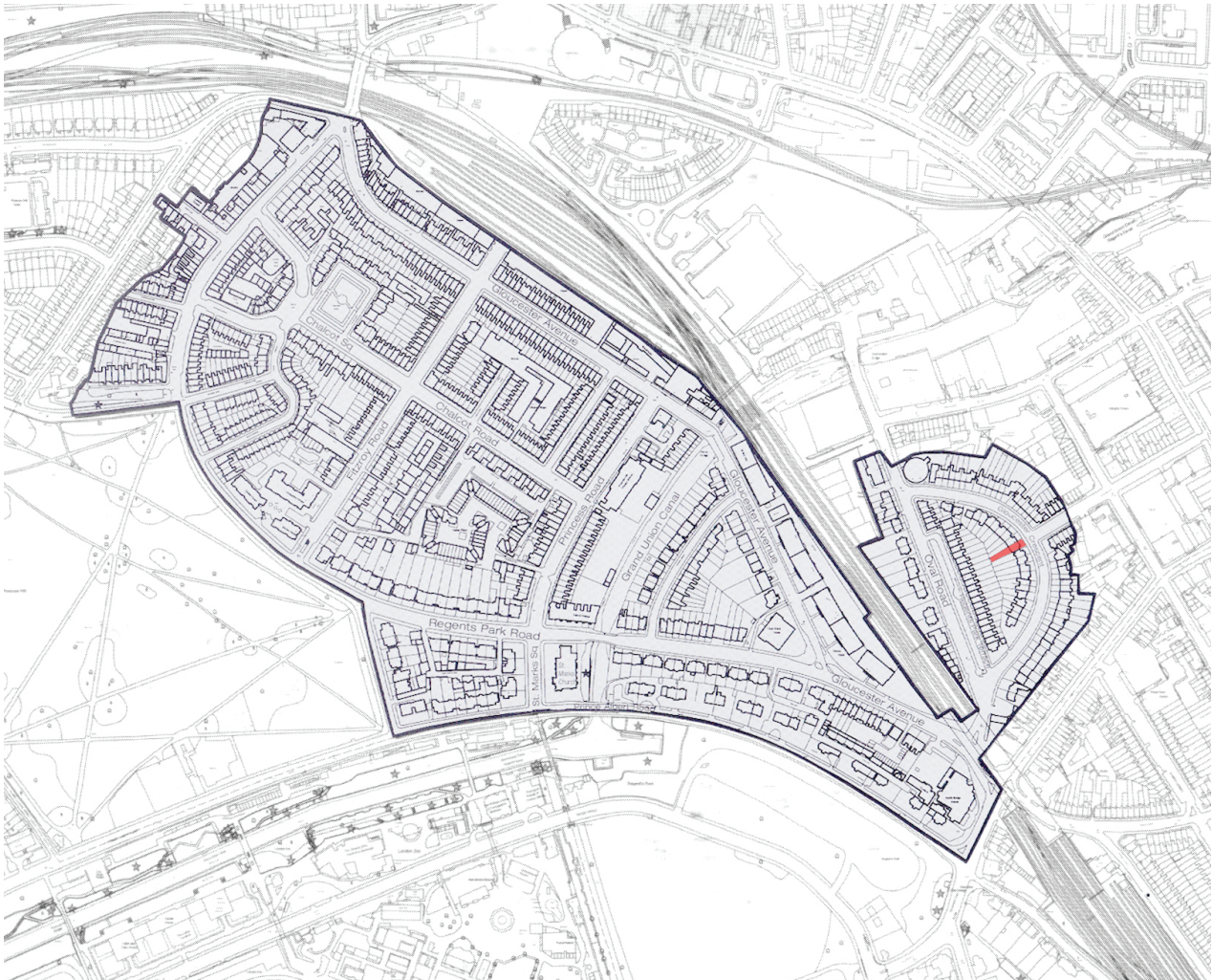


fig 2. Primrose Hill Conservation Area Plan (not to scale)

57 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, No. 57 is one of these designs.

The character and appearance of No. 57 is typical of the Conservation Area.

No. 57 was grade II listed in 1999. The listing description only covers the front elevation. The interior of the house was not inspected when the house was listed.

CONTEXT

Gloucester Crescent is an ambitious curved terrace of substantial Italianate houses built in the Victorian Era. Like the other houses in the terrace, No. 57 is built from London stock yellow brick with white channelled stucco render to the front ground floor elevation.

The property is sheltered by neighbouring houses to the south, east and west, whilst the northern boundary is marked by a yellow brick wall with wooden gate, leading to the main ground floor entrance.

The property sits between No. 56 and 58, both of which form single family dwellings.



fig 3. Ariel view

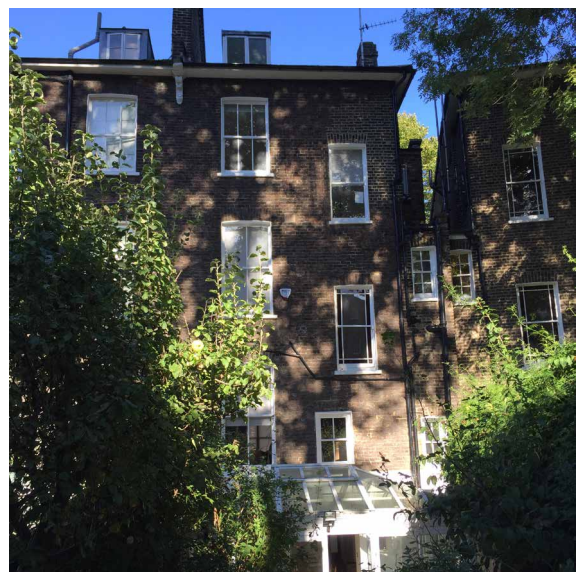
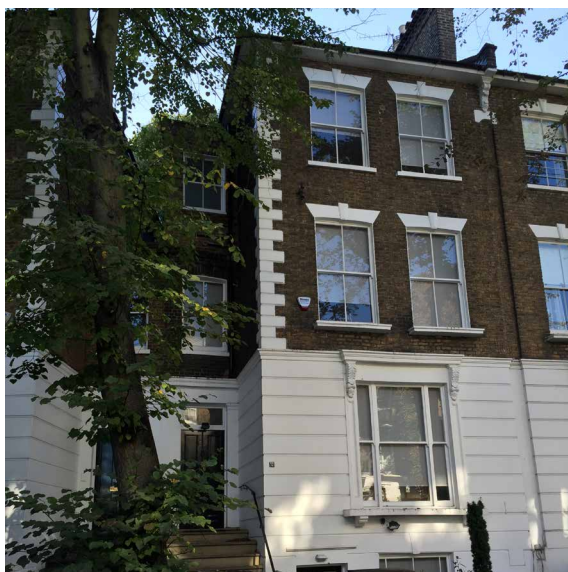


fig 4 & 5. Front & Rear Elevations, 57 Gloucester Crescent



fig 6. existing rear elevation (not to scale, see 425-200-E)

DESIGN PROPOSAL

Our proposal is for a replacement of an existing conservatory built in c1980's with a new garden room which will occupy the same footprint. The proposed garden room will have a more solid enclosure with a large Fineline aluminium door and fixed glazing creating crisp, minimal sightlines and maximising internal light. The proposed external finish is in blackened cedar timber, creating an organic softness in tone whilst clearly delineating the old and new elements.

Our aim is to retain the existing historic fabric of the original and restore features where necessary, to keep visible and embrace the original extent of the building. Overall the proposal aims to create a more coherent design, improve the internal circulation and maximise the internal space to improve the usability and liveability of the house.

No original finishes remain in the interior of the house, as such internal refurbishment works will not impact the buildings historic fabric

The lower ground floor will be refurbished with a new kitchen, dining, utility and WC.

Ground, first, second and third floors layout will remain the same with new door knobs and pendant lighting (replacing existing recessed downlights).

First floor bathrooms will be reconfigured, replacing sanitaryware and refreshing finishes.

All rooms will be sympathetically redecorated. Skirtings, ceilings, flooring, doors and plaster work will, where necessary, be restored or replaced as appropriate. Chimney breasts and fireplaces will be retained and where necessary restored to their original design.



fig 7. proposed rear elevation (not to scale, see 425-200-P)



fig 8. existing extensions at Number 57 (L) & Number 58 (R)

AMENITY

As the new extension will occupy the same footprint as the existing conservatory, there will be no loss of external space. Retaining the ample space to the rear of the property.

The glazed sliding door to the proposed rear extension will improve access to the garden.

We have paid close attention to sections PH 25-30 of the Primrose Hill Conservation Area statement, the following points set out why we believe the proposed extension will not detract from the harmony or character of the existing terrace.

Due to the street's curvature and various rear extensions, in particular the substantial extensions to No.56, No.55 and No.54 there is no distinct rear building line to the terrace.

The existing conservatory extension is the dominating feature of the rear elevation. The proposed extension will occupy the same footprint but intersect more sensitively with the existing structure. The presence of the large extension to No.58 will minimise the impact to this property, whilst a high party wall shields No.56.

The densely-vegetated gardens, as seen in the attached photos, will further minimise the impact of the extension of No.57 to neighbouring properties.

Our proposal will have no impact to views of the property from the street.

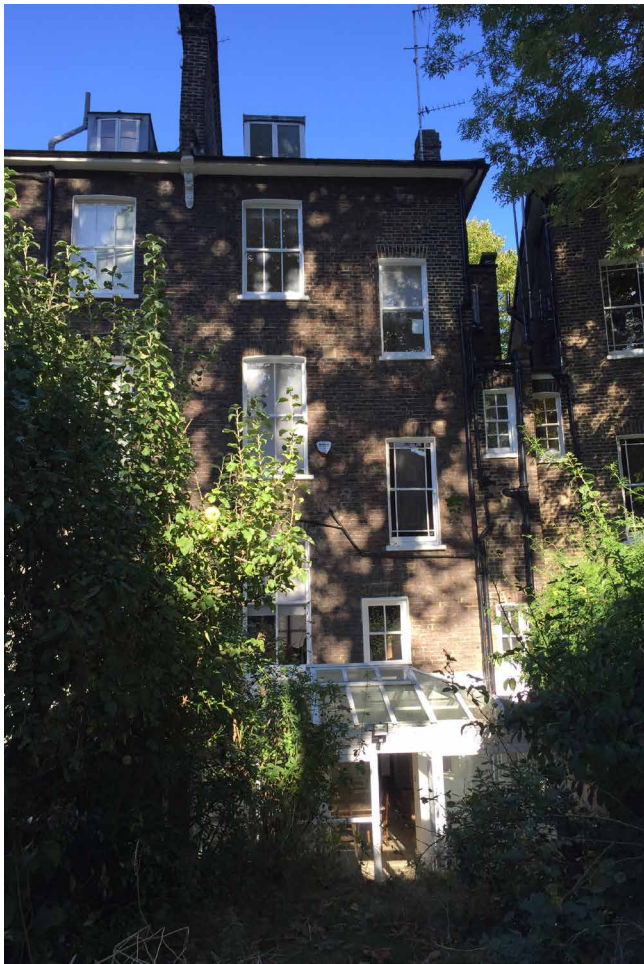


fig 9. Rear view

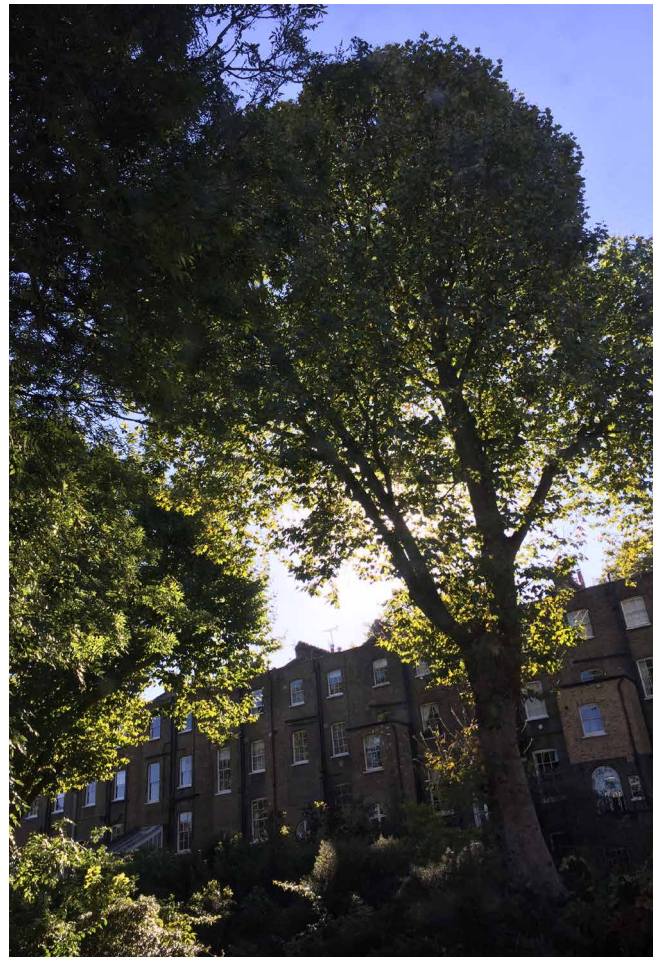


fig 10. Rear garden view

MATERIALS

The lower-ground rear conservatory is poorly built from materials insensitive to the historic fabric of the host building.

At lower-ground level, the extension will be clad in high-quality burnt cedar wood, giving a natural feel to the buildings mass which complements the patina of the existing bricks. The roof will be formed from Terne-coated steel, in keeping with other extensions on the terrace and enabling light-weight detailing of flashings and drips.

The new sliding doors will be in Fineline Aluminium, a high-quality product toned to blend in with the burnt-cedar cladding. Throughout the extension, a limited palette of high quality materials will be used, selected for their robustness and ability to compliment the character and appearance of the existing building.

SUSTAINABILITY

It is our aim to use the renovation and extension of the building as an opportunity to minimise the energy requirements of the house. We aim to employ the following sustainable elements:

- Super insulation of the new extension wherever possible.
- Use glazing with high thermal performance whilst maximising daylight within the ground and lower-ground.
- Utilise rainwater collection to water the garden
- Use low energy lighting solutions

ACCESSIBILITY

Access to the renovated house is unchanged from the existing.

The proposed sliding door-set at lower ground improves accessibility to the garden.

Combining the existing spaces to create open spaces improves mobility around the lower ground floor.

HERITAGE STATEMENT

The Property's assets discussed in the Design Access Statement demonstrate relevant knowledge of heritage assets and local context.

We have been careful to leave unaltered as much of the original building fabric as possible. Alteration to the external fabric of the building is limited to areas around the existing openings to the rear facade.

The new extension to the rear is proposed to be made from thin-framed glass in order to offer the perception of a structure that sits lightly against the original building. This minimal intervention prevents the original character and form of the property from being obscured. The lightweight addition clearly distinguishes itself from the original building, allowing old and new elements to both be appreciated and to provide complimentary contrast.

Internally, no original finishes remain. Consequently interior refurbishment works will not impact the buildings historic fabric.

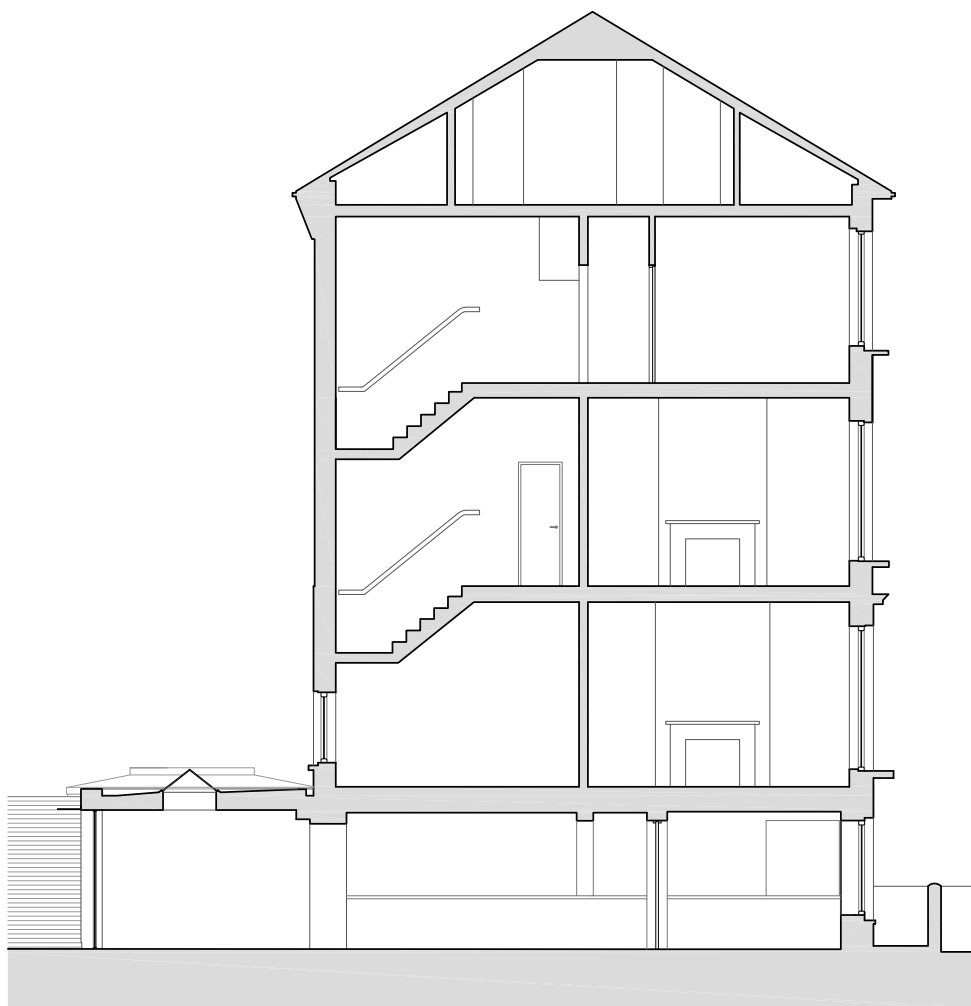


fig 11. proposed section (not to scale, see 425-300-P)