
C.P. HART BATHROOMS
C.P. HART
Gloucester Ave

C


ss Rd

E


44
Gloucester Ave

D


RUTH KAYE DESIGN
Rd

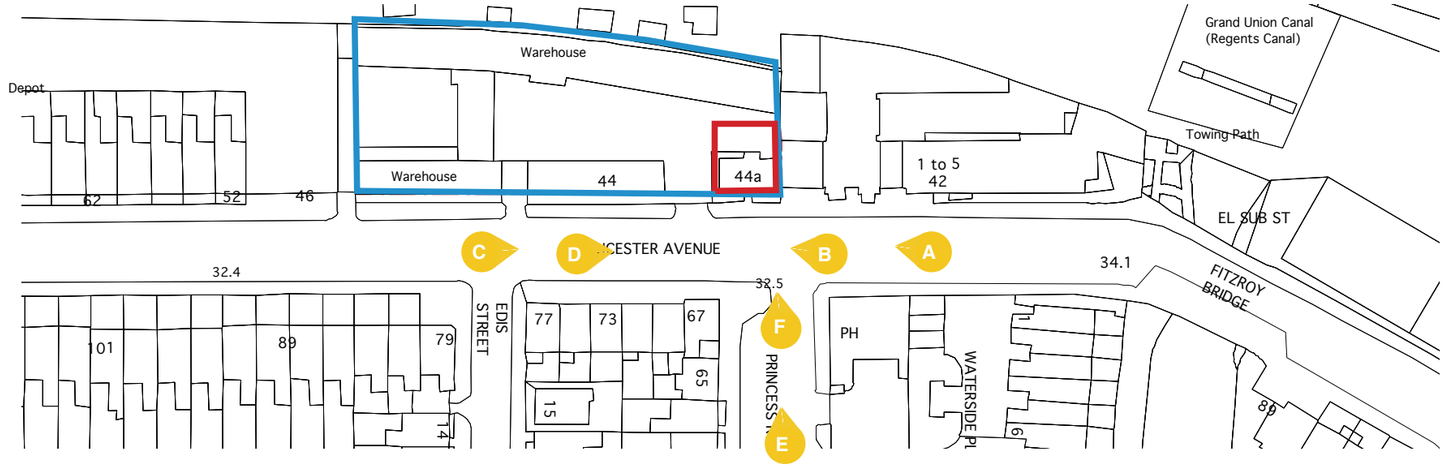
F

2.0 SITE AND CONTEXT

A

B

2.6 EXISTING STREETVIEW IMAGES



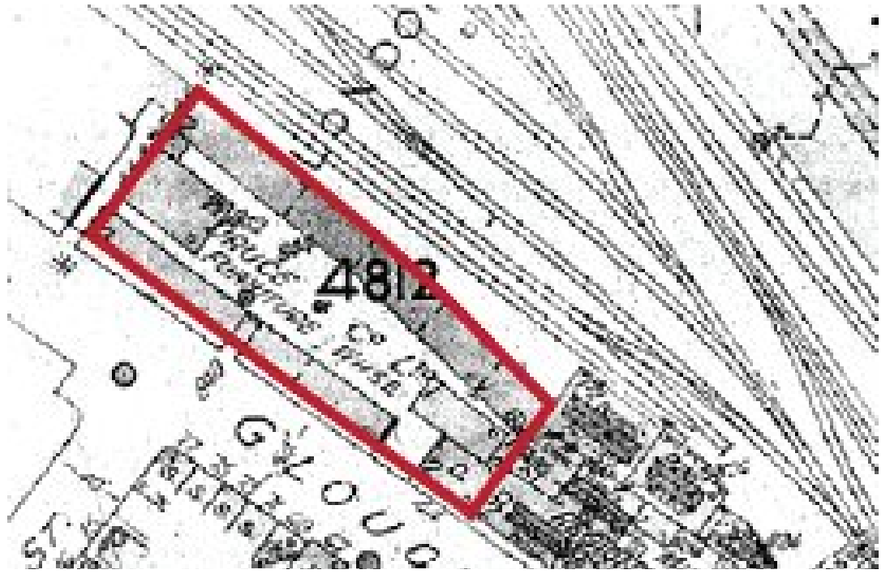
2.7 SITE LOCATION

The area immediately adjacent to the site consists mainly of residential and mixed office/ light industrial accommodation, with good transport links into the city. Chalk Farm and Camden Town Tube stations are in close proximity. The site is also closely located to Primrose Hill and Regents Park.

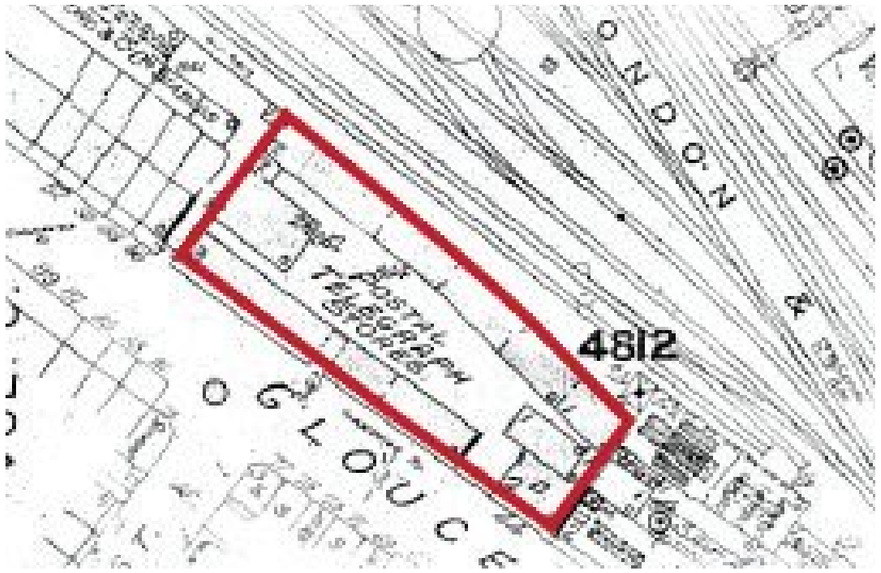
The site is bounded by the overland train line to the north east and by Gloucester Avenue to the south west, and sits on the junction of both Princess Road and Edis Street with Gloucester Road. 44a fronts onto Gloucester Avenue at the south corner of the site.

3.0 HISTORY OF THE BUILDING

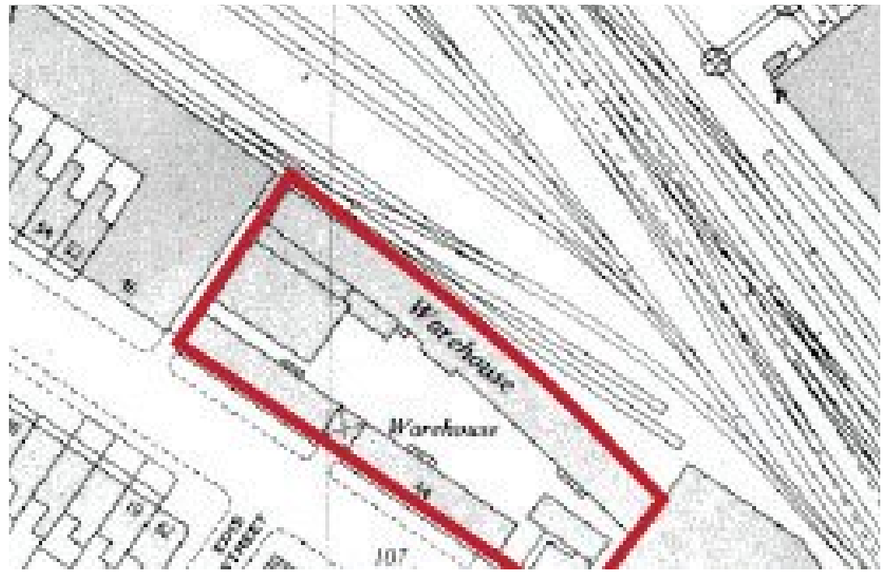
HISTORICAL MAP TAKEN FROM 1870



HISTORICAL MAP TAKEN FROM 1948



HISTORICAL MAP TAKEN FROM 1921



HISTORICAL MAP TAKEN FROM 1978

3.1 HISTORY OF THE APPLICATION OF THE BUILDING

The application building was constructed in 1858 as part of the first phase of construction of the Electric Telegraph Company works, as a house probably for the site manager or chief engineer.

The original 1858 plans and elevations of the house are reproduced on page 17; these illustrate the original form and design of the building.

The property is a double fronted two storey house over a basement, constructed from brick with a slate roof behind a parapet.

The plan is essentially one room deep, with a central staircase slightly projecting to the rear. There is subdivision for the first floor into smaller rooms. Neil Burton comments on plots such as these in his book on typical London house plan forms:

“In some cases plots were so shallow that it was only possible to build one room deep.” Neil Burton and Peter Guillery, Behind the Façade. London House Plans 1660-1840, Spire Books: 2006, p.11

It is likely that this plan form was a response to the constraints of the plot which needed to accommodate factory buildings to the rear.

The original design was a restrained classical one, with some attractive detailing on the front elevation, including a simple cornice at the roof parapet, a plain stone string course demarcating the upper ground floor, stone architraves with scrolled consoles supporting an entablature on the upper ground floor windows and front door. The windows were six over six pane sash windows. The external doors at upper ground and lower ground level were 4 panel timber doors typical of this period with a single pane rectangular fanlight.

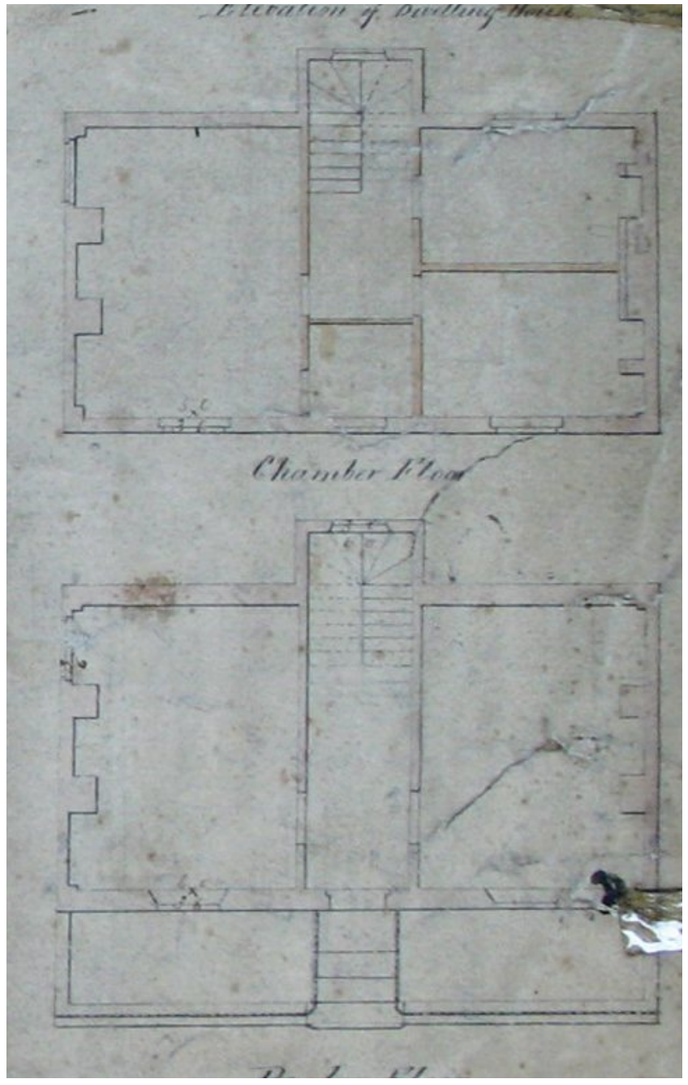
The original plans show railings around the front basement area with a simple gate in the west side, providing access to steps into the basement area. There were separate steps to the basement area on the west side of the building.

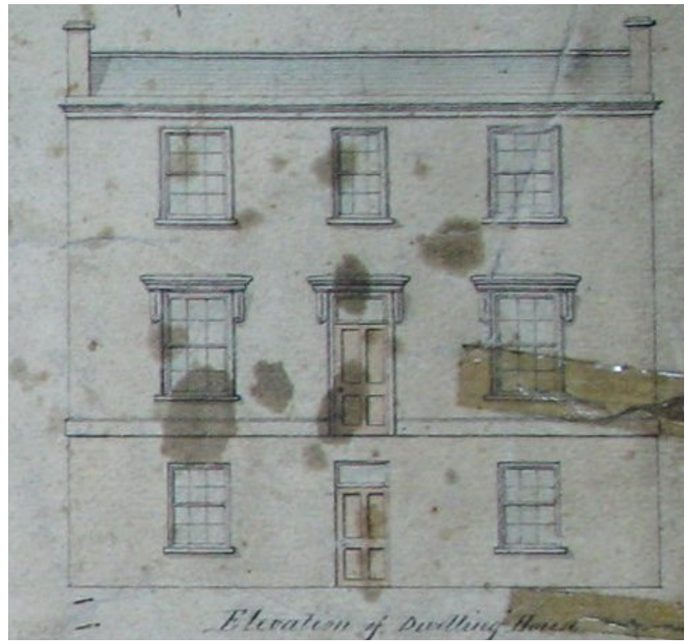
There were no 1858 drawings of the side or rear elevation. The plans indicate that aside from the windows lighting the stair, there was only one window in the rear elevation, while there were windows at each level in the side elevation, presumably because the factory outlook to the rear was unattractive.

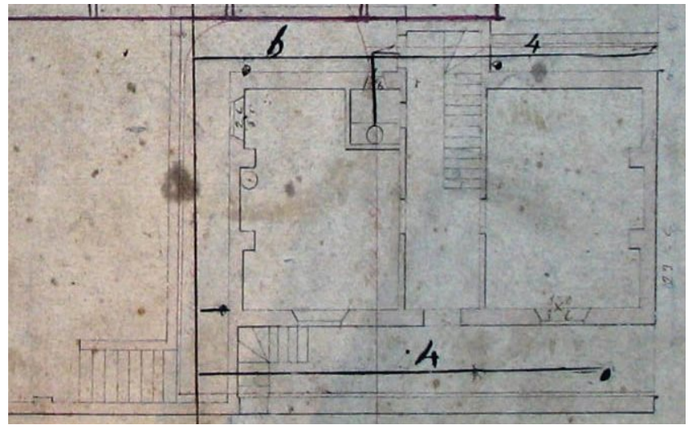
The 1858 plans do not show the original site layout. The 1870 OS map indicates that the house did not have a garden and that at this date there was a small building running perpendicular to the east end of the rear elevation. There is a scar of a single storey building with a pitched roof on the rear elevation consistent with this analysis. By 1921 this had been replaced with a larger building attached to the majority of the rear elevation. There is a change in the brickwork of the rear stairwell at first floor level which may indicate this was a single storey structure..

3.0 HISTORY OF THE BUILDING

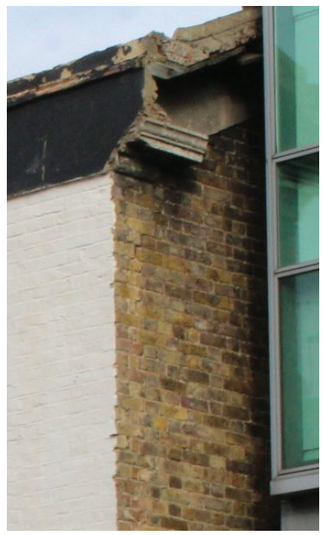
3.2 ORIGINAL1858 DRAWINGS OF 44A GLOUCESTER AVENUE



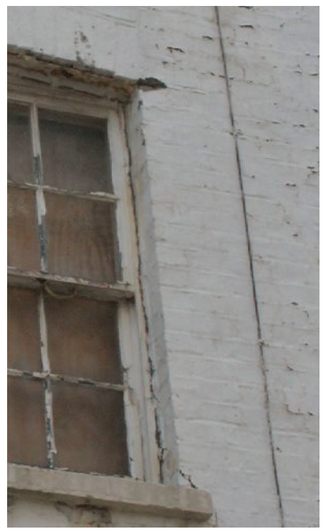


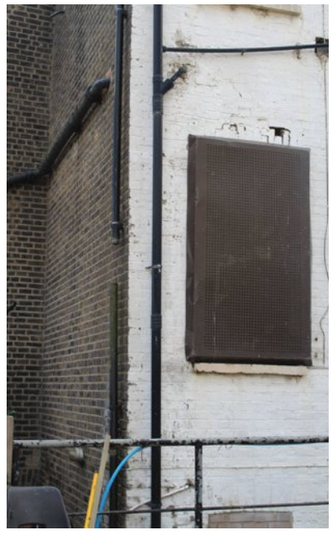


ELEVATION



GABLE AND REAR ELEVATION WINDOWS

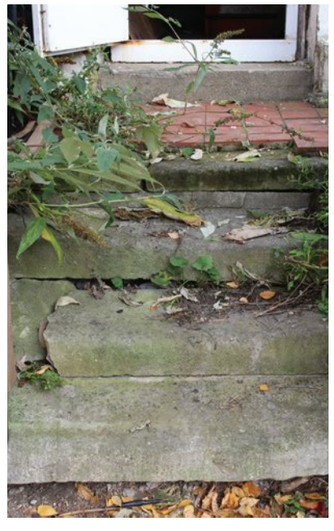




LIGHT WELLS, RAILING AND FRONTAGE

FRONT ELEVATION WINDOWS

ENTRANCE DOOR AND STEPS



3.0 HISTORY OF THE BUILDING

3.3 CURRENT CONDITION

The house has been disused since 1998. It was boarded up at the same date. Presumably around this date the rear door and side window in the lower ground floor were bricked up to prevent illegal entry by squatters etc. There has been a site hoarding in front of the property since last summer. Some photographs illustrating the current condition of the house are provided on page 18.

A number of the original architectural details have been lost, including:

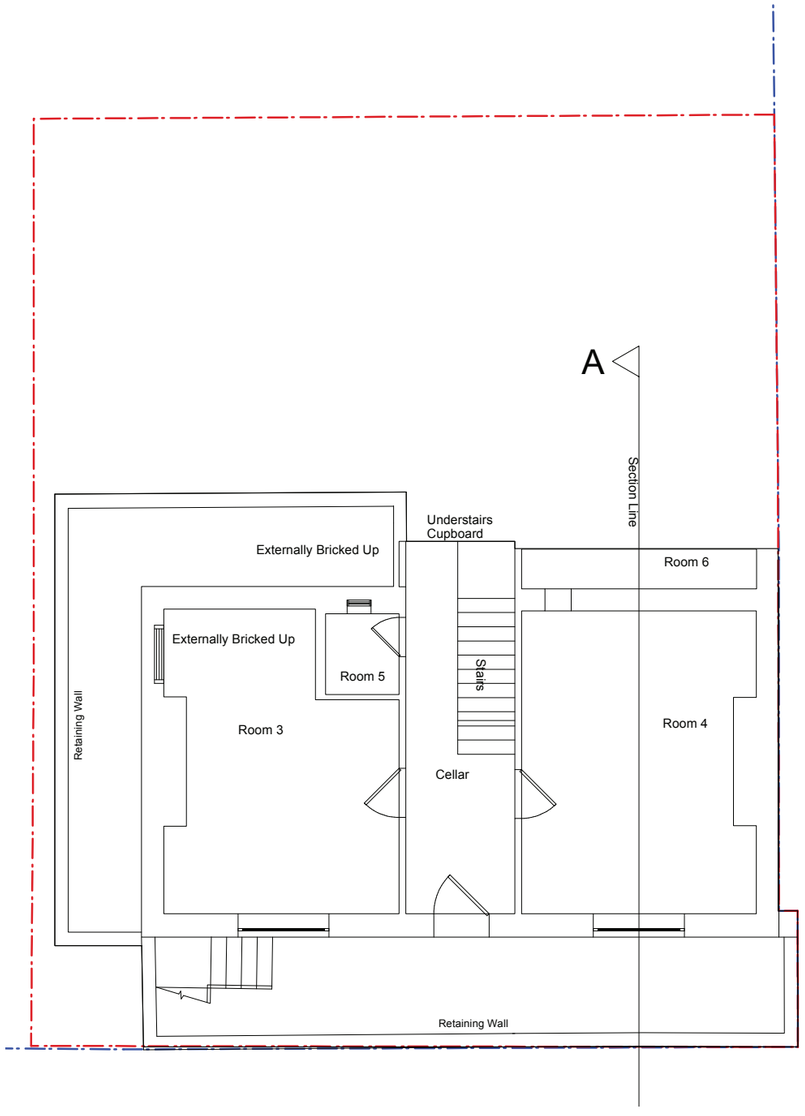
- The cornice from the parapet on the front elevation;
- The scrolled consoles and entablature on the upper ground floor windows and door;
- The original iron balustrade to the steps in the front basement area has been replaced with an unsympathetic modern balustrade;

Other architectural details are damaged or in poor condition, including:

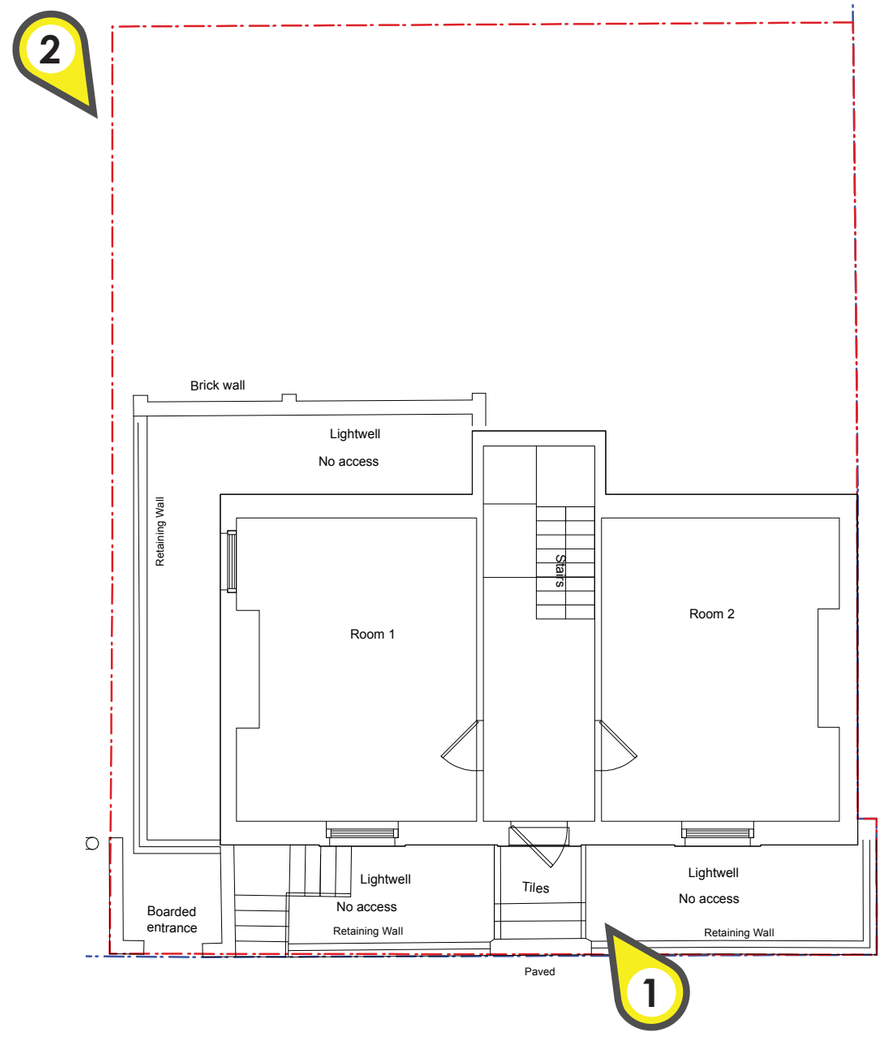
- The window and door architraves on the front elevation have been painted. The paint is appealing and it appears that they are stone;
- The sash windows are damaged or have been removed;
- The brickwork has been painted on the front and side elevation and is now peeling;
- The basement area railings which have lost some finials;
- The stone front steps which are broken;
- The stone bridgestone is covered in tiles set in concrete;
- The stone steps into the basement area are encased in concrete; and
- The York stone paving in the basement areas needs repairing and cleaning;
- The front door in the lower ground floor is likely to be original but needs to be repaired and repainted; and
- The roof is in poor condition.

The proposals include a sensitive restoration of the external architectural details.

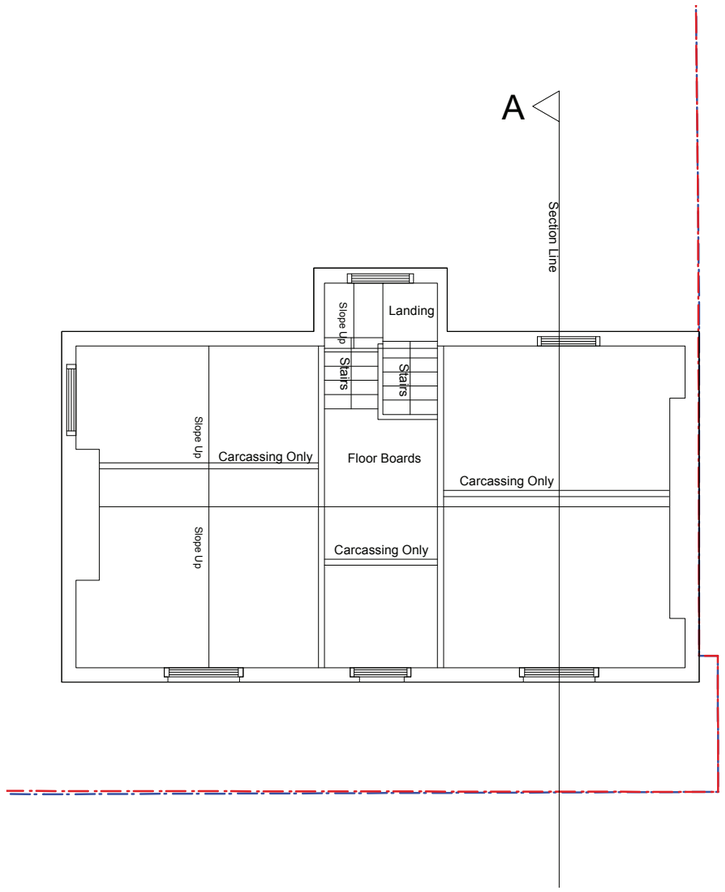
Internally, the building is in a very poor condition and has essentially been stripped back to its structure. The plaster has largely been removed from the ceilings and walls, so internally the house consists of exposed timber floor/ceiling joists, floor boards, timber internal partitions and exposed brickwork. Much of the original joinery has been removed although some door architraves and doors survive. The chimney surrounds and fireplaces have all been removed. The timber staircase survives, but is of a standard type.



EXISTING BASEMENT PLAN



EXISTING GROUND FLOOR PLAN



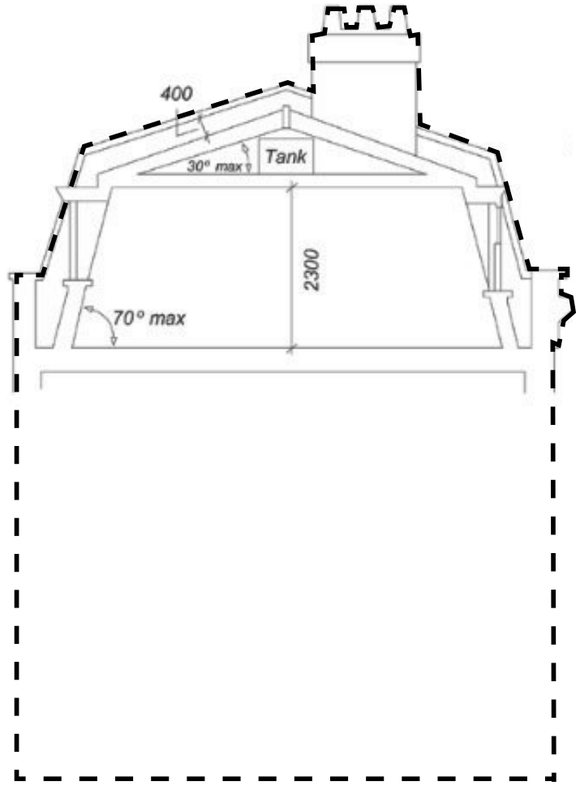
EXISTING FIRST FLOOR PLAN

3.0 HISTORY OF THE BUILDING

3.4 EXISTING BUILDING

1 Existing view of the front of the house from Gloucester Avenue

2 Existing view of the house at the rear elevation

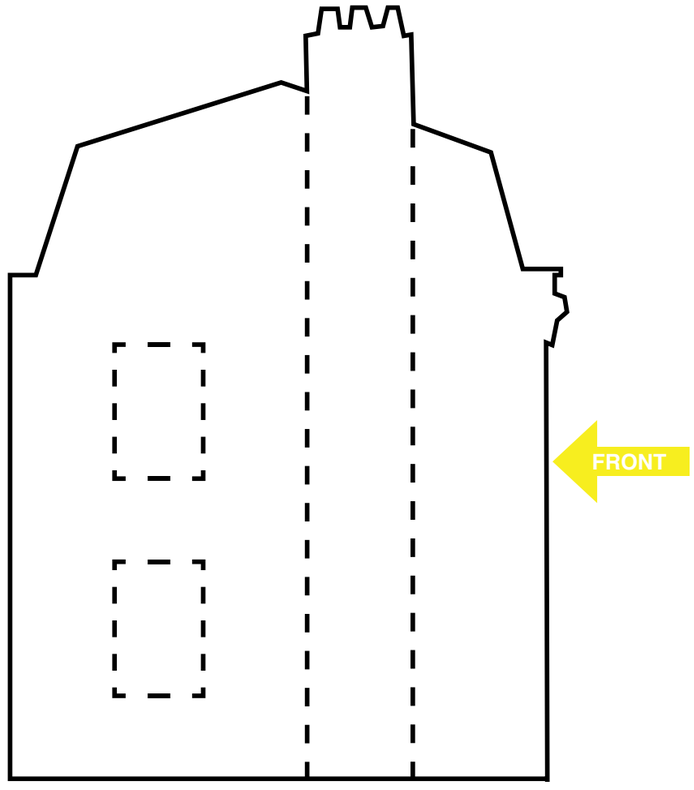


CAMDEN DESIGN POLICY GUIDANCE

True Mansard

Lower slope is at a steeper angle than
the upper, and the upper slope is visible

Mansard roofs are often the most appropriate form of extension for a Georgian or Victorian dwelling with a raised parapet wall and low roof structure behind. Mansard roofs should not exceed the height stated in Figure 5 so as to avoid excessive additional height to the host building.

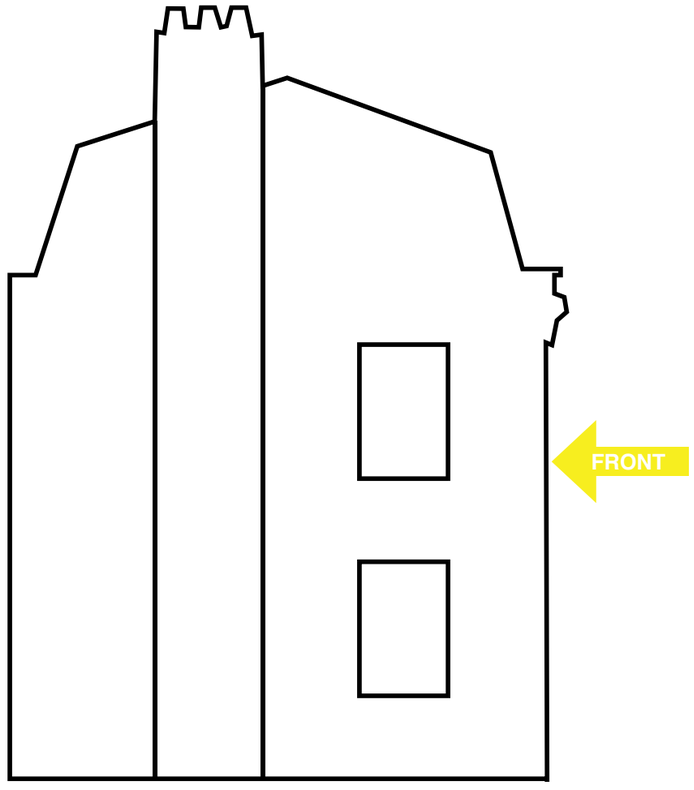


INTRETATION OF DESIGN POLICY TO GABLE ELEVATION

Design Policy intepreted literally to Gable wall

✗ Chimney Stack in this interpretation makes the building read 'front heavy'.

✗ With the windows placed to the rear, this restricts views out of the site.



PROPOSED GABLE ELEVATION

Design Policy re-interpreted to Gable Wall

✓ Proportionally the Chimney Stacks reads better to the rear.

✓ In this position, the windows sit closer to the front providing better views to the Streetscape.

4.0 DESIGN STRATEGY

4.2 DESIGN PRINCIPLES

The fundamental strategy for this application is to restore and reinvigorate this existing building.

Research of the existing building, and the original design intent, has been successful, in that we now know the quality of design originally intended and the extent to which the building has been damaged subsequently.

The basic principle is to extend the house at the rear, and add a mansard roof, in accordance with the Camden Design Policy, to make the building read as a cohesive whole instead of a series of convoluted extensions.

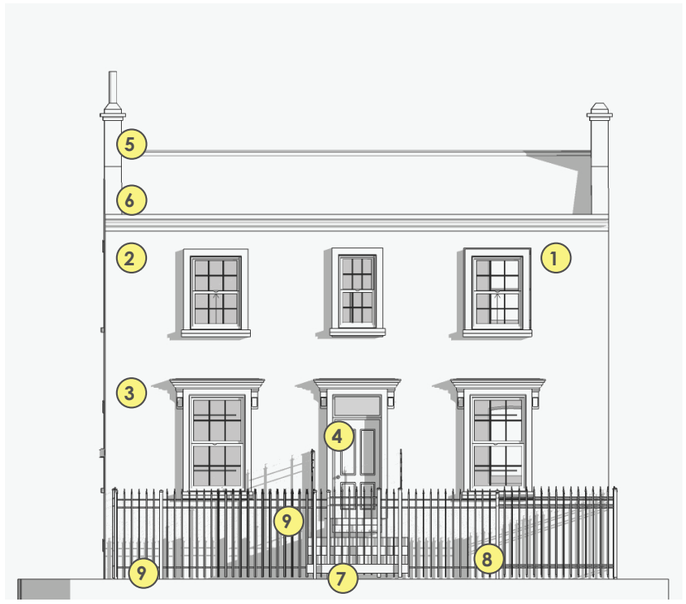
It is clear that the building is currently in poor condition, both structurally and aesthetically, and in need for repair.

There are two aspects of the design - restoration works and new works.

The restoration works are based on an analysis of the original 1958 design. The restoration works will enhance the historical and architectural significance of the existing building.

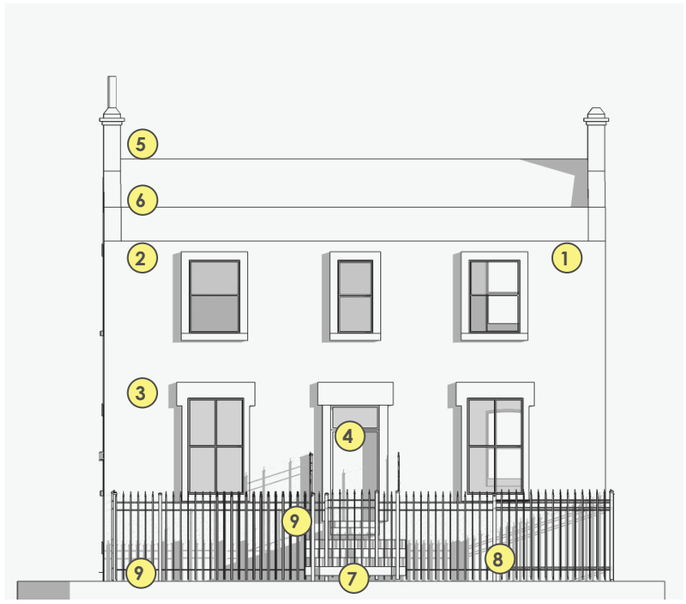
The following chapter outlines the methodology of the design and nature of the repair and restoration works proposed.

ORIGINAL DESIGN INTENSION - AS PER DISCOVERED DRAWING



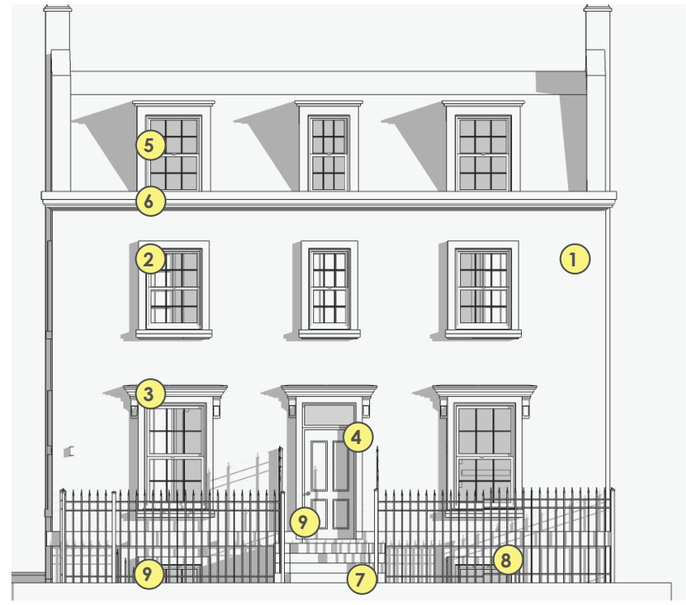
1. Simple 3 bay façade originally built of stock brick.
2. Sash windows with glazing bars, 6 over 6 panes. Stone architrave and cill details
3. Stone architraves, scrolled consoles and entablatures to upper ground floor windows and door.
4. Timber panel Georgian style front door. Colour unknown.
5. Low pitched end-gabled Welsh slate roof, with a verge parapet and flanking chimneys.
6. Cornice at Eaves Level. Short return to Gables only.
7. York Stone steps lead to the front door. A second set of stone steps lead down to a basement level entrance.
8. Metal railings with spire finials.
9. Gate to basement steps. Metal Boot Cleaner to Entrance.

CURRENT CONDITION - 2016 VIA PHOTOGRAPHIC RECORD



1. The brick facade is currently deteriorating and needs restoration work. White Wash finish to external walls is flaking and worn.
2. The sash windows are in a state of disrepair or removed. Some of the windows show glazing bars split into 4 panes instead of the original 12. Some of the window openings have been board up.
3. Entablatures and Scrolled Consoles have been removed. Cills are in poor condition.
4. Front Door is boarded up. Entablature and Architraves have also been removed.
5. The Welsh slate roof is in need of renovation
6. Stone Cornice has mostly been removed. Small portion of Cornice exists on gable elevation. Profile to be replicated.
7. Both sets of stone steps are in a deteriorating state. The secondary set of stone steps leading to the basement are in a particularly bad condition and are unfit for purpose.
8. Metal Railings still exist but have been damaged over time with some finals lost.
9. Metal Boot Cleaner still exists but has been damaged over time. Original balustrade to

PROPOSED REFURBISHMENT - SUBJECT TO PLANNING



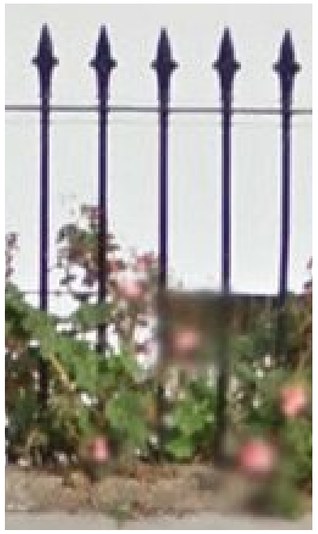
1. Original brickwork re-pointed and repaired where necessary. The brickwork will be cleaned, removing the existing white wash, with a new white wash finish proposed.
2. The proposal seeks to reinstate the original design of 6 over 6 pane timber sliding sash windows. The new traditional windows will benefit from double glazing.
3. The proposal seeks to reinstate the original 1858 stone Entablatures and scrolled consoles.
4. The proposal seeks to reinstate a timber panel Georgian style front door - painted black with bronze ironmongery.
5. The New mansard roof has been designed to align with the Camden Design Policy. The roof will be clad in slate. The dormers will be clad in Slate tiles and lead. The new windows be timber sliding sash.
6. The 1858 stone cornice will be reinstated to match the original design.
7. The proposal seeks to retain and repair both sets of original stone steps.
8. Existing Railings retained, re-painted, and repaired where necessary.
9. Existing Boot Cleaner retained, re-painted, and repaired where necessary. Balustrade to basement steps will be reinstated in a traditional design.

4.0 DESIGN STRATEGY

4.3 RESTORATION WORKS

9

Restore Existing Boot Cleaner detail to both Entrances.



8

Restore and Repair Existing Railings.

4

Restore and Repair Existing York Stone Steps.

Entrance Door to be painted Black and to recieve new Bronze Ironmongery.

3

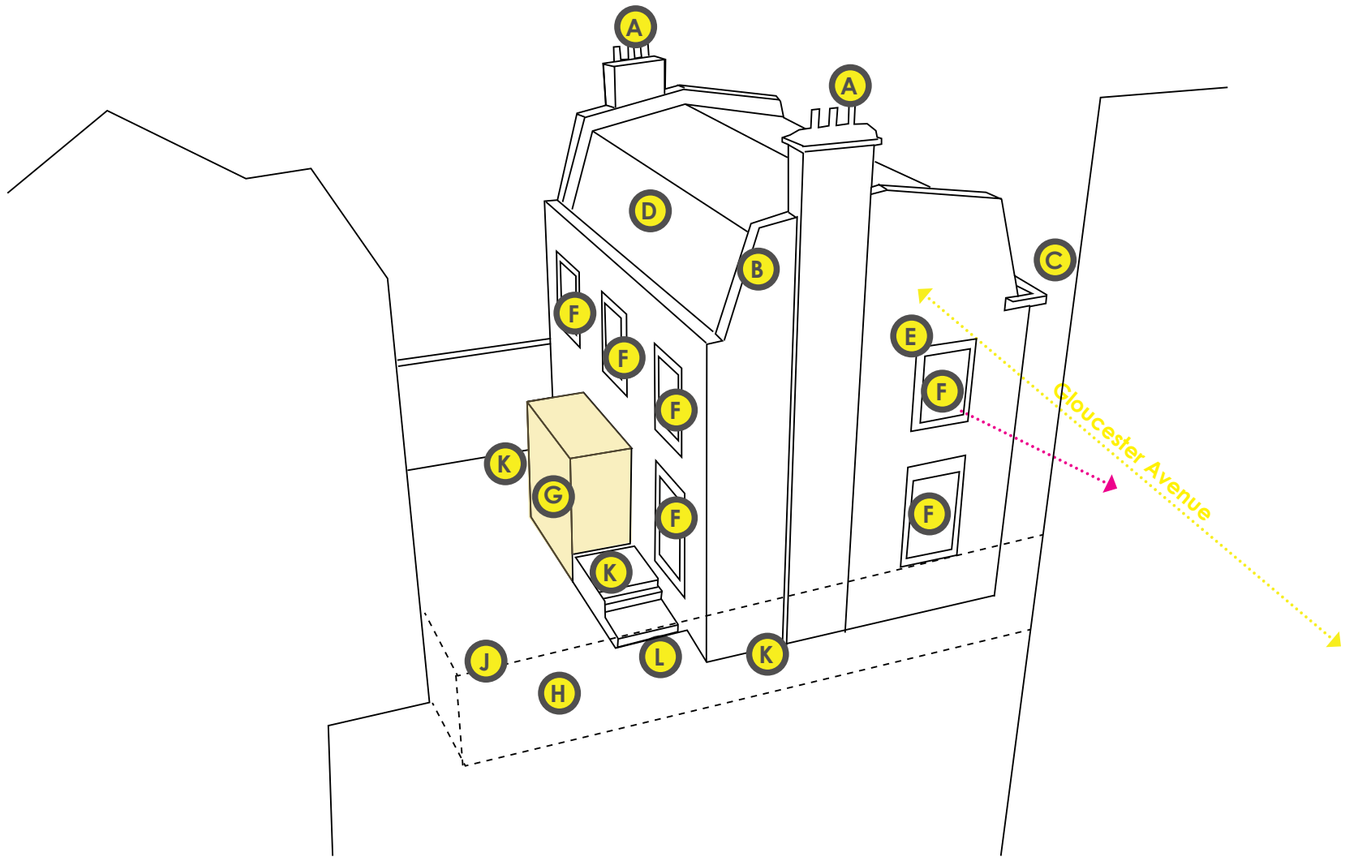
Restore original Stone Entablatures to Front Elevation Windows.

2

Replace removed and damaged windows with New Timber Sliding Sash with double glazing.

1

Existing Brickwork to be cleaned, existing white wash removed. Brickwork to be re-pointed where necessary and a new Wite Wash applied.



A The chimney is located to the rear of the building. The chimney breast is expressed in a similar fashion to buildings in the locale - e.g. 65 Princess Street. The expressed chimney breast will give stuctural integrity to the flank wall and be used to disguise the change in brickwork.

B Mansard Roof Profile expressed within the Gable Facade. Brick Soldier Course will create profile as existing.

C The existing building has lost the original cornice to the front elevaltion which will be restored.

D The mansard roof has been designed to align with the Camden Design Policy.

E Windows Orientated to the front of the building, facing Gloucester Avenue, to improve views of the street scape.

F Existing Windows to be replaced with TImber Sliding Sash windows with double glazing. Stone Cill details to be repaired or replaced where necessary. The window head detail is to a arced Solider course as existing.

G Glass Box extension added to the rear to provide a contemporary entrance to the house.

H Garden gates and fence to delineate the House's demise in a similar style to the entrance gates for the whole site.

J Private garden with car parking.

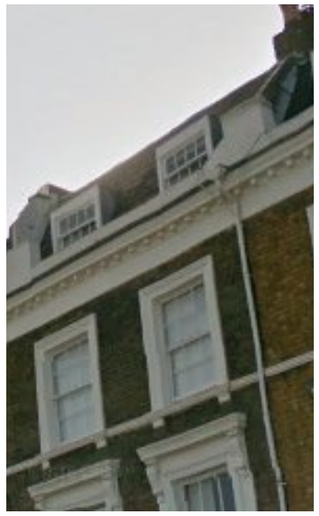
K Roof Light in Landscaping to provide daylight into the Basement Areas.

L Entrance Steps.

4.0 DESIGN STRATEGY

4.4 PROPOSED WORKS

A Chimney Stack to be expressed on the Gable Facade - as per the example above at 65 Princess Street adjacent to the site.



B Mansard Roof Condition used to terrace 87-127 Gloucester Avenue - directly opposite this site.

The Mansard will have Slate Roof Tiles.

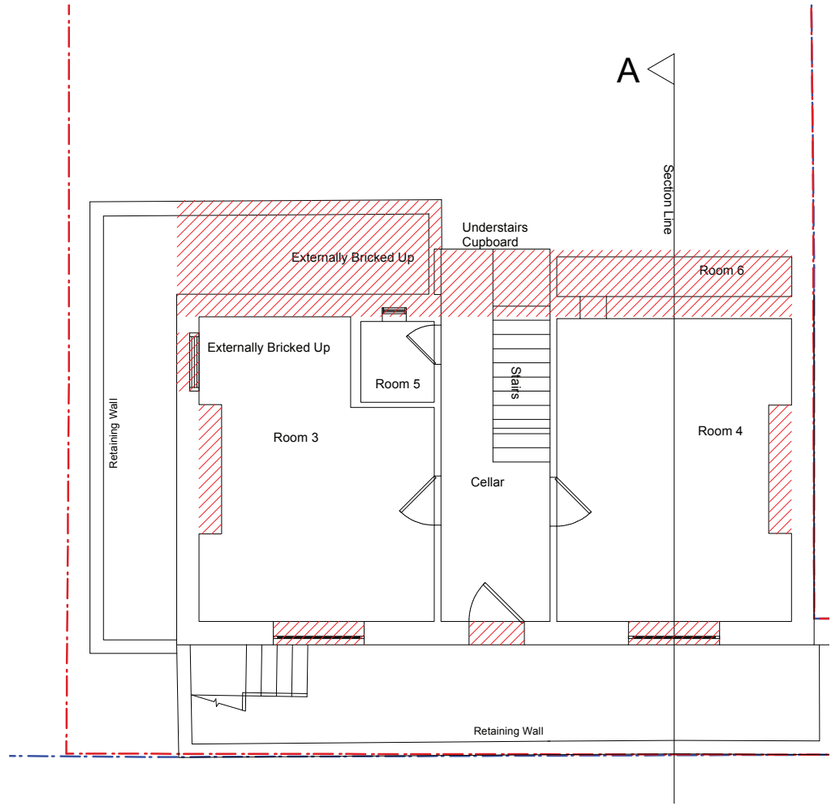
F New Windows to be Gable and Rear Elevation to have a Arched Brickwork Window Head. This detail is currently used to the windows at the rear of the existing elevation we intend on removing.

G New Glass Box to have minimum detailing. The neutral design will highlight the character of the existing building.

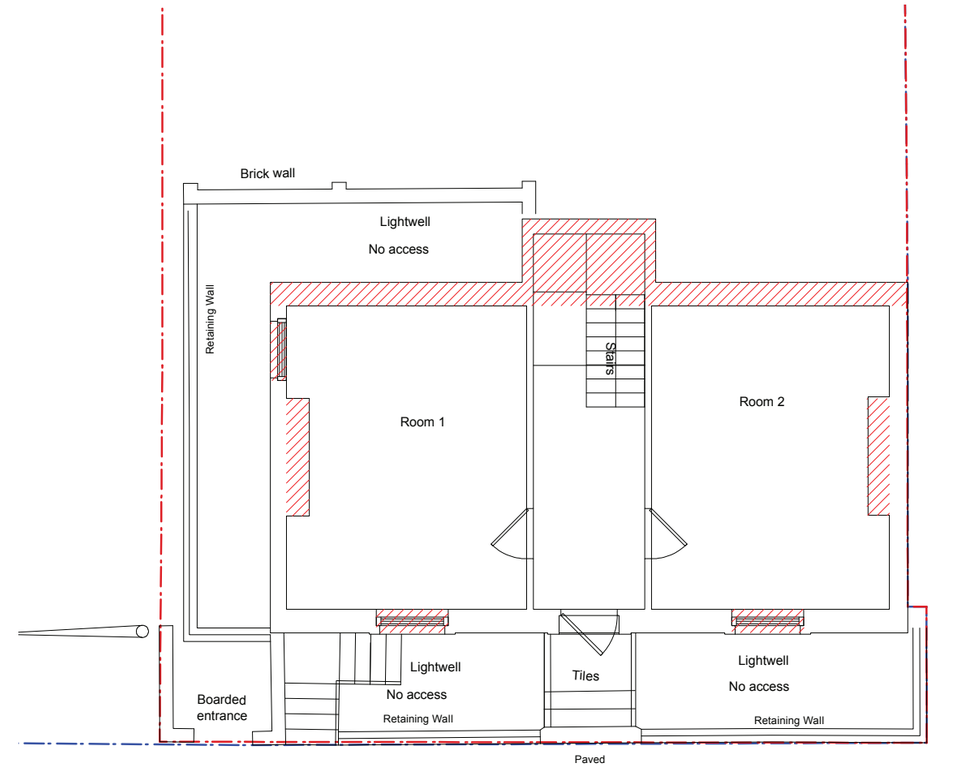
H Garden Gates to be designed in a similar style to the Main Entrance Gates.

The slender vertical rails provide a light, delicate style to respect the existing building. They also have a neutral style to extenuate the historical merit of the existing buildings.

L Modern Access Steps to be Black Metal.



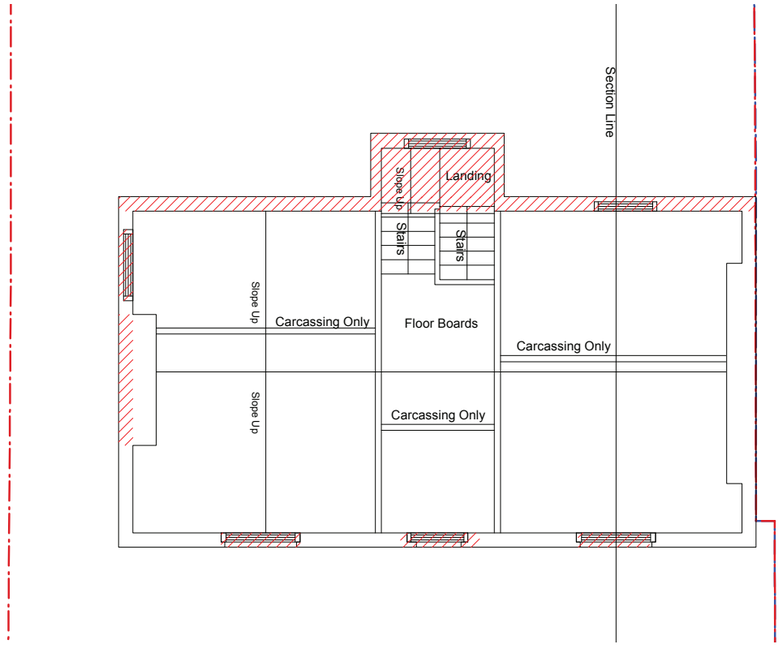
BASEMENT PLAN



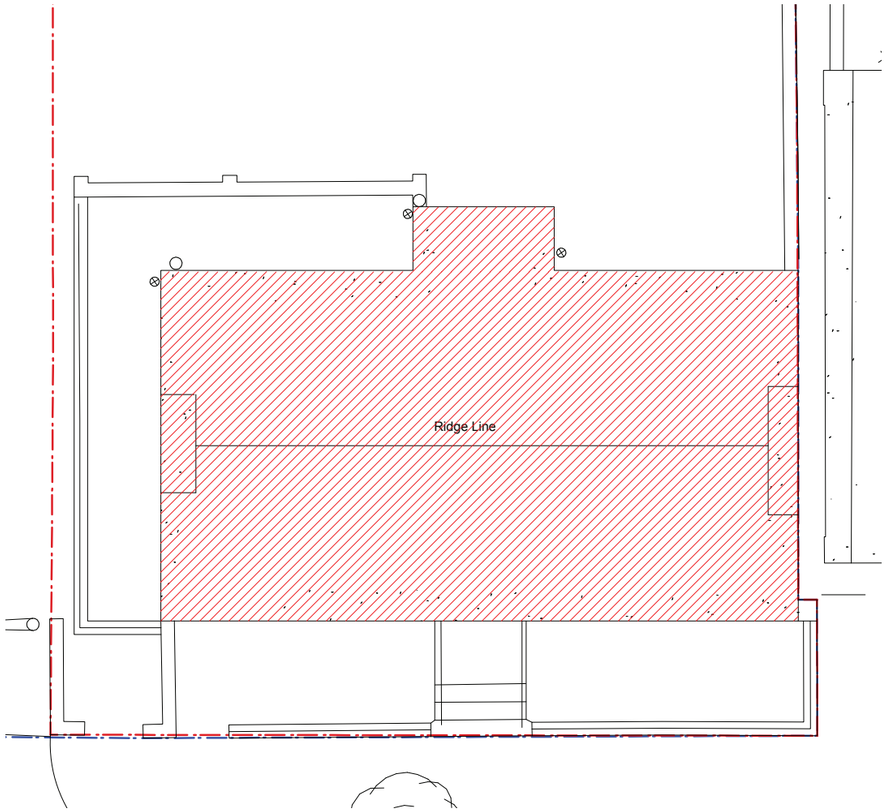
GROUND FLOOR PLAN

4.0 DESIGN STRATEGY

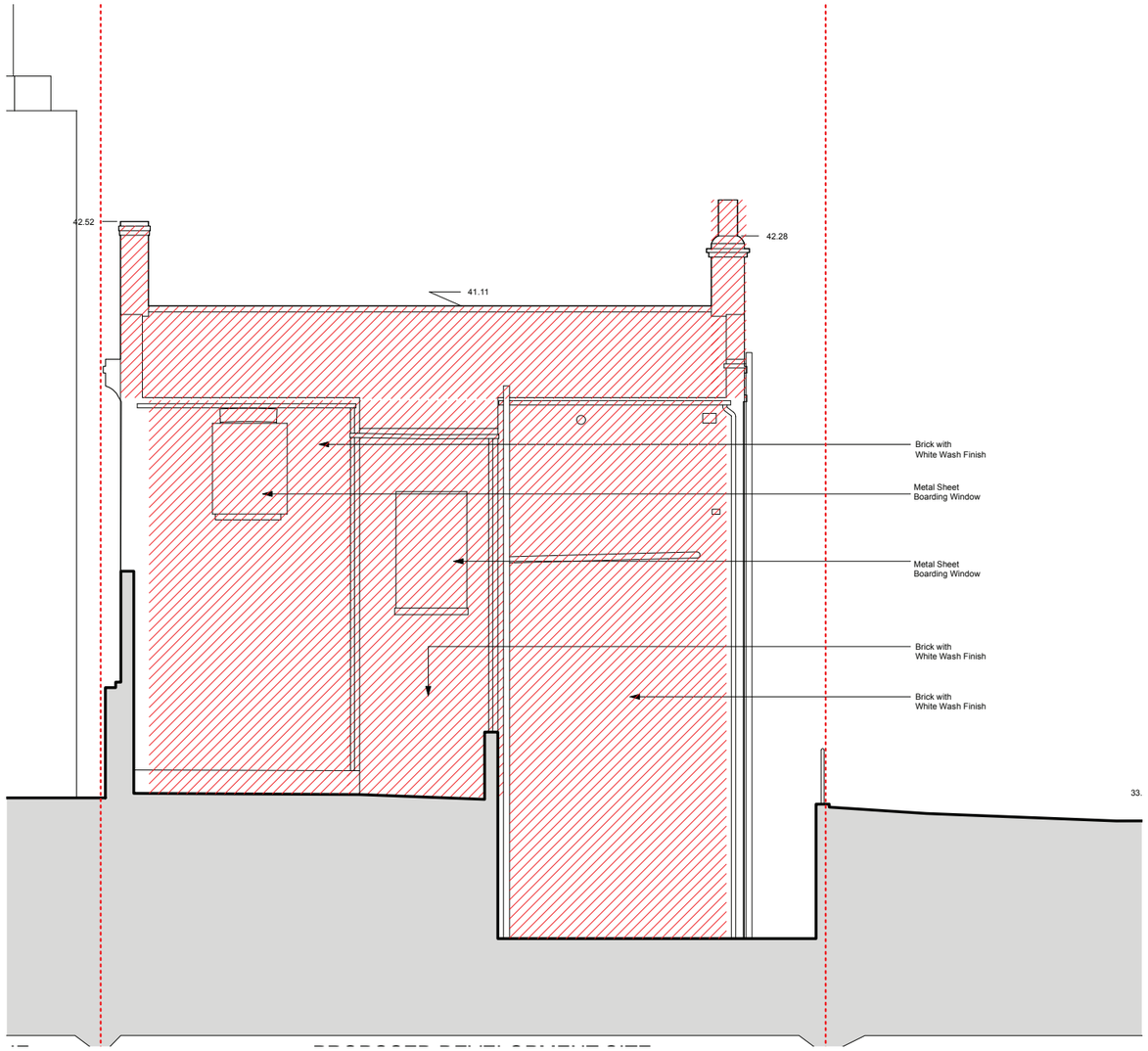
4.5 DEMOLITION STRATEGY - PLANS



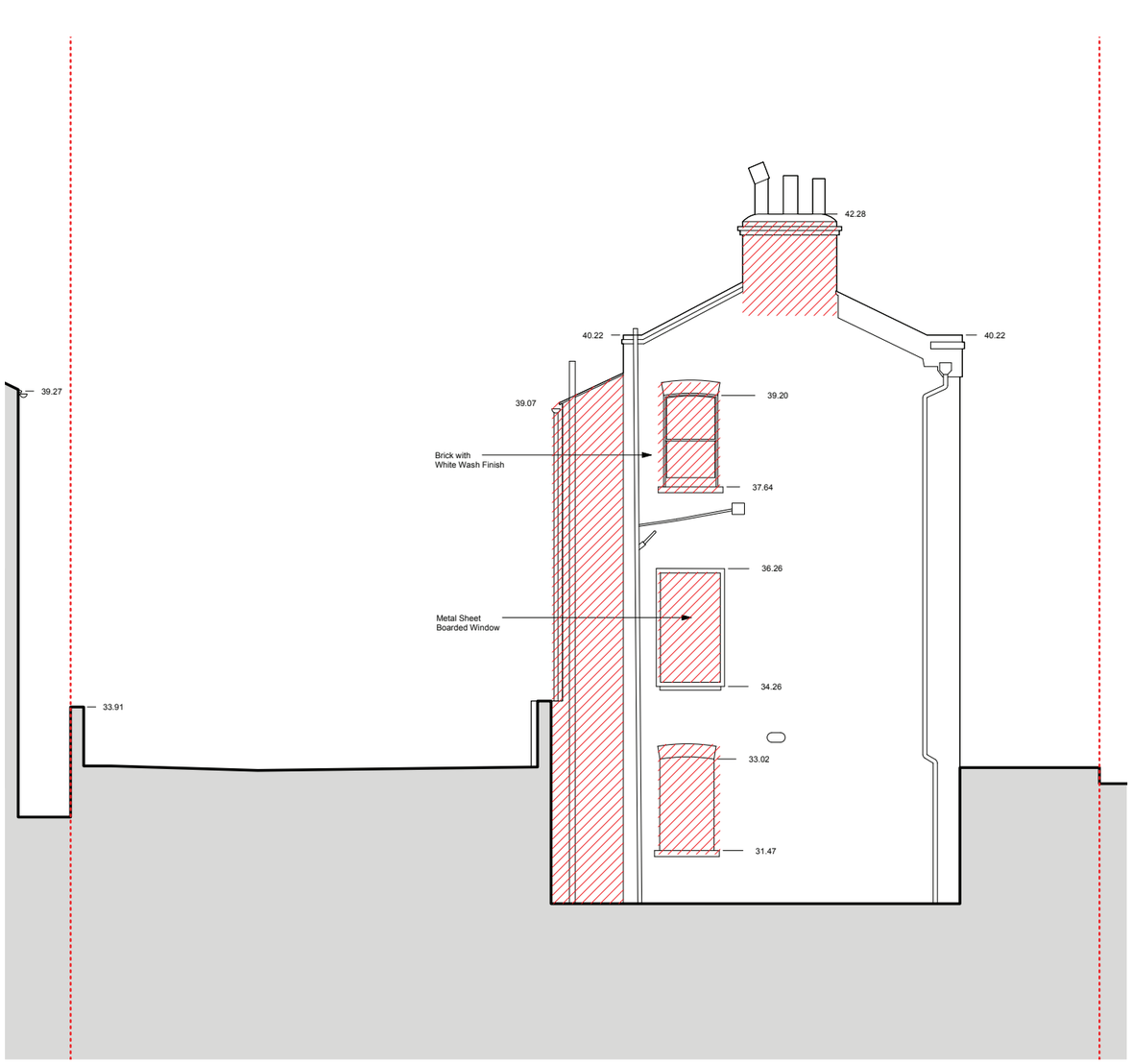
FIRST FLOOR PLAN



SECOND FLOOR PLAN



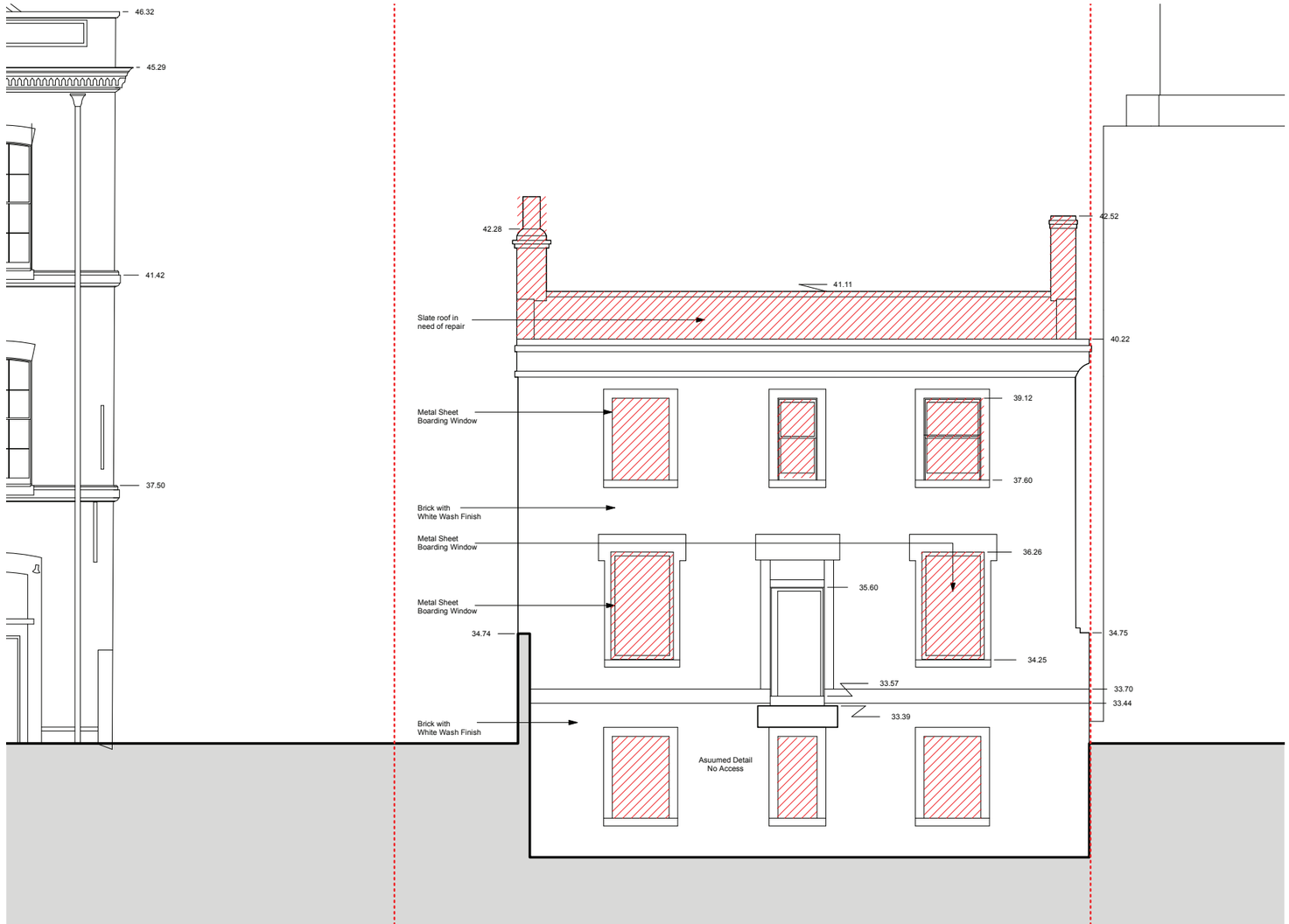
REAR ELEVATION



SIDE ELEVATION

4.0 DESIGN STRATEGY

4.6 DEMOLITION STRATEGY - SECTIONS



FRONT ELEVATION