

20 Gloucester Crescent

London NW1 7DS

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Town Planning & Listed Building Consent Application

Pre Planning Enquiry

June 2018

Drawing Register

Existing Drawings

20GC EX 00 Location Plan scale 1:1250 (Ordnance Survey - OS Site map)

20GC EX 01-03 Existing Plans, Elevations and Sections scale 1:100 (Printed at A3)

Proposed Drawings

20GC PR 01-03 Proposed Plans, Elevations and Sections scale 1:100 (Printed at A3)

20GC PR 05-06 Relevant details

Photographic Reference

26PG Photographic Schedule Internal views throughout the house

Written Material, including

Design & Access Statement.

Heritage Statement

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Written Material

Introduction.

We propose changes to a Listed Building, 20 Gloucester Crescent, London NW1 7DS.

Namely “ Alterations to a Listed Building where there is no increase in floor space”, and we have paid a fee to Camden Council of £206.00 (inc. VAT).

We have attached

- * Location Plan
- * Existing and Proposed Drawings, including relevant details
- * Written material, including a ‘Design and Access Statement’, and ‘Heritage Statement’.

Background

We submitted a Pre Application Enquiry in May and met with the Conservation officer Ms Catherine Bond, on Tuesday 29th May at 10.00am. Since our meeting we have received a detailed response to our proposals, stating what is considered acceptable and what is unacceptable. We have subsequently revised our proposals accordingly, omitting the works that was considered unacceptable.

Ms Bond stated that the proposed changes *“are generally low-key and minor in nature, meeting the requirements of a young family in the 21st century”*

To summarise, the detailed response received.

Basement

- * Widening the opening in the central spine wall is acceptable. **We propose retaining sizeable nibs and the current down stand above the opening.**
- * Laying the timber floor above the sub-floor is considered acceptable
- * The widening of the existing French doors to the rear elevation is unacceptable. **We have omitted this proposed work.**
- * The lowering of the front vault is likely to be acceptable. **I have since met with our structural engineer and mechanical lead, and we have reviewed the opportunities. The Invert level for the main drain is approximately 800mm below FFL, which allows the reduced floor level within the vault, however the underpinning will reduce the floor plate available. We have therefore proposed a limited area to be reduced, and we accept that the appliances (laundry room) will sit on a ‘shelf’ formed by the concrete underpinning. It will result in a good laundry room, with a washer and a dryer and utility cpd. We propose locating the boiler and hot water storage tank in the existing loft, thus not reducing valuable space in the vault, but also reducing the impact on the existing interior by having to relocate boiler from back of house to front of house, and the subsequent changes to pipework.**
- * The partial re-building of the existing ‘lean-to outhouse at the rear is considered acceptable’. **We have added 2no. Flush glazed roof lights (to reflect our conversation) and we have revised the roof covering from a proposed ‘Sedum’ roof, to a ‘standing seam zinc roof’. My thinking is - we have enough Sedum, due to the extensive office development to the rear, and with the inclusion of roof lights, a zinc roof would look purposeful, and result in crisp clean detailing, and would compliment the adjacent historic townhouse.**

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Upper Ground Floor

- * Laying the timber floor above the sub-floor is considered acceptable. ***I have attached a detailed drawing (Ref. 20GC PR 06) illustrating the existing build up of 34mm over and above the Historic floor-boards, and a Proposed drawing showing how the proposed floor is 37mm in depth. therefore we are seeking to raise the floor by approximately 3-4 mm only. the current gap to the underside of the door will accommodate the increased height of the timber floor, and the will be little or no impact on the historic architrave or skirting.***
- * The removal of the non-original window lighting the WC. and its replacement is considered acceptable. ***I have attached a detailed drawing (Ref. 20GC PR 05) illustrating the single glazed, top hung case-ment window, painted to match adjacent windows and frames.***

First Floor

- * The removal of the existing late 20th century bathroom from the rear room is acceptable, as is fitting a new ensuite in the front room with direct access to the existing stack. ***No outlets or penetrations will be required in the front elevation.***

Second Floor

- * It is not considered acceptable to remove the historic fireplace in the front bedroom. **We have omitted the proposed removal, and my clients are happy to retain this feature. thank you**

'Pre Application' introduction to 20 Gloucester Crescent

- * No 20 is located to the west side, mid terrace of Gloucester Crescent.

It is unusual in plan - with the rear elevation being considerable wider than the front elevation. A result of the crescent form.

The house has been occupied by the same owner for some 30 years, and has little planning background other than;

- * Application **949 2329** Permission to remove a dying Prunus tree, and replace with a suitable tree at the above property. Dated 13.12.1994. Approved
- * Application **900 3136** To raise front garden wall to approximately 1.9m high. Approved

Internally there are many remaining historic features, and the house is in excellent condition, although the mechanical and electrical installation are woefully inadequate.

There is an existing extension to the rear and a small 'courtyard garden', with a large commercial development immediately behind called 'Clearwater Yard', built by Alford Hall Monaghan Morris, with a seden roof that extends up to the boundary with 20 Gloucester Crescent.

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Detailed Description

Proposals include

LOWER GROUND FLOOR

1.0 Alter floor level & Floor finish throughout Lower Ground Floor

1.1 Reducing the Floor level in the vault

We propose reducing the level of - part of the floor, within the 'connected' vault by 600mm, resulting in an increased (maximum) head height of 2230mm. (and the arched vault 'springing' at 1800mm) Two steps, with three risers at 200mm each will facilitate the change in level, without altering the existing threshold level to the lower ground floor external door.

The proposed reduction in floor level is limited to a 900mm wide strip, running lengthwise through the vault, accepting that the concrete underpins required will 'sit' inside the external walls.

The increased head height will allow the vault to be used as a laundry room, with a washer, dryer and utility cabinet, sitting on a raised shelf, and incoming services, metres etc.

1.2 Replace existing Flooring throughout Lower Ground Floor

Replace existing Floor finish throughout the Lower Ground floor with a hardwood flooring and integrated underfloor heating system within the 'sub floor' layer- all laid over the existing concrete slab.

2.0 Replace Kitchen

We propose replacing the existing kitchen and have decided that an island would be suitable since there is limited opportunity for wall units - due to historic doors and chimney breasts. Having decided that this is the best approach, the resultant proposed works would include the following;

2.2 Increase width of existing opening in 'Spine wall'

The existing opening in the spine wall is 1.5 metres wide. The double doors are not historic and neither is the door liner or architrave. We propose increasing this opening to 2.8 metres in width, without doors, and the edge of the opening 'trimmed' with a new liner and architrave to match existing single door openings.

3.0 Rear Extension

We propose replacing rear extension, with minor alterations to existing fabric.

3.1 Re-build existing rear extension.

Including full width 'folding and sliding' doors to courtyard garden, and an increased ceiling height, with a 'standing seam' zinc roof over, and two 'flush glaze' rooflights. But importantly - no increase in floor space.

3.2 Opening through to rear room

A minor opening in masonry wall, to the rear room, to facilitate access to planned childrens room in rear extension.

3.3 An additional WC

Located in existing storage cpd, utilising existing stack, with required ventilation in corner, for children. The historic doors will be retained.

HALL FLOOR

We propose replacing the carpet with a timber floor, and replacing the plumbing fixtures in existing shower room.

1.0 Replacing carpet with timber floor

Laying a timber floor and sub floor (with integrated U/F heating) over existing historic floor boards. Please refer to drawing no. 20GC PR 06, which illustrates the existing and proposed condition, demonstrating that the additional thickness of the proposed floor will be no more than 3-4mm. Therefore the historic doors will remain unaltered, and the proposed build up will not impact further on the existing architrave and skirting.

2.0 Replacing plumbing fixtures in Guest WC

Re-using existing closet for an additional shower (all connected to existing wastes) , and replacing existing WHB and WC..
We have also proposed a replacement window (as discussed to the rear elevation. Please refer to dwg no. 20GC PR 05

FIRST FLOOR

1.0 Relocating bathroom at First Floor level

1.1 Removing existing plumbing fixtures from rear room

We plan to convert the existing 'over-sized bathroom' at first floor level to a further bedroom, resulting in a four bedroom house.

2.0 Replacing 'dressing room' with en-suite bathroom for 'master bedroom'

The existing dressing room will become an ensuite bathroom for the front room (master bedroom), with soil pipe easily accessible due to family bathroom directly overhead. We plan to retain the existing opening

SECOND FLOOR

no change

For the avoidance of doubt, the historic fireplace will remain as existing

To summarise

The material changes proposed are mainly confined to the lower ground floor, and are 'generally of a low-key and minor nature', with the purpose of 'meeting the requirements of a young family in the 21st century.'
At Pre App stage the conservation officer stated that 'in listed building terms, the principles behind the proposed works are generally considered acceptable', based on the advice given.

We have adhered to the advice given and hope that the application will, as such, be acceptable to Camden Council.

The enlarged opening internally to the spine wall will allow a kitchen 'island', resulting in less 'disturbance' to the walls, windows and doors. The opening is reduced to 2.8metres in width, and the existing down stand will be retained.

The replacement of the existing extension provides the opportunity of increasing the ceiling height (presently less than 2 metres), and an extensive 'opening' to the courtyard garden and roof lights overhead will result in a 'light and airy family room'.

There is no loss of amenity, given that 'Clearwater yard' is located to the rear, and a four storey boundary wall to No. 19 Gloucester Crescent on the adjacent property.

The additional WC (with retained historic door) and minor opening through to the rear room, will allow for a connection between planned playroom and kitchen / family dining area.

Amenity

There is no loss of amenity since all windows facing the light well have opaque glass and are required to be fire rated due to their proximity to the fire escape.

Design & Access Statement

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What is the purpose of our proposal - To improve accommodation within this historic town house. Provide good family orientated accommodation, and upgrade existing mechanical and electrical installations.

How will the proposed works relate to the existing building. - The intention is to retain as many of the historic features as possible, whilst providing the important connection with planned playroom and courtyard garden, that is essential for a family with young children. The use of underfloor heating will remove the need for water filled rads that 'clutter' the Lower ground floor and Hall floor, and the reduced floor level to the vault will allow for all the essential services, incoming mains etc, boiler, manifold and laundry, thus 'freeing up' habitable space within the listed townhouse.

Have you discussed your proposal with your neighbour, what measures have been taken to reduce impact on your neighbours, considering shadowing, lighting, visibility and proximity. - No not yet, although we will clearly discuss our proposals before submitting a formal Listed Building Consent application and Planning Application.

What thought has been given to the siting and appearance of the works, where they are placed - We have sought to improve the existing accommodation, however there is little to consider in terms of amenity and scale with the adjoining neighbours. To the East we have 'Clearwater Yard' with a Seden roof level with the rear boundary wall, and we have a high wall to the 4 storey 'return' to the South, on the adjoining property

Does our proposal have an impact on the street scene. - No. the one tree to note at the rear is a large Camellia, and we plan to retain that.

How sustainable is our proposal -. The proposed works will help the accommodation provide for the future

What provision has been made for the storage of waste and recyclable materials - The secondary vault which is not connected to the house will be used to store waste and recycling till collection date.

Explain the scale, height, width and length of the proposal and its relationship to the existing building. - All as existing.

How have you followed the advice by CABE on the issue of inclusive access. - We are aware of this informative, seek to demonstrate our DDA compliance, and that of a 'lifetime home' by following the current building regulations fully.

What consideration has been given to access to and between parts of the proposed works. Has disabled access been considered. - not applicable

What is the relationship between the proposed works and the public routes and do they have any impact - Not applicable

Have you considered landscaping treatment to enhance and protect existing amenities. - Not applicable

Describe the materials you propose to use and why you chose them. Have environmentally friendly materials been considered, what consideration has been given to maintenance. - We plan to use traditional materials and construction methods to safeguard this heritage asset, and conform with the good conservation methodology.

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Heritage Statement

Character and architectural/historical interest of the associated property or structure - **No. 20 Gloucester Crescent is a Grade II listed single family dwelling , located within the Primrose Hill Conservation Area.**

Explanation of the principles behind the justification for the proposed development - **We propose the partial re-building of the existing 'lean-to', which is linked to the main hallway. It is an area of secondary importance within the listed building.**

Details of the expected impact that the proposed development will have on the special interest of the listed building. **There will be very little impact, since the outhouse is confined to a small space at the back of the property, defined by the party wall to No 19, and all three enclosing walls are far higher than the outhouse and proposed replacement**

An outline of the steps taken to avoid or minimise any adverse impacts on the significance of the building. - **The replacement rear addition will be clearly a 21st century addition, with its metal roof, and sliding and folding glass doors to the garden, therefore not reducing the impact of the historic townhouse, but appearing as an elegant juxtaposition to the historic fabric.**

Architectural Statement

No. 20 Gloucester Crescent is a well preserved example of a mid 19th Century, single family dwelling in the 'Primrose Hill Conservation Area'

The house has been carefully maintained and within the same ownership for approximately 30 years. The house is unusual in so much as the stair void is triangular, responding to the curvature of the crescent, and results in a striking void between balustrades.

The client is a young couple with two small children, and they plan to occupy the house for a significant period as the children attend the local school. They are keen to preserve the historic details and plan only minor works to reflect the needs of a young family in the 21st century. We have submitted a Pre Application, and benefited from the direction given, and we have revised our proposals to adhere to the advice given.

We hope that our application will prove acceptable, and look forward to starting work in due course.

Thank you

Simon Templeton. **Architect**

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