



# Design Statement

*33 Inverness Street, London,  
NW1 7HA*



fig 1 + 2. 33 Inverness Street - existing front + rear elevations

## **INTRODUCTION**

33 Inverness street is a four-storey building with a basement, in use as a single-family dwelling within the Camden Town Conservation Area. The building has a complex history, having been extensively modified and extended over time and subject to a range of planning permissions in various stages of enactment. The original structure was constructed in C.1850 as a slim 3-storey building with a single storey wing projecting off the eastern flank. The eastern wing has been recently extended whilst stepping back from the main street. An additional extension to the rear has pushed the building out to create a south-facing terrace.

As a consequence of the various modification, the internal layout of the building is disjointed and in need of rationalisation. The surrounding streets have undergone significant changes since the buildings erection, most recently with the completion of the large

Cavendish School Building on the neighbouring plot and the office complex to the rear, leaving the house enclosed on two sides by contemporary development. Our proposal seeks to reflect the new site conditions of the house, reunifying the front elevation to better respond to the changing streetscape presented by the works to the Cavendish school. The proposal will rationalise the internal layouts, improving the liveability and coherence of the spaces to better meet the needs of a young family. Overall, our proposal aims to consolidate the many changes and approved proposals for the building into a considered arrangement, sensitive to the streetscape and historical fabric of the structure.

The proposal takes into account the guidance set out by Camden council and is compliant with all planning stipulations.



fig 2 + 3. 33 Inverness Street + surrounding context

## SITE CONTEXT

33 Inverness Street functions as a point of transition in the streetscape; 'bookending' a row of large buildings in various styles which fall away from the vibrancy of Camden High Street on its Eastern flank, creating an access road to a modern development on its Western Elevation. The row of buildings resumes with a block of aesthetically coherent historical buildings typical of the Primrose Hill Conservation area, forming a connection between the exuberance of the high street and tranquillity of Gloucester Crescent.

Consequently, the mass and forms of the buildings on the street create an elevation that can be seen as two distinct groupings separated by the access road. The first of these to the East - incorporating 33 Inverness Street - is discontinuous stylistically, creating a mixed aesthetic presentation. The buildings are unified in terms of massing and scale, with similar heights and sightlines. The second grouping to the West is formed of a terraced row of identical facades, with symmetrical 'bookends' leading to a sense of unity across the elevation.

To the rear of the property, a large modern office development has been constructed, centred on a courtyard surrounded by buildings of varying heights clad in opal-tinted glazing. The rear elevations of houses on Gloucester Crescent

are also visible, display an array of extensions in varying styles and materials.

Inverness Street has undergone extensive changes over time, with the most recent development being the erection of the large Cavendish school building on the formally vacant plot abutting the Eastern flank. The Cavendish building is markedly different in material and aesthetic composition from the other structures on the street, substantially impacting readings of 33 Inverness Street.

A previous extension to 33 Inverness street completed in 2005 is stepped back from the line of the primary elevation. With the erection of the Cavendish building, this now forms a void which breaks the continuity of the streetscape, leading to an awkward composition detrimental to the legibility of the elevations as a whole.

On the opposite side of Inverness street there is a similar condition with a break in the street separating modern developments within the Camden Town Conservation Area and the historic houses of the Primrose Hill CA. The break is delineated by a glazed facade.





***HISTORIC CONDITION OF 33 INVERNESS STREET,  
CIRCA 1980***





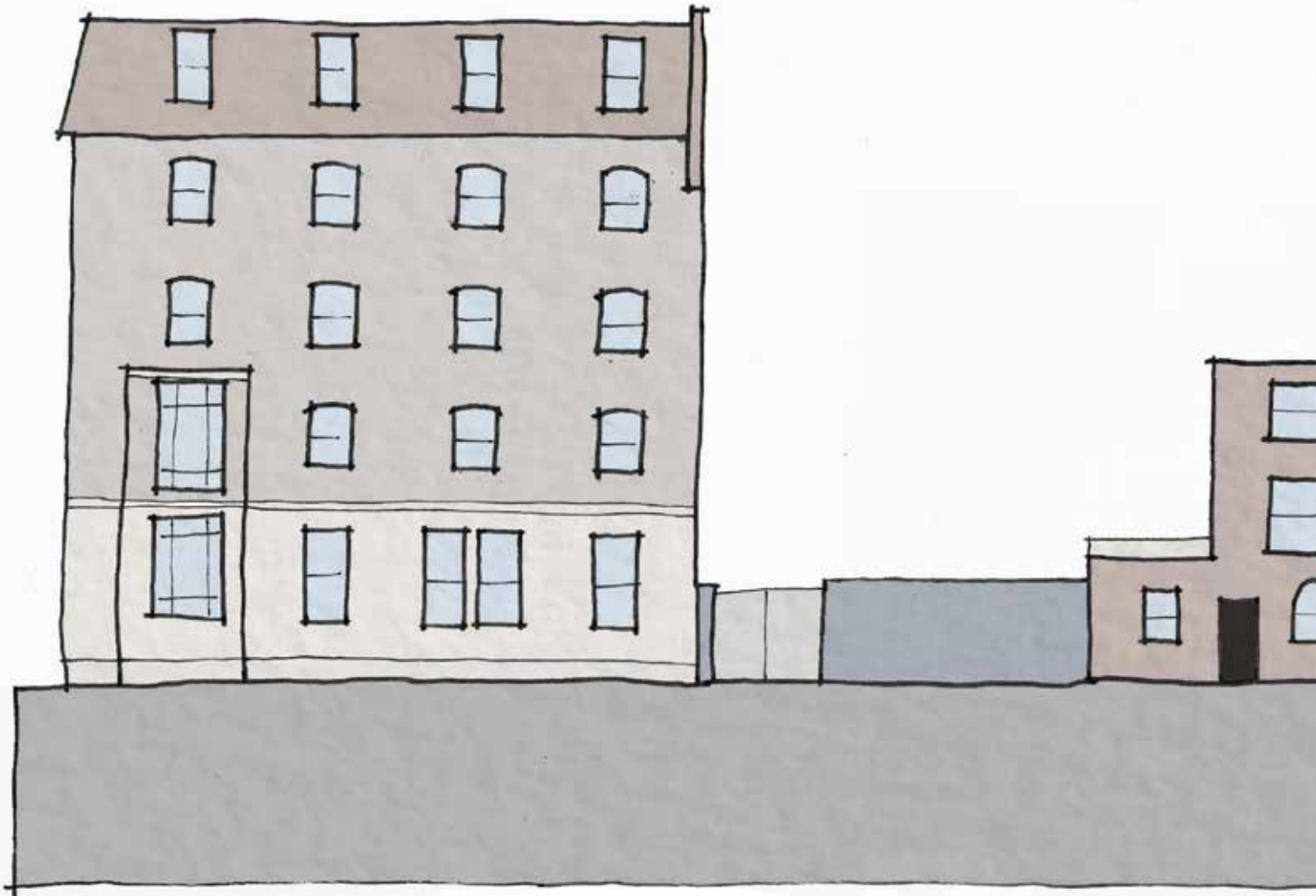


fig 4. Historic condition of 33 Inverness Street + context in 2000.



fig 5. 33 Inverness Street following a 2005 extension



fig 6. Aerial view of 33 Inverness Street + surrounding context prior to the construction of the Cavendish School Building to



## ***HISTORIC CHANGES TO THE STREETScape***

Inverness Street has undergone extensive changes over time. As can be seen in the above drawing of the 2000 site condition, Number 33 stood in isolation with a large vacant plot abutting its Eastern elevation. The site to the rear was largely unoccupied with the exception of a set of low-rise sheds in use as a construction yard.

The historic elevations that form the original construction consisted of a three-storey Western wing with a single-storey eastern wing. As can be seen in figure five, in 2005 the building was extended upwards, creating an additional two-storeys on the eastern wing and an additional storey to the western wing.



t  
the East



fig 7. Existing condition of 33 Inverness Street following recent developments on adjacent plots





### ***CURRENT CONDITION OF INVERNESS STREET***

The erection of the large Cavendish school building on the formally vacant plot abutting the Eastern flank has significantly altered the context of Number 33, which coupled with the large contemporary office development to the rear leaves the building newly enclosed on two sides. The Cavendish building is markedly different in material and aesthetic composition from the other structures on the street, substantially impacting readings of 33 Inverness Street.

A previous extension to 33 Inverness street completed in 2005 is stepped back from the line of the primary elevation.

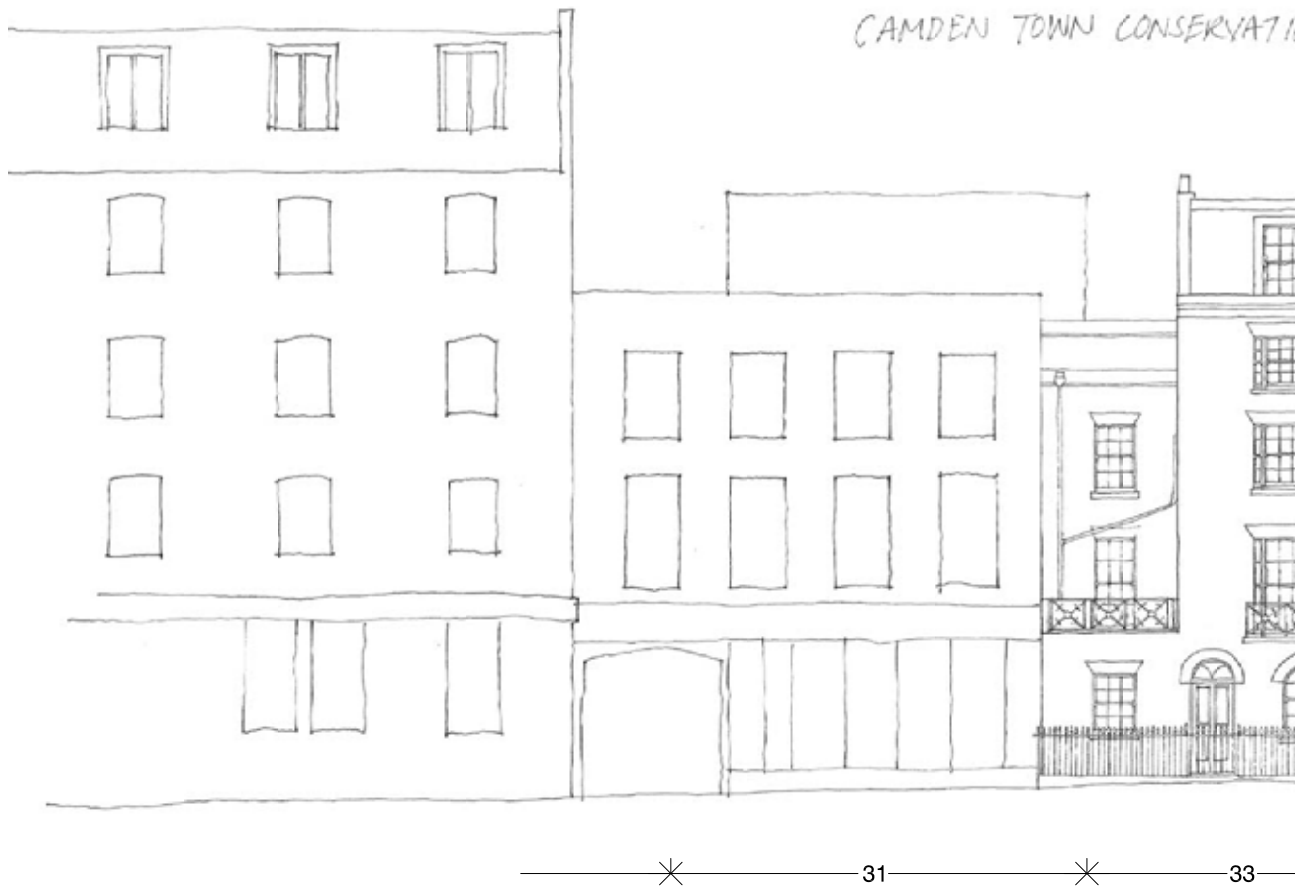


fig 9. Proposed elevation of 33 Inverness Street + surrounding context





### ***PROPOSED WORKS TO NUMBER 33 INVERNESS STREET***

Our proposal seeks to create a new mansard roof, providing an additional usable floor at 33 Inverness Street. This will provide a spacious new bedroom for the client, well lit by a new traditional style dormer at the front and rear of the house.

The use of similar materials to the existing building and surroundings will minimise any contrasting aesthetics when work is completed.



fig 10. Proposed elevation of 33 Inverness Street



## ***DESIGN PROPOSAL***

Our proposal seeks to increase the usability and appearance of 33 Inverness Street. At roof level a traditional mansard roof in natural slate is proposed, allowing a usable fourth floor of the building providing an additional bedroom.

The proposal intends to unify the various modifications that have received planning approval or been carried out, returning the house to a cohesive whole and enhancing the current spatial layouts. Our aim is to retain the existing historic fabric of the original and restore features where necessary, with the new roof structure and dormer windows complimenting and embracing the original building. Overall the proposal aims to create a more coherent design, improve the internal circulation and maximise internal space to improve the usability and liveability of the house.



fig 11. Proposed elevation of 33 Inverness Street + neighbouring structures



EN TOWN CONSERVATION AREA

PRIMROSE HILL



## ***MATERIALS***

Throughout the works, 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 and surrounding structures.

On the retained historic façade, the existing timber-

framed windows will be retained and refurbished.

The proposed mansard roof will be clad in natural slate to match the neighbouring properties, with any additional masonry built in reclaimed London stock bricks to blend in with the existing structure.



fig 13. Variations in tone + typology of bricks across Inverness Street



fig 15. 33 Inverness street + neighbouring buildings

## **SUSTAINABILITY**

It is our intension to use the renovation and extension of the building as an opportunity to minimise the energy requirements of the flat. 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 extension
- Use low energy lighting solutions

## **ACCESS**

Access to the property is unchanged from the street and remains through a main entrance on Inverness Street.

Internally, thresholds are level wherever possible and staircases have been designed to have a gentle rise suitable for less able users.



