

# Heritage Statement

11 Gloucester Crescent  
London  
NW1 7DS

PROPOSED NEW FRONT GATES

**September 2018**

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## Heritage Statement

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## HERITAGE: LISTED BUILDING TEXT

List 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: 477228OS Grid Reference: TQ2871983836  
 OS Grid Coordinates: 528719, 183836Latitude/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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## HERITAGE: LISTED BUILDING TEXT

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.

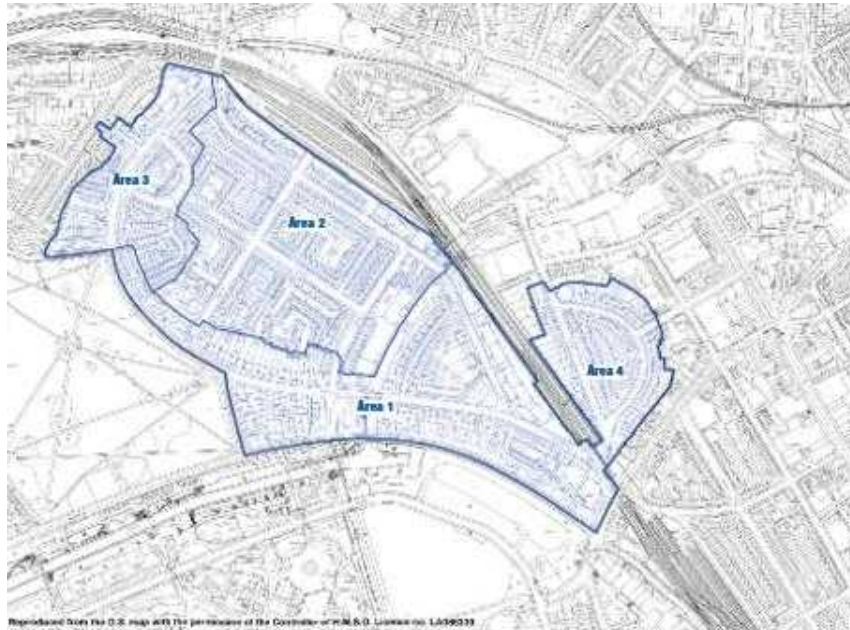
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## PRIMROSE HILL CONSERVATION AREA



### PLANNING HISTORY

The Primrose Hill Conservation Area was designated on 1st October 1971 and extended to include the north part of Erskine 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 centres, 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

## PRIMROSE HILL CONSERVATION AREA

### 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.

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## CONSERVATION AREA: PRIMROSE HILL

This Heritage Statement is submitted to the London Borough of Camden in support of this 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 II 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. 1.2m 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 stories 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 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 property boundaries 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 ear hard standing and crossover. This will be integrated into a renewed general landscape for the area.

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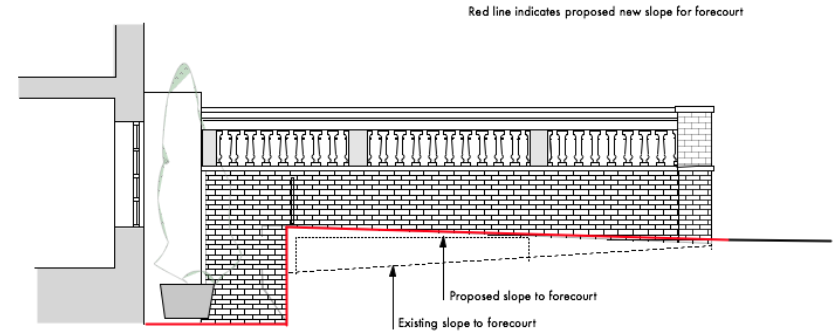




**York stone staircase reference on neighbouring property**

## FORECOURT PROPOSALS

(Consented 2016 / 1286 / P and 2016 /2072 / L)



SECTION FACING TOWARDS NO 9 GLOUCESTER CRESCENT

- The proposal is to replace the French window with a sliding sash window, wood painted white to match the original window.
- To build up the ground of the forecourt, making it slope away from the building towards the road, whilst leaving a patio area in front of the the building
- To keep the existing vehicle parking space, whilst providing new planting along the existing wall facing number 10, giving value to the existing Late Victorian concrete heritage balustrade which will be preserved.
- To replace the existing bitumen clad stairs leading up to the building with a new staircase with York stone paving steps.

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### HERITAGE EXISTING FORECOURT (CONSENTED)

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 floor staircase removal of the basement service area and exposure of the substructure of the building wall with no.11

The basement (lower ground floor) floor window is a full height French door installed in 1959, other windows facing Gloucester Crescent have a sliding sash window, of 1840. The forecourt reformed in 1959 slopes towards the building and not towards the road. Apart from being a possible flood risk, this slope changes the appearance negatively of the whole building.

The aim of this work is to restore the original appearance of the building.



Existing



Existing



Existing

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