

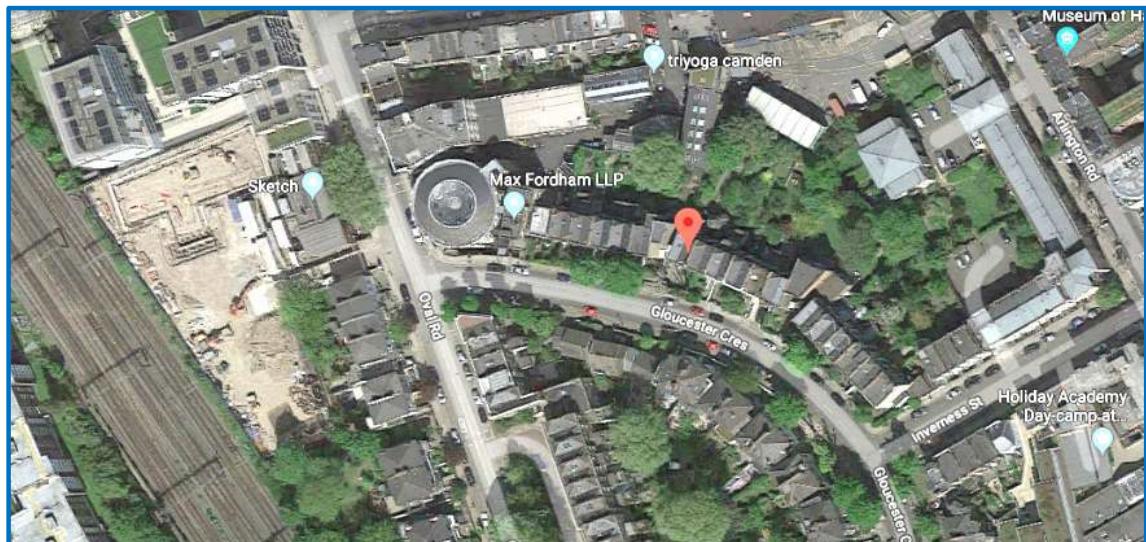
HERITAGE STATEMENT

PLANNING APPLICATION AND LISTED BUILDING CONSENT FOR INTERNAL ALTERATIONS TO FORM TWO NEW SELF-CONTAINED STUDIO UNITS AT SECOND AND THIRD FLOOR LEVEL, INCLUDING LOCALISED REPAIRS TO THE EXISTING SLATE ROOF.

34 GLOUCESTER CRESCENT, LONDON, NW1 7DL

JANUARY 2019

To be read in conjunction with existing and proposed drawings.



PREPARED BY HUB ARCHITECTS AND DESIGNERS LTD

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1.0 INTRODUCTION:

1.1 This supporting Heritage Statement has been prepared on behalf of the current owner of 34 Gloucester Crescent. It accompanies the Listed Building and Planning application for the internal alterations of the building at the Second and Third Floor; which improves the existing residential accommodation within the building.

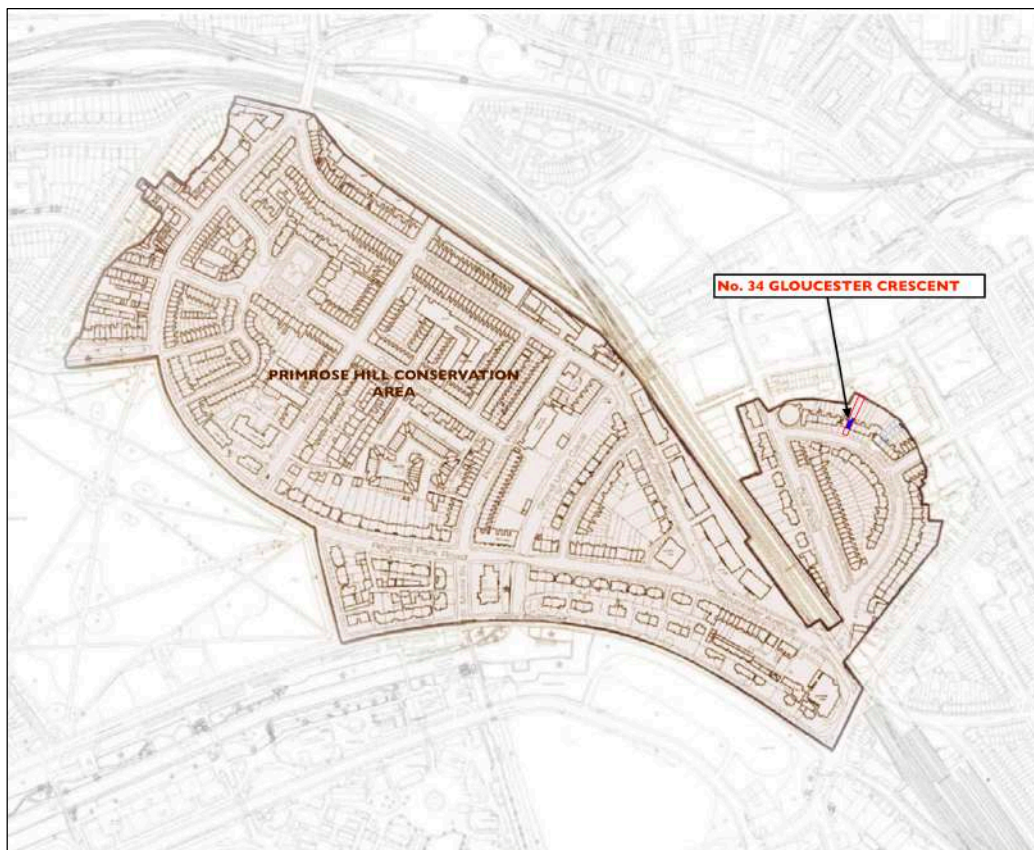
2.0 HISTORICAL CONTEXT & ASSESSMENT OF SIGNIFICANCE:

2.1 No. 34 Gloucester Crescent is located within the Primrose Hill Conservation Area, in London Borough of Camden. It is a Grade 2 Listed building, that is set within the second building group on Gloucester Crescent, and is located on the north-east side of the Crescent.

Each terrace within Gloucester Crescent is formed of six or seven buildings, which span four storeys high, with basements and recessed entrance bays to the end of each terrace property.

Externally, these terraces are *'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'*.

Fig 1 Map of 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.
Historical records show that Henry Basset was behind the design of the villas and terraces on Gloucester Crescent.

Fig 2 Street View of No. 35 to 30 Gloucester Crescent



Fig 3 Front View of No. 34 Gloucester Crescent.



No. 34 was Grade II listed in 1999. The listing description as seen in Heritage England online records; only covers the external elevation of the Building.

The interior of the building was not inspected, as such there are no records to refer to from Heritage England website.

3.0 HERITAGE IMPACT ASSESSMENT OF THE PROPOSED DEVELOPMENT:

3.1 No. 34 is currently sub-divided into self-contained flats at ground and lower ground; to first floor, and in multiple occupation (With shared shower room and kitchen facility at second and third floor level).

The plan form of the second and third floors is partly original with only the rear room at third floor level sub-divided into a kitchen, shower room and WC.

These surviving elements in addition to the surviving plan form contribute towards the significance of the building, but the primary significance of 34 Gloucester Crescent lies in the group value of its front façade with the rest of the Grade II Crescent.

3.2 Our proposal is to form Two New Self-Contained Studio units at the Second and Third Floor.

As part of the buildings maintenance, the proposal will include some localised repair works to the existing slate roof, by replacing damaged slates with new slates to match the existing. Refer to the Design and access Statement- Appendix 1 and 2 for the schedule of repairs and slate specification.

We believe that this new layout and formation of the flats is respectful of the 'special character' of the building, and will have a lesser impact on the historic significance than the currently approved alternative proposal.

Fig 4 PROPOSED 2ND FLOOR PLAN

- No internal walls will be demolished.
- All original features (cornices, skirting, fire place) will be retained.

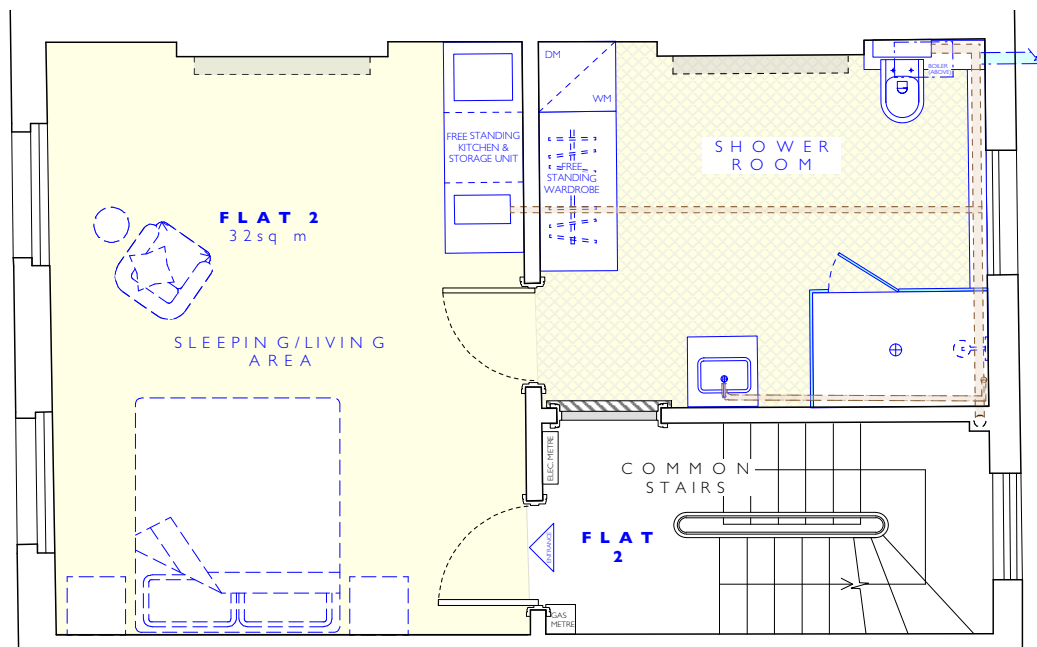
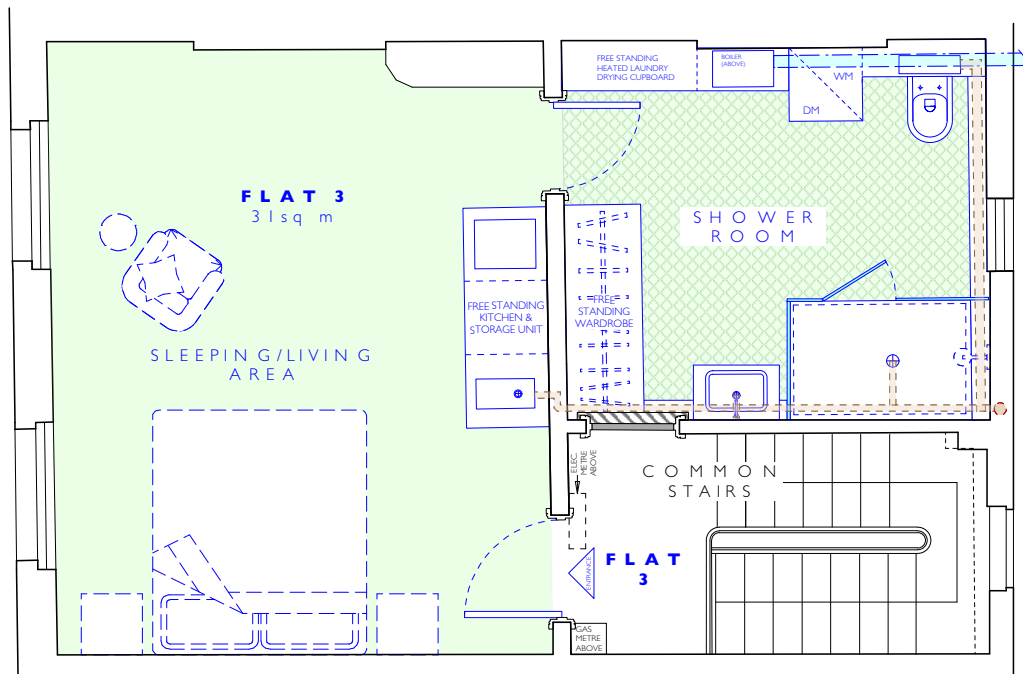


Fig 5 PROPOSED 3RD FLOOR PLAN

- No internal walls will be demolished.
- All original features (cornices, skirting, fire place) will be retained.
- An existing cupboard in the main living area will be retained in respect to the special character of the building.



3.3 The proposals will be sympathetically redecorated. Skirting boards, Cornices, the existing chimney breasts and fireplace will be retained.

The studio flats on the second and third floor will be fitted with free standing fixtures. The new kitchenette, shower unit, WC and wash basin will all be connected to the existing water supply and drainage.

4.0 CONCLUSION:

The proposed alterations do not affect the existing plan form. Changes to the existing fabric are minimal. The primary significance of the building will remain unaltered. The proposed alterations are therefore to have a neutral effect on the historic significance of the building.