

13 GLOUCESTER CRESCENT
RE-DEVELOPMENT

PLANNING APPLICATION - 03/05/2019

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INTRODUCTION

This design & access statement presents our proposal and design approach, our research and some conclusions on the proposed re-development of this Grade II listed building.

The property is located at 13 Gloucester Crescent and lies within the Primrose Hill Conservation Area of The London Borough of Camden.

This mid-terraced, early Victorian dwelling house forms part of the outer Crescent which has been conceived as a distinctive, Italianate group of Villas. The Italianate facade is continuous and curves with the crescent; terraced houses are only vaguely

associated with the facade's great gestures and so for example no. 13 attributes to half of a large gable pediment to the front. Gloucester Crescent was built around 1845 by the builder, developer and architect Henry Bassett and continuous to show great integrity, with some sections of it in relatively poor repair.

No. 13 saw extensive work done in 1982 with a timber & glass extension added to the rear over the LGF and RGF with a balcony and external stairs leading down from the raised ground into the rear garden. A substantial outbuilding sits at the end of the southern exposed garden.



13 Gloucester Crescent front façade, March 2018

PROPOSAL

Our clients, a young, growing family of 3, purchased the property early in 2018. The house is in disrepair and requires extensive modernisation of services and refurbishment of existing finishes, inside and outside. MSDA have been commissioned to undertake these modernisation works & to turn the house into a pleasant family home with all modern conveniences incorporated.

The building had seemingly (and unofficially) been used as a bedsit until recently which 3 installed kitchens on LGF, RGF and 2nd floor indicate. A lack of care for the building is clearly visible.

Our client's main objective as part of their brief was to connect the raised ground better with the lower ground in the course of applying a more contemporary feel and use for the house.

Our proposal requires some demolition of non-original structures at all levels in order to create a suitable house for a family with children.

Existing cornices will be refurbished and kept throughout the whole house as same as all chimney stacks. With respect to the original layout we propose to remove some non-original internal walls and widen some openings. The original layout on all floors stays intact.

Where bathrooms are inserted, we propose to build-up the floor. Foul water pipes will run either above the existing floor or between existing joists, to not harm the existing structure.



13 Gloucester Crescent rear façade, March 2018

The front facade will remain untouched apart from careful re-decoration of all stucco components and the removal and elimination of an unsightly soil vent pipe that presently adorns the front.

To the rear we seek permission to build a small basement.

The stair leading from lower ground floor to the basement is located in the new extension and therefore does not interrupt the original layout of the house. The basement is within the permitted perimeters of Camden's basement design guidelines.

We additionally seek permission to build a light timber-glass extension.

The principal rear facade and the closet wing remains untouched. The proposed extension is smaller in height and does extend less from the principal rear facade.

We carefully design the extension as a light structure to respect the shape and materiality of the host building.

None of the works will result in loss of historic fabric as the host building's layout and original shape remains untouched.



Top view of front gardens/drives: No 12/13/14 from left to right, March 2018



SITE AND LOCATION

The property is a single family residential building four stories high with a semi basement level and raised ground floor. The majority of the buildings in the crescent are set back from the road with front garden spaces and substantial driveways divided by brick fence walls, wrought iron fences and mature hedges. There are a variety of rear gardens with some sheds and of various tidiness.

The terraced house No. 13 was listed on 3rd of March in 1998 (group listed with numbers 3-22 (Consecutive)). Although the area is geographically isolated from the main body of the Primrose Hill 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 section of the conservation area has abundant trees and vegetation and a lower density of development in comparison with the main body of the Conservation Area.

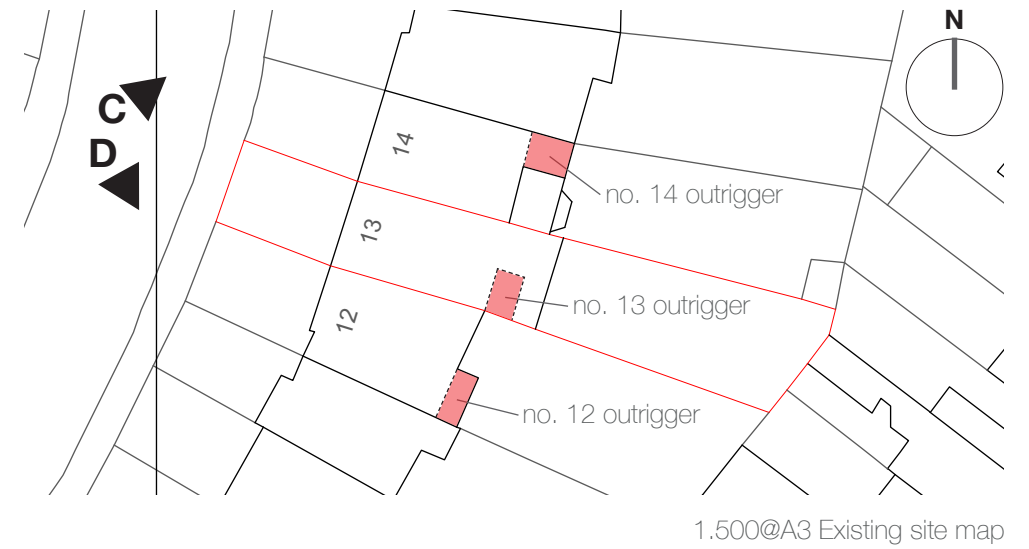
1.500@A3 Existing site map



Aerial view front A, circa. 2018



Aerial view rear B, circa. 2018



NO.12/14

No. 13's garden boundary is defined by the garden of no. 14 to the north, no. 12 to the south, and 54-58 Parkway to the east. The direct neighbours of the Italianate Crescent No.12 and No.14 both contain original rear outriggers, as well as No.13 itself.

No 14 Rear Façade

The seemingly original brick outrigger steps out at LGF + RGF which seems not typical and implies a change at some point. There is also a 1997 LGF infill that slightly protrudes from the stepped out brick outrigger.

No 12 Rear Façade

At present shows nothing but the original outrigger. Various changes in fenestration on the outrigger imply several undocumented changes, there seem traces of an infill (2 stories) extension (lean to roof) that no longer exists (see image of rear façade view from the late 1980's on the following page).



No. 12 front façade view 'C', March 2018



No. 14 front façade view 'D', March 2018



No. 12 rear façade view, late 1980's



Rear garden top view of No. 12, March 2018



No. 14 rear façade view, late 1980's



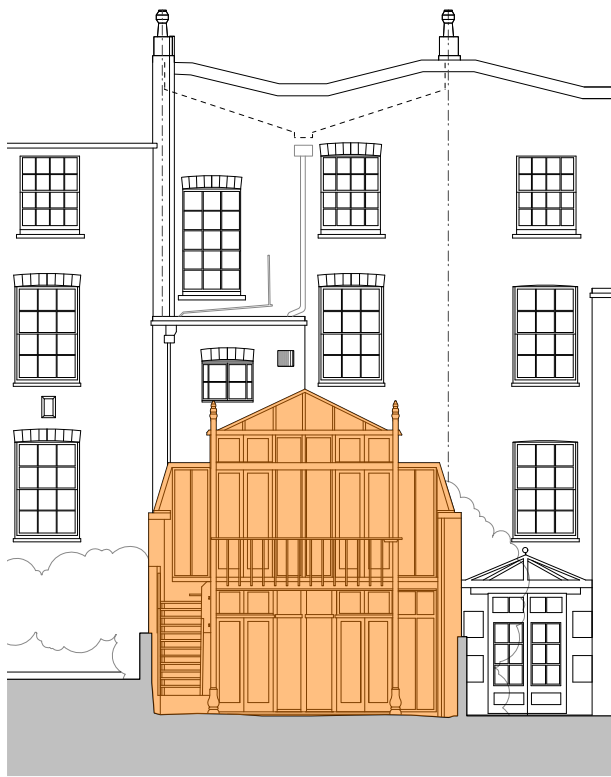
Rear extension No. 14, March 2018

BUILDING TIME-LINE

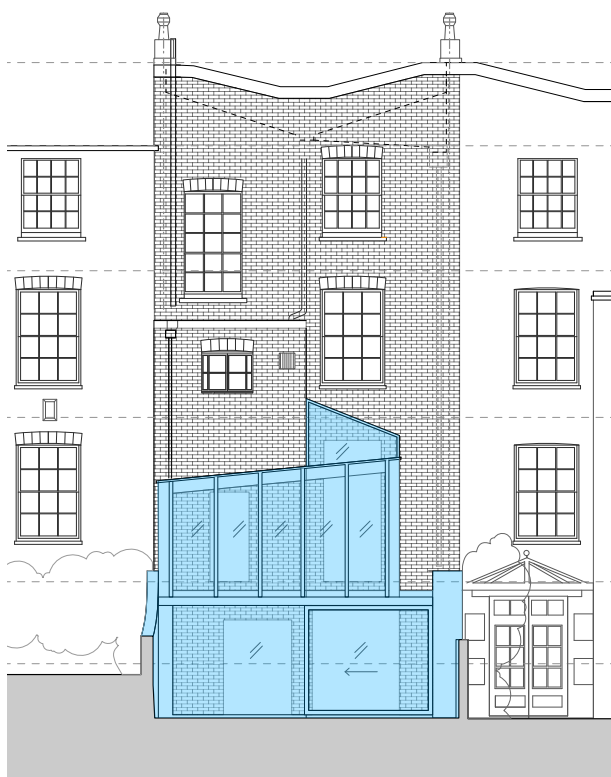
1840-45	Initial construction of Gloucester Crescent by Henry Bassett in Italianate style of architecture
1981	CTP/J11/11/7/32879/R - Enlargement of the existing rear extension - Refused - 27/11/1981.
1982	CTP/J11/11/7/33365 - Alterations and enlargement of existing rear extension - Granted - 11/01/1982. CTP/J11/11/7/33415 - Alterations to the existing rear extension (Lawful development) – Refused 18/02/1982
1984/85	construction of extension on the rear façade
1998	Building Listed (Grade 2) - 23/03/1998
2017	Certificate of Lawfulness (Existing) Granted - 31/10/2017
2018	MS-DA instructed for amendments



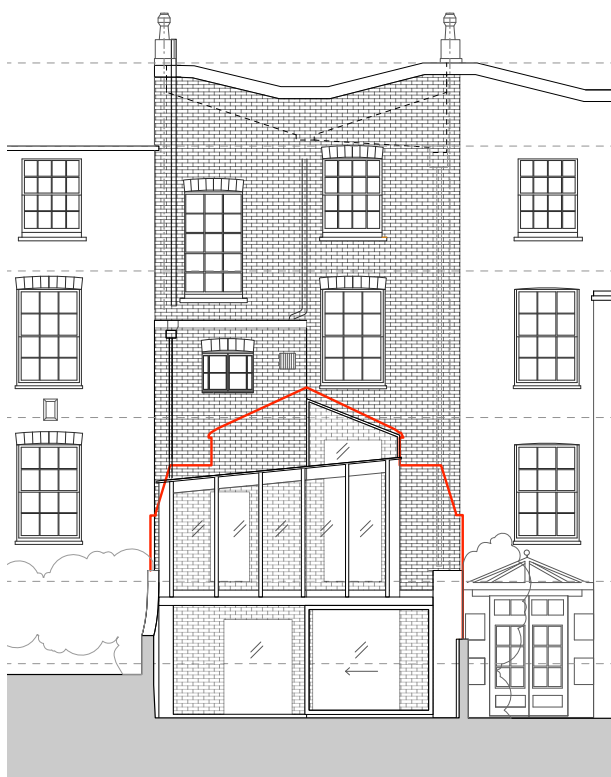
Assumed original building without extension



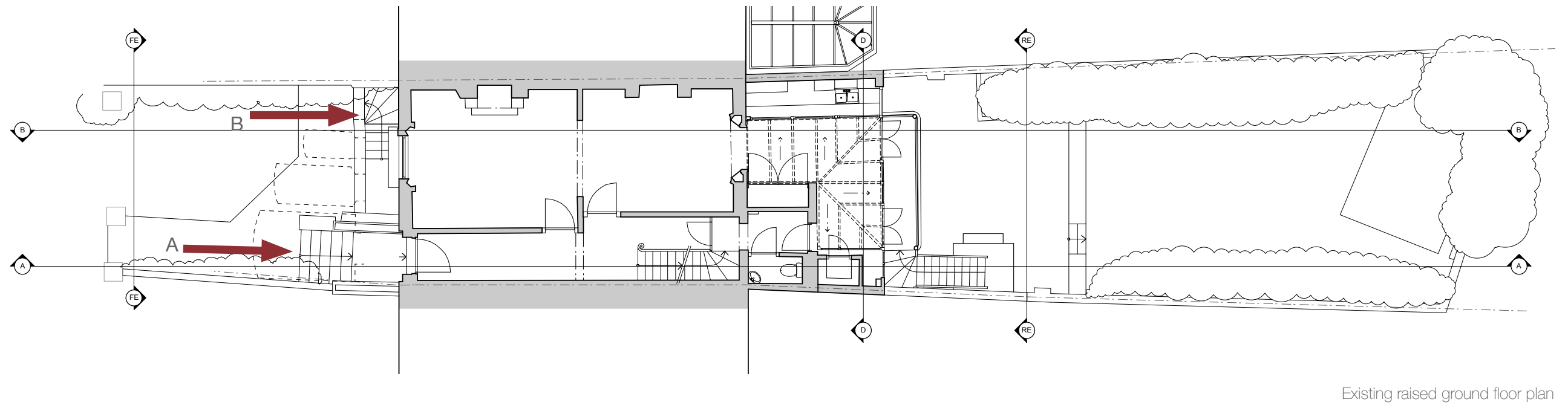
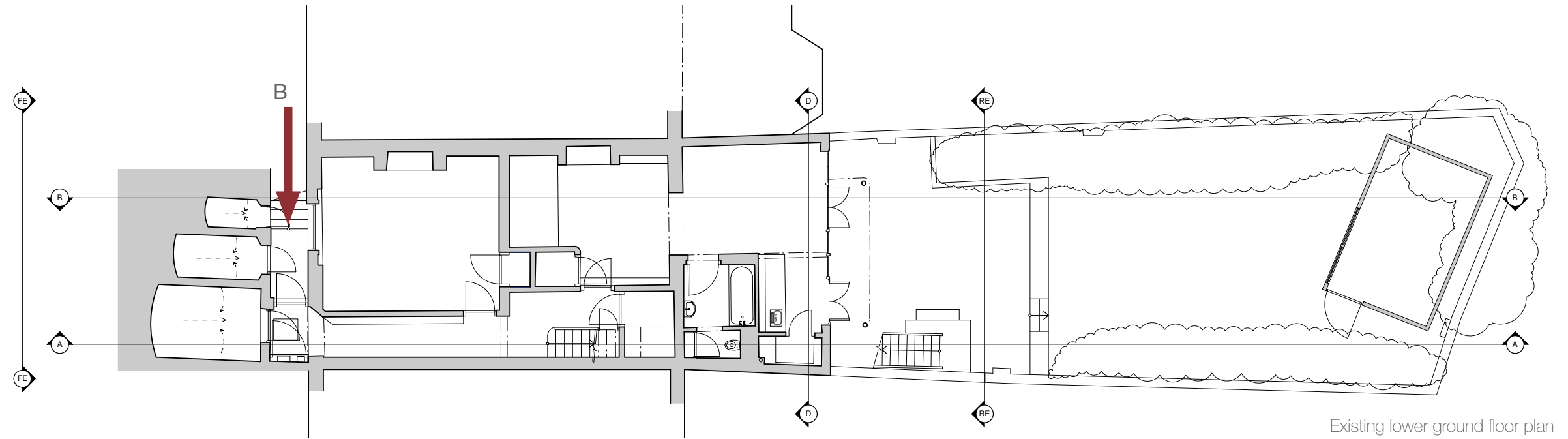
Current: timber, brick and glass extension



Proposed timber extension



Proposed timber extension with existing outline



ACCESS

A

The main access to the house is located to the front of 13 Gloucester Crescent, set back from the street and raised six steps above the pavement. The front drive currently has a level difference of one step.

B

A second entrance is located at lower ground, accessed via yorkstone steps through the front light well, past two very small vaults.

RGF extension kitchen,
trough to rear reception



RGF extension over RGF + LGF with
balcony and stairs from RGF to patio



RGF extension kitchen



RGF extension with balcony

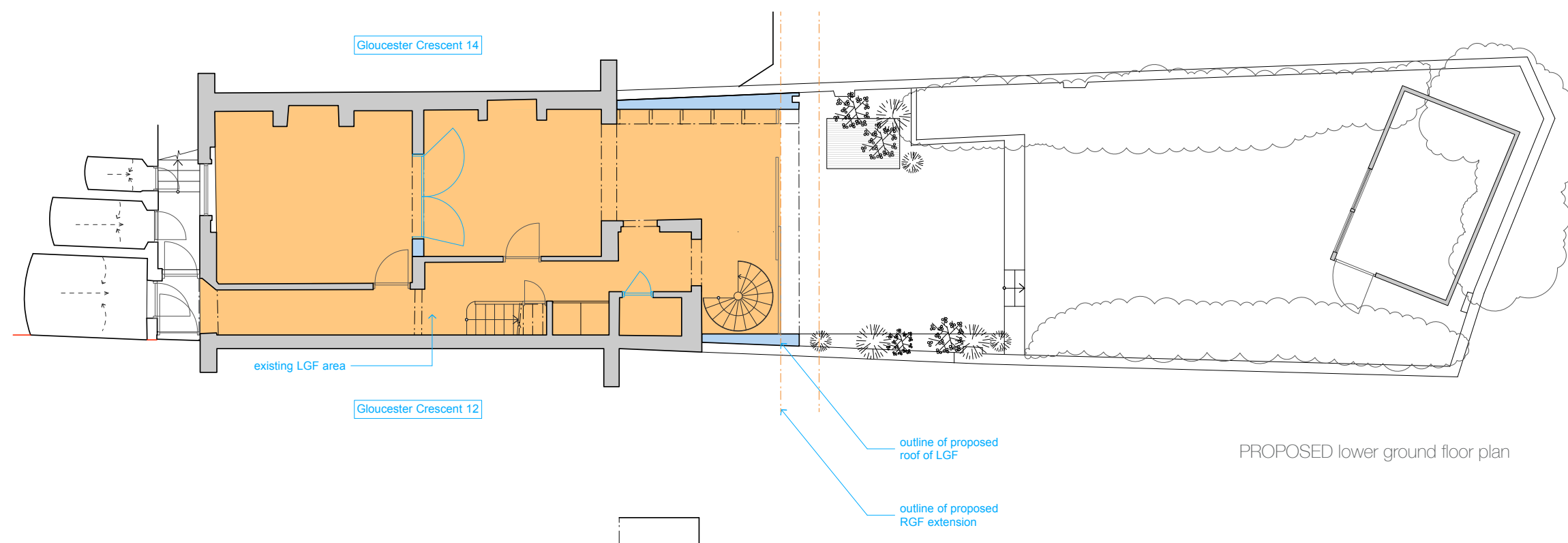
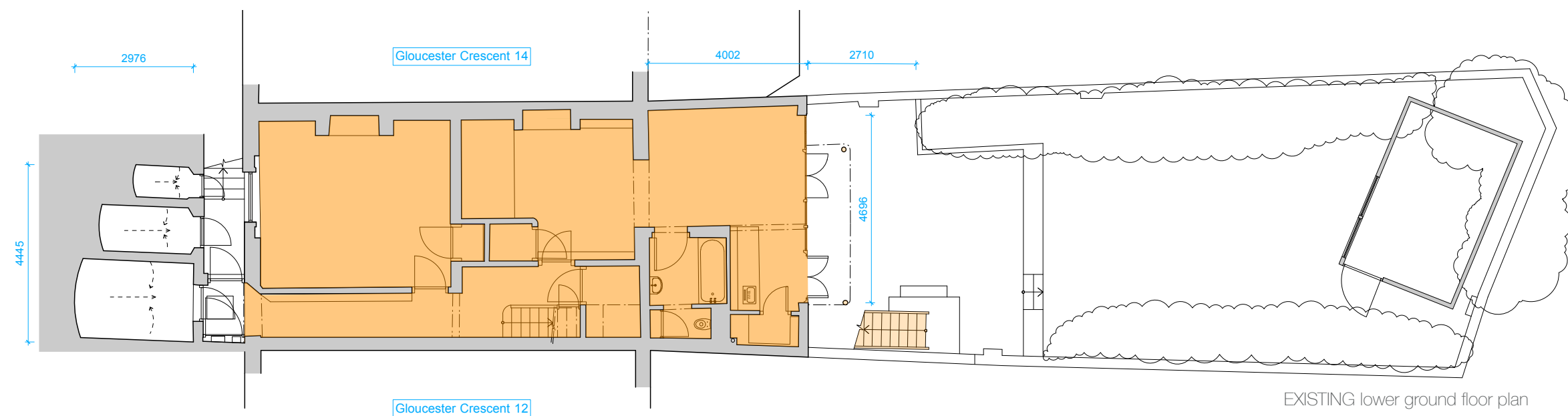
LGF entrance situation



LGF front room with window shutters closed



LGF rear room



FOOTPRINT COMPARISON

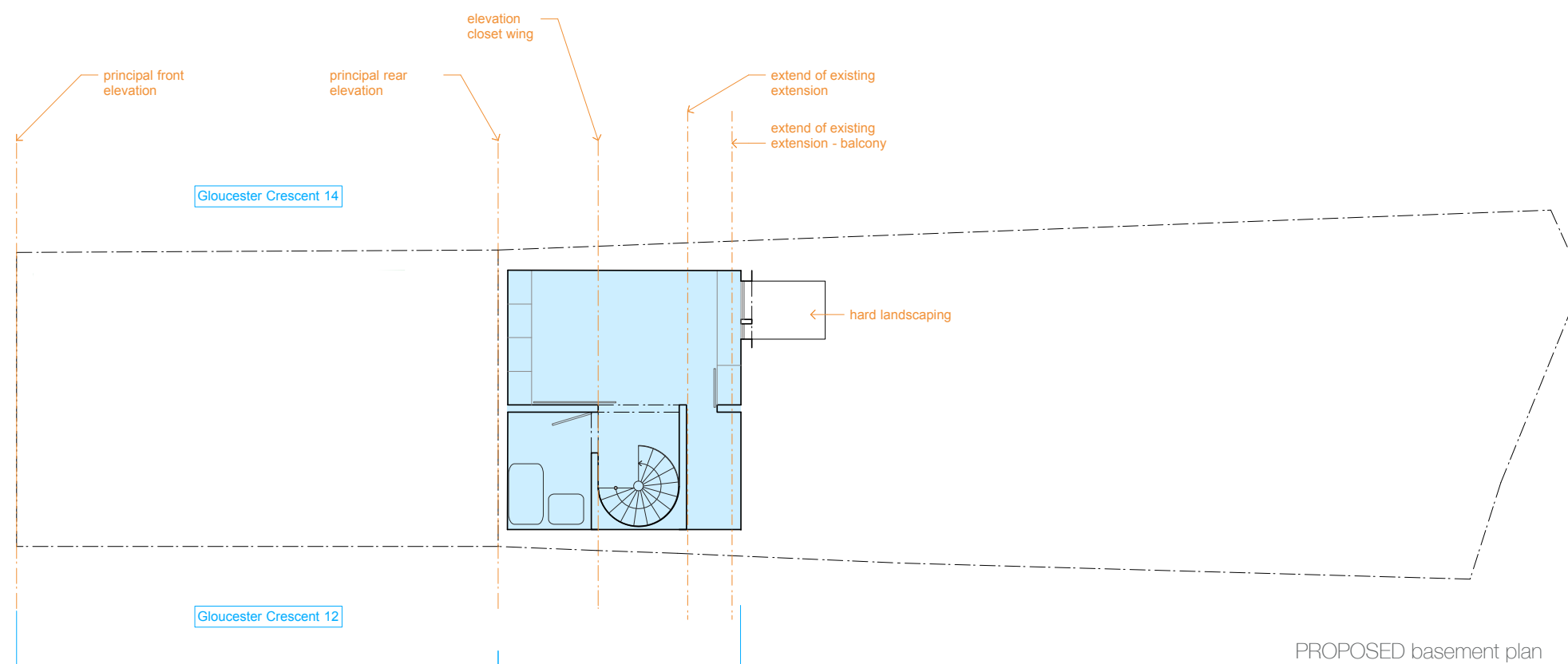
The proposed replacement structure at the rear has been sized within the confines of the existing extension and the bottom line net volume is described in the two diagrams of the existing and proposed lower ground floor. There is no increase of footprint.

Sight lines and right of light will not be adversely affected by the new volumes: toward no. 14 we are setting the RGF volume back from the party wall by approx. 80 cm.

The overall RGF volume is lowered and a glass lantern is added next to the closet wing to be able to keep the original size of

the opening in the rear facade.

- existing interior space
- additional interior space
- proposed walls
- existing walls

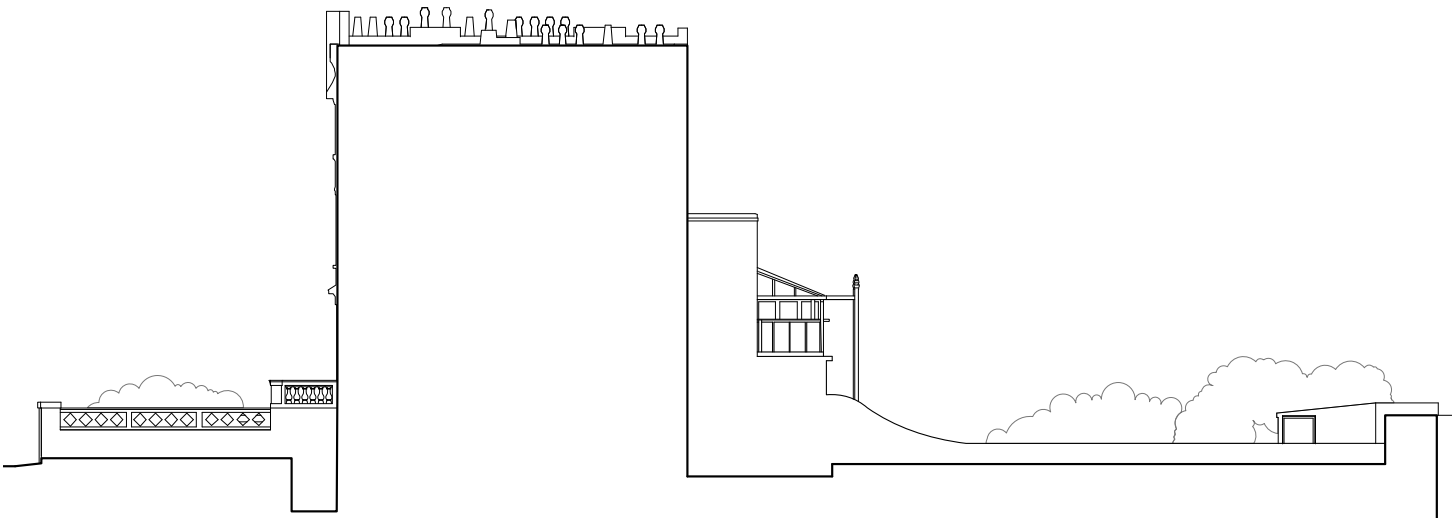


ADDITIONAL AREA - BASEMENT

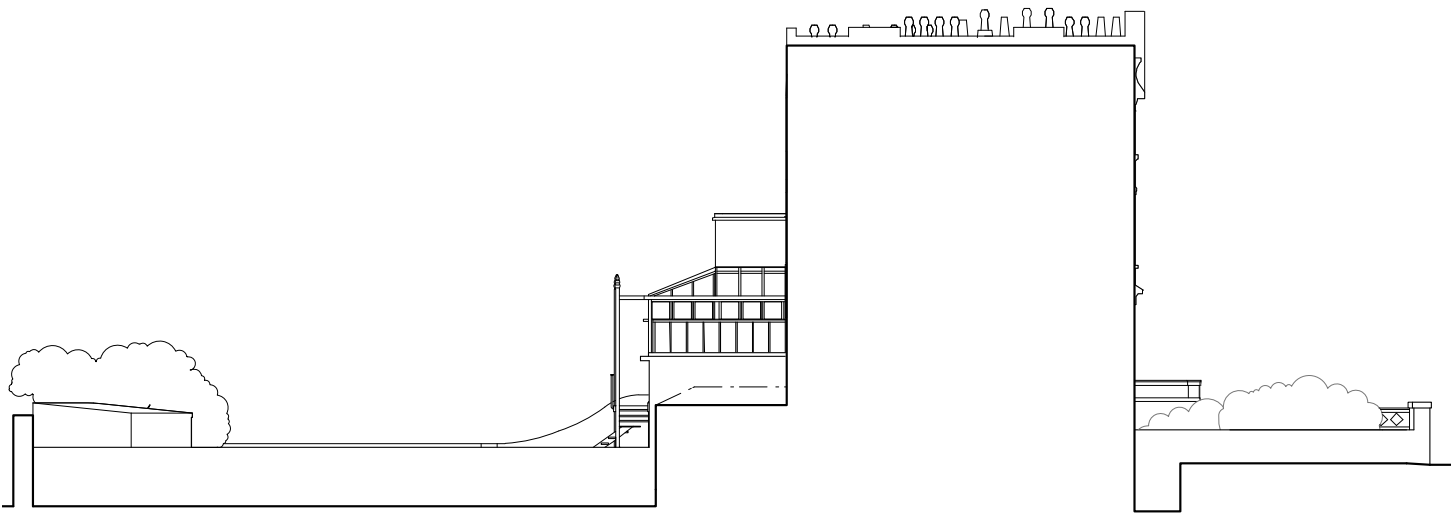
As per the planning guidance for basements from Camden council the proposed basement does not extend further than 50% of the host building.

The basement adds a total of 26sqm to the overall gross floor area of the house.

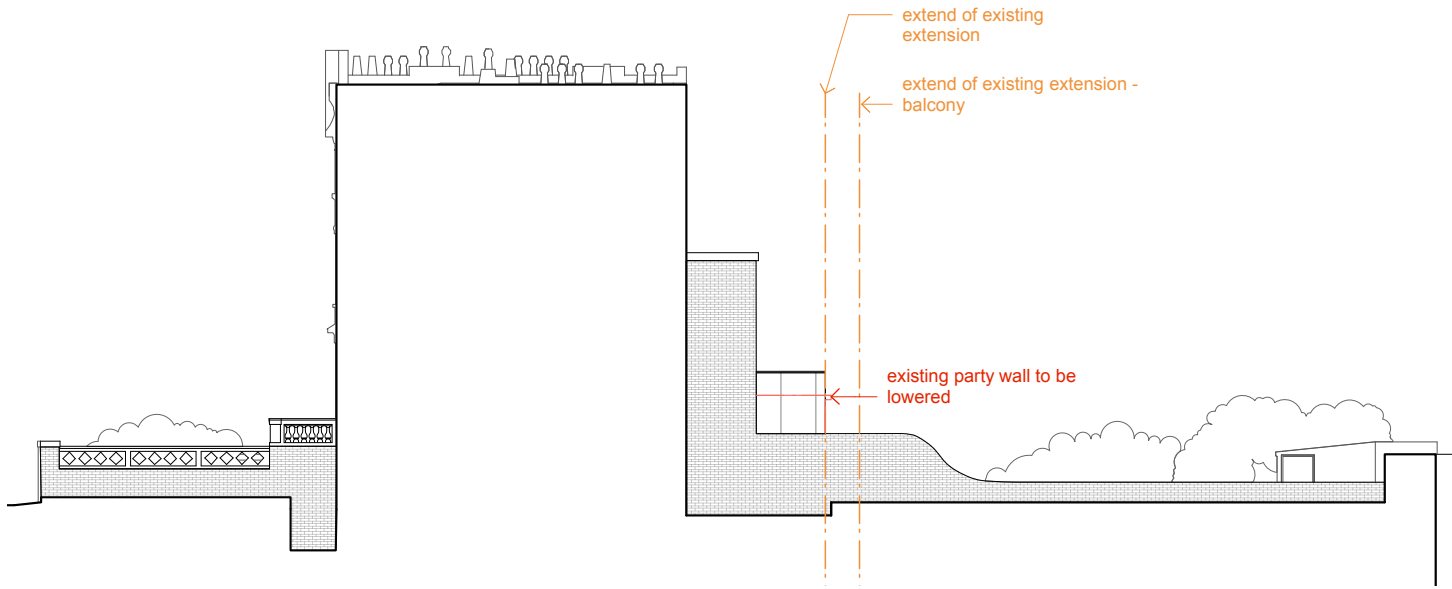
- existing interior space
- additional interior space
- proposed walls
- existing walls



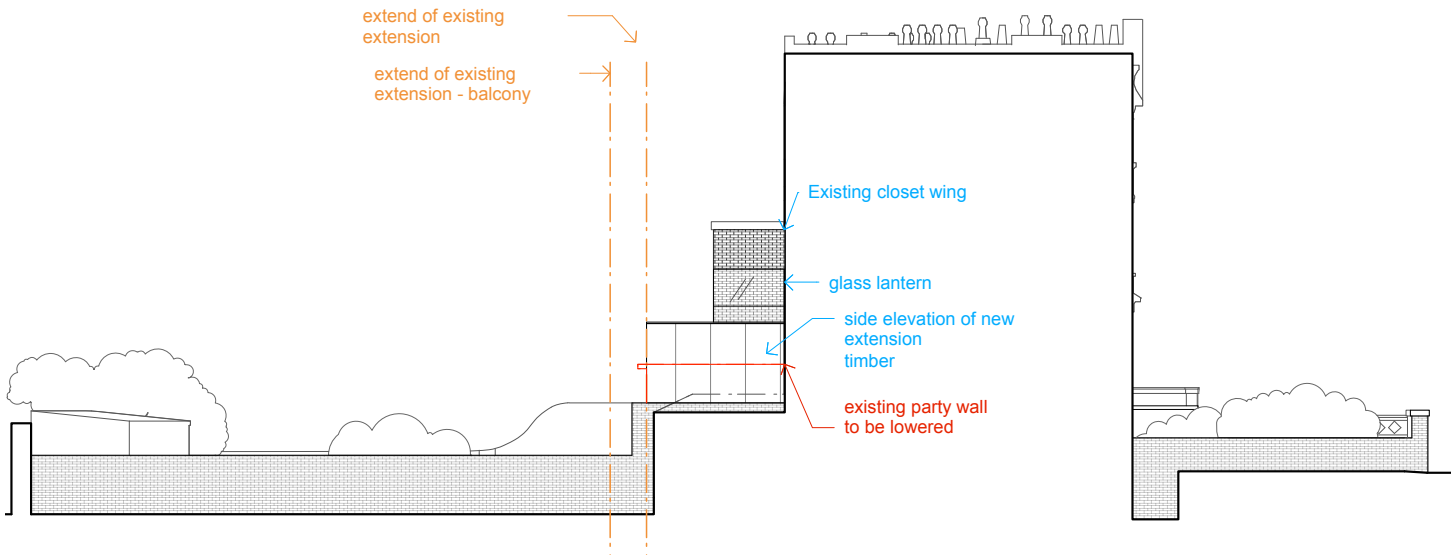
EXISTING north elevation towards 14 Gloucester Crescent
cutting through party wall No. 12



EXISTING south elevation towards 12 Gloucester Crescent
cutting through party wall No. 14



PROPOSED north elevation towards 14 Gloucester Crescent
cutting through party wall No. 12



PROPOSED south elevation towards 12 Gloucester Crescent
cutting through party wall No. 14



APPEARENCE- EXTENSION

London Stock Bricks and timber sash windows dominate the rear facade forming a homogenous rear terrace. Only small outrigger extensions – some original, some altered – indicate a rhythm and suggest where the individual terraced houses sit beyond. The roofline of course gives a clearer indication of that along with the party fence walls at Lower Ground. The existing extension at no. 13 consists of steel, wood and a lot of glass and seems to appropriately blend into the rear terrace arrangements, whilst there are less sympathetic alterations on some of the other buildings. The above mentioned existing rear extension at no. 13 is in poor repair and creates

an unfortunate disruption to the floor plan on raised and lower ground floors and it also grossly overheats in the summer due to its southwestern exposure and inappropriate and large amounts of glass. Our proposal aims to re-configure the floor plans and create an extension more suited for modern use but with similar bulk to the existing extension. Towards no. 14 we want to set in the raised ground extension by 750mm, away from the boundary line. On the boundary with no. 12 we want to stay on the boundary line.

We would like to point out that the raised ground will partly form a void and will not be inhabited to its full extend. In front of the closet wing we propose to have an open study. To No. 14 the void will just give space to the below dining room and to bring light into the LGF and RGF existing rooms.

We believe that this could be an adequate form of re-construction.

For the extension; Externally as well as internally we are proposing to use stained timber. The new extension will be, similar to the existing, entirely built in wood, except for the party walls of course!

There will be large panes of glass and these will have external blinds fitted providing sun-screening during hot seasons, heat gain during cold periods and privacy at night time.



APPEARANCE - BASEMENT

As mentioned earlier we propose a small basement to the rear.

Concrete walls, floors and ceiling will form a contrary to the brick facade and a light metal or timber stair will connect the new basement with the lower ground floor.

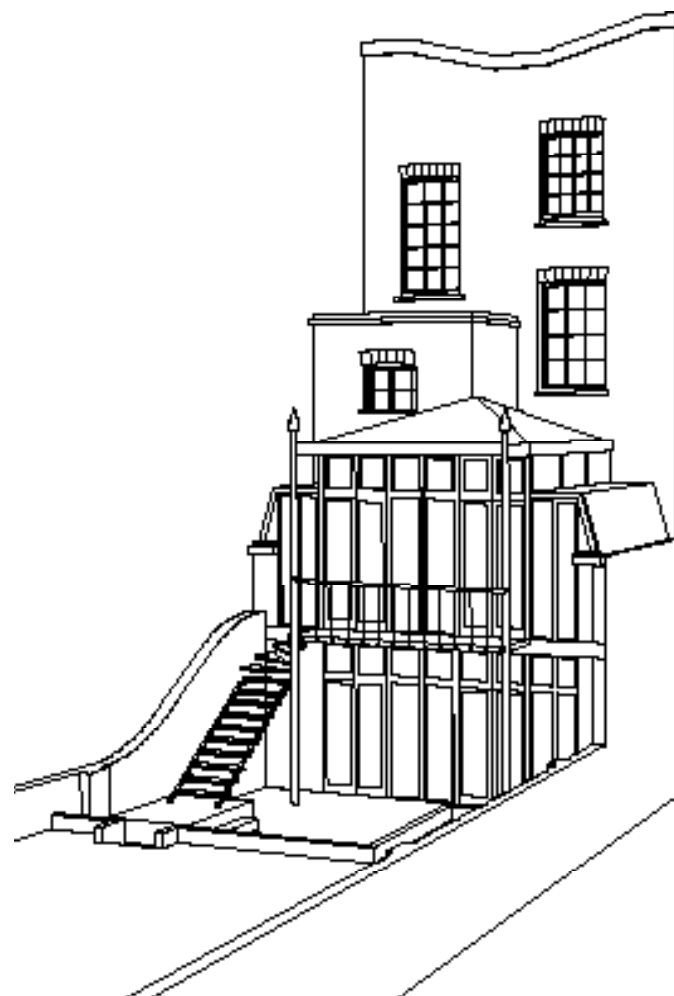
As we keep the original layout of the house the basement offers space for plants a utility room and workshop.

To get some natural light into the basement we suggest a small window at high level which requires some hard landscaping in the rear garden.

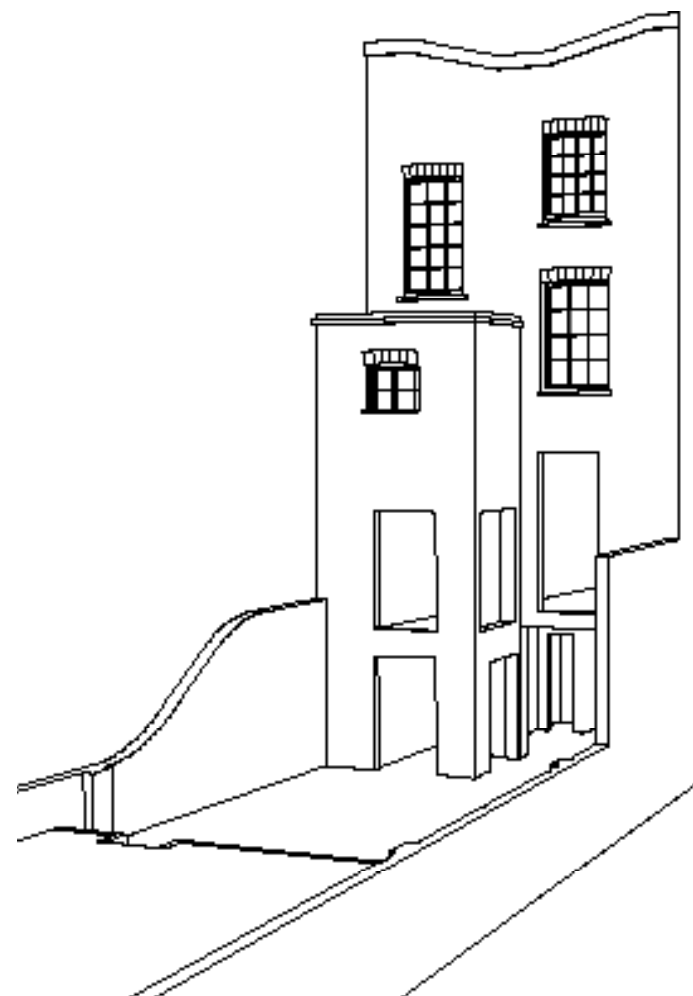
The basement size complies with the Camden planning guidance.

We have not allowed for a 1m soil cover for the 1.1m strip of basement extending from the extension; Adjacent to building, will be covered with hard-standing.

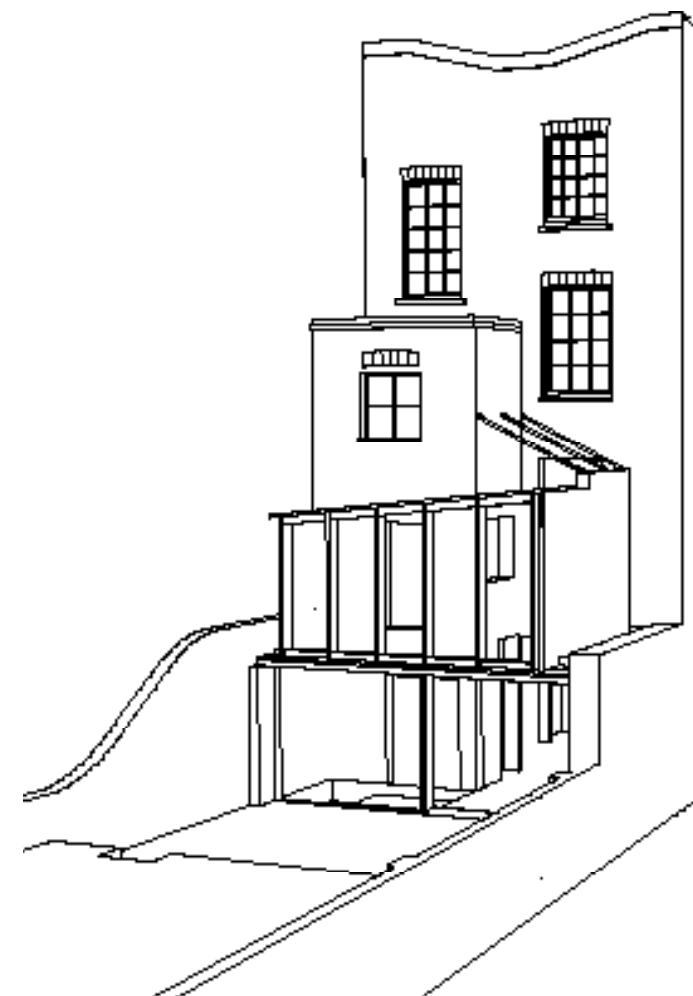
A basement impact assessment report will be submitted with the planning application.



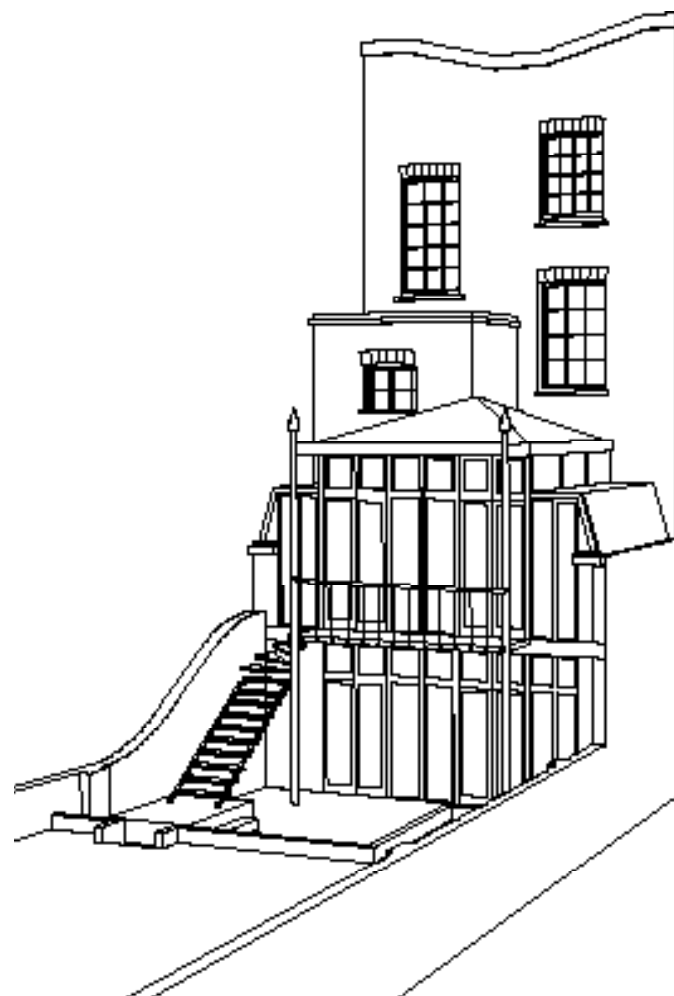
Rear façade: volumes of existing condition rear façade



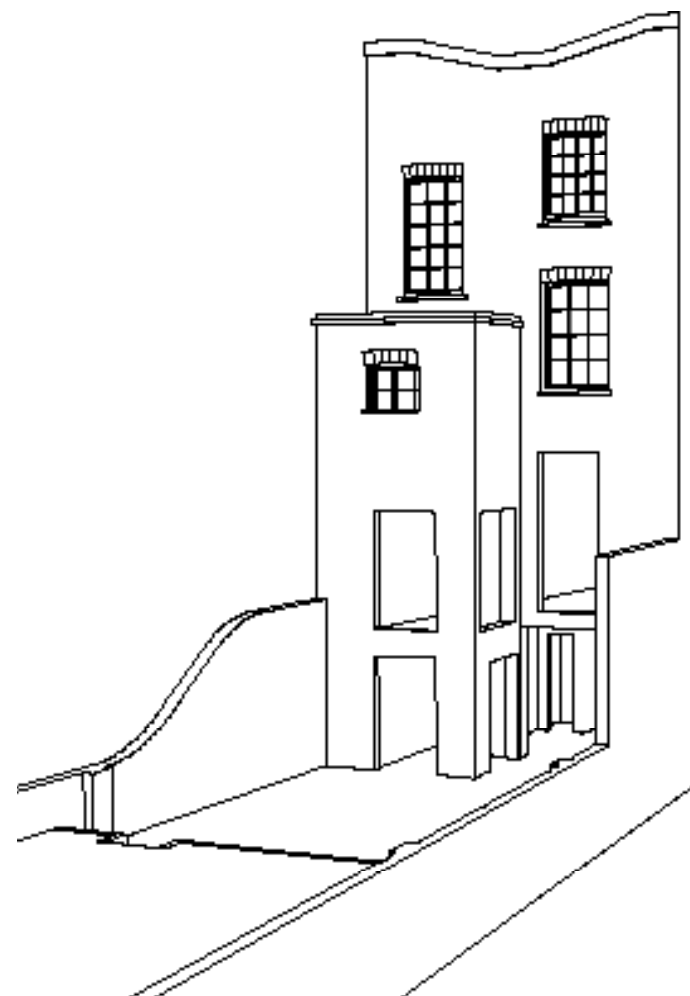
Rear façade with current extensions removed



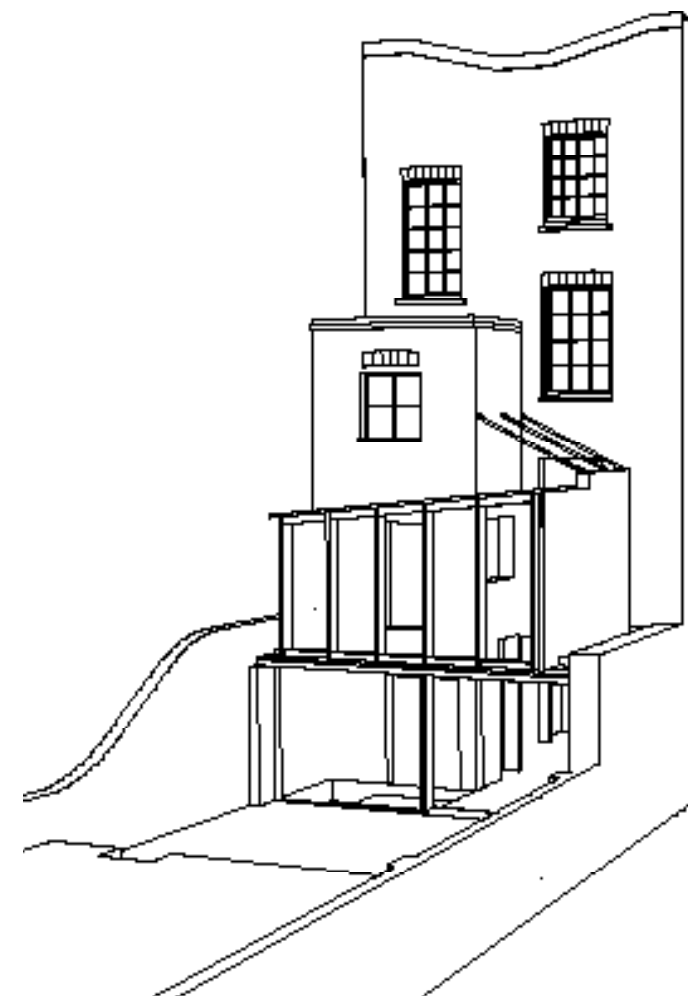
Volumes of proposed rear façade



Rear façade: volumes of existing condition rear façade



Rear façade with current extensions removed



Volumes of proposed rear façade

