

**13 GLOUCESTER CRESCENT,
LONDON NW1 7DS**

Proposed Renovations

Heritage Statement and Impact Assessment

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1. INTRODUCTION, POLICY CONTEXT, AND QUALIFICATIONS

1.1 Introduction and Policy Context

1.1.1 This statement examines the history of 13 Gloucester Crescent, Camden – an early-to-mid 1840s’ house which was last comprehensively refitted in the early 1980s – and assesses the impact on the building’s architectural and historical significance of proposed works to upgrade, renovate, and return the house to single-family occupancy. Pre-application advice was obtained in September, 2018 in respect of more radical renovations, and again in respect of revised plans for a less interventional approach, and the current proposals have been prepared in response to that exercise.

1.1.2 The assessment is in line with the policies and guidelines of Section 16 of the 2018 revision of the National Planning Policy Framework (NPPF), as well as relevant policies and guidelines of the London Borough of Camden relating to the development and treatment of designated heritage assets (including the Primrose Hill Conservation Area Statement adopted in December, 2000). NPPF provides a framework for development which impacts on the historic environment, which it largely defines by its heritage assets. These include designated assets (such as listed buildings, conservation areas, and archaeological sites) as well as locally-identified elements which have not been formally designated. Applicants and Local Planning Authorities are required under NPPF to identify designated and undesignated heritage assets, and to establish the degree and nature of their significance. The level of detail *“should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance”* (para. 189).

1.1.3 13 Gloucester Crescent is a designated heritage asset which was statutorily listed Grade II (Group Value) on 23 March, 1998 as part of the terrace of houses numbered 3-22 (Consecutive) Gloucester Crescent:

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 storeys, all with semi-basements. Continuous cornice runs throughout terrace at 2nd floor sill level; all with stucco architraved sashes, ground floors having console bracketed cornices. Doors panelled, some part-glazed, all with overlights. Nos 3 & 4: entrances in stucco porticoes with moulded panels and pilaster soffits having bracket capitals. No.3 has 4 storeys 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 architraved heads. No.5 has large brackets flanking 2 floor windows and continuing across entrance bay of No.4. 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 balustraded 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 doorcases, 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.

INTERIORS: not inspected. HISTORICAL NOTE: Henry Bassett's family were surveyors to the Southampton Estate; the plot was purchased by Bassett from Lord Southampton at the auction of his northern estate in 1840.

- 1.1.4 The house sits in the centre of the terrace, sharing the central pediment with No. 14. It also lies within and contributes to the character of the Primrose Hill Conservation Area – a designated heritage asset in its own right – but as discussed below, external changes are limited to the replacement of an existing rear extension, and the impact of the proposals upon the character of the Conservation Area is negligible.

1.2 Statement of Qualifications

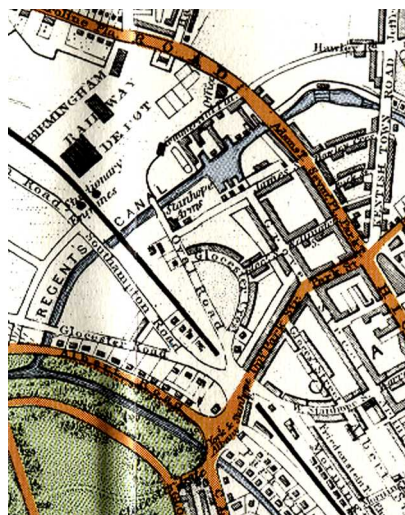
- 1.2.1 My qualifications for undertaking this analysis and assessment are based on my work as a professional building and topographical historian who researches, documents, and assesses historic buildings. I hold a B.A. from the University of Ottawa (1974) and an

M.Sc. in urban and regional planning from the University of Toronto (1976), and since my first involvement with architectural and urban history as a post-graduate student (where I studied criteria for designating historic buildings and sites) I have spent over 40 years in the fields of planning, building preservation, and historical research.

- 1.2.2 I have worked since the mid 1980s as a consulting researcher and advisor in support of professionals and companies dealing with historic buildings and sites. My work has included documenting topographical and building history, professional assessments of the historical significance and listability of buildings and building elements, providing specialist input to policy plans, and writing policies and explanatory text for conservation management plans. The latter commissions have included the buildings of the former Royal Naval College at Greenwich and parts of the College and Chapel of St George at Windsor Castle, and drafting of policy plans for the Royal Household's occupied palaces. I have previously held consultancy appointments with the Crown Estate Commissioners and the Royal Household Property Section, and have provided expert witness testimony on historical property issues in the Chancery Division and at the Lands Tribunal.

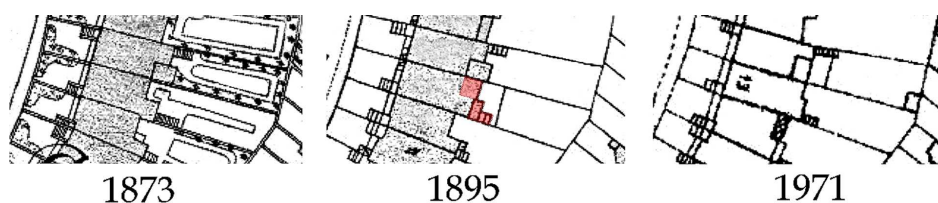
2. HISTORICAL CONTEXT

- 2.1 The houses of Gloucester Terrace were erected in the early 1840s by Henry Bassett, who purchased a building lease from the Southampton Estate (to which he was surveyor) in 1840. The houses were shown on Davies' map of 1843, and No. 13 was first occupied in 1844-45 by George Verey under a 99-year lease expiring in 1940.



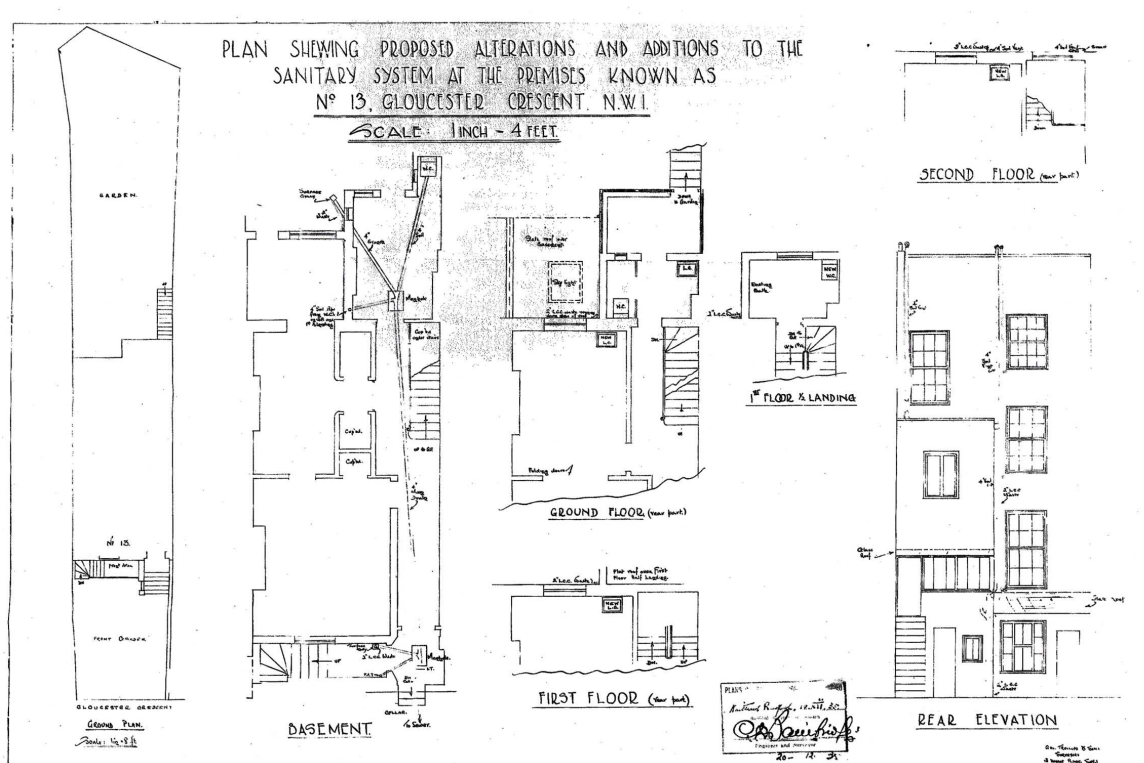
Davies, 1843.

- 2.2 The occupancy history is straightforward. Verey remained listed here until his death in 1874, after which his heirs sub-let the house to tenants. The footprint at the rear of the house was altered between the Ordnance Surveys of 1873 and 1895 – when a single-storey basement room with a sky-light was added next to the original rear wing – and the house remained in single-family occupancy until 1908. By 1912, however, it was being let out by the sub-tenant as apartments, in which use it appears to have remained for the rest of the lease period (and probably beyond).



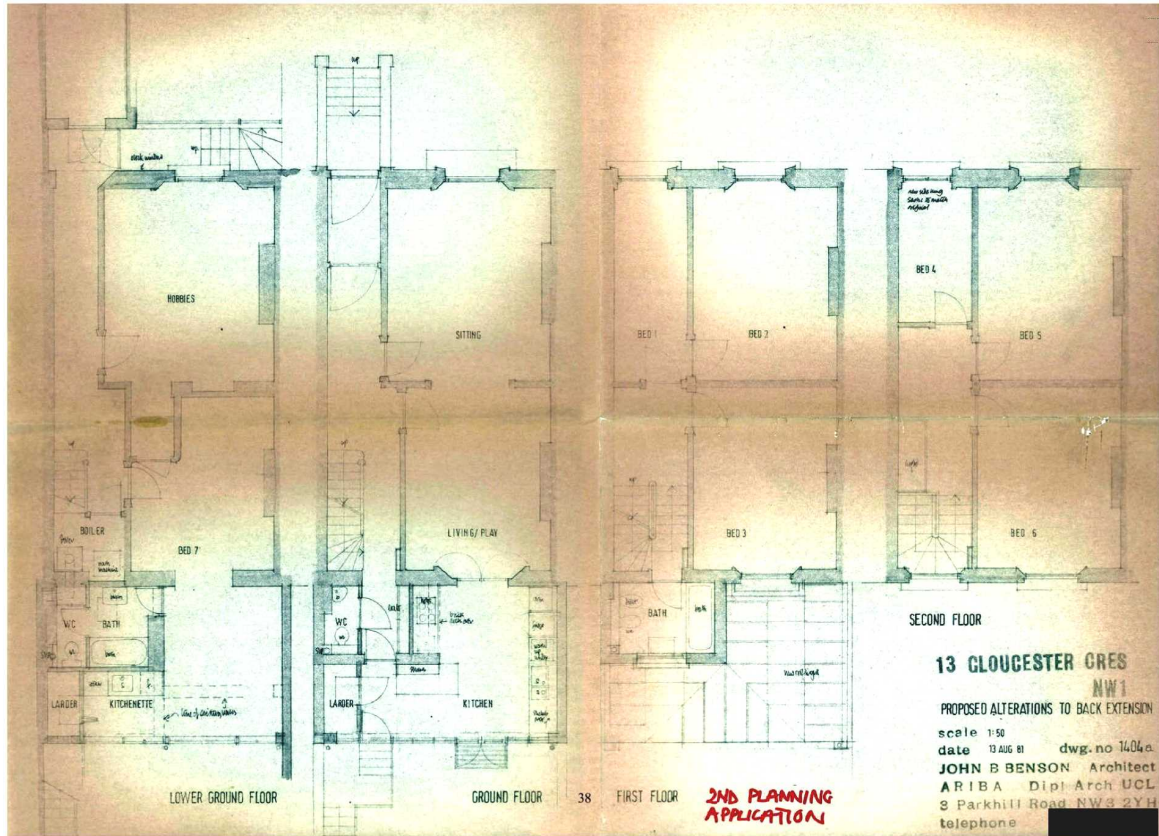
Ordnance Surveys
(1873-95 extension highlighted)

- 2.3 George Verey's family retained the original lease until the death of his last surviving child (Florence Annie Verey) in August, 1934. The remaining 5½ years of the lease were offered for sale in March, 1935 - when the house was described as being in "good decorative order" - and minor improvements to the drains, WCs, and handbasins were approved in December of the same year.



Drainage plan, 1935.

- 2.4 The post-World War II sequence is less clear, but no occupants were listed for almost all of the houses in the terrace during the war, and by 1953 the only property listed in the street directories was No. 12 (which from 1943 to 1957 was occupied by a supplier of "motor car accessories"). Some tenancies may have been granted in the 1960s and 1970s, but the first documented post-war works - indeed, the first major renovations at all - were carried out under planning consents in 1982 (when the house was returned to single-family occupancy by Brian and Anne Burley), and later was serviced to provide three flats or apartments.



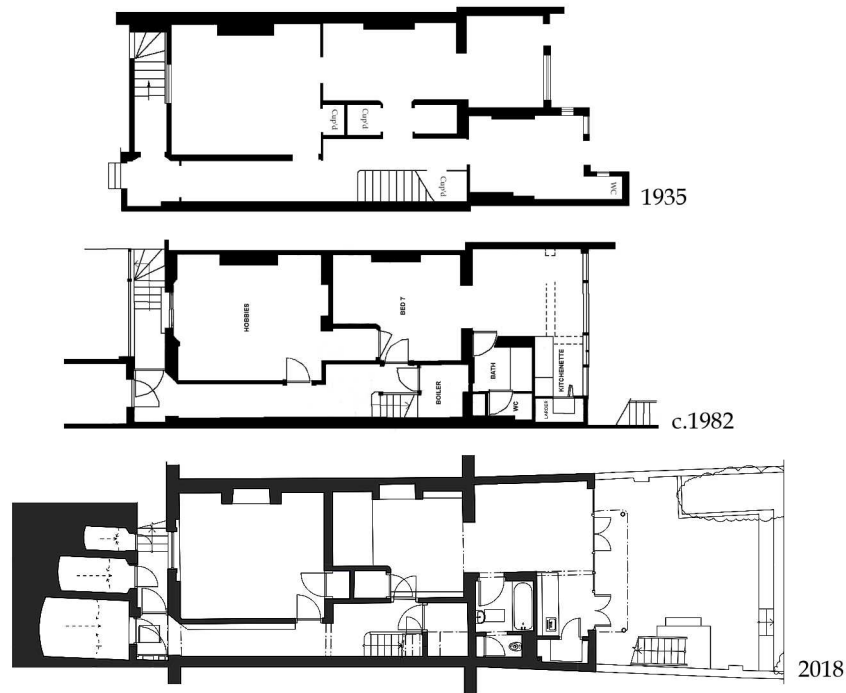
Alterations approved in 1981.

2.5 Archival drawings and an internal inspection suggest that the 1980s' renovations included:

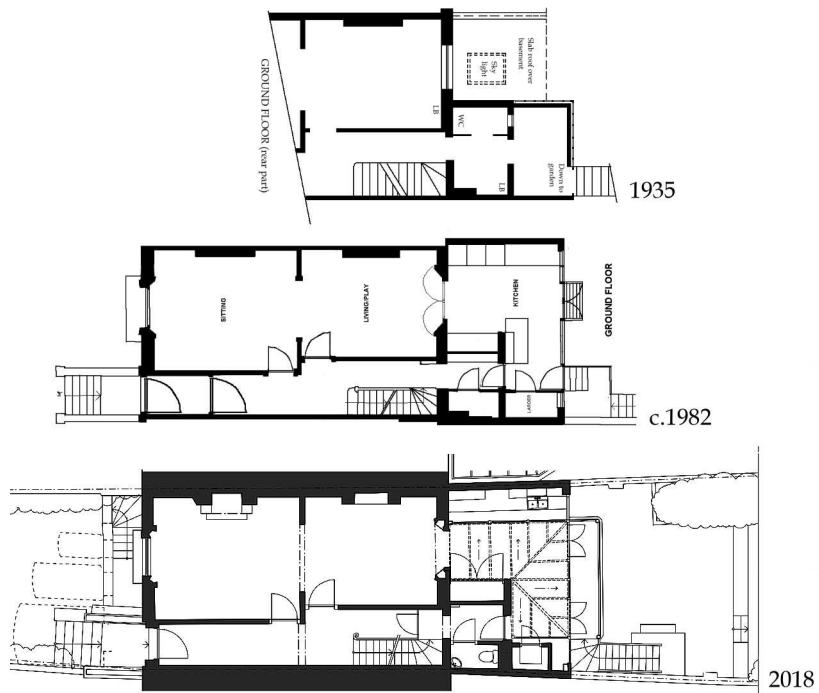
- comprehensive rebuilding at the rear of the house to add a full-width, two-storey conservatory/kitchen;
- rebuilding and re-ordering of the lower-ground and ground-floor closet wings below the similar (retained) room off the first-to-second-floor staircase landing;
- alteration of the window in the rear ground-floor room to provide French doors;
- removal (if they still existed) of fireplace surrounds other than that in the front ground-floor sitting room; and
- redecoration including extensive (but historically-inappropriate) stripping of doors, skirtings, staircase balusters, and other architectural features to expose the knotted wood beneath.

2.6 The Burley family continued to own the house until 2017, by which date kitchenettes had been installed on the lower ground, ground, and second floors; door openings had been

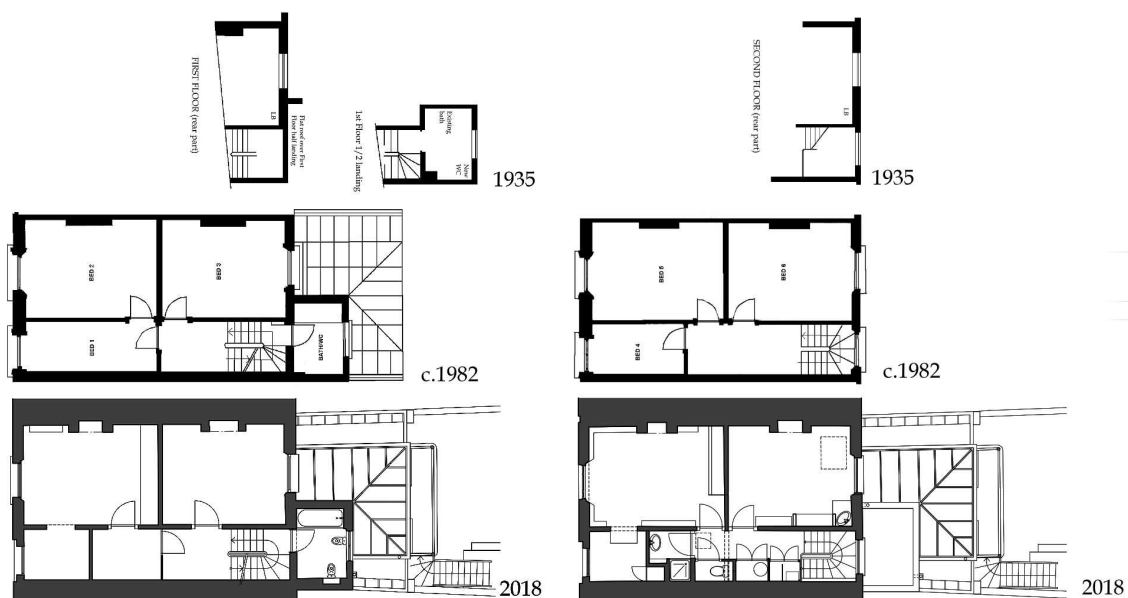
moved on the first and second floors; and new services had been installed to adapt the house to multiple occupancy.



Lower Ground Floor, 1935-2018
(1935 and 1982 plans redrawn for clarity)



Raised Ground Floor, 1935-2018
(1935 and 1982 plans redrawn for clarity)



First and Second Floors, 1935-2018
(1935 and 1982 plans redrawn for clarity)

2.7 In summary, the historical sequence and a site inspection suggest the following periods when works were, or may have been, made to the building:

- | | |
|------------|--|
| 1873-1895 | Most of the space on the lower ground floor next to the rear extension filled with a single-storey, top-lit, slate-roofed room. |
| 1935 | Alterations to drainage to update sanitary services for the existing multiple-occupancy use. |
| 1935-1981 | Minor alterations (e.g., removal of cupboard in the middle room on the lower ground floor). |
| 1982 | Approvals for works including construction of two-storey rear conservatory, and rebuilding of rear closet rooms on the lower-ground and ground floors; presumed date for redecoration including stripping of doors, skirtings, and other woodwork to expose knotted wood; and removal of most fireplaces and formation of fireplace alcoves. |
| Post 1980s | Addition of services and kitchenettes on lower ground, ground, and second floors. |

2.8 When they were built, the houses of Gloucester Crescent were respectable but relatively modest residences of two bays, with three storeys above a lower ground/basement level. Their status is reflected by the occupancy history as single-family houses which were sublet as apartments for most of the 20th century before returning to single-family occupancy

in the 1980s, as well as by the relatively late statutory listing in 1998 (which described only the exterior of the terrace).

- 2.9 The primary features possessing heritage significance are thus the front elevation; the general layout in the main body of the house; and the closet wing off the first-to-second-floor staircase landing (which, unlike the rear closets on the ground- and lower-ground floors, was not rebuilt in the 1980s). The fabric of the rear conservatory rooms and closet rooms on the lower ground and ground floors – for which a Certificate of Lawfulness was obtained in 2017 – is non-historic, as are the internal decorative treatments of stripped knotty wood, partially-shelved fireplace alcoves, and late 20th century adaptations for multiple occupancy.

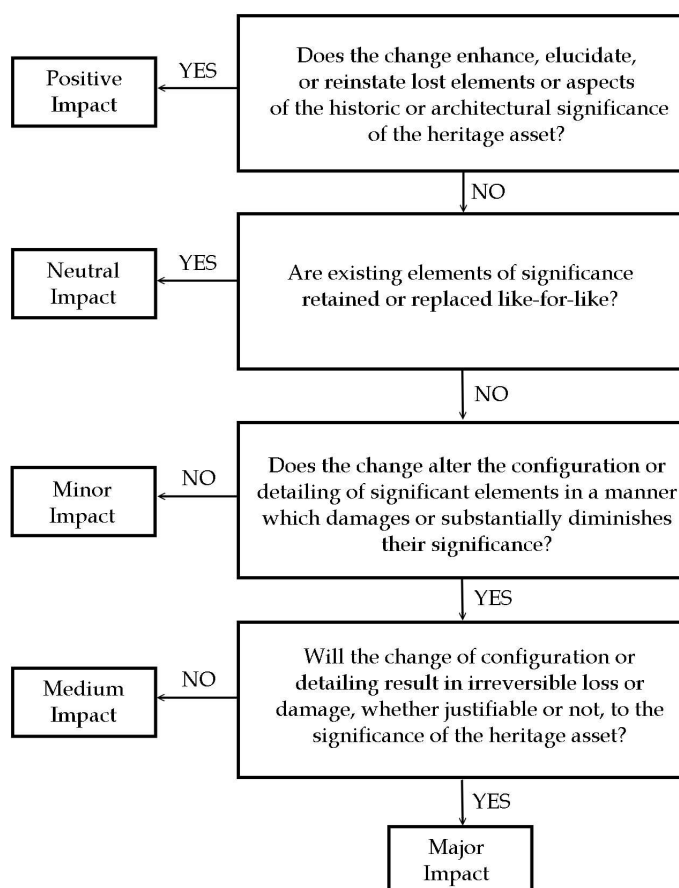
3. SUMMARY CHRONOLOGY

- 1786-1820s Chalk Farm estate (Rugmere manor) purchased in 1786 by Charles (Fitzroy), Lord Southampton; estate development began in 1825 with laying-out of Grove and Wellington Streets.
- 1833-1838 Construction of London and Birmingham Railway.
- 1840-1845 Land purchased from Southampton estate by Henry Bassett (estate surveyor) and 20 houses built in Gloucester Crescent; shown on Davies map, 1843.
- 1845-1874 House owned/occupied by George Verey (died 1874, aged 77) under 99-year lease from 1840; property sub-let but remained in the family until 1935-36.
- 1875-1908 Sub-let as single-family house (total of 5 tenants). Rear of house extended between Ordnance Surveys of 1873 and 1895, but no further change noted until 1980s.
- 1910-1934 Sub-let to James Gelson and William Henshaw Gelson; recorded in 1912 directory as "apartments".
- 1934-1936 Death of Florence Annie Verey (August, 1934), who still owned the original lease. Remaining 5½ years of lease auctioned 27 March, 1935 (hence expiry date of autumn, 1840). Sale result unknown, but drainage plans prepared for additional WCs and handbasins in December, 1935, and title newly registered 29 January, 1936.
- 1935-1963 Not listed in directories. Directories list No. 12 occupied by motor car accessories supplier (1943-57), but no other houses in terrace listed as occupied after c.1953.
- 1967-1977 Planning consents for erection and retention of a garden shed at the rear of property.
- 1971 Primrose Hill Conservation Area designated (01 October, 1971).
- 1981-1982 House returned to single-family use by Anne and Brian Burley. Planning consent for alterations and enlargement of existing rear extension. (First scheme refused 1981; revised scheme approved 1982.)
- 1998 Terrace listed Grade II, 23 March, 1998. (Statutory description quoted in para. 1.1.3, above.)
- 2000 Primrose Hill Conservation Area Statement adopted (December, 2000).
- 2014-2015 Deaths of Anne Burley (October 2014) and Brian Burley (April 2015), by which date the property was again in multiple occupancy.
- 2017 Certificate of Lawfulness issued for 1980s' rear extension; property sold to Lara Brearley.

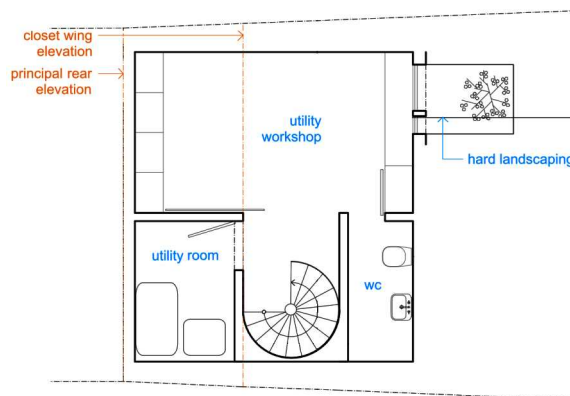
4. PROPOSED WORKS AND IMPACT ASSESSMENTS

4.1 Pre-application exercises for proposals which included extensive intervention on the lower and raised ground floors were received negatively, with particular concerns in respect of the extent of openings between front and rear rooms, widened doors from the entrance and staircase halls, and the enlargement of the front vaults. Further discussions and reviews followed, and the current proposals have responded to these concerns.

4.2 The assessments of the impact of the proposals upon the building's architectural and historical significance are based upon the following five-point interrogatory sequence:



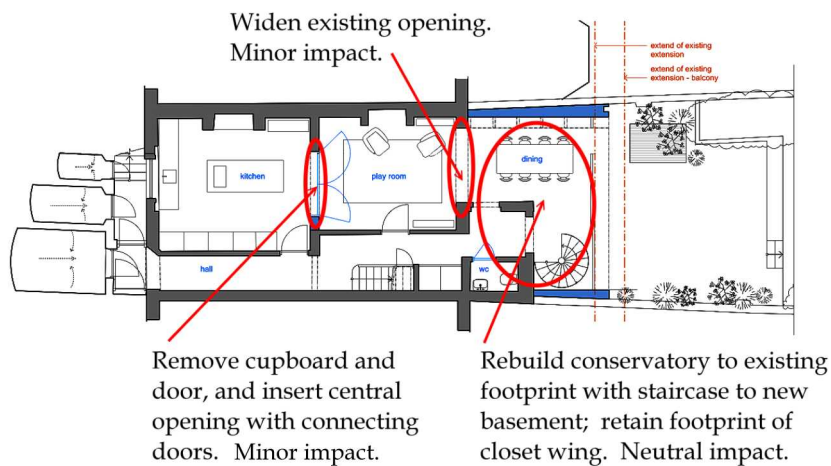
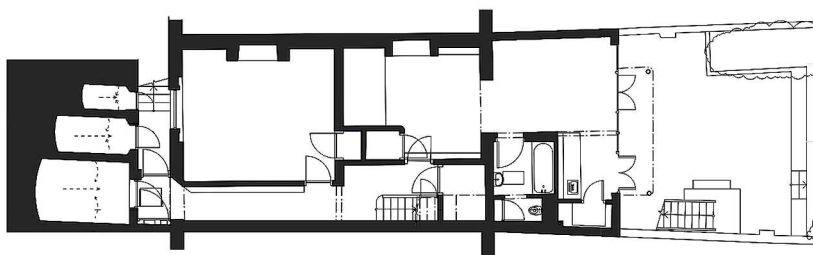
4.3 **NEW BASEMENT (UTILITY AND PLANT ROOMS)**



Excavation of basement for utility and workshop rooms. Neutral impact.

- The basement will accommodate necessary service uses which would otherwise impinge upon the residential spaces of the house.
- The excavation lies outside the principal historic rear elevation, and although it extends below the LGF closet wing (which appears to have been rebuilt in the 1980s), the layout and function of that wing remains unchanged, whilst the basement plant room replicates the footprint of the closet wings above.

4.4 **LOWER GROUND FLOOR**



Lower Ground Floor, Existing and Proposed

Remove cupboard in middle room; form opening between front and middle rooms, and widen existing opening between middle room and rear conservatory. Minor impacts.

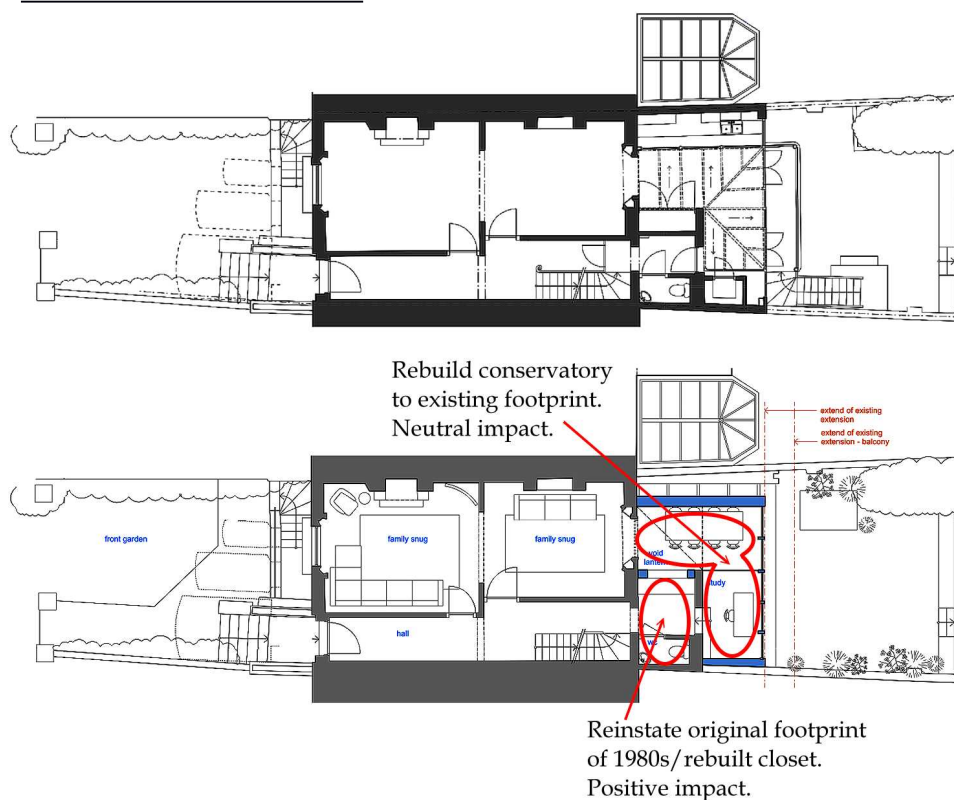
- The lines of the original wall will be marked by stub walls and downstands, and the opening between the front and centre rooms will incorporate double doors to retain the plan and functional form of two rooms. This achieves a balance between the original floor plan and current-day living arrangements in a sympathetic and reasonable manner.

Rebuild 1980s' conservatory on existing footprint, retaining the 1980s' rebuilding of the rear closet wing. Neutral impact.

- A Certificate of Lawfulness issued in 2017 acknowledged that the existing conservatory was erected prior to the 1998 statutory listing, and archival drawings and internal inspection confirm that the lower- and raised-ground-floor rear closet rooms were also rebuilt and reconfigured.
- The existing conservatory is tired and dated, and its replacement with a better-designed extension will improve the building without impinging upon historically- or architecturally-significant elements.
- Following consultations, the initial design for the staircase to the basement has been altered to remove the staircase void.

4.5

RAISED GROUND FLOOR



Raised Ground Floor, Existing and Proposed

Rebuild 1980s' conservatory on existing footprint, retaining footprint of the 1980s' rebuild of the rear closet wing. Neutral impact.

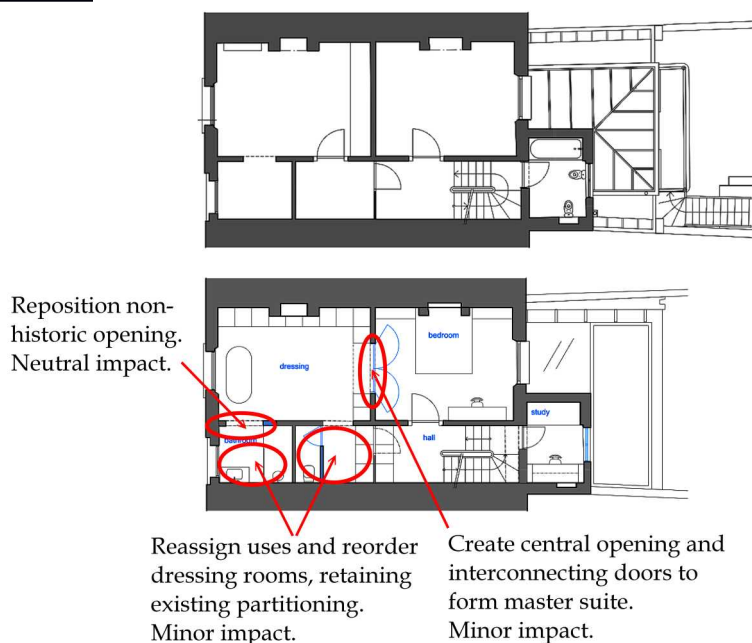
- The explanation and justification for this proposal is discussed above.

Reinstate original footprint of rear closet room. Positive impact.

- The post-1980s' layout effectively reduced the size of the closet on this level, and the reinstatement of the earlier configuration is to be welcomed.

4.6

FIRST FLOOR



First Floor, Existing and Proposed

Opening in partition wall between front and rear rooms. Minor impact.

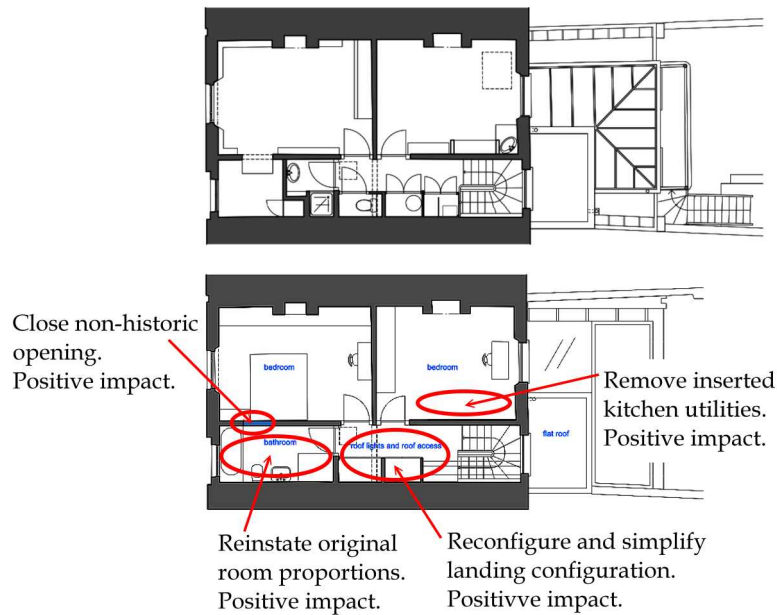
- Linking the two rooms to create a master suite is a reasonable contemporary alteration, and indeed reflects a common first-floor layout of many Victorian houses. As on the LGF, the impact of the opening has been reduced after consultation by retaining stub walls and a downstand to highlight the line of the partition, and inserting double doors to enable separation of the rooms.

Reconfiguration of dressing rooms. Minor impact.

- The partitioning of the front dressing room dates to the late 20th century, and the reconfiguration does not impact upon historically-significant fabric or layout.

Repositioning of opening between front room and bathroom. Neutral impact.

- The existing opening is non-historic, and its repositioning does not impact upon the historic layout or fabric.



Second Floor, Existing and Proposed

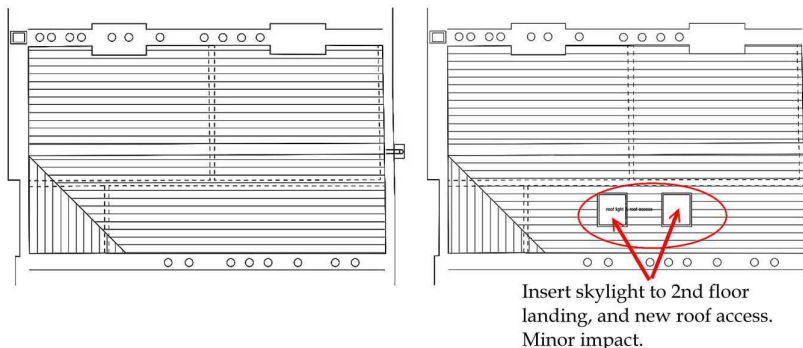
Reinstatement of original proportions of front dressing room, and closing-up of opening to adjacent front room. Positive impacts.

- The small front room was partitioned and the opening created after 1982, and reinstatement of the original configuration is to be welcomed.

Reconfiguration of landing within existing partitioning. Positive impact.

- The existing cluttered configuration of the landing appears likely to have been introduced for multiple occupancy, and the proposed reconfiguration and rationalising of the cupboards is to be welcomed.

ROOF LEVEL



Roof level, Existing and Proposed

Insertion of skylight and access from 2nd-floor staircase landing. Minor impact.

- The form of the roof ensures that the skylight and hatch will not be publicly visible.



Rear Elevation, existing and proposed.

Red outline shows relative profiles and heights of the existing and proposed structures.

Replacement of conservatory, lowering overall height and reducing visual impact of structure on lower and raised ground floor elevations. Positive impact.

- As outlined above (4.4), the status of the current conservatory as a pre-listing structure was confirmed in 2017 by a Certificate of Lawfulness. The conservatory is nevertheless tired and dated, and its replacement with a better-designed, lower, more fully glazed, and less intrusive structure will improve the presentation of the rear elevation without impinging upon historically- or architecturally-significant fabric.
- The lower roof of the conservatory also permits the window cill in the first-floor closet to be lowered, reflecting the upgraded use of this room as a study.

FRONT ELEVATION AND CONSERVATION AREA

- None of the proposals impact upon the front elevation.
- Given that externally-visible alterations are limited to the rear of the house and reduce the scale and intrusiveness of the rear conservatory, the impact upon the character and setting of the Primrose Hill Conservation Area is neutral to positive.

5. SUMMARY AND CONCLUSIONS

- 5.1 In response to pre-application consultations, the proposals have reduced the extent of intervention in the existing plan, and are appropriately respectful of the building's heritage, with the works having positive, neutral, or minor impacts on the building's architectural and historical significance.
- 5.2 In particular, concerns relating to openings between the front and rear rooms on the lower ground and first floors have been addressed by retaining stub walls and downstands as well as inserting double doors to enable discretionary use of the rooms as separate spaces.
- 5.3 The excavation for the proposed basement lies beyond the building's principal rear elevation, and the layout replicates the footprint of the closet wings on the upper floors. The additional space ensures that utility, workshop, and plant room uses do not impinge upon historic spaces, thus minimising their impact on the historical integrity of the building. (Following consultations, the impact of the circular lower-ground-floor-to-basement has been addressed by eliminating the staircase void.)
- 5.4 The proposed conservatory limits the replacement to the footprint of the existing structure. Although the lower-ground and ground-floor closet wings were rebuilt in the 1980s, the proposal retains both the footprint and fabric of the existing rooms, and thus has a neutral impact on the historical or architectural significance of the heritage asset.
- 5.5 In conclusion, after consultation, the proposals have been refined to strike an appropriate balance which will enable modern and beneficial occupation of the house in a manner which sympathetically respects the building's heritage and evolved plan.