

# CLAGUE ARCHITECTS

## Heritage, Design and Access Statement

14 Gloucester Crescent

Camden Town, London, NW1 7DS

Ref: 29631A      October 2019      Revision: -



## INTRODUCTION

This Heritage, Design and Access statement has been prepared by Clague Architects to accompany a Listed Building Application for works to carryout localised foundation underpinning and structural crack repairs at 14 Gloucester Crescent. The application is put forward on behalf of the owners of the property to accompany the Structural Engineer's remediation proposals.

## BACKGROUND AND SITE LOCATION

14 Gloucester Crescent is part of the Grade II listed terraced Italianate Villas by Henry Bassett. The 4-bedroom terraced house is arranged over 4 floors with the rear garden at basement level. The property is built from yellow London brick with stucco architraves around the windows and doors.

Gloucester Crescent forms a crescent shape which connects to Oval Road at both ends. Multiple railway lines run parallel to Oval Road terminating at Euston. The property is located on the south-east end of the Primrose Hill Conservation Area bordering the Camden Town Conservation area. The location of the train lines restricts Gloucester Crescent's physical connection to the Primrose Hill Conservation area with only the bridge at the end of Oval Road forming a connection. However, in terms of historical development and architectural style Gloucester Crescent relates strongly to the Primrose Hill Conservation area. To the rear, the property sits back to back with its neighbours, with the terraced rear gardens forming a green corridor of matured trees.



*Aerial view of site location*

## HISTORIC LISTING

14 Gloucester Crescent is Grade II listed as part of a listing entry no 1342076, which includes properties 3-22 Gloucester Crescent.

### Listing Details

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 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.

Listing NGR: TQ2871983836

Source: <https://historicengland.org.uk/listing/the-list/list-entry/1342076> [accessed 30.10.19]

## PLANNING HISTORY

The known planning approvals for works to the property include the following:

| Reference   | Year | Status      | Comments   |
|-------------|------|-------------|--|
| 2017/6876/L | 2018 | In progress | Alterations and repair to butterfly roof and chimney pots. |
| 2016/2330/T | 2016 | Approved    | Works to Tree(s) in CA                                     |
| 2006/5365/T | 2006 | Approved    | Works to Tree(s) in CA                                     |
| LE9800415R1 | 1998 | Approved    | Single storey rear extension                               |
| PE9700192R3 | 1997 | Approved    | Additional storey extension to rear                        |

## CURRENT DESIGN PROPOSAL

Our clients seek Listed Building approval to carry out structural repairs as shown on the attached drawings *5247 - Extent of underpinning* and *5427 - Trad Underpin – section*.

The existing kitchen window and black metal railings adjacent to the area of works will be carefully removed and set aside. They will be reinstated on completion of the structural remediation works, made good and redecorated to match existing. Area's adjacent to the works will be protected to minimise the impact on the existing historic fabric.

No additional floor space will be formed in this application and no changes in appearance, scale or access are proposed. There no changes proposed to the existing landscaping and vegetation Therefore, the proposed works will have minimal impact on the historic fabric and will improve the structural integrity of the building helping to preserve it for future generations.



*View of rear elevation bay to be underpinned*