



Internal Repairs & External Redecoration  
23 Gloucester Crescent  
London NW1 7DS

Design & Access/Heritage Statement

Prepared for London Borough of Camden

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Issue status: Listed Building Consent Application

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**1.0 Introduction**

Listed building consent are being sought for internal and external alterations to number 23 Gloucester Crescent, London, NW1 7EG. The property is Grade II listed.

The property is a Grade II listed building that lies towards the eastern southern end of the Primrose Hill Conservation Area – see Figure A-1 and Figure A-2 in Annex A.

This Design, Access & Heritage Statement describes the proposed application in detail.

## **2.0 Site & Surroundings**

Gloucester Crescent is a residential street located in Camden, between Oval Road and Arlington Road. It is located within the Primrose Hill Conservation Area (Area 4).

The Crescent is made up of a mix of period houses. No 23 Gloucester Crescent is situated on the east side (facing west), and is fairly typical of the period, in terms of its form, detailing and embellishment. It is 4 storeys high, including a lower ground floor (basement), and is set back from the street with a front garden. It is a semi-detached dwelling that backs onto the southern terraced houses of Inverness St.

## **3.0 Building Description**

The building is arranged as a single family dwelling. It is two bays wide and 3 storeys high when viewed from the street, with a lower ground (basement) level below and a pitched roof.

The ground floor is raised approx 1m above pavement level and is accessed by a flight of steps. A narrow flight of steps leads down to the lower ground floor on both sides of the property.

The interior of no 23 has not been well-maintained and is need of repair. The property was extensively renovated internally in 1968 (see 1968(1).pdf and 1968(2).pdf).

Before that there were some modifications as shown from drainage drawings found in the Camden Local Studies Centre (see 1899.jpg)

There have been no upgrades to the wiring or plumbing since 1968. We are looking to modernise the services in keeping with the historic design of the property.

## **4.0 Proposals**

The aim of the proposed work is to (a) remove arched openings in the basement and replace them with square openings more in keeping with the rest of the property and its style (b) reopen the opening on the northern side of the basement dining room and fit it out with period Shaker double doors and (c) remove the glass panels added to the kitchen in 1968.

### **(a)        ARCHED OPENINGS**

The arched openings (shown in arches.jpg) were formed as part of the 1968 design (see 1968(1).pdf)

They and the swing door attached to the western-side arch bear no resemblance to the architectural style of the house or its origins.

Initial surveying shows the arches were formed below a steel lintol built to create two square opening. We would look to remove the plaster and restore to the original square arches.

### **(b)        EXTERNAL DOORS**

The opening on the north-facing wall of the basement have been closed off by a single layer of brick. See externaldoors.jpg

We would look to reopen this inserting a new steel lintol above the doors and raise the threshold so that it is min 100 mm above ground level for practical reasons in case of flash flood etc.

The doors we would propose, in keeping with the kitchen design, would be Victorian shaker doors.

(c) GLASS PANELS

The glass panels shown in glasspanels.jpg were added in 1968. We would like to remove them. As they have play no structural role in the building, their removal would not require any additions or modifications to the current structures/

In addition to the above works, we would like to restore the property and rewire and replumb the property as detailed in the Schedule of Works which accompanies this application.

We would also like to clean the exterior in the same colours but to bring it closer to the picture shown on the English Heritage website (see bottom of <https://historicengland.org.uk/listing/the-list/list-entry/1342077>)

(c) DAMP PROOFING AND KITCHEN INSTALL

As detailed in the report from Anke included with this application, the basement is currently displaying considerable signs of rising damp. We would like the basement to undergo a course of damp proofing as outlined by Anke.

We would also remove the current kitchen area and install a new kitchen in what is currently the dining room. This is detailed in Drawings from Devol.

## 5.0 Impact on Historic Building Fabric

The works have been carefully designed to minimise impact on the historic building fabric, to ensure they are sympathetic in terms of detail and layout, and to enable the original form and character of the building to be clearly understood.

There would be no changes to the general layout of the building.

## 6.0 Access

All current access points would remain. The addition of the new external doors would allow access from the north side of the property additionally.

## 7.0 Impact on Neighbour Amenity

### 8.1 Daylight & Sunlight

There would be increased daylight and sunlight into the proposed basement kitchen.

### 8.2 Overlooking

There is no change to overlooking.

## 8.0 Trees

No trees would be affected by these works.

## **9.0 Consultation with Neighbours**

The work is internal and would have no impact on neighbours. Any work to adjoining eastern walls is purely decorative.

## **10.0 Heritage Statement Details**

Although the property is on Gloucester Crescent, within Area 4 the building is the only structure on Gloucester Crescent not included under the Gloucester Crescent entry for 'Topography and Character' but instead included under Inverness Street which it adjoins.

Although the building is listed it is not listed by Camden in the 'Building Which Make a Positive Contribution'.

The only reference to the building in the Camden Conservation Area Statement is as below:  
"...with blind windows and stucco detailing to the flank wall of No.23 Gloucester Crescent reflecting that of No.37 Inverness Street."

None of this detailing or any feature of the external property would be affected by the above proposals except the new external doorway at lower ground level which the 1968 drawings closed up.

## **11.0 Conclusion**

The proposal is a sensitive improvement to 23 Gloucester Crescent. All repairs and renovations will be carefully detailed and constructed in order to respect the existing historic context. There is no material impact on the amenity of the neighbouring properties. The existing trees will not be affected.

We trust the scheme will be recommended for approval.

## ANNEX A

Figure A-1

ENGLISH HERITAGE

<https://historicengland.org.uk/listing/the-list/list-entry/1342077>

Figure A-2

CONSERVATION AREA

<https://www.camden.gov.uk/documents/20142/7876534/Primrose+Hill.pdf/283b398a-1efe-f897-4b03-736bf2f17478>