

GCF

FLAT 4, 3 GLOUCESTER CRESCENT, LONDON, NW1 7DS

HERITAGE AND DESIGN STATEMENT

27.01.2020

WOODROW
ARCHITECTS

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Bing map 3d views showing the front and rear of the property

1. INTRODUCTION

This Statement has been prepared for the application for Listed Building Consent in a Conservation Area (Primrose Hill)

It relates to Flat 4, 3 Gloucester Crescent, the second floor flat of an end of terrace property.

The owner wishes to renovate the flat in order to uphold and upgrade the internal fabric of the flat and to enhance its architectural character where possible.

There are some extant original features in Flat 4 which require careful treatment in order to safeguard the special architectural and historical interest of the building.

This statement documents these features and explains how they will be safeguarded as part of the proposed works.

Many of the features of the existing building fabric of the flat are not original to the construction of the property. Some are manifestly modern installations installed within the last 25 years. The flat has clearly been altered several times in the course of its history.

This statement will evaluate the significance of these features and outline any changes to them as part of the proposed works.



View of the front of 3 Gloucester Crescent. There is no specific listing information pertaining to the internal condition of the property. Flat 4 is the dwelling on the second floor of the property.

Overview

Heritage Category: Listed Building

Grade: II

List Entry Number: 1342076

Date first listed: 23-Mar-1998

Statutory Address: 3 TO 22, GLOUCESTER CRESCENT

Location

Statutory Address: 3 TO 22, GLOUCESTER CRESCENT

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden (London Borough)

National Grid Reference: TQ 28719 83836

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: 477228

Legacy System: LBS

'Gloucester Crescent is a curved terrace of 20 houses. c1850-45, built by Henry Bassett. The houses are mostly Yellow stock brick with stucco dressings. Slated hipped roofs with enriched slab chimney-stacks and most with projecting eaves having shaped brackets. Italianate style, 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'

3-22 Gloucester Crescent listing details on www.historicengland.org.uk

2. LISTING

3 Gloucester Crescent is a Grade II listed building set on the eastern boundary of the Primrose Hill Conservation Area in the London Borough of Camden.

The property was first listed in 1998 (list entry number: 1342076) and is listed under the Statutory Address 3-22 Gloucester Crescent.

The listing of 3 Gloucester Crescent does not record the condition or details of the interior structures or layouts. Specific information is provided for the external appearance of the property only:

Nos 3 and 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.

From www.historicengland.org.uk

Information pertaining to the external appearance of the adjoining property, Number 4 Gloucester Crescent is also provided:

No 4 has a 4 storey projecting tower with stucco ground floor and quoins; ground a 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.

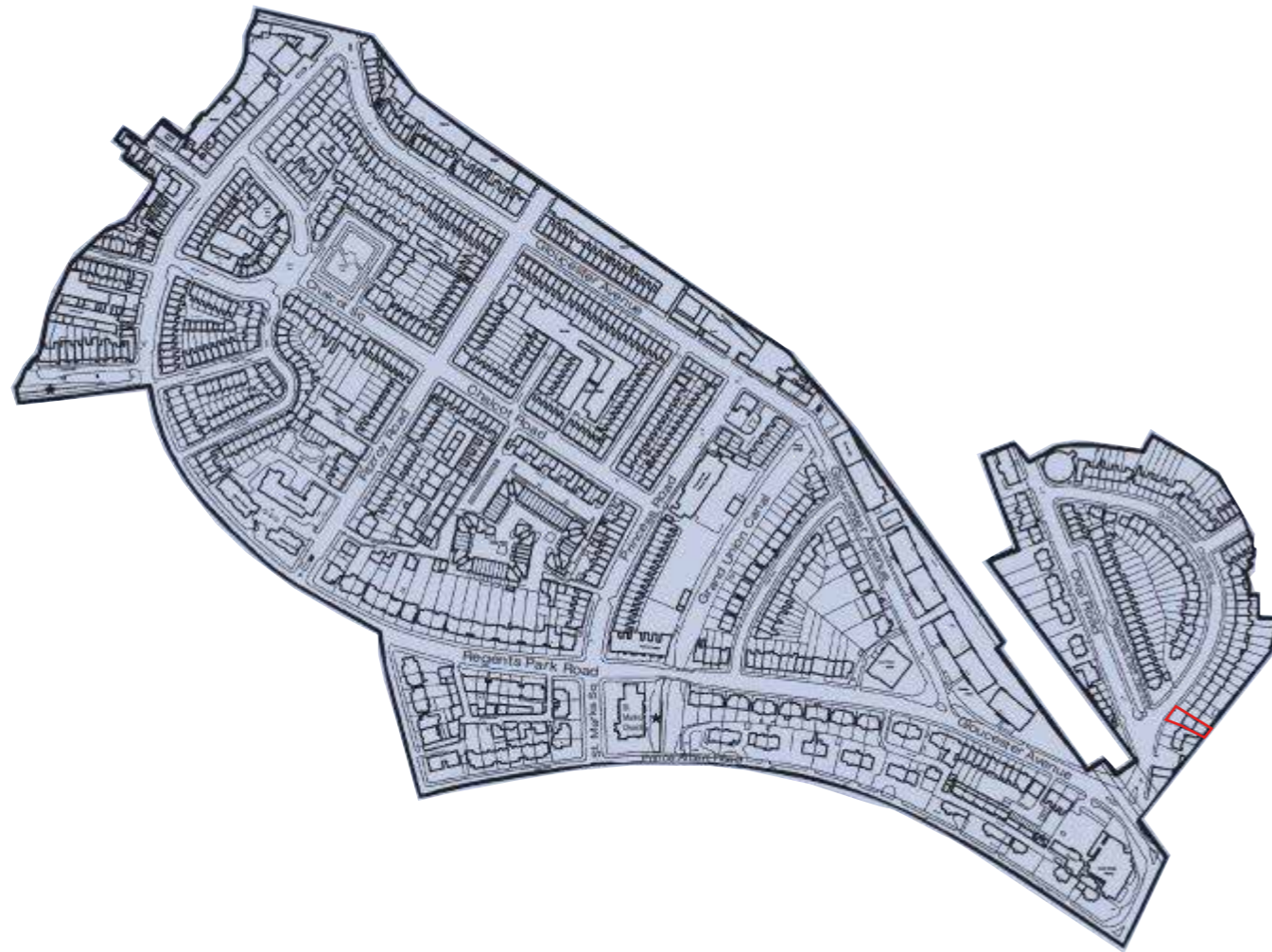
From www.historicengland.org.uk

3. CONSERVATION AREA SETTING

The Primrose Hill Conservation Area was designated on 1st October 1971.

Gloucester Crescent curves from the junction with Inverness Street and joins Oval Road at both ends. Although there are not street trees this road has a predominantly green character. The houses are set back from the highway and have substantial front gardens containing many large trees, including Lime, Horse Chestnut, Silver Birch and London Plane. The front gardens are bounded by brick walls of approximately 1.2metres high with brick piers, timber gates and decorative features including perforated brickwork and rendered panels. A number of walls and front garden areas have been altered or lost to forecourt parking.

From Conservation Area Statement - Primrose Hill, published by Camden Design & Print, 2001



Primrose Hill Conservation Area with 3 Gloucester Crescent marked in red



Google Street View images showing Gloucester Crescent



Above. View in the kitchen showing the distinct window panelling and sash windows original to the construction of the property. These details will be retained



Views showing original architraves which will be retained

5. KEY FEATURES BEING RETAINED AND REFRESHED

Flat 4 has distinctive windows and panelling which are original to the construction of the property. These will be retained in situ in order to safeguard the special architectural and historical interest of the building.

WINDOWS

In order to conserve the original sash windows in the flat, it is necessary for them to be refurbished. New putty will be applied to protect the glazing, and the window frames will be lightly sanded and then topcoat painted. New ironmongery and brushes will be fitted to the windows to match what is there currently.

PANELLING

In order to conserve the panelling it is necessary for it to be refurbished. The panelling will be lightly sanded and then topcoat painted. Any damaged timber would be assessed at this stage if appropriate to leave or if it needs locally cutting out and replacing with matching materials.

FRONT DOOR

The front door and its architrave will be retained. They will be lightly sanded and topcoat painted.

INTERNAL DOORS, ARCHITRAVES & SKIRTING

The existing three internal doors are to be kept and renovated. One will be rehung in a new opening for the larger bedroom.

Skirting is to be kept except where partitions are being removed.

Architraves are to be kept except where the one doorway is being removed (large bedroom)

6. PROPOSED ALTERATIONS

EXTERNAL APPEARANCE

The front of the building will be enhanced by the removal of the boiler flue (shown in red) and kitchen waste pipe penetration (shown in blue).

Brickwork repair here will be carried out in matching reclaimed bricks and conservation lime mortar.

The flank wall of the property to the south west will have one penetration - a 100mm vent for the kitchen cooker hood covered with a 150mm square vent cover - see drawing GCF_202.

If this is unacceptable to the council then we would ask for a statement that we can take to Building Control stating that the historical importance of the building over-rides the ability to meet current Building Regulations with regards to ventilation and a re-circulating kitchen extract would have to be installed instead.

The rear wall of the building will have two new penetrations.

1. Boiler Flue from bathroom - a black metal flue will be used. This will be placed next to the existing soil pipe and being at the rear of the property will be a discrete intervention.

2. Grey water waste pipe penetration from the dining/living, running across the back of the property for 4m to the vertical soil pipe.

Whilst this adds to the pipework on the rear elevation we feel that this is better than taking the waste pipe out of the front or flank elevations which are more prominent to the street and significant views within the Conservation Area.



*Top: Front elevation and removal of boiler flue
Bottom: Bing map 3d views showing the flank and rear of the property*

*Top: Front elevation and removal of boiler flue & waste connection
Bottom: Waste pipe added in black under the second floor window*

6. PROPOSED ALTERATIONS CONT'D

As with many building this age, the property has been subject to various internal alterations over time, and while some original features are extant, most of the original internal finishes were removed long ago. As part of the proposed works, alterations will be made to non-original features of the existing flat.

FLOORING

The flat has non-original, engineered timber and porcelain flooring. This flooring will be replaced throughout the flat. It is likely that original flooring will be found underneath the newer finishes. All original flooring will be retained. New timber and tiled flooring to be laid on top.

In the kitchen and shower room, tanking will be incorporated under the proposed floor finishes to protect structural fabric and the flats below.

DROPPED CEILING

The flat has modern dropped ceilings in all the rooms. This will be replaced with a new double layer plasterboard on resilient bars to ensure fire and acoustic compliance with building regs. There are no original lathe and plaster ceilings extant at the property.

DOORS, ARCHITRAVES & SKIRTING

A new door will be hung in the existing living room door opening. It is not known when this door was removed. The door will be detailed to match the other three internal timber doors within the property.

A new set of crittal glass doors will be hung in the proposed kitchen opening. See drawing GCF_201 for details of this door along with GCF_Critical door glazing details for close up fabric details.

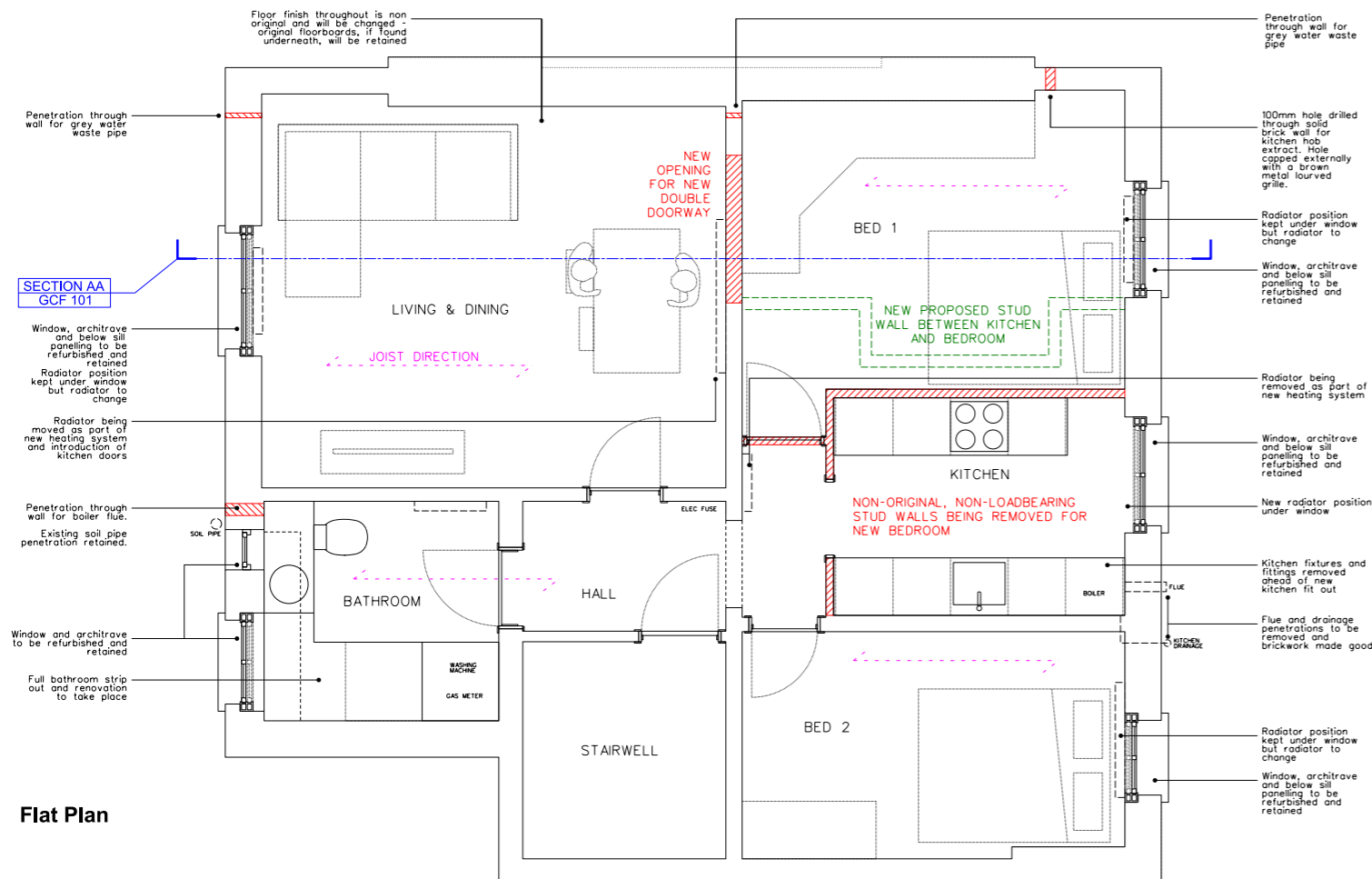


Top. Similar crittal example for new kitchen opening.

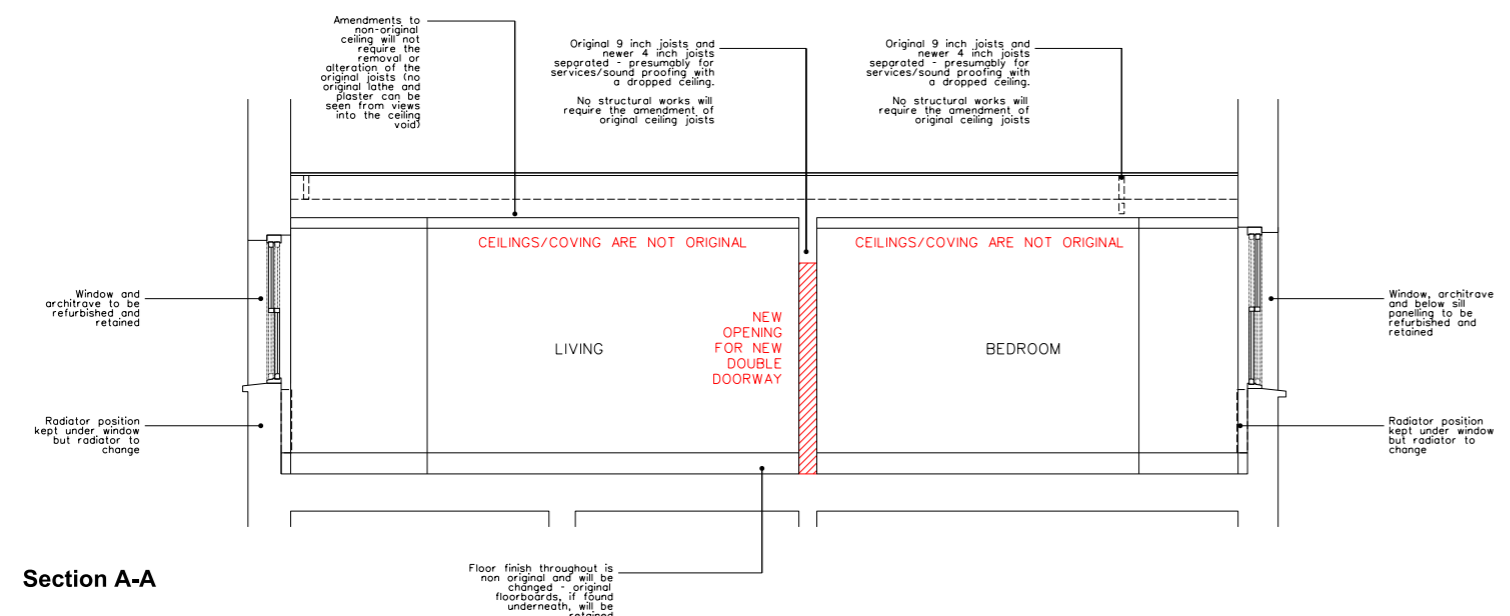
Middle: Existing covings

Bottom. The flat has a mix of original and non-original skirting boards.

Left. Plan and Section showing the existing layout of the flat. Demolition work is highlighted in red



Flat Plan



Section A-A

6. PROPOSED ALTERATIONS CNTD.

COVINGS

Non-original covings will be removed as part of the proposed ceiling works and will not be replaced with the new ceiling.

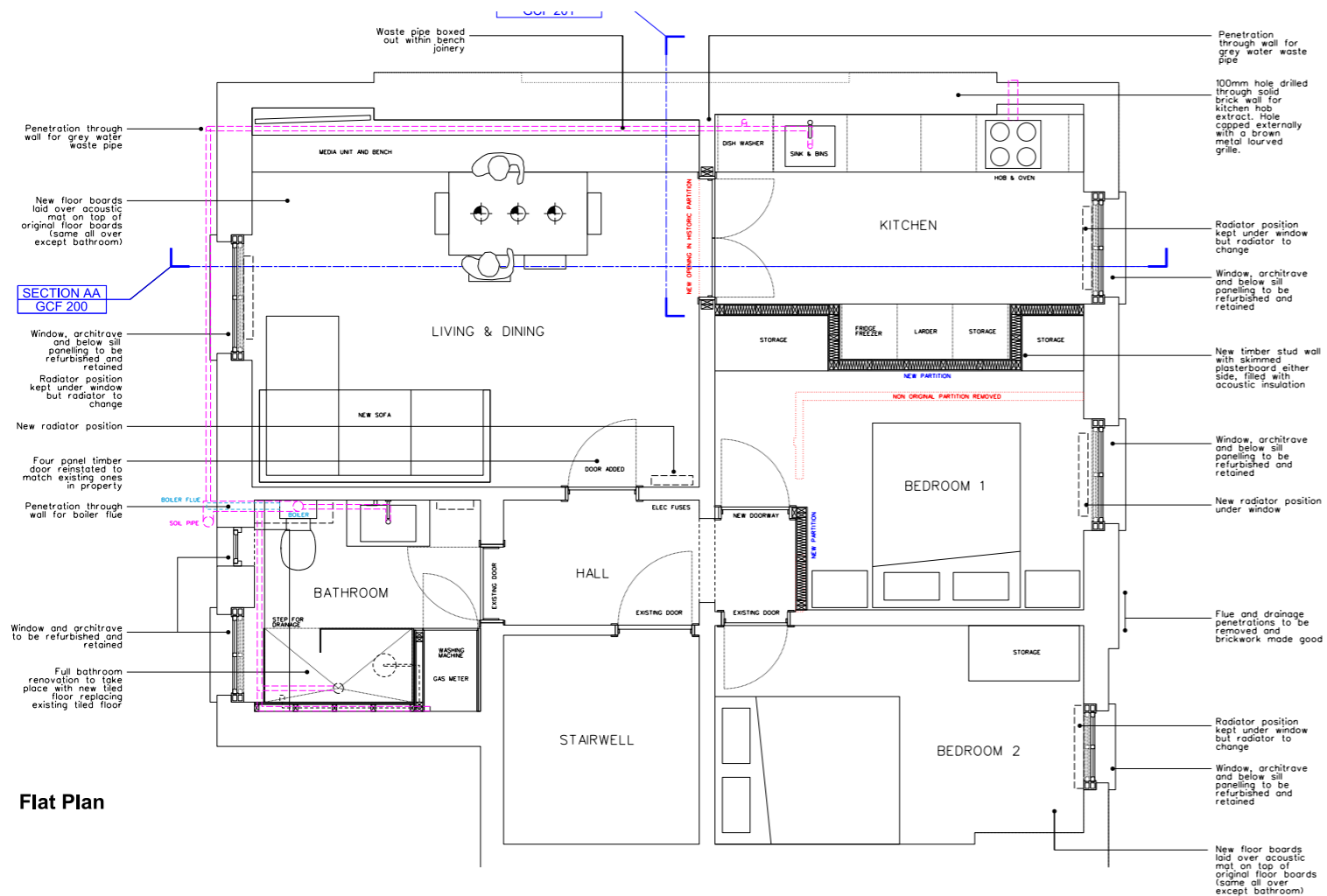
ELECTRICAL INSTALLATIONS

The electrics in the flat require comprehensive upgrading and a new consumer unit and wiring throughout will be installed to new lighting, power and switch points.

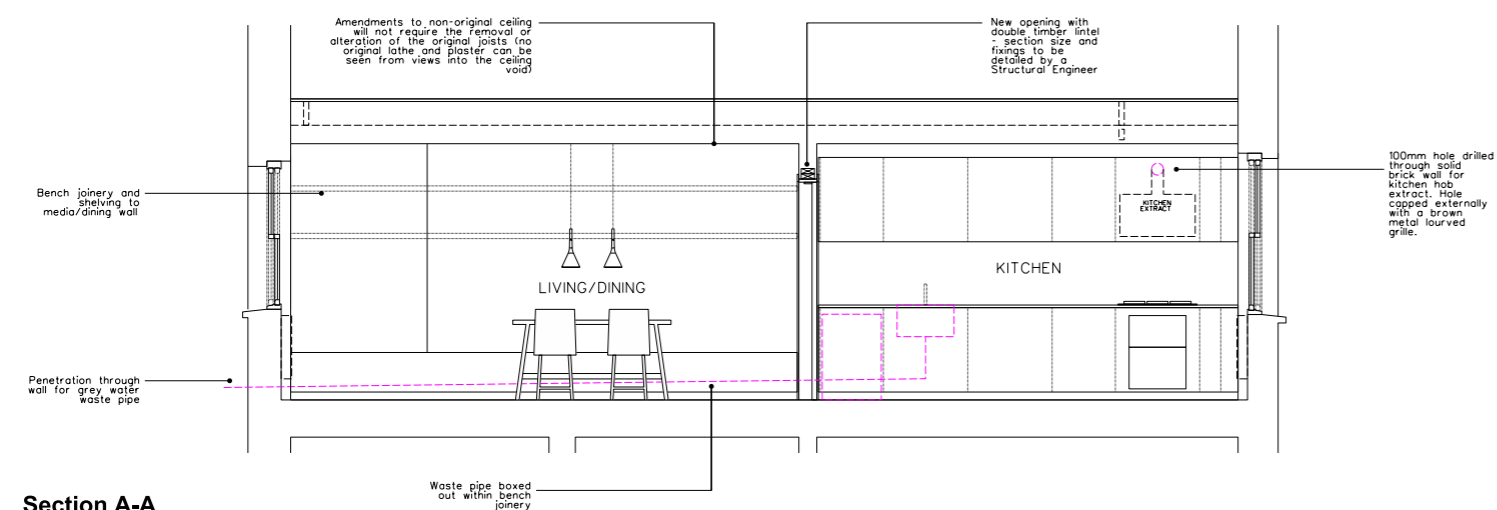
PLUMBING

The plumbing in the flat requires upgrading with a new boiler for central heating and new hot/cold water pipework will be installed to new fixtures and fittings.

Routes for waste pipes are shown in magenta on the adjacent plan and will route to the rear of the property where a soil stack exists.



Flat Plan



Section A-A

7. STRUCTURAL ENGINEER COMMENT

The previous Heritage report and designs included a structural engineer report on the feasibility of opening up the load bearing spine walls to make the flat open plan.

This report assessed the floor and roof loads travelling through the spine wall and was based on subsequent structural calculations.

This redesign has not included an updated structural report as the proposed insertion of double doors to the kitchen - with none of the wider opening up proposed before - is a much more straight forward item which can be achieved with doubling up the studs and joists to spread the load.

No work will take place following any Listed Building Consent however until a Structural Engineer's design has been assessed by both Building Control and the Freeholders Chartered Surveyor for suitability.

Upon works commencing in the future the Structural Engineer would then visit site after strip out to ensure that the design is still appropriate with a more comprehensive view of the spine wall build up.

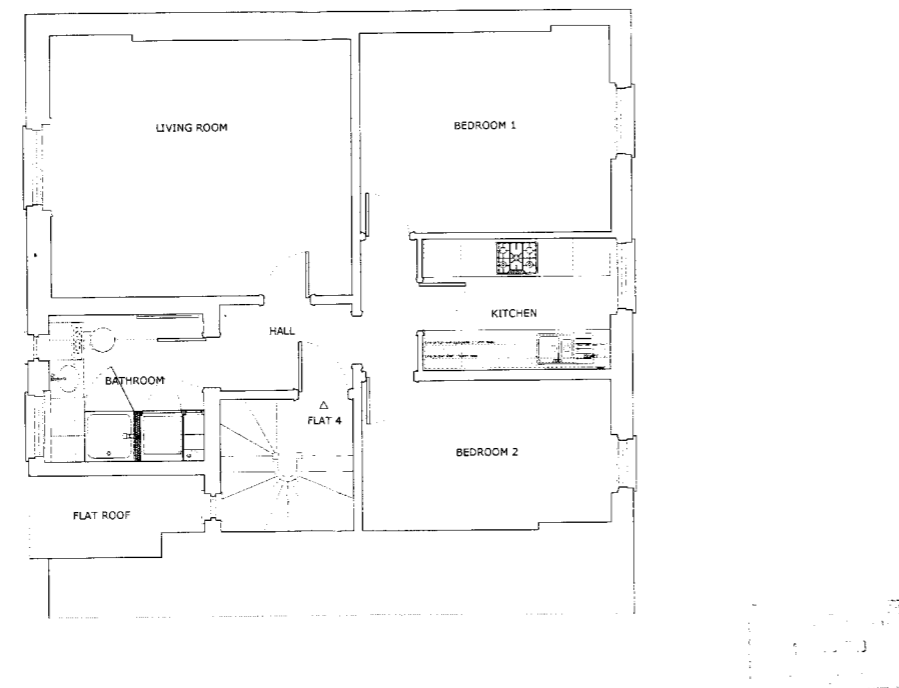
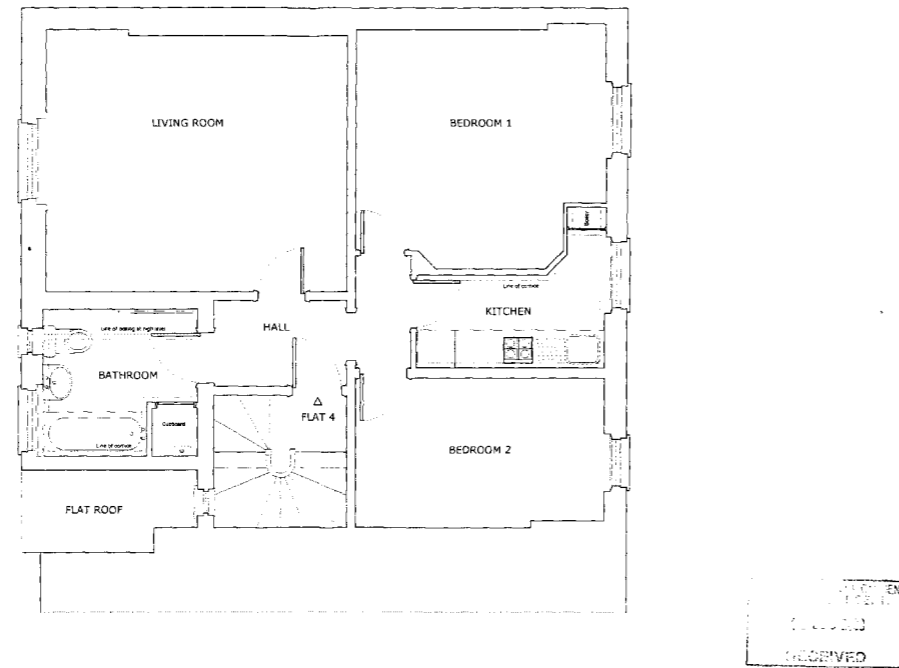
If any proposal at that stage is an alteration to the Listed Building Consent application here then the Council will be consulted.

8. ALTERATION HISTORY

One Listed Building Consent has been found online - dated 12/01/2004. The Listed Building Consent states:

Internal alterations to remove existing kitchen/bedroom partition and construct a new partition in line with original wall position.

The new partition that was built between the kitchen and larger bedroom is one of the areas of work we are proposing to remove as part of these works.



Top and Bottom. Existing and Proposed plans showing the works to Flat 4 carried out in line with the granted 2004 Listed Building Consent application.