



Aerial view

Design & Access statement

57 GLOUCESTER CRESCENT
LONDON
NW1 7EG

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LOCATION

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INTRODUCTION

No. 57 Gloucester Crescent is a Grade II listed terrace house located within the Primrose Hill conservation area.

The main part of the house was built c.1845-50. The original front elevation remains almost completely intact whilst the rear has been extended at lower ground level throughout the C20th. Internally, most original finishes have been removed following extensive refurbishment within recent decades.

CONTEXT

Gloucester Crescent is an ambitious curved terrace of substantial Italianate houses built in the Victorian Era. Like the other houses in the terrace, No. 57 is built from London stock yellow brick with white channelled stucco render to the front ground floor elevation.

The property is sheltered by neighbouring houses to the south, east and west, whilst the northern boundary is marked by a yellow brick wall with wooden gate leading to the main ground floor entrance.

57 Gloucester Crescent falls within the Primrose Hill Conservation Area.

Gloucester Crescent was laid out as a part of the master plan to develop the estate of Lord Southampton. The Gloucester Crescent site was purchased from Lord Southampton in 1840 by Henry Basset, whose family were surveyors to the estate.

Henry Basset was also responsible for the design of the villas and terraces on Gloucester Crescent, No. 57 is one of these designs.

The character and appearance of No. 57 is typical of the Conservation Area.

PROPOSAL

As the front garden wall is not listed, the works entail demolition of the existing structures and their complete replacement by using reclaimed London stock bricks and lime mortar to match existing.

The entrance iron gate will be replaced too. This will give more privacy to the front garden.

The approx. height of the existing front brick garden wall is 815mm; the proposal will give more privateness as the proposed height will be approx. 1700mm. This will give more privacy and privateness to the front garden.

MATERIALS

The appearance of the proposed design respects the immediate neighborhood and has been designed to be visually unobtrusive to the site context by virtue of its proportions and the types of materials used.

All proposed works will incorporate the use of high-quality materials that are sympathetic to the character and appearance of Primrose Hill Conservation Area.

The demolition of the wall and the gate posts and its replacement with the use of reclaimed London stock bricks with lime mortar to match existing will grant a homogeneous appearance to the entire front elevation, without noticing any difference or discontinuity in the proposed materials throughout.

The gate will be black-painted and in cast iron.



1. No. 57 Gloucester Crescent front view



3. No. 57 Gloucester Crescent front view



2. No. 57 Gloucester Crescent front view



4. No. 20 Gloucester Crescent front wall detail



5. No. 6 Gloucester Crescent front wall detail



6. No. 9 Gloucester Crescent front wall detail



7. 27 Gloucester Crescent front wall detail