

23 Gloucester Crescent

Heritage Impact Assessment of Proposed Amendments to 2021/2518/L

November 2021



This supporting statement forms part of a Listed Building Application seeking minor amendments to approval ref. 2021/2518/L (dated 06.08.2021) and is accompanied by the following documents:

Existing situation prior to commencement of the approved works:

GC 101A Site plan existing 1-50.pdf
GC 102A Basement plan existing 1-50.pdf
GC 103A Ground floor plan existing 1-50.pdf
GC 103A Ground floor plan existing 1-50.pdf
GC 104A First floor plan existing 1-50.pdf
GC 105A Second floor plan existing 1-50.pdf
GC 106A Roof plan existing 1-50.pdf
GC 107A Section AA existing 1-50.pdf
GC 108A North elevation existing 1-50.pdf
GC 109A West elevation existing 1-50.pdf
GC 110A South elevation existing 1-50.pdf
GC 111 Kitchen plan existing 1-20.pdf
GC 112 First floor bathroom plan existing 1-20.pdf

Drawings of approved works:

GC 301 Site plan proposed 1-50.pdf
GC 302B Basement plan proposed 1-50.pdf
GC 303B Ground floor plan proposed 1-50.pdf
GC 304B First floor plan proposed 1-50.pdf
GC 305B Second floor plan proposed 1-50.pdf
GC 308A North elevation proposed 1-50.pdf
GC 310A South elevation proposed 1-50.pdf
GC 309B West elevation proposed 1-50.pdf
GC 311A Kitchen plan proposed 1-20.pdf
GC 312A Kitchen plan proposed 1-20.pdf
GC 313A Second Floor Bathroom proposed 1-20.pdf
GC 315 North external door proposed 1-10.pdf
GC 320A Hall Roof plan proposed 1-50.pdf
GC 321A Basement flooring proposed 1-50.pdf

Drawings showing minor amendments to the approval:

GC 301A Site plan proposed 1-50.pdf
GC 302C Basement plan proposed 1-50.pdf
GC 303C Ground floor plan proposed 1-50.pdf
GC 304C First floor plan proposed 1-50.pdf
GC 305C Second floor plan proposed 1-50.pdf
GC 308B North elevation proposed 1-50.pdf
GC 309C West elevation proposed 1-50.pdf
GC 310B South elevation proposed 1-50.pdf
GC 311A Kitchen plan proposed 1-20.pdf
GC 312B First floor bathroom plan proposed 1-20.pdf
GC 313B Second Floor Bathroom proposed 1-20.pdf
GC 315B North external door proposed 1-10.pdf
GC 320B Hall roof proposed 1-50.pdf
GC 321C Basement flooring proposed 1-50.pdf
GC 324B Shower room setting out proposed 1-20.pdf

Covering letter, revised Heritage Impact Assessment, revised Design/Access Statement

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1 Introduction

A practical conservation-led design, requires knowledge of the physical condition and structural integrity of an asset, to complement an assessment of its significance. Following from this work it is possible to understand the impacts of proposals on significance and to ensure that any negative consequences are avoided or mitigated as fully as possible.

Arts Lettres Techniques obtained consent for amendments to the existing planning and listed building consent on 6th August 2021 (2021/2518/L). Following commencement of the works a series of further amendments are now required to the consented scheme adjusting the proposed design to ensure that minor amendments to the consented scheme are fully regularised.

Overview

The minor amendments covered by this application are focussed primarily in two areas of the house: the basement finishes and services related details in the bathrooms. Other changes include the retention of planting adjacent to the West elevation rather than installing the consented York stone flags as part of the reduction in ground level between the existing herringbone paviers and the house wall.

Refer to the accompanying Design and Impact Statement.

2 Heritage Impact Assessment

This section describes the amendments proposed within each area on each affected floor level and assesses significance as follows:

- Key**
- 1 - Exceptional significance
 - 2 - Considerable significance
 - 3 - Some significance - threshold for inclusion
 - 4 - Little significance

2.1 Basement

Kitchen joinery – significance 3

The alteration of the radiator sizing following the retention of the flagstone floor (higher BTU output was necessary to sustain normal inhabitable temperatures), required the loss of two small fixed shelves either side of the oven within the new kitchen joinery. This minor amendment to a new item of joinery is not considered detrimental to the representation of the space.

The re-use of the existing kitchen worktops from the 1969 scheme required some compromise when fitting the materials, with some of the marble unsuitable, requiring the substitution of some splashback upstands in marble to be made from the mahogany instead. The principle of re-using the original with no external material being incorporated was adhered to. Refer to drawing GC 311A.



Fig. 1 Kitchen showing radiator without shelf above, note marble and mahogany worktop/splashbacks.

WC and corridor - significance 3

The incorporation of the 1969 RSJ back into the reinstated dividing wall between the kitchen and stair required its misalignment to be accounted for. A high level shelf (Fig.2) just under the lower flange of the RSJ allowed for the wall to step out by enough to allow for plasterboard fireproofing to the beam. The shelf is softwood, painted as per the wall.



Fig. 2 Shelf detail to top of wall on left of image.

The flooring layout submitted and approved in the previous amendments was drawn prior to a full clean of the York flagstones. Following the cleaning it was discovered that a small section on the WC threshold and Vault threshold were concrete and not flags, so the extent of the slate tiling extended to accommodate this (Fig.4). Drawing GC 321C documents the minor alteration in the tiling design as built.

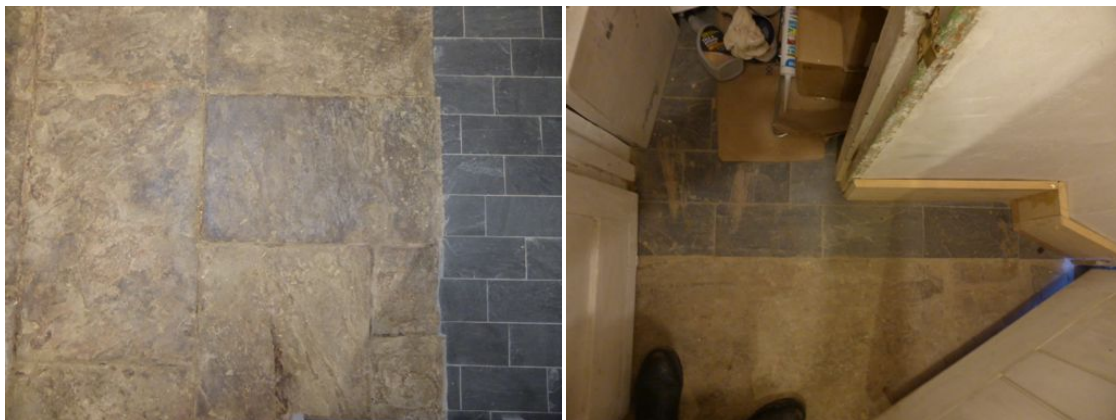


Fig. 3 York stone flags meeting the slate tiling, cut carefully to suit the stone profile.

Fig. 4 York stone flags in the corridor with slates extending to meet them from the WC

Fig. 4 also shows the plastered wall/WC doorframe junction that, together with the Vault door was without an architrave. The re-plastering of the walls following removal of impermeable gypsum plaster requires the junctions to be dealt with. As service rooms the use of mouldings elsewhere in the house would be inappropriate as the joinery was pared down, evidenced by the basement stair and understair doorframe. With no precedent to follow, a simple thin softwood section detailed in drawing GC 302C detail E covers the frame/plaster junction. A crude cut-out to the Vault door made when a gas boiler was installed in 1969 is retained for enhanced airflow, timber slats create a grill as the original grille was missing.

Dining room door – significance 2

The new external dining room door (which utilises the structural opening made in 1969) is detailed as per the consented drawing GC 315, however GC 315B shows the revised alteration to the overall height of the glazed section of the door. Following the opening up of the wall the area it was felt that proportioning the glass panes according to the upper level blind window directly above this door on the First Floor was a mistake. This elongated pane dimension was felt to jar with the squatter sash window proportions within the basement service floor. The pane heights were therefore reduced to work in sympathy with the original basement sashes.



Fig. 5 North door re-proportioned to suit the original sash windows.

The lateral dimensions still follow the lateral divisions of the blind window above. Blocking to the Roman cement render around the door on the exterior is adjusted to suit this new glazing proportion. Whilst present of the façade, and holding significance because of this, the use of vertical proportion to sustain the language of the service level whilst using the lateral dimensions to link to the geometry of the blind window above reconciled the formal and informal aspects of the house, rather than imposing the elevated proportions on the ground and piano nobile floors at basement level.

2.2 Ground floor

Cloakroom - significance 3/4

The consented removal of the redundant tank required the rotten wall plates, cut in when it was installed, to be removed. The masonry (Fig.6) was repaired in reclaimed brick and lime mortar.



Fig. 6 cloakroom walls prior to repair

Fig. 7 cloakroom walls after repair and plastering in lime, with corner boxed waste water pipe

The relocation of the waste water pipe from the first floor Master bathroom was required as the existing bath and basin were previously connected to the rainwater pipework on the middle of the West façade, which is non compliant. The renewal of the West elevation iron pipework meant that a simple rainwater pipe from the roof, in its original form, could be installed if the bathroom waste was relocated, so a more discrete way to drain the bath and basin was found. The cloakroom has limited significance and the presence of the waste pipework shown in Fig.7 behind a 45 degree plastered cover piece was considered to be less harmful than an iron SVP on the elevation.

2.3 First Floor

Master Bathroom – Significance: 2

The breakage of the 'Vitrolite' glass splashback to the basin by the contractor was regrettable, it was shattered beyond repair. As this material in any colour is unavailable, a craft-made cast glass was sourced. A neutral grey-white was a suitable match for the basin marble given the inability to match the 'Vitrolite' – ref drawing GC 312B.

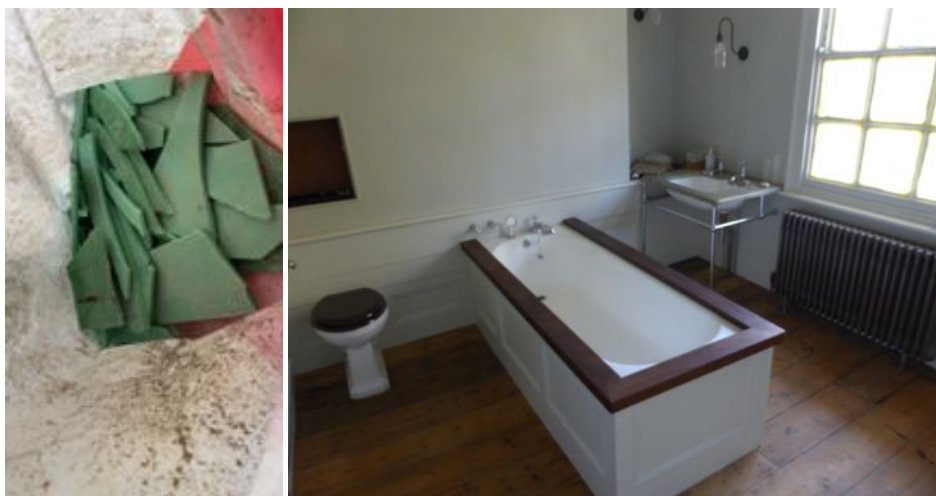


Fig. 8 shattered 'Vitrolite'.

Fig. 9 master bathroom showing alternative bracket wall lights.

The bracket wall light above the basin was considered unsafe by the Electrician, with no earth lug and an inability to re-fix the bulb holder to the bracket. A suitably IP rated bracket wall light was sourced to replace the 1969 fitting, which will be retained in the house in the bathroom storage cupboard (drawing GC 304C).

2.4 Second Floor

Bedroom 2 – Significance: 2/3

The consent to re-open the bricked up hearth in Bedroom 2 will not be fulfilled, the wall will remain plastered. Within the new storage unit a set of fixed shelves were installed as part of the hot water cylinder enclosure. Neither alteration from the consented scheme presents any significant issues with the heritage asset. Refer to drawing GC 305C.

Shower room – Significance: 2/3

The drawing GC 313B confirms the consented lighting installation and detailed tiling layout noted in the current consent drawings.

2.5 External

Facade – Significance: 1

The consented removal of the modern paint layer using the Thermatech system revealed a deeply pitted surface (figs. 10,11). The heritage priority is to restore vapour permeability, therefore ruling out any form of contemporary filler that would be able to adequately deal with the fine fissures and pitting.



Fig. 10 surface fissures at first floor level



Fig. 11 deep pitting at the second floor level



Fig. 12 re-coating the stucco with Roman cement.

If the pitting was simply painted the façade would be able to retain water thereby increasing the potential for frost damage. The option to use a compatible vapour-open material such as Roman cement has technical constraints as it needs to be applied as a surface coating with a minimum 4mm depth. This coating has been applied to the degraded render as a like-for-like repair to sustain the requirement for vapour-open construction with the existing blocking reinstated precisely (Fig.12). The façade will be painted as per the existing consent.

South elevation services – Significance: 3

The approved scheme allows for vents through the vault wall for services, the cast iron grilles are confirmed, as are the final location of the vents on drawing GC 310B. Also included is the external route for the bathroom waste pipe located to the side of the existing iron SVP.

3 Conclusion and summary table

Summary table of actions

Room	Proposals	Justification	Significance	Benefit/mitigation	Assessment
Kitchen basement	Adjust details of original marble/mahogany worktop.	Limitation of original material, avoiding bringing replacement material from elsewhere.	Low The intention to re-utilise the original worktops is preserved.	Benefit Fully retain original material in-situ. Mitigation Unnecessary.	Neutral Not harmful to the presentation of the space.
Kitchen unit Basement	Accommodation of revised radiator sizes adjusting oven housing.	Revealing original flagstone floor required additional radiator capacity, the locations for the radiators within the original room.	Low Minor alteration to the new joinery item, no alteration of layout.	Benefit Adequate heat output. Mitigation Careful detailing, flow and return pipework run behind unit avoiding original floor.	Neutral Minor alteration to new joinery item.
Flooring basement	Absence of flagstones in WC/Vault area requiring additional slate tiling – ALL flagstones retainer in-situ.	Discovery of further areas of concrete screed once the stones were fully cleaned requiring removal and replacement with slate tiles changing the approved materials layout.	Low A minor alteration to the approved flooring layout.	Benefit removes impermeable concrete flooring. Mitigation Maintain approved material palette.	Neutral Sympathetic detailing.
Partition wall Basement	Add high level shelf	Detail to allow for fireproofing existing steel beam misaligned to original wall location that was approved for reinstatement.	Low A minor alteration to the approved timber clad wall.	Benefit allows original wall location to be followed whilst ensuring steel is adequately fire protected Mitigation Maintain approved material palette.	Neutral Sympathetic detailing.
North door Basement	Re-proportion glazing as per original windows	Acknowledgement that the proportions of the 'service' floor requires a less opulent use of glass.	Low All approved details and alignment to blind windows above retained.	Benefit Harmony within the Dining/kitchen area. Mitigation Maintain approved material palette.	Positive Enhances proportional treatment within the dining area.
Cloakroom Ground floor	Accommodate waste water pipe in corner.	Avoidance of external waste pipework.	Low No practical function or heritage significance, a service space	Benefit Quiet location for the pipework. Mitigation Use of lime plaster, reversible if pipework removed at future date.	Positive Unseen location for essential services.
Vault/WC door Basement	Fit architraves to corridor side doorframes, complete existing vent opening to vault door	Missing architraves require replacing to secure plaster to frame junction.	Low Service area of low heritage significance	Benefit Prevent visible cracking Mitigation Appropriate detailing and material	Positive Enhances modest presentation of original doors.

Bathroom First floor	Replacement of original 'Vitrolite' basin splashback	Contractor accident shattered the cast glass original.	Low Regrettable loss if fabric.	Mitigation Source craft made cast glass as 'Vitrolite' no longer available.	Negative No option but to replace with as close a material as possible.
Bathroom First floor	Replacement of basin light bracket fitting as unfit for safe use in location.	Broken connection of bracket to bulb holder, no earth, Electrician cannot take responsibility for fitting within a bathroom location.	Low Sourcing of sympathetic bracket fitting.	Benefit Safe use. Mitigation Use of fitting closely resembling original.	Neutral Original fitting retained on site in storage.
Bedroom 2 Second floor	Addition of shelving within cupboard/hot water cylinder enclosure	Built in storage to use space saved around HWC enclosure, use of painted softwood.	Low Minor addition to new joinery item.	Benefit Practical addition to new item.	Neutral Unseen from room.
Shower room Second floor	Finalise tiling and lighting layout	Permission in principle, final details confirmed.	Low Modest alteration to the space.	Benefit Practical mitigation, no benefit or dis-benefit.	Neutral No benefit or dis-benefit.
Exterior	Roman cement skim coating to 3x facades	Original render pitted with consequent risk of frost action/spalling.	Low Appearance unaffected, blocking reinstated as original. Original vapour-open performance retained.	Benefit Reinstate original surface finish using sympathetic material.	Positive Original reinstatement of surface, no visual or performance detriment.
Exterior services	Cast iron vent location and water pipe.	The location of the vents approved in principle, final detail confirmed. Pipework located unseen behind existing SVP.	Low Final detail following consent.	Benefit Practical, no benefit or dis-benefit.	Neutral Services area unseen from garden or street.
Exterior Hall roof	Minor alteration of lead box gutter width.	Minor increase in capacity.	Low Appearance unaffected.	Benefit Reinstate original surface finish using sympathetic material.	Neutral No benefit or dis-benefit.
Exterior surfaces	York stone paving to lowered garden area adjoining house to be soil for planting.	To enhance the planting opportunities within this small corner plot hard landscaping is substituted for planting.	Low Existing area is laid for planting, the new proposal simply lowers this planting level.	Benefit Retain existing planting area, lowered to minimize basement walls in contact with soil.	Positive Maintains lowered level but retains planting capability.

Appendix 1

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1342077

Date first listed:

11-Jan-1999

Statutory Address:

23, GLOUCESTER CRESCENT

District:

Camden (London Borough)

National Grid Reference:

TQ 28710 83848

Details

CAMDEN

TQ2883NE GLOUCESTER CRESCENT 798-1/76/559 (East side) No.23 GV II

House with left hand return forming a symmetrical end bay to Nos 37-43 Inverness Street (qv). Mid C19. Stucco. Slated mansard roofs behind gabled fronts with narrow bargeboards. 3 storeys and basement. 2 windows. Entrance in recessed prostyle portico to right; panelled door with overlight. Right hand ground floor window an architraved sash with console bracketed cornice; left hand a canted bay. Lugged architraves to 1st floor sashes with lugged sills. 2nd floor cornice. Round-arched architraved 2nd floor windows with sill bands. Return with channelled stucco ground floor and blocked windows; ground floor a truncated tripartite sash with enriched brackets to mullions, 1st floor a similar full size sash with console bracketed pediment. Plain 1st floor band. Moulded cornice with parapet having arcaded balustrading. INTERIOR: not inspected.

Fig. 13 Listed Building Description, Historic England register.