

23 Gloucester Crescent

Design and Access Statement

July 2022



This supporting statement forms part of a Listed Building Application and is accompanied by the following documents:

Existing situation:

GC 500 location plan 1:1250.pdf
GC 501A Site plan existing 1-50.pdf
GC 502A North elevation existing 1-50.pdf
GC 503A West elevation existing 1-50.pdf
GC 504 Section AA and details existing 1-50/1:2.pdf

Drawings of proposed works:

GC 601A Site plan proposed 1-50.pdf
GC 602A North elevation proposed 1-50.pdf
GC 603A West elevation proposed 1-50.pdf
GC 604A Section AA and details proposed 1-50/1:5.pdf

Heritage Impact Assessment

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1 Introduction

Purpose of the Design and Access Statement

The Design and Access statement illustrates the process that has led to the proposal and explains the design. Conservation led design proposals should positively address the following requirements:

- to retain or reveal significance;
- to identify feasible and compatible uses;
- to meet statutory requirements;
- to work within procurable resources;
- to anticipate opportunities and threats;
- To retain original fabric wherever possible.

The Statement draws on statutory guidance from National Planning Policy Framework prepared by HM's Department for Levelling Up, Housing and Communities.

Relationship to the Heritage Impact Assessment

The Design and Access Statement accompanies the Heritage Impact assessment, which assess in detail the impacts upon the features that contribute to the special architectural and historic interest of the listed building, which sits within the Primrose Hill Conservation area.

This **Design and Access Statement** covers alterations to a section of the North boundary wall, clarifying the design intent of the proposal being applied for. The **Heritage Impact Assessment** seeks to clarify the impacts of these proposals on the historic significance of the building.

The proposal

The existing wall is low and allows passers-by to look down to the glazed dining room door and play area for the clients young children. When the ivy was cleared from the wall drugs and syringes were found, so an appropriate means of creating privacy and security are necessary. The instigation of private security in Inverness Street has displaced antisocial behaviour into the Crescent, with the existing low garden walls providing places to gather, consume food and alcohol and leave/deposit refuse on the wall and in the garden where the children of the family play.

Around the majority of the garden perimeter a trained beech hedge has been planted to create privacy, allowing the use of open 'saltire' block to be reinstated as per the adjacent number 22 and other houses within the street. The wall adjoining the stair and North lightwell is recorded as being in-filled in archive photographs, this privacy aspect is proposed for use.

The reinstatement of the original wall, evidenced by supporting documentation found through archive research and site investigations is proposed and evidenced within this statement. This proposal is in accordance with guidance PH 36 (p33) of the Primrose hill Conservation Area Statement:

"Proposals to erect new boundary structures or replace or alter existing boundary structures should respect the original boundary style. Where original boundary structures have been lost these should be reinstated to match the original".

2 Design and Access Statement

Alterations to the existing boundary wall

The existing North section of the boundary wall was reduced to its current height after 1967, with photographic evidence from the London Archive* documenting a raised wall with 'saltire' or cast stone crossed lattice inset panels capped with an in-situ run coping with simple moulding. The 'saltire' panels, interspersed with brick piers are a common feature of the Primrose Hill/Gloucester Crescent area with many original walls either remaining, or replaced with identical replicas. The archival image shows the West side of the boundary wall lowered to its current height.

The following images record the use of 'saltire' wall treatments within Gloucester Crescent:



Figs. 1, 2 Numbers 5, 17 and 18 Gloucester Crescent.



Figs. 3,4 Number 24 Gloucester Crescent – the opposite corner to the proposed site.



Figs. 5,6 Number 22 Gloucester Crescent – the immediate neighbour to the proposed site with dense ivy covering the original 'saltire' wall panel – note fractured surface revealing corroded iron reinforcement – Fig. 5 shows a pair of original 'saltire' blocks visible on the party wall to number 23 Gloucester Crescent itself.

* COLLAGE London Picture Archive 23 Gloucester Crescent record 107802 executed 1967 Artist unknown.

The archive photograph from 1967 clearly shows the 'saltire' wall in-situ along the North wall (Fig 6), and documents its poor condition, which may explain its subsequent removal. Fig. 7 documents the existing situation:



Fig. 6 Number 23 Gloucester Crescent circa 1967.



Fig. 7 Number 23 Gloucester Crescent present state – note overlooking passers-by.

The remains of the moulded coping and rendered band below the 'saltire' lattice seen in Fig.4 are extant on the return section of the party wall to the adjoining property (Fig.8) – the details and dimensions of the extant elements are identical to those on numbers 24 and 22 Gloucester Crescent:



Fig. 8 Number 23 Gloucester Crescent return party wall – note original section of buff coloured Roman cement coping and junction with new corner moulding in grey Portland cement with rebuilt corner in modern bricks with weather struck cement pointing.



Fig. 9 North and West boundary wall

Design

The proposal retains the original section of wall shown in Fig.8, removing the new brick and cement mortar down to the base level of the 'saltire' lattice and extending the rendered band around the perimeter wall to the existing/retained brick gatepost (Fig.9). The panels of seven no. 'saltire' blocks shown in the archive photograph (Fig.7) are reinstated on top of the existing wall, which is a modern installation using cement mortar that will have the existing and fragmented soldier coping course removed to continue the 'saltire' blocks.



Fig. 10 West elevation of the proposal

The 'saltire' blocks shown in Fig.10 are to be cast using Roman cement form moulds taken directly from existing blocks at 23 Gloucester Crescent, which are identical to those on numbers 22 and 24. The blocks running around the existing curved corner wall will be adjusted to create a smooth transition between each block. The coping is run in-situ so will be run around the curve accordingly.

Matching yellow stock bricks will be used for the piers, bedded in lime/sand mortar without Portland cement, with bagged flush lime pointing in a bond pattern taken directly from the original wall of Number 24 Gloucester crescent (using 60mm wide 'queen' closers on the perpendicular courses).

3 Conclusion

The reinstatement of the authenticated original details conforms with Conservation Area guidance and acts as a positive enhancement to the streetscape as well as providing appropriate privacy to the occupants of 23 Gloucester Crescent, whilst maintaining the presence of greenery through the use of open 'saltire' blocks identical to the adjoining number 22.