

Design Access Statement

35 Gloucester Crescent, NW1 7DL

October 2022



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1.0 Introduction

1.1 Purpose

This Design and Access Statement has been prepared by Echlin in support of the planning application for 35 Gloucester Crescent, NW1 7DL.

This proposal seeks to improve the amenity of 35 Gloucester Crescent for use as a single-family dwelling via the restoration, refurbishment, and extensions of the Grade II listed building and associated landscaping works. The alteration of the dwelling will involve the following:

- restoration of internal heritage features,
- various internal alterations and reinstatements to the plan form and use of the internal spaces,
- alterations to existing external stair's stone steps, handrail and balustrade,
- new infill rear extension,
- new single height rear oriel window on ground floor,
- side front extension from the first floor to the third floor.

Proposals have been prepared following in depth analysis of the building's construction and history providing a detailed understanding of the heritage values whilst considering the building's future use as a modern family home.

1.2 Scope

This report responds to the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 - which states that planning applications, with some exceptions, are to be accompanied by a Design and Access Statement that explains the design principles that have been applied to the development and illustrates how issues of access have been dealt with.

The Design and Access statement explains and provides:

- the design principles and concepts that have been applied to the development;
- the approximate location of buildings and landscape with the proposal site; and, the upper and lower limits for the height, width and length of each building included in the proposal.
- the site's immediate and wider context and relevant planning policy and guidance.
- a rationale for the scheme's design.
- the design principles in terms of the development's layout, density, scale, landscape and visual appearance.

The aim is to communicate the design process that has been undertaken to ensure the highest quality of the design has been achieved and illustrate the restoration of the Grade II listed property.

1.3 Supporting Documents

The Design and Access Statement is intended to be read in conjunction with the application drawings and associated consultant documents which form part of the application submission.

Echlin in collaboration with the heritage consultant Heritage Practice has developed the design and supporting material for this planning application.

2.0 Site

2.1 The Application Site

35 Gloucester Crescent is a Grade II listed building and located in the London Borough of Camden's Primrose Hill Conservation Area.

The property is a large mid 19th century terraced house arranged over four main floors and set above a full lower ground floor with gardens at its rear and front.

2.2 Conservation Area

The Primrose Hill Conservation Area Statement (PHCAS) was published in January 2001 and provides a description of the character and appearance of the area as well as a series of policy objectives for new development.



The application site is situated in a small section of the conservation area known as Sub Area 4. The PHCAS describes Sub-Area 4 as follows:

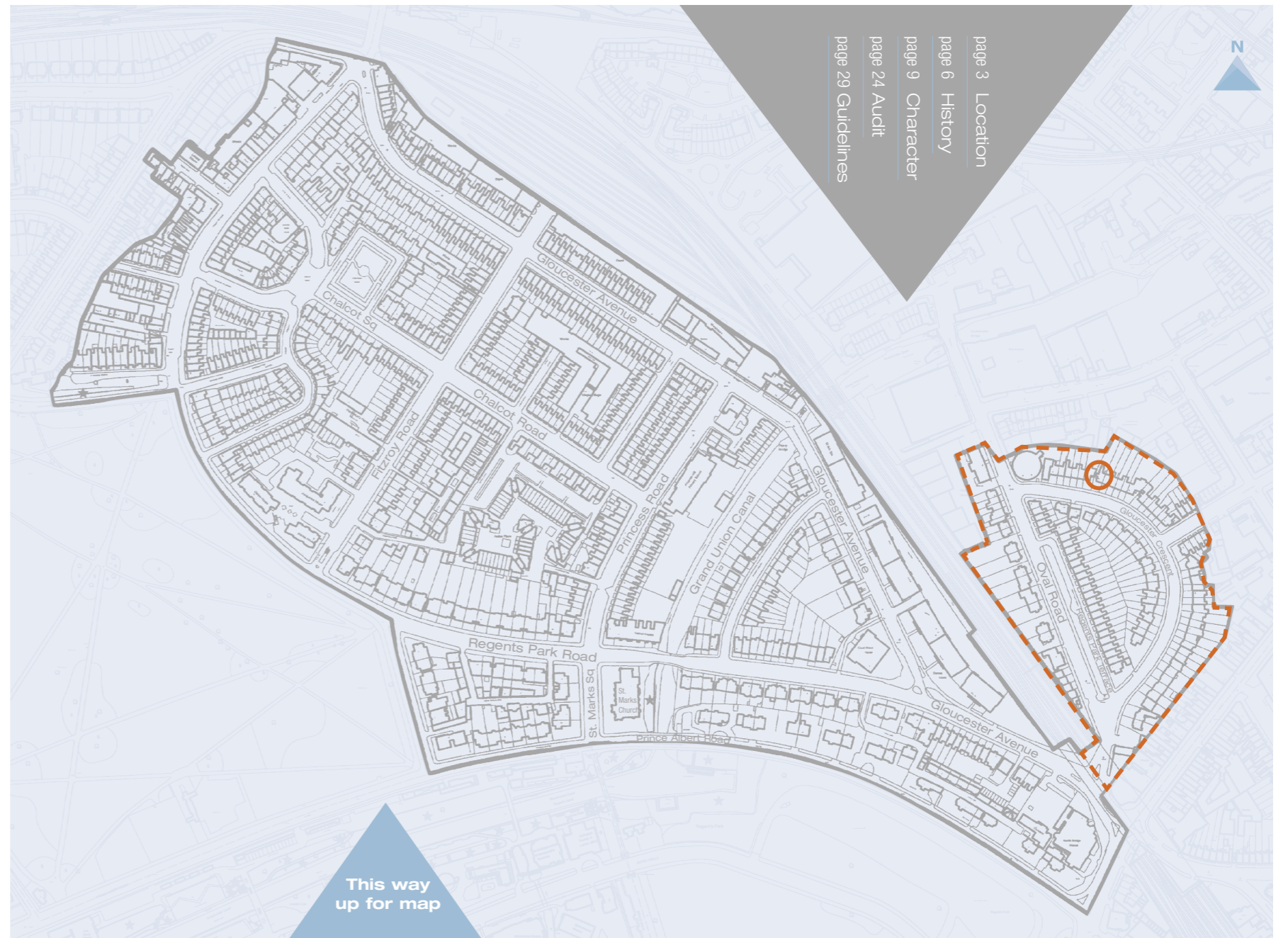
'This small sub-area is located to the east of the Conservation Area and is largely flat with a small incline from north to south at the southern end of Gloucester Crescent.'

The railway line forms the west boundary, which is linked to the main body of the Conservation Area by a road bridge. Although the area is geographically isolated from the main body of the Conservation Area, it is linked in terms of historical development and architectural form, and is significantly different in character to the neighbouring Camden Town and Regent's Park Conservation Areas.

This sub-area has abundant trees and vegetation and a lower density of development in comparison with the main body of the Conservation Area. The majority of buildings are set back from the highway with large front garden spaces containing mature trees. Rear gardens are also visible through gaps between building groups. The buildings vary and include small cottages and terrace properties, grand residential terraces, villas, and business premises, many of which are statutorily listed and are the oldest in the Conservation Area.'

Plan Key

-  Application Site
-  Sub-area 4



Map from Primrose Hill Conservation Area Statement

2.3 Existing Building, History And Immediate Context

Gloucester Crescent is an example of a relatively rare and particularly impressive townscape feature of the mid 19th century and reflects the fashion during the Georgian and early Victorian period for geometric set pieces such as squares, crescents and circuses. The road is lined with substantial houses built in several phases from the early 1840s through to the 1860s.

The group of villas at Nos. 30-35 were originally developed in the 1870s, with an almost symmetrical composition, with entrance bays to no.30 and no.35 situated on the flank walls. However, by 1894 No.30 has been substantially extended over to the side and the rear, and its closest wing appears to have been lengthened in relation to the other houses in the group.

No.35 had little change until mid-20th century where an extension to the rear and side of the rear projecting wing, as well as further slim projecting wing adjacent to the party garden boundary with No.34.

The house is constructed of yellow stock brick with stucco embellishment and a partial butterfly roof concealed behind a parapet.

The house is set back from Gloucester Crescent with a front garden stepping down to the lower ground floor and mature trees close to the property entrance. The rear house garden is a deep private garden and semi-mature trees.



Aerial View

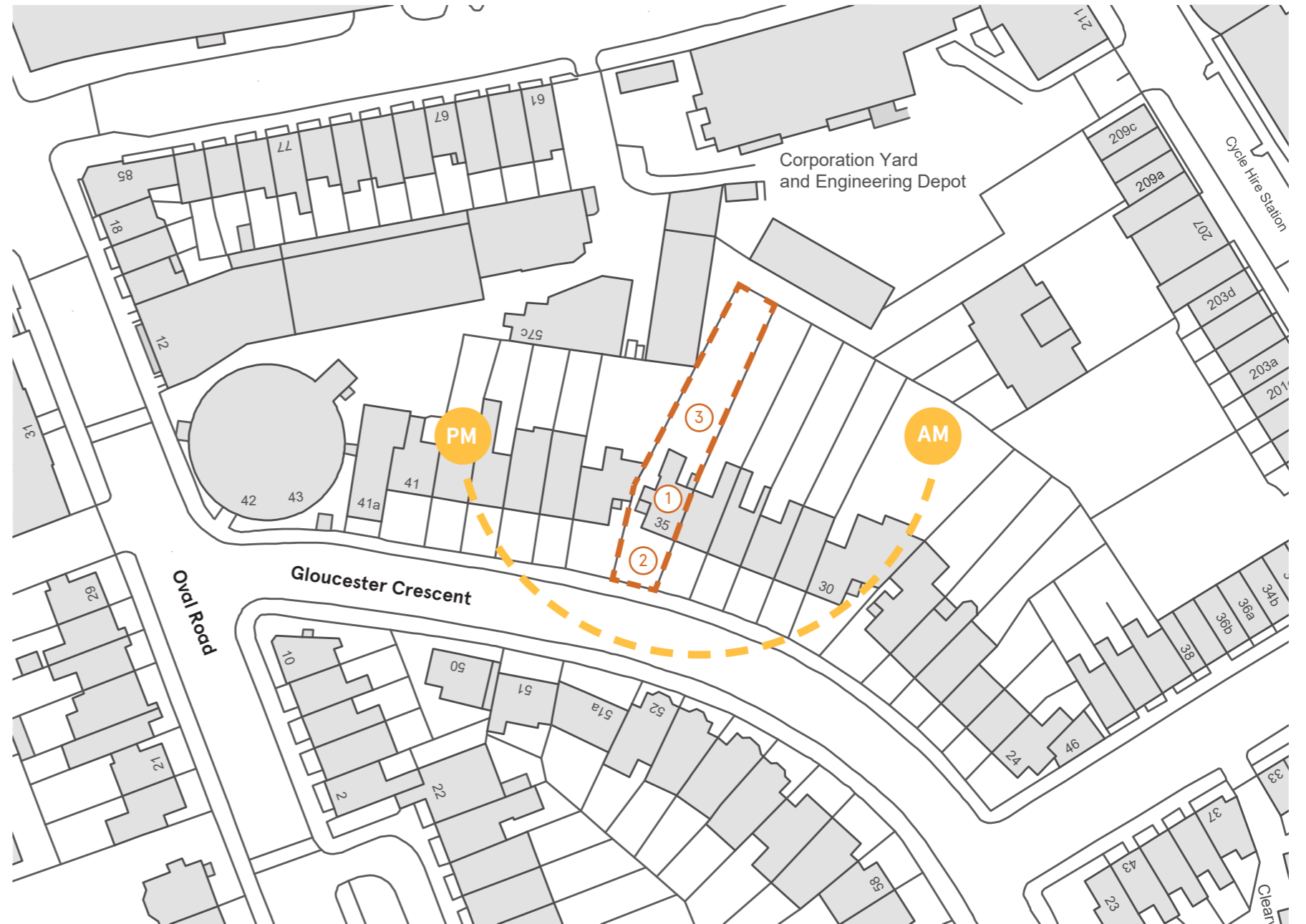
2.4 Site Considerations

In addition to the Heritage Appraisal, the following constraints have been taken into account:

- The neighbourhood is largely residential with good transport links and easy access to the shops and amenities along Camden High Street.
- The site is generally level and has mature trees along the front garden of the house, and semi-mature trees in the garden.
- The front site benefits from good access to natural light whereas the rear site can't enjoy as much natural light due to the orientation predominantly facing north.
- As a result of the above, the rear garden situated along the rear elevation is under the shade during most parts of the day.
- The property enjoys a deep private garden with a secluded character.
- The site backs onto the London Borough of Camden's Engineering Depot, from where there are views of the upper sections of the rear facade, however, there are no residential properties facing into the site.
- The roof slates look tired and are in need of replacement.
- The rear of the house has a poor relationship with the garden, physically and visually.
- The lower ground floor has a compromised floor to ceiling height, from 1920mm to 2410mm, which makes the space austere with poor level daylight. It also has a highly modernised finish, with no surviving features of interest.

Plan Key

- ① Listed House
- ② Front Garden
- ③ Rear Garden
- Application Site



Location Plan

2.5 External Site Photos



Front Elevation



Rear Garden External Stairs



Rear Closet Wing Elevation



Rear Garden

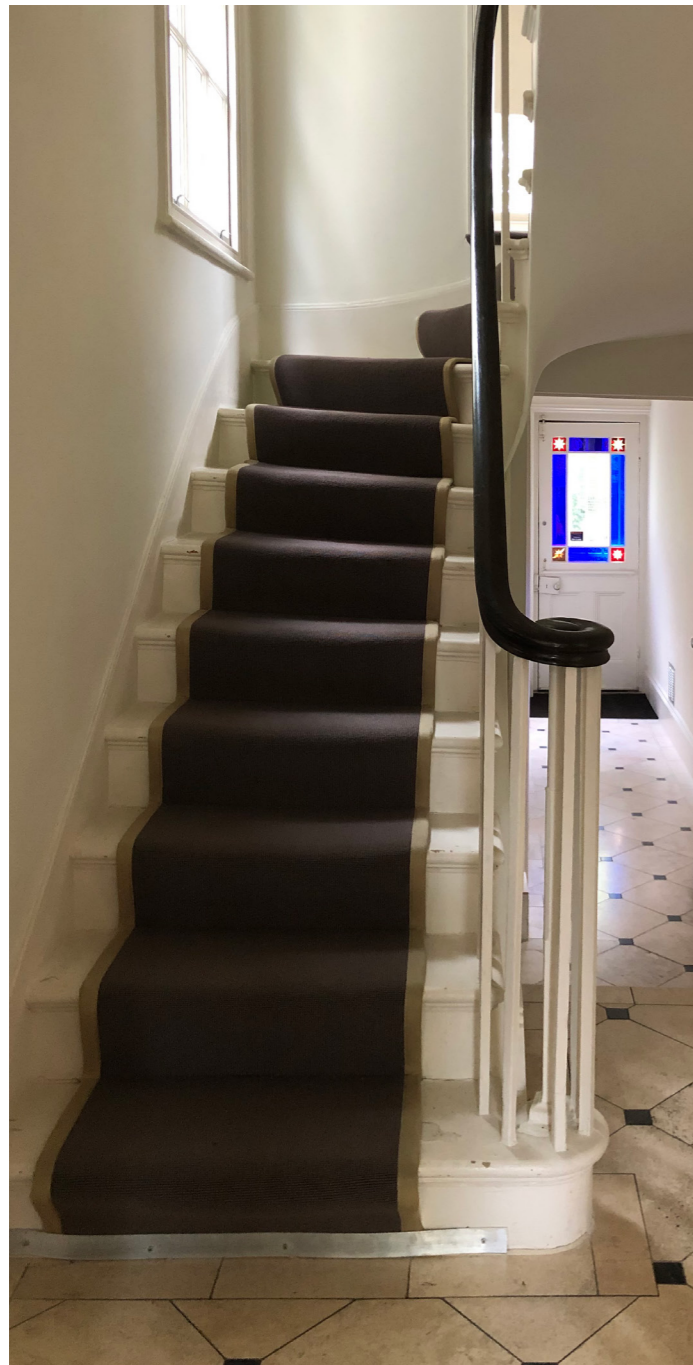


Entrance



Rear Elevation

2.6 Internal Site Photos



Lower Ground Floor Stairs



First Floor Window



Third Floor Skylight



Second Floor Reception



Lower Ground Floor Utility Room



Ground Floor Double Doors

3.0 Listed Building and Relevant Site Application Planning History

3.1 Listed Building

Nos.30-35 (consecutive) Gloucester Crescent were Grade II listed on 11 January 1999. The description indicates that the buildings were listed for group value and reads as follows:

'CAMDEN

TO2883NE GLOUCESTER CRESCENT 198-1/16/561 (East side) Nos.30-35 (Consecutive)

GV II

Terrace of 6 houses. Mid C19. Yellow stock brick with channelled stucco ground floors and stucco first floor bracketed window cornices, third floor cornice and main cornice. End houses slightly projecting. 4 storeys and basements. 2 windows each: end houses each with additional window in recessed entrance bays. Entrances have panelled doors with overlights, end houses flanked by pilasters, Nos 31 & 32 and 33 & 34 paired in prostyle porticos. Recessed ground floor sashes tripartite with bracketed mullions, except end houses which have 2 sashes with margin glazing each. All have keystones and bracketed sills. Upper floor sashes mostly with glazing bars, diminishing in height to top floor: bracketed balconies with geometrically patterned cast-iron railings to first floor sashes. INTERIORS: not inspected.'

The wider area surrounding the application site contains a wealth of historic buildings and all the houses on Gloucester Crescent are statutorily listed with the exception of nos. 50 and 51. The listed properties consist of a series of substantial terraced mid 19th century houses, constructed in stock brick with stucco dressings and Italianate detailing. The only building which differs slightly in its scale and architectural treatment is no.23 which is stucco faced and of more modest proportions.

3.2 Relevant Site Application Planning History

2016

Listed Building Consent (2015/7217 /L) was granted at on 4 April 2016 for *'Alterations in connection with the removal and reinstatement of front wall and gate. '*

Planning permission (2015/67 27 / P) was granted on 4 April 2016 for *'Removal and reinstatement of front wall and gate. '*

1998

Planning permission (PE9800294) was refused on 29 May 1998 for *'Removal of existing front boundary wall and insertion of a single vehicular crossover and new electronically operated sliding entrance gates. As shown on Drawing Numbers: 3062/02, /03, /04 and /05. '*

1987

Planning permission (8701215) was granted on 4 November 1987 for *Change of use and works of conversion to provide a self contained 1-bedroom flat at basement-level with a maisonette over as shown on drawing nos.001 and 002A.'*

Planning permission (8602479) was granted on 8 April 1987 for *'Change of use including works of conversion to form a self-contained maisonette on the basement ground and first floors; and a self-contained maisonette on the second and third-floors including the erection of a 3-storey side extension and the construction of a staircase at ground-floor level as shown on drawing nos.001 002 003 and 004.'*