

20 Gloucester Crescent.

### 1.0 Introduction

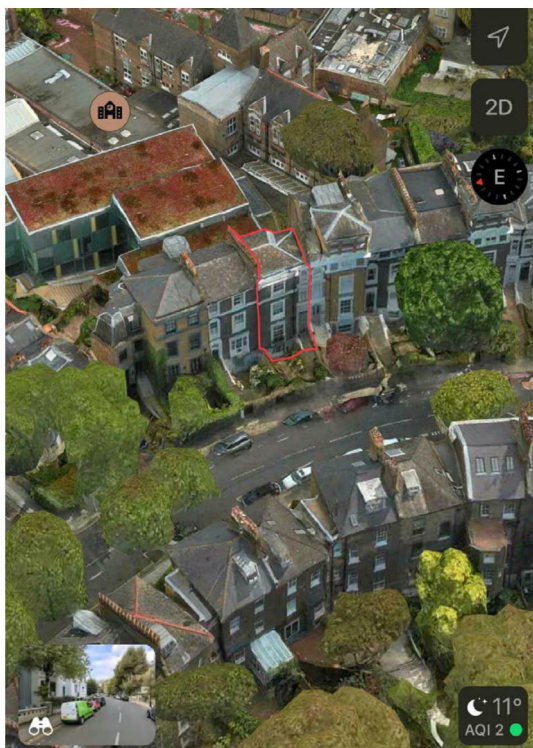
We propose changes to a Listed Building, 20 Gloucester Crescent, London NW1 7DS. A 'one storey upper Ground floor addition' to the existing Lower ground closet wing.

Aerial views from the North

20 Gloucester Crescent

## DESIGN & ACCESS STATEMENT

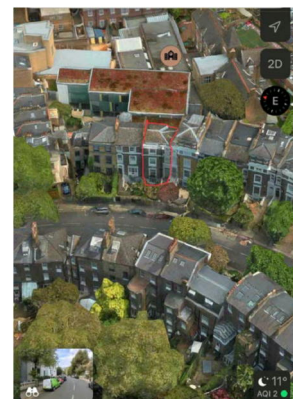
November 2022



### 2.0 Location

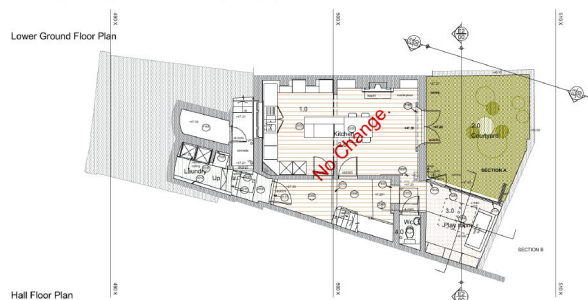
No. 20 is located to the 'outside' of the crescent, facing West, near the junction with Inverness Street.

Immediately to the rear of the property is a low-rise office building, accessed from Inverness Street. The office building has three flat green roofs, resulting in extensive views towards the East from No. 20 GC.

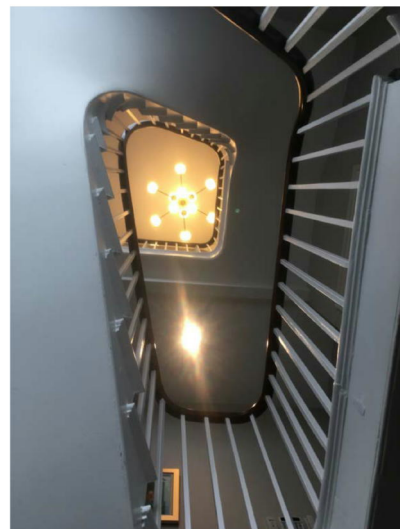


Aerial views from the West

## EXISTING DRAWING. Plans

**3.0 Plan form**

No. 20 is 'triangular' in planform, and contributes considerably to the curvature of Gloucester Crescent. Both properties to either side are broadly rectangular in plan form. The arrangement of rooms at all floor levels is similar to the standard rectangular plan form in both adjoining properties, however the 'angle' is created solely within the stair void, leading to an impressive cantilevered stair that extends from Hall floor to second floor. The roof similarly has an additional 'hip', to provide for the change in geometry.





#### 4.0 Impact & Amenity

The proposed addition lies to the rear of the property and forms a 'lean too' to the longer flank elevation to the adjoining property, No. 19 GC.

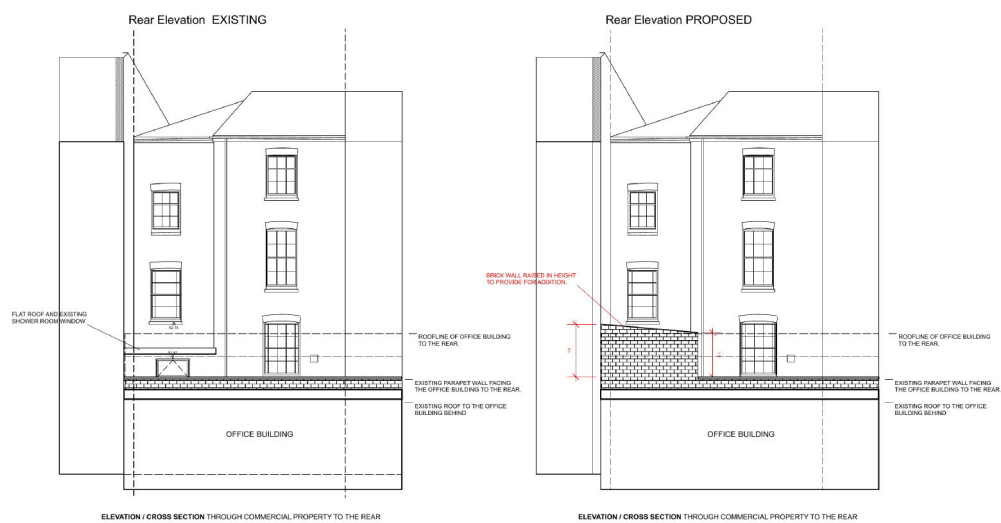
The proposed single storey upper Ground floor addition, is located over the existing Lower ground closet wing, and replaces an existing shower room that is accessed from the stair.

The proposed addition would similarly be accessed through the existing door opening from the stair, and the maximum height would be lower than the cill level of the stair window between Ground and First Floors.

The proposed addition does not extend beyond the flank elevation to the South, so can not be seen from No. 19GC, and due to the design of the office building, ( flat green roofs, and opaque clerestory glazing ), is again concealed from view.

We propose increasing the height of the existing party wall between No. 20GC and the office building by a max. of 1.9m, reducing to 1.6m. over a 3.5m length.

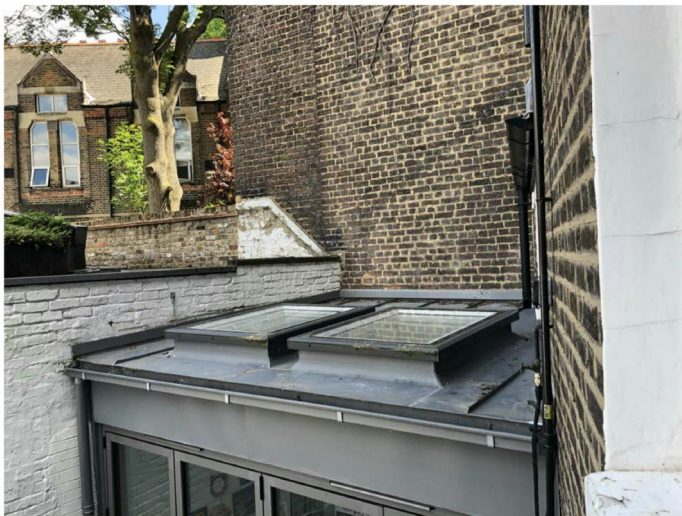




The proposal will result in our raising the 'garden wall' between 20 Gloucester Crescent and the office building to the rear.

However due to the design of the office building, this has no impact on that property, or indeed the adjoining property to the South, who's flank elevation extends as far the garden wall.





The adjoining property to the South, extends beyond the garden wall, therefore no potential loss of amenity with No. 19

The adjoining property to the North, has a four storey addition to the rear, accommodating stairs and bathrooms.

There is a single window on each of the four floors, facing South. The proposed addition will not result in a loss of light due to the flank elevation to the South of No. 20.



20 Gloucester Crescent

**DESIGN & ACCESS STATEMENT**

November 2022



**5.0 Heritage**

In 2018 we received LBC & TP for the refurbishment of the existing town house and replacing the existing 'scullery' with a new glazed rear addition. That project was completed in early 2019.

This proposal is to 'add a one storey upper ground floor extension' over this replacement closet wing to provide space for home working. A compact work space for two, with shower room, accessed through an existing opening in the rear elevation, without compromising the historic sash window to the stair.



5.0 Planning history

We submitted a TP and LBC application in June 2018 for internal changes to the historic house and existing closet wing. ( Ref. 2018/2789/NEW ). We received Approval in October 2018, and the work was completed in early 2019.

We have since submitted a Pre Application Enquiry in June 2020, and received a supportive response in November 2021.

***“Officers support the proposed design in principle”***

From: Catherine Bond, Catherine.Bond@camden.gov.uk  
Subject: Pre-application advice to 20 Gloucester Crescent, London NW1 of 2021/0902/PRE  
Date: 12 November 2021 at 4:07 pm  
To: Simon.Templeton@camden.gov.uk



Dear Simon

I write in response to your pre-application inquiry for a one storey upper ground floor extension at No 20 Gloucester Crescent, a grade II listed single family dwellinghouse situated in the Primrose Hill Conservation Area and adjacent to the Camden Town Conservation Area.

I apologise for the delay in my response due to a backlog of work in Camden Planning Development Management Service due to the Covid pandemic and staff shortages.

The proposed works are pursuant to the implementation of an approved scheme (ref 2018/2789/P and 2018/2952/C) to remodel the lower ground floor rear projection which is an historic part of the building now used as a children's playroom. The existing structure is a single aspect building overlooking the rear garden space of the property. It sits up against the tall closet wing of the adjacent No 19 Gloucester Crescent, acting almost as a lean-to to the taller building next door. It is a low-lying structure which is not visible from surrounding properties, other than limited views from No 21 Gloucester Crescent.

It is proposed to extend the structure upwards by one storey to provide a modestly proportioned home office, which benefits from direct views over the play area in the garden below and which is away from the main part of the house. The proposed envelope will resemble in most part the form of the existing projection, but will make it a two-storey pitched roof element with access directly off the existing half-landing between the upper and lower ground floors facilitated by the demolition of the small upper-ground floor projection containing the cloakroom. The works will involve some demolition at this level to create a new link into the new accommodation, including the reconfiguration of the cloakroom accommodation. The works will also involve the demolition of the historic pitched roof of the existing structure so that a new floor can be constructed. The new floor will be generally lightweight in appearance with an expanse of glazing on the garden side resembling, but subservient to, the glazing recently inserted into the existing structure. It will be topped by a shallow pitched roof which will continue the lean-to appearance of the existing building.

It is considered acceptable in principle to extend one floor upwards as the impacts on the heritage asset will be relatively minor in nature, both in terms of its scale and subservience to the host building and to the conservation area context (from which it will have very limited visibility). Whilst there will be loss of historic fabric (namely the loss of the existing roof pitch, the demolition of the existing small rear upper-ground floor projection, plus some minor alterations in the upper ground floor cloakroom configuration), the proposals are considered on balance to be acceptable on the basis they affect an area of the listed building of secondary importance and the additional floor area will be beneficial to the function and purpose of the townhouse.

The detailed design and palette of materials selected at this stage of the process are considered to be generally sympathetic to the host building, both in terms of the existing rear projection and the main envelope of the house. However, further details will be required of materials, finishes and associated detailed design at the application stage so that a full assessment can be undertaken. The proposed upward extension will be respectful in scale and detailed design to the existing lower-ground floor element, whilst quietly contrasting with

the solid brick construction of the main rear façade of the house.

The erection of a further floor requires assessment with regard to amenity impacts. At this stage of the process, it is not considered unlikely that there will be notable amenity impacts on the host building or its neighbours due to the size, location and orientation of the proposed extension. However, a full assessment will be undertaken by officers on the submission of a formal application, at which time a public consultation exercise will be carried out.

On this basis, officers support the proposed design in principle, and would welcome in due course an application for planning permission and listed building consent.

You may find this link of assistance in the event you wish to submit an application:-

<https://www.camden.gov.uk/apply-for-planning-permission>

Please get in touch if you have any questions, or wish to discuss any of the above points.

Best wishes  
Catherine

Catherine Bond  
Principal Conservation Officer

Telephone: 020 7974 2669





The Pre Application response states that

- (i) we are required to provide additional information of the detailed design and the materials to be used.

***(ii) Paragraph 6***

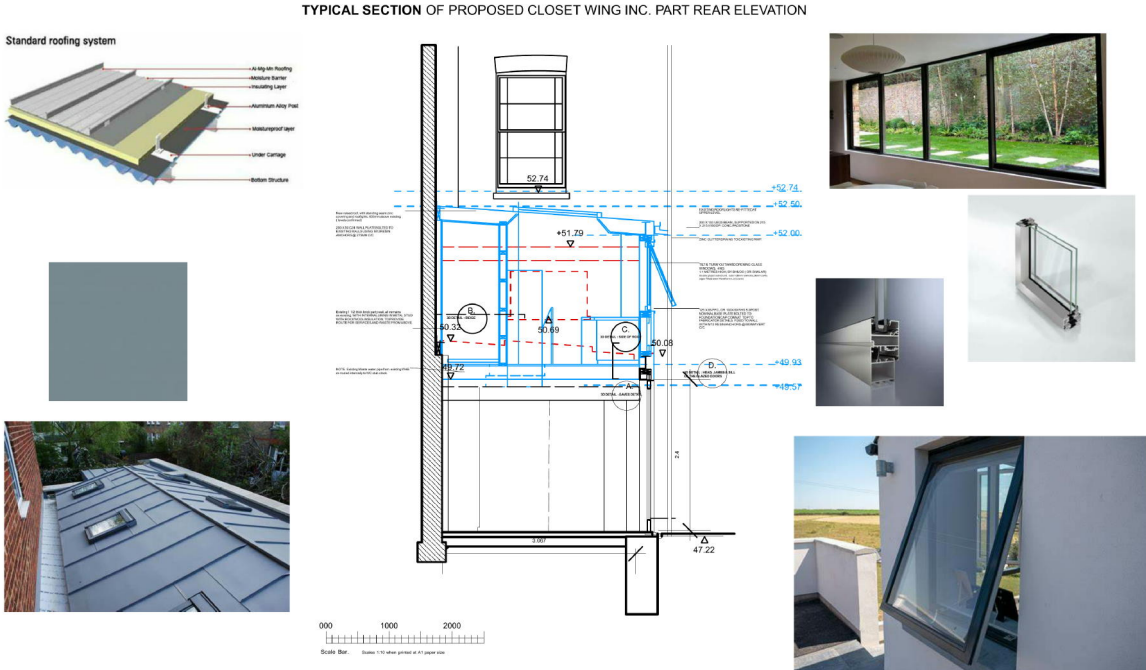
The detailed design and palette of materials selected at this stage of the process are considered to be generally sympathetic to the host building, both in terms of the existing rear projection and the main envelope of the house. However, further details will be required of materials, finishes and associated detailed design at the application stage so that a full assessment can be undertaken. The proposed upward extension will be respectful in scale and detailed design to the existing lower-ground floor element, whilst quietly contrasting with

- (ii) Further assessment should be undertaken regarding the amenity impacts on the surrounding properties.

***Paragraph 7***

The erection of a further floor requires assessment with regard to amenity impacts. At this stage of the process, it is not considered unlikely that there will be notable amenity impacts on the host building or its neighbours due to the size, location and orientation of the proposed extension. However, a full assessment will be undertaken by officers on the submission of a formal application, at which time a public consultation exercise will be carried out.

(i) Further details of materials, finishes and detailed design.



**(ii) Further assessment should be undertaken regarding the amenity impacts on the surrounding properties.**

The only property impacted by the proposal is No. 21 GC. However the increase is marginal given the existing condition.

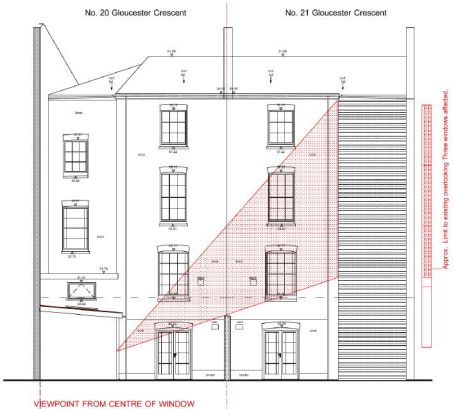
The proposed 'additional storey' on the existing closet wing results in a higher 'viewpoint' than the existing condition, and thereby increases the potential overlooking of the adjoining property to the North by a little over a third.

PROPOSED Rear Elevation



**Note.**  
Proposed, illustrates the potential views from No 20 towards No 21, from the viewpoint created by the proposed addition. The 'higher viewpoint' afforded by the addition increases the potential of views by a little over one third.

EXISTING Rear Elevation



**Note.**  
Existing, illustrates the existing extent of potential views from No 20 to No 21.  
The existing garden wall prevents the opportunity of looking at the lower flank elevation of No 21's existing addition

**6.0 Architects statement**

We have further developed the information, that had previously been submitted as a 'Pre Application Enquiry' in June 2020. In response to the Pre App submitted, we received the "officers support for the proposed design in principal".

However, further details were required "of materials, finishes and associated detailed design" ( paragraph 6 ), and the proposal will require "assessment with regards to amenity impacts".

***'Materials, finishes and associated detailed design'.***

In 2019, the pre existing scullery was replaced with a single story closet wing to provide a playroom for the clients three children. It has been successful, in providing a bright, well lit childrens space, that open directly through concertina doors to the small courtyard garden.

The intention then was to create a lightweight, modern structure, concealed behind the historic house, providing a juxtaposition between old and new. A simple steel frame, polyester powder coated Aluminium cladding, glass and a zinc roof.

The intention remains the same for this proposal, a 'one storey upper ground floor addition', built on the existing playroom, and using the same language and materials.

The additional height does require the party wall to the rear to be increased in height, over 3.5 metres length, however due to the location that will not cause harm to either adjoining properties or indeed the office building behind. And the proposed raised roof will not interfere with the historic window to the stair, the highest point will be approx 200mm below eill level.

***'Assessment with regards to amenity impacts'.***

A 'one storey upper ground floor addition', in this location has the potential to affect three properties. No. 19 GC adjoining property to the South, No 21 GC, the adjoining property to the North, and the office building immediately to the East. 19 Gloucester Crescent.

No. 19GC is considerably larger than No. 20 GC. Not only is it one storey taller , but it extends further to the rear, well past the rear boundary wall of No. 20.

This expanse of flank wall, is what provides the opportunity for this 'lean too' addition, which will remain completely concealed from the rear of No. 19 GC.

***21 Gloucester Crescent.***

No. 21 GC is similar in size to No. 20, having both the same number of storeys and a similar depth. It has a contemporary four storey rear addition, as does its adjoining property to the North, at No.22.

The principal windows to this four storey addition face East, however there is a 'vertical slot' of glass and cladding, between the historic townhouse and the curved timber clad addition.

These windows appear secondary in nature, and more likely to be transitional spaces, between the historic floor plate and the additional space created at each level within the addition, however they do look South directly towards the existing playroom.

It could be argued that the proposed addition at No. 20 causes significantly less opportunity to overlook No. 21, than the existing opportunity to overlook No. 20, from No.21, due to No.21's four storeys versus No. 20's 2 storeys.

***Office building to the rear ( accessed from Inverness Street )***

The office building to the rear has three distinct roofs. Firstly the one immediately to the rear of No 20, which is below the existing party fence wall, then there is a row of clerestory windows, with opaque glass and louvered panels. These I believe are higher than eye level for occupants of that building. Therefore the additional height resulting from No 20's addition will have no impact, and there will be no opportunity to overlook.

Thank you for considering our application, and should any additional information be required, please do not hesitate to say so, and we will provide immediately.

Simon Templeton Architect.