

# Gloucester Lodge

## The Link - Design & Access Statement

Date  
28th April 2023

Revision Number  
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## **Executive Summary**

This report is being submitted in support of Listed Building Consent and Planning Application Submission: Gloucester Lodge, 12 Gloucester Gate and 12 & 13 Gloucester Gate Mews, London, NW1 4HG to explain the redesign of the consented link (LPA ref: 2020/0441/P and 2020/0427/L) between the main house at Gloucester Lodge and the mews property to the rear.

The re-imagining of the consented glass link enhances the initial design to create an architectural asset in its own right as an accompaniment to the Grade II listed buildings on the site to become an architectural feature that enhances the heritage asset whilst simultaneously improving the use of the house as a whole.

The report should be read in conjunction with the other supplementary documents within this application.





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# Site & Surroundings



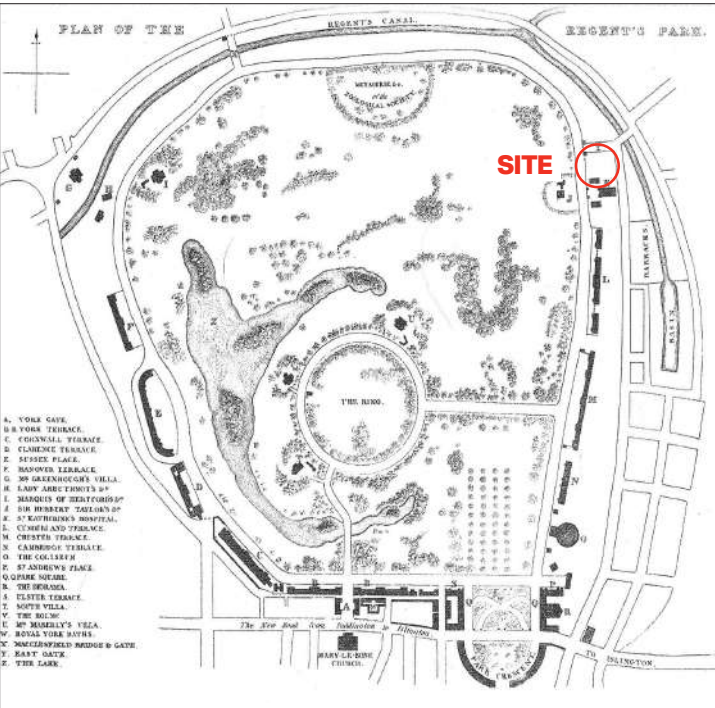
# Site and surroundings

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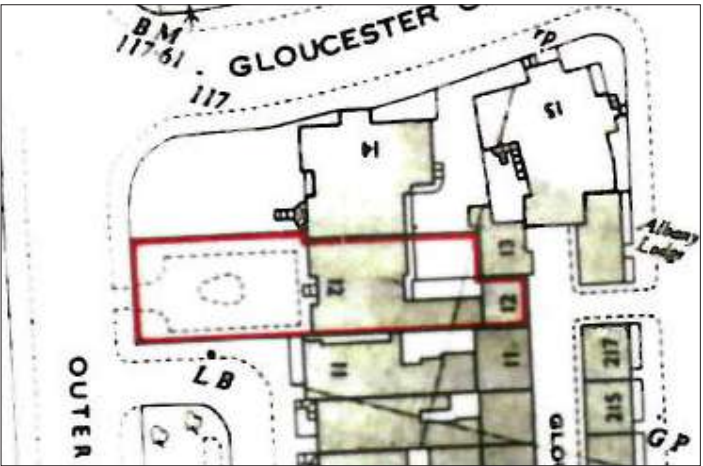
## Site location

The site is located on the north-eastern side of Regent's Park, on the junction of Outer Circle and Gloucester Gate. Regent's Park was developed in the early 19th century by John Nash as a combination of urban terraces and picturesque landscape dotted with villas of which Gloucester Lodge was a part of.

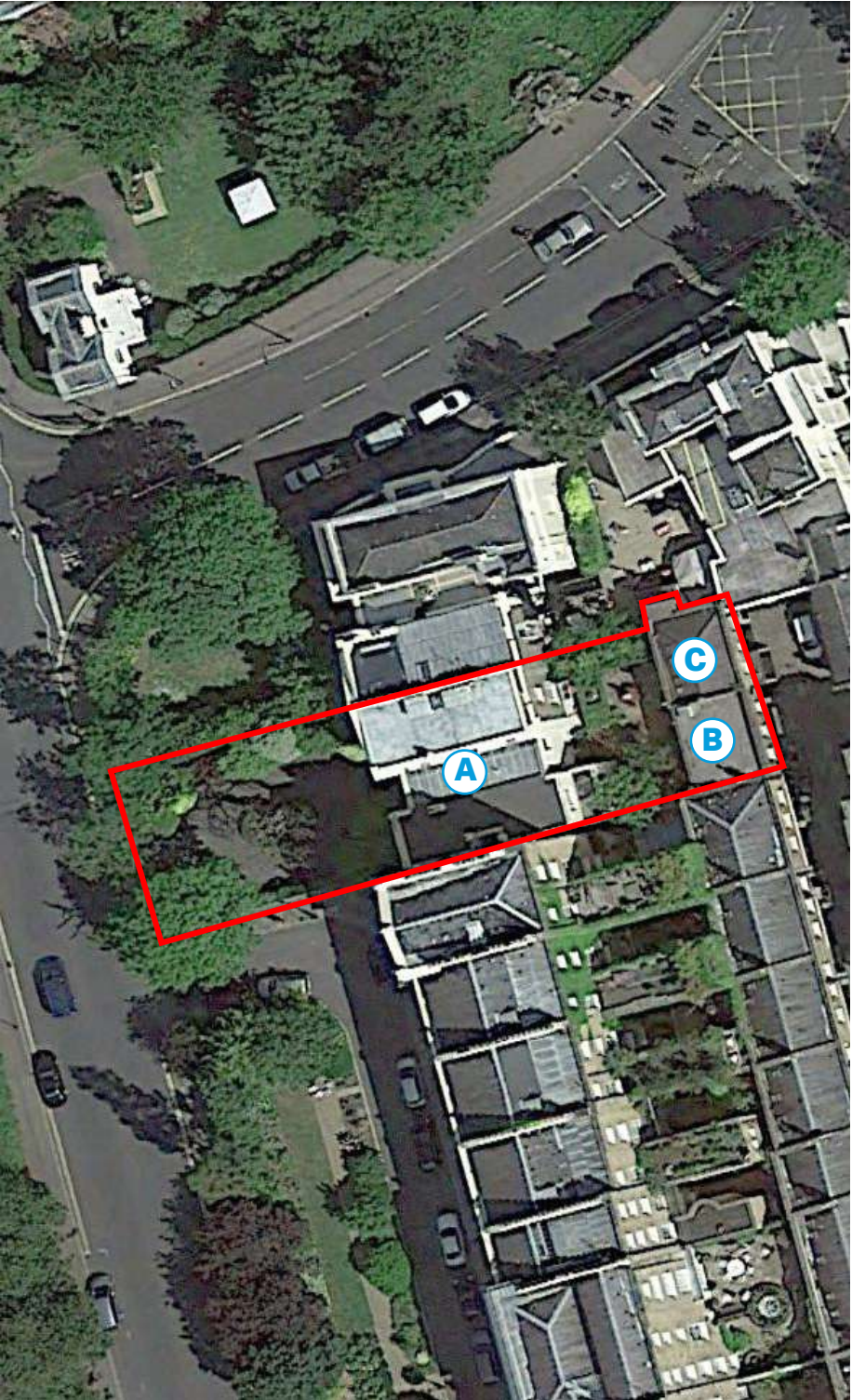
Regent's Park and the adjacent terraces including Gloucester Lodge were designated in 1969 as a part of Camden's Regent's Park Conservation Area and as a Grade I Registered Park and Garden in 1987.



John Nash's Regent's Park masterplan (note: Gloucester Lodge did not form a part of this plan)



HM Land Registry title drawing in 1977





# Site and surroundings

## Site overview

The site comprises three buildings: No. 12 Gloucester Gate (Gloucester Lodge), No. 12 Gloucester Gate Mews and No. 13 Gloucester Gate Mews. These buildings, which formerly functioned as two separate dwellings, are now brought together under the ownership of the client.

The site and its constituent parts (labelled A, B and C) are shown on the accompanying site location plan and aerial view.

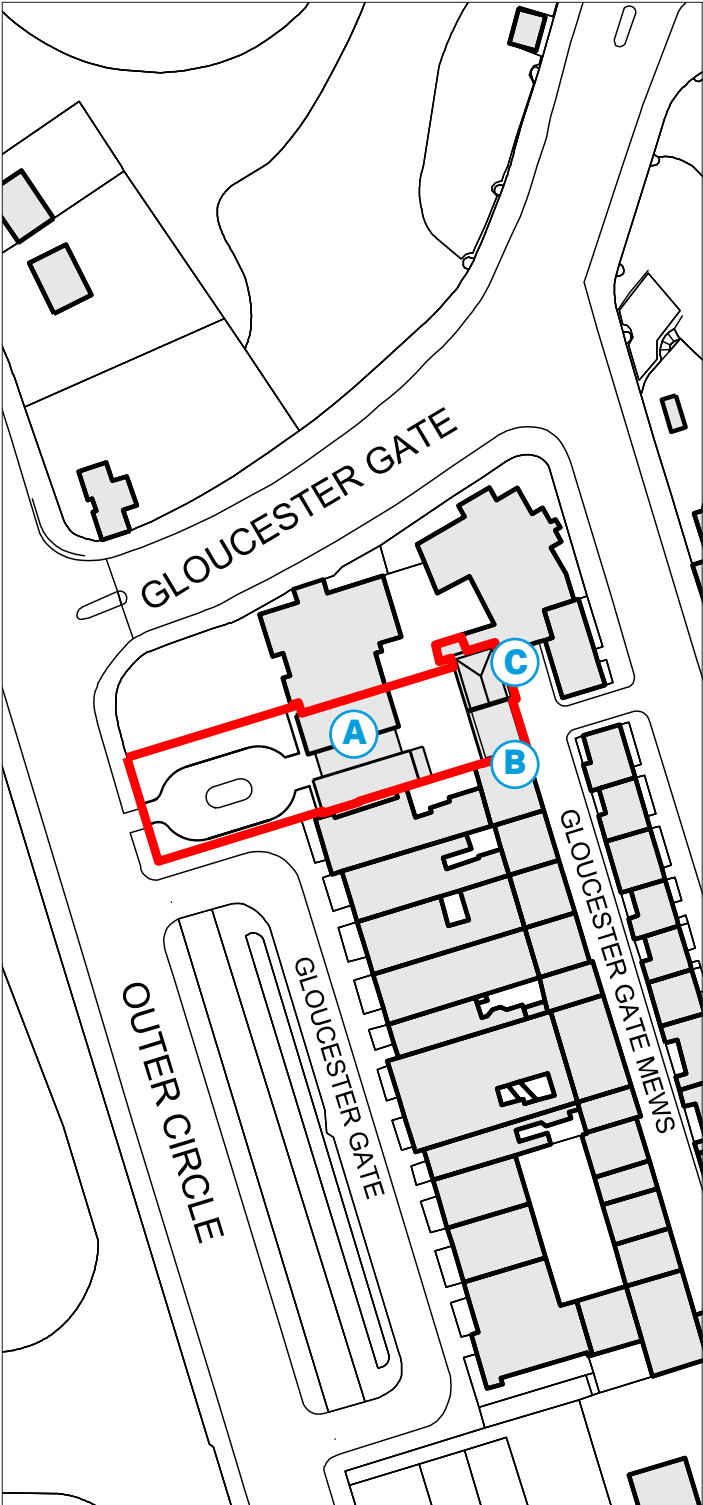
**A Gloucester Lodge, 12 Gloucester Gate (Grade I-listed):** No. 12 Gloucester Gate, otherwise known as Gloucester Lodge is an existing family house with a large forecourt and a walled garden at the rear and is one half of the original James Burton designed villa adjoined to Gloucester House - No. 14 Gloucester Gate. On the elevation addressing Regent's Park, the split can roughly be identified by the midway line of the central pediment. No access is shared between the two.

**B 12 Gloucester Gate Mews:** This two-storey mews building provides a double garage with accommodation above. It has historically been a part of the leasehold title of 12 Gloucester Gate. Currently, it serves as its garage, connecting to Albany Street via Gloucester Gate Mews.

**C 13 Gloucester Gate Mews:** Attached to No. 12, it similarly contains a configuration of a garage on the ground level and accommodation on the first floor. However, it is currently uninhabitable and dilapidated.

The rear elevations of Nos. 12 and 13 Gloucester Gate Mews combined form the eastern elevation of the existing walled garden of Gloucester Lodge.

In accordance with LPA ref: 2020/0441/P and 2020/0427/L works to Nos. 12 and 13 Gloucester Gate Mews have commenced.



Location of buildings on site



Courtyard elevation 12 Gloucester Gate



Courtyard elevation of 12-13 Gloucester Gate Mews



Courtyard elevation of 12-13 Gloucester Gate Mews



# Local Context

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## Precedents

The following pages show the neighbouring context in particular No. 10 & 11 Gloucester Gate.

10 Gloucester Gate  
Application Ref:  
2016/3706/P

11 Gloucester Gate  
Application Ref:  
2011/3152/P

12 Gloucester Gate







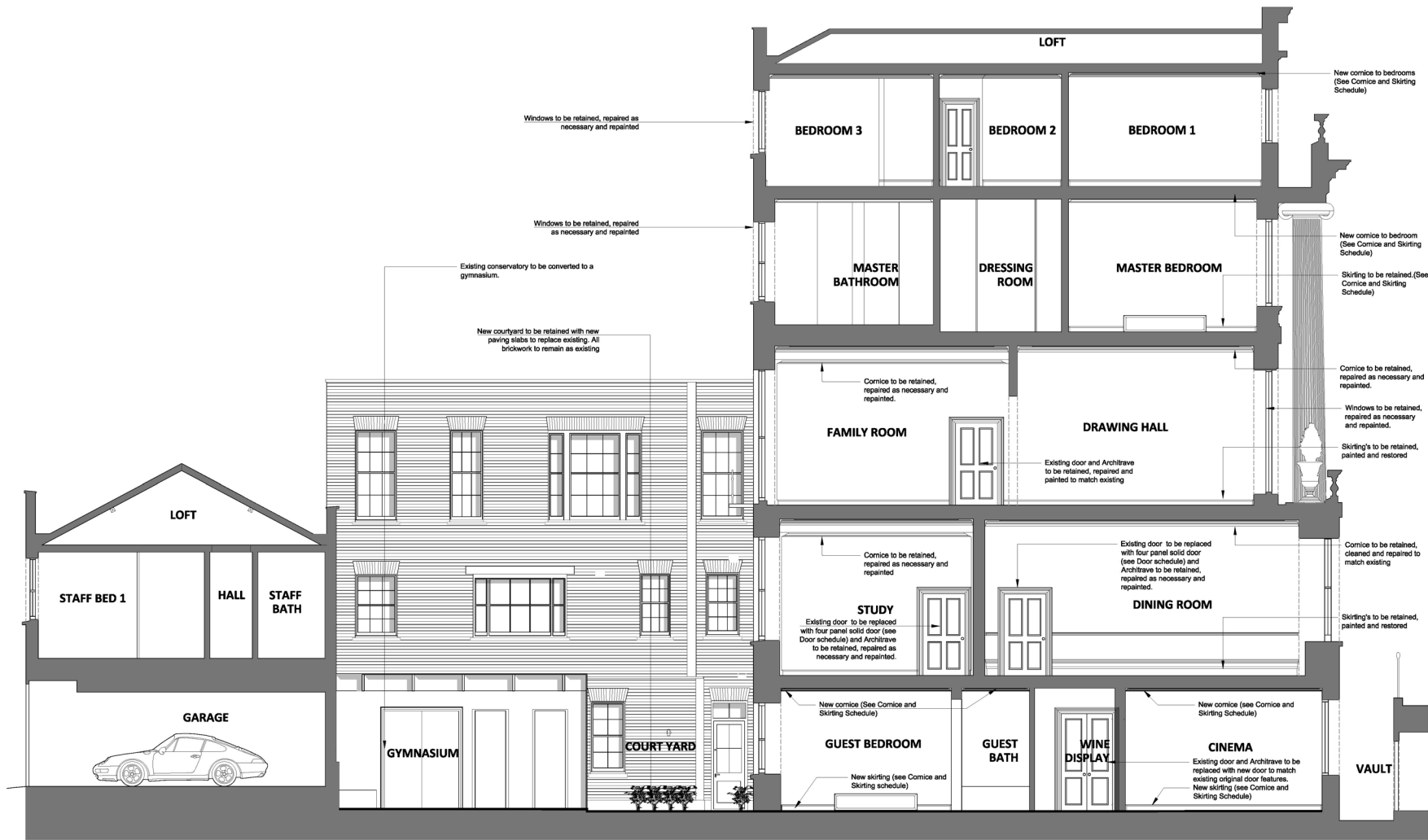


# Local Context

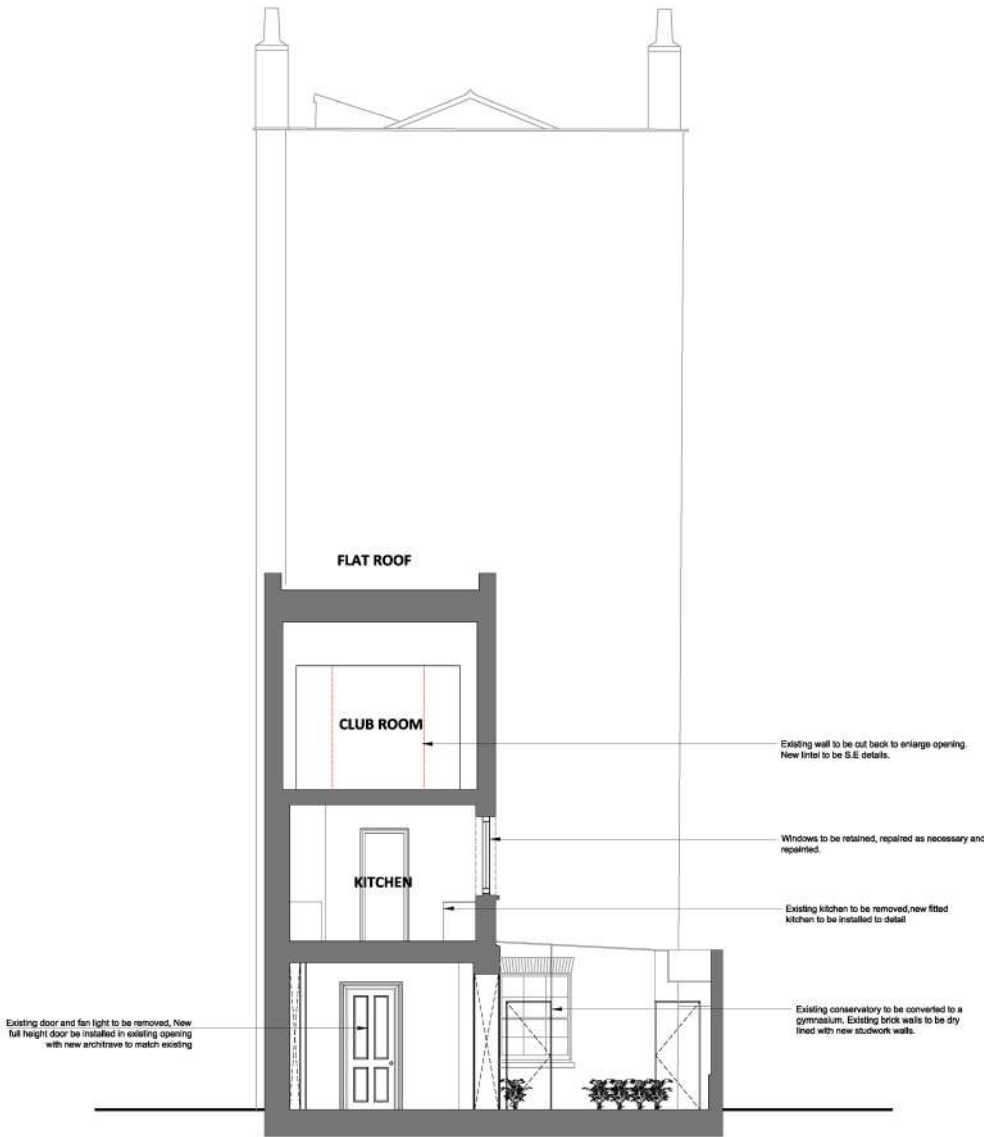
## 11 Gloucester Gate

No. 11 Gloucester Gate is a Grade I listed building constructed in 1827 forming one of the 11 terraces laid out in John Nash's original masterplan with the mews houses accessed from Albany Street. The stables were rebuilt and altered to form residential accommodation linked to the main houses.

These link buildings can be seen from the aerial views across the rear of 5 of the terraces each with a significant mass within the property's courtyard with No. 11 fully infilled aside from a small terrace courtyard.



Section



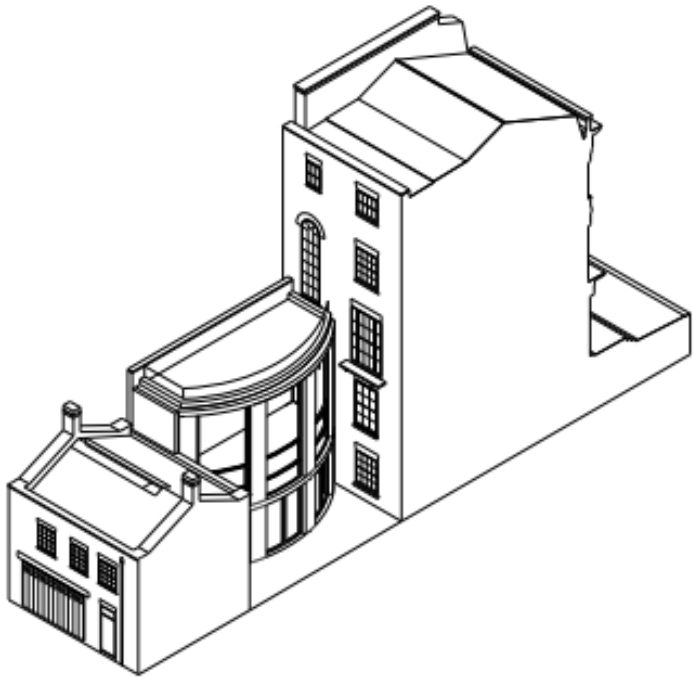
Cross Section

# Local Context

## 10 Gloucester Gate

Along with No. 11, No. 10 Gloucester Gate is a Grade I listed building. The house was listed in 1974 and received approval for alterations to the main house, the annex and the mews to the rear designed by GC Office in 2016.

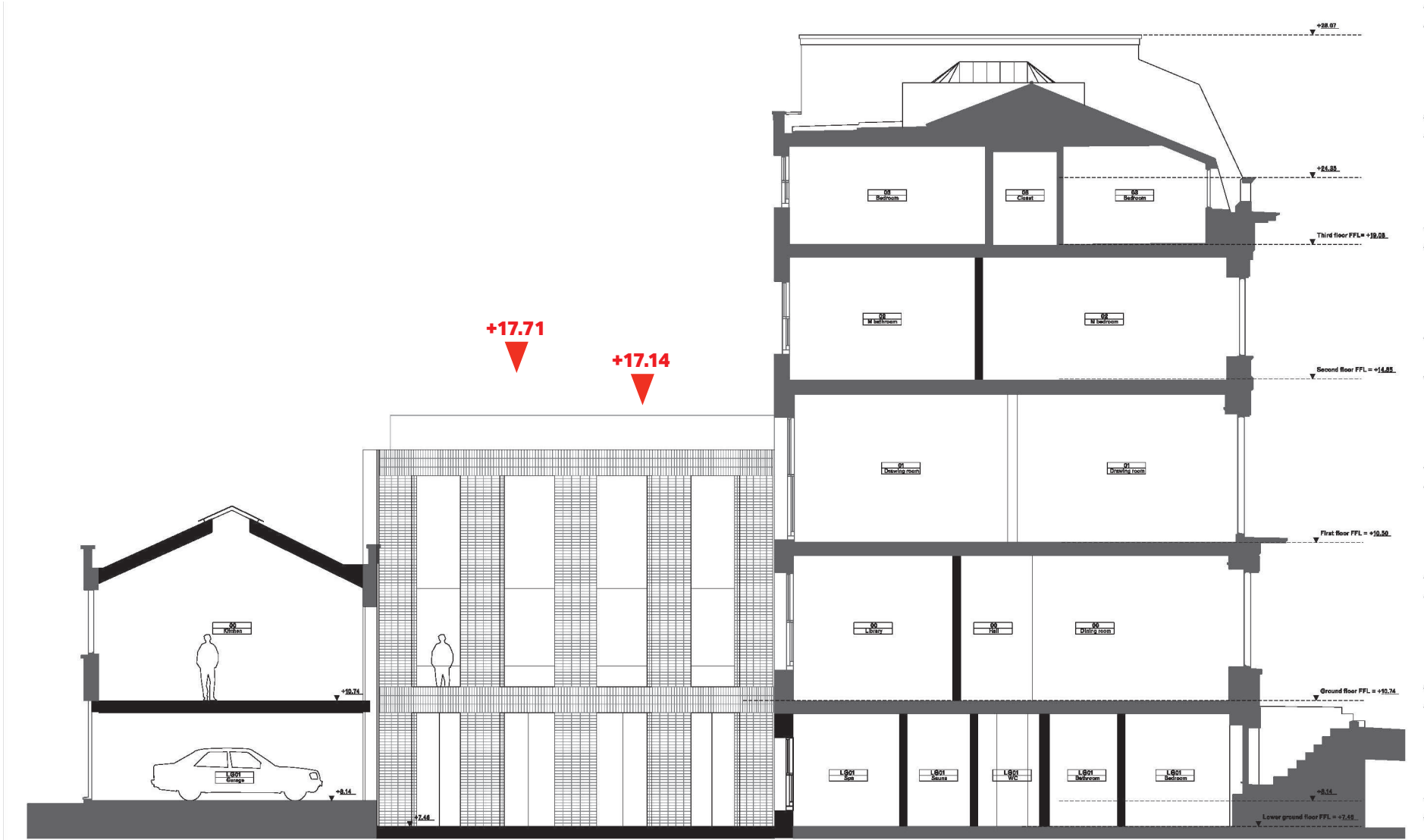
The scheme successfully sought to alter the connecting link building between the house and the mews to deliver a modern curve-faced brick facade 3 floors high, taller than the mews by 1 floor.



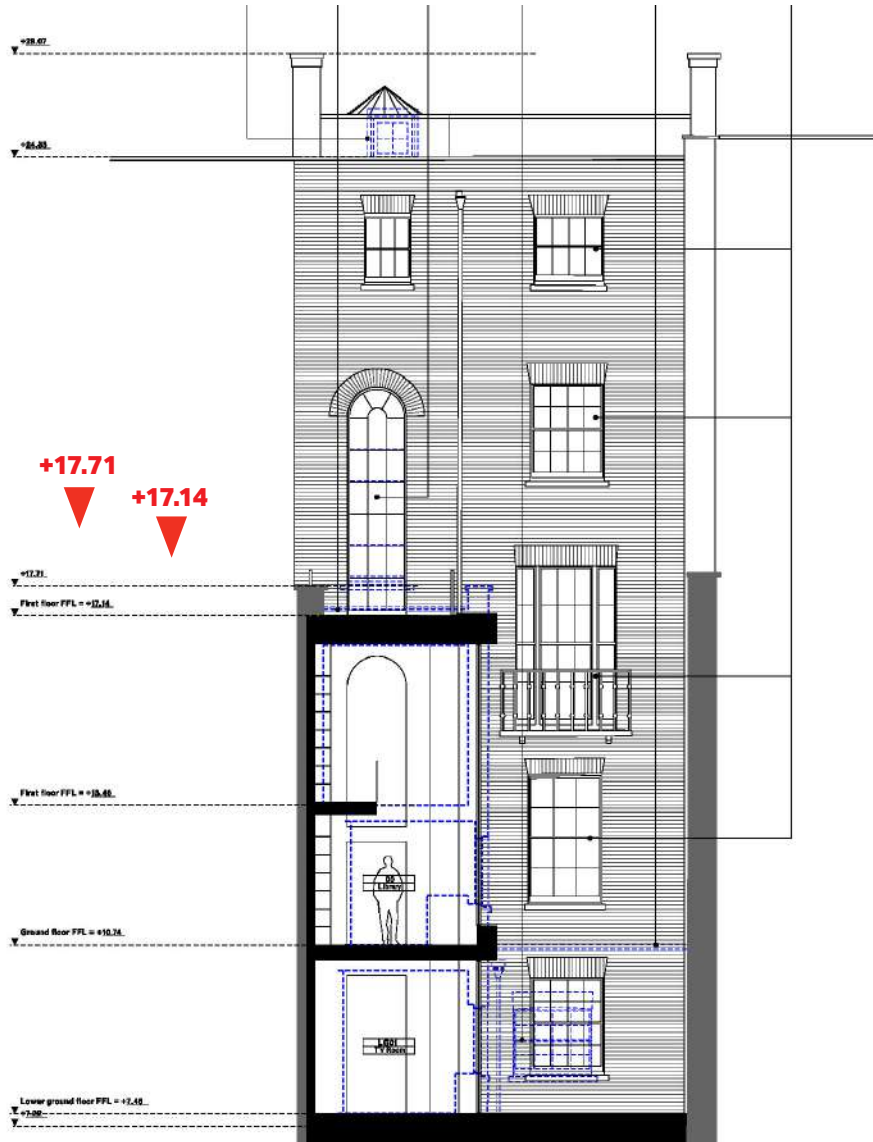
Axonometric aerial view



Courtyard view of link building



Section



Cross Section



# Site and surroundings



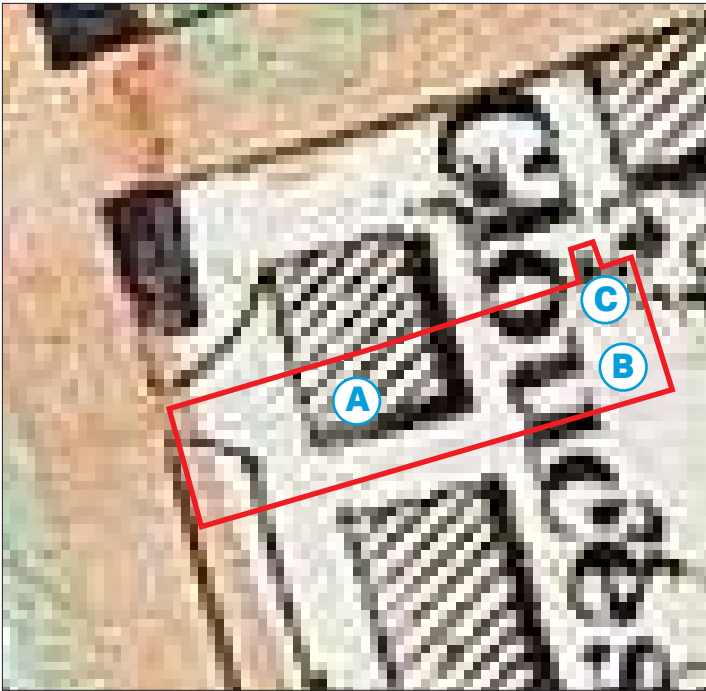
## Historic timeline

A full historic analysis can be found in the accompanying Heritage Statement however the following mapping history serves to highlight the extent of change on the site through the 19th and 20th centuries.

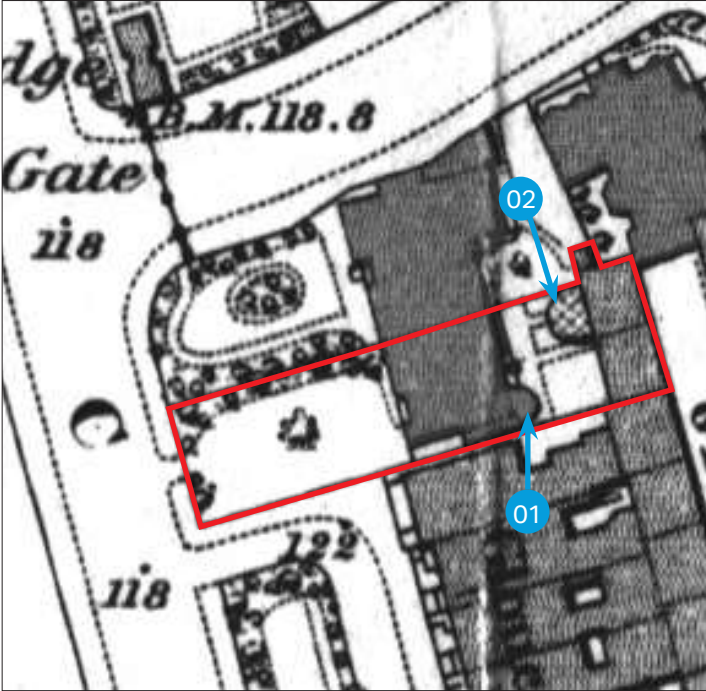
Originally designed as a single dwelling by James Burton named Strathern villa, it was quickly split by architect John Papworth to become Gloucester House and Gloucester Lodge. Through the early 19th century, Papworth continued to work on both properties which includes designs for a conservatory and dining room for Gloucester Lodge as shown in figures 5-8 in the Heritage statement. These extensions can still be seen on the late 19th Century maps.

By the 1930's the Papworth extensions have been removed and replaced in the early 60's with a link building connecting the main house with the mews building at No. 12 Gloucester Gate Mews. In 1992, this is removed during the Donald Insall remodelling which amongst other alterations makes changes to the rear of the Papworth extension including the window as noted in the accompanying Heritage Statement.

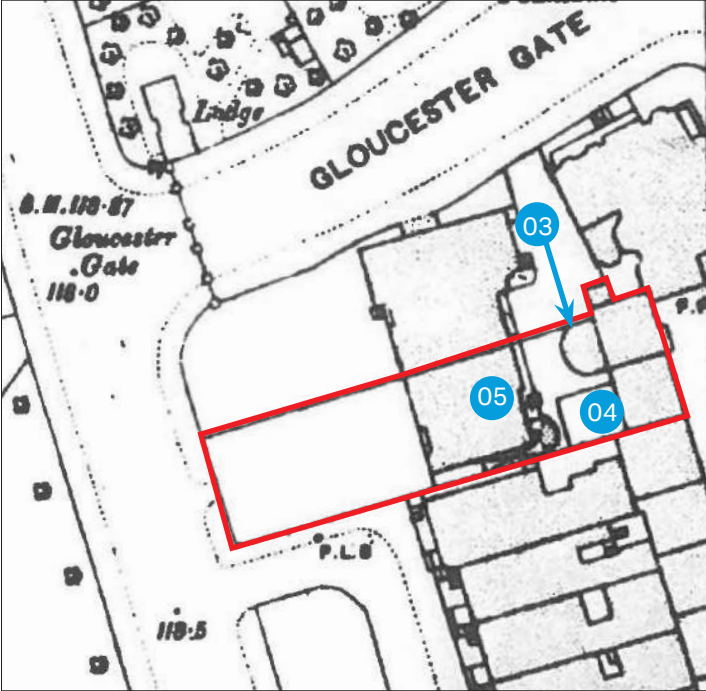
In 2020 planning permission and listed building consent was granted to reinstate the connection between the main house and the mews buildings in the form of a single storey glass link building. Both the planning permission and listed building consent have been implemented.



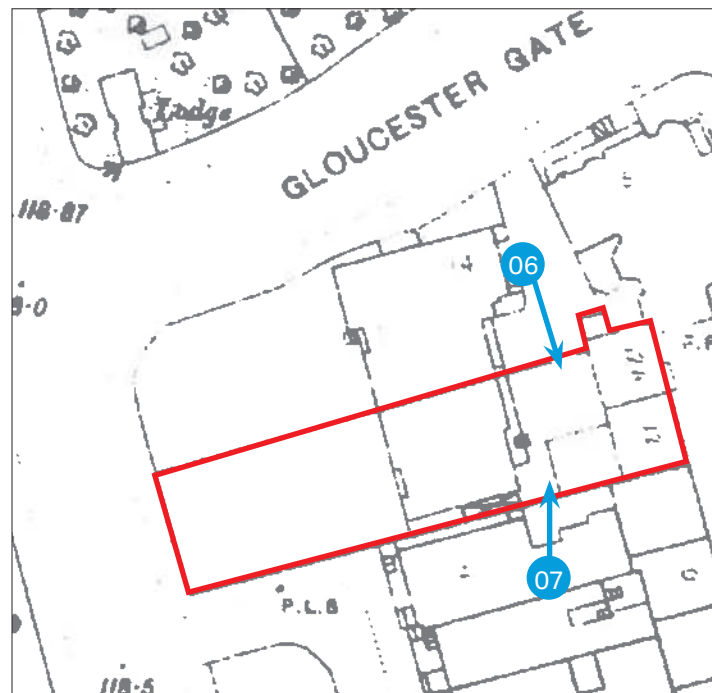
**1830**  
Gloucester Lodge is a standalone detached house, separate from the row of taller terraces along Gloucester Gate.  
  
No. 12 and No. 13 Gloucester Gate Mews does not appear to be on site.



**1872**  
**01** A side wing designed by J.B. Papworth has been added to Gloucester Lodge. The extension includes a round bay window facing the garden.  
  
**02** No. 12 and No. 13 Gloucester Gate Mews has been constructed as a semi-detached property. A round element (likely a greenhouse) is attached to the side of this new addition.

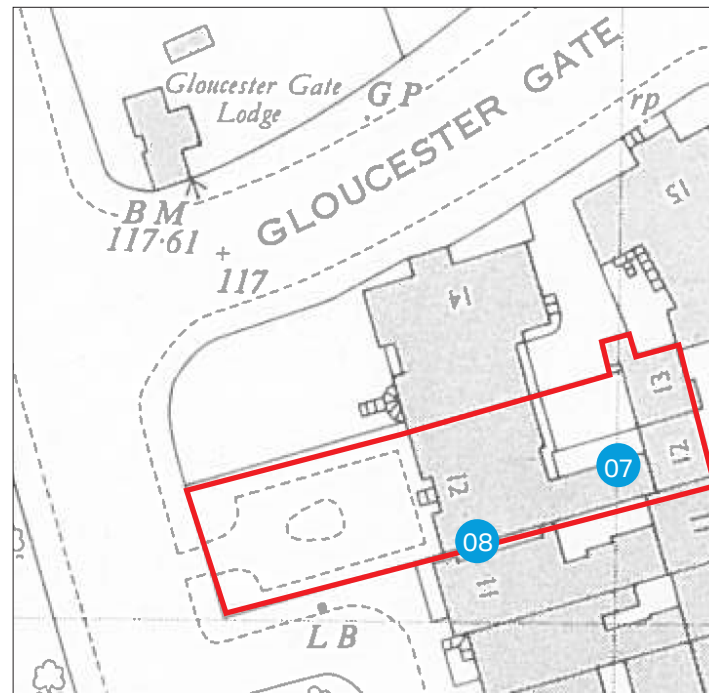


**1894**  
**03** The round element to the rear of No. 13 Gloucester Gate Mews is notated as a permanent structure.  
  
**04** A rear extension has been built to the rear of No. 12 Gloucester Gate Mews  
  
**05** The rear of the Papworth extension appears to be recessed from the elevation of Gloucester Gate Lodge.



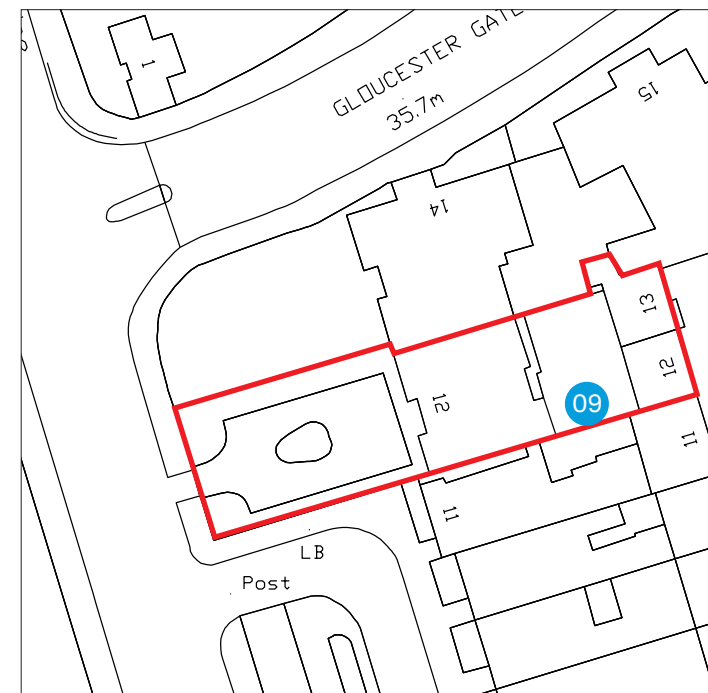
**1935**

- 06 The round element to the rear of No. 13 Gloucester Gate Mews has been removed.
- 07 The bay window to the rear of Gloucester Lodge has been removed.



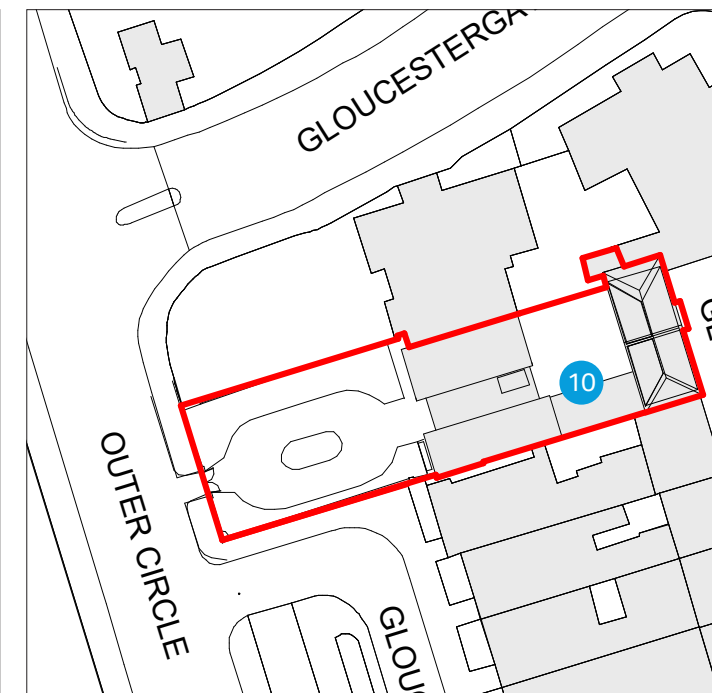
**1962**

- 07 The Papworth extension has been fully extended to connect to the rear wall of No. 12 Gloucester Gate Mews.
- 08 The extension has also extended southwards, closer to the side of the end building of Gloucester Gate Terrace.



**2016**

- 09 The extension that connects Gloucester Lodge and No. 12 Gloucester Gate Mews has been removed. Record of its proposed demolition can be found in the approved 1990's planning application. The Papworth extension now appears to be protruded.



**2020**

- 10 Planning permission and listed building consent has been granted for link building reconnecting Gloucester Lodge with No. 12 Gloucester Gate Mews.



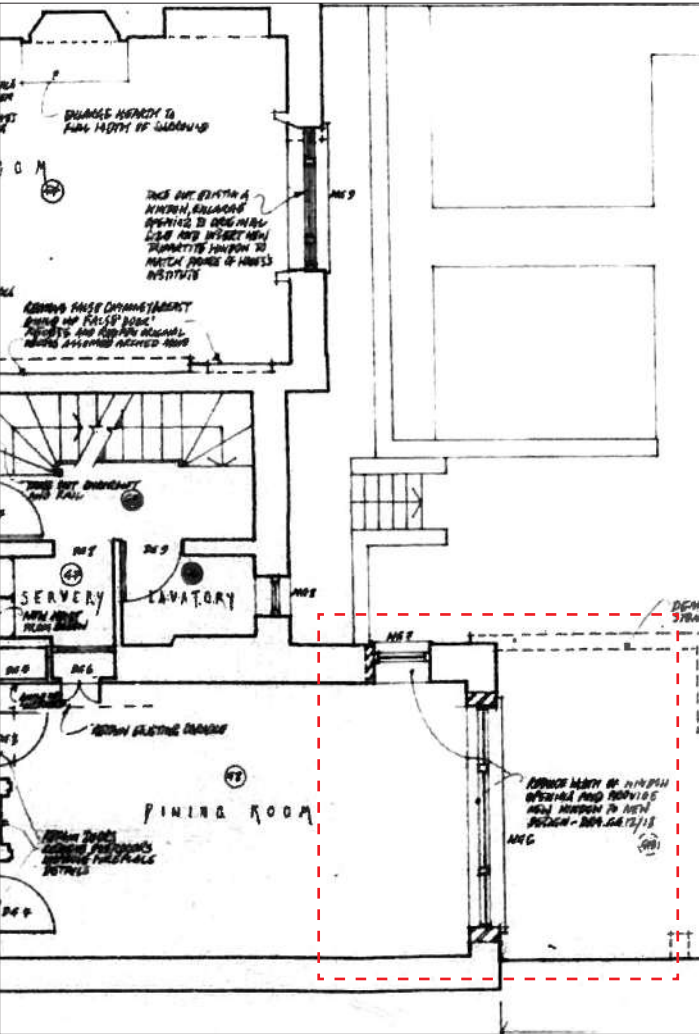
# Site and surroundings

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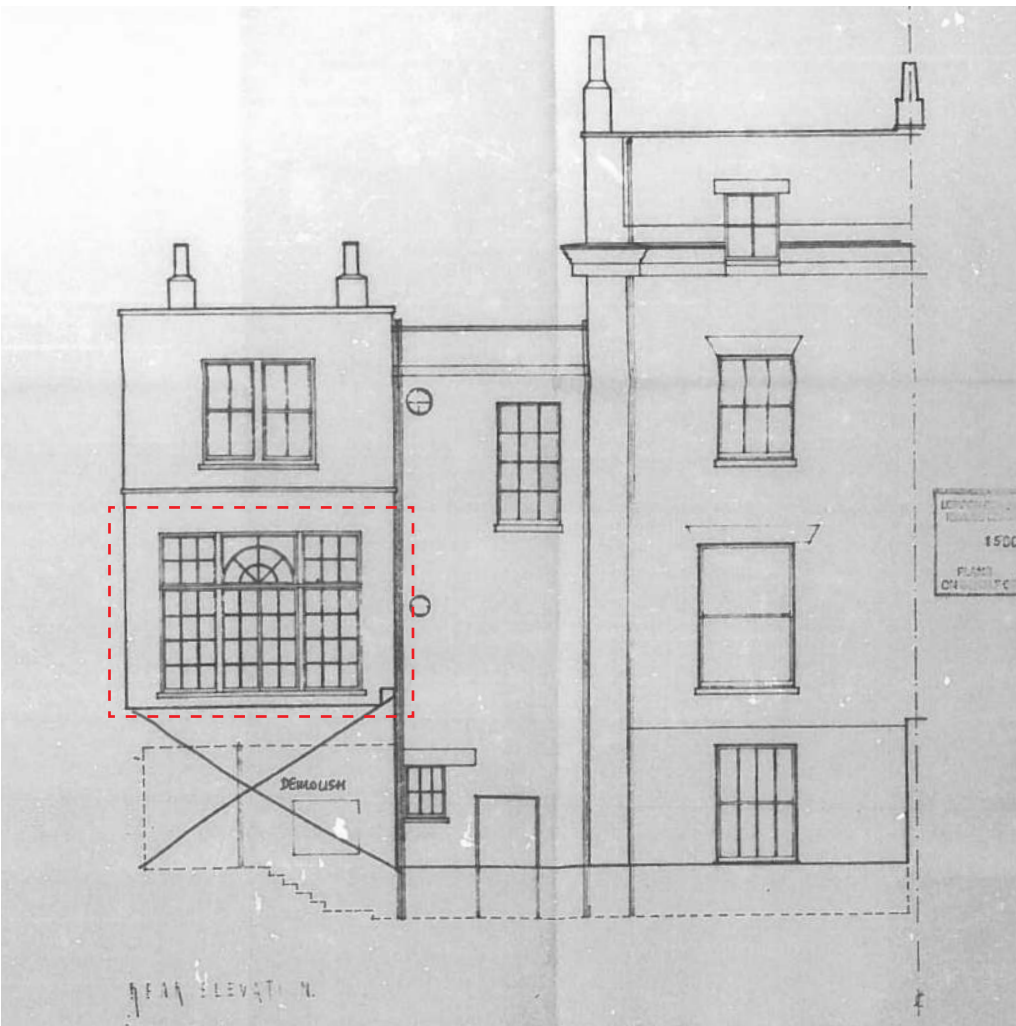
## 1990's Donald Insall remodelling

As noted in section 3 of the Heritage Statement, an additional single-storey structure was built in the 1950's that connected the rear of the Papworth extension to the rear of 12 Gloucester Gate Mews. This was demolished as part of the Donald Insall works in the early 1990's which saw the rear of the Papworth extension terminate in a regular rectangular facade.

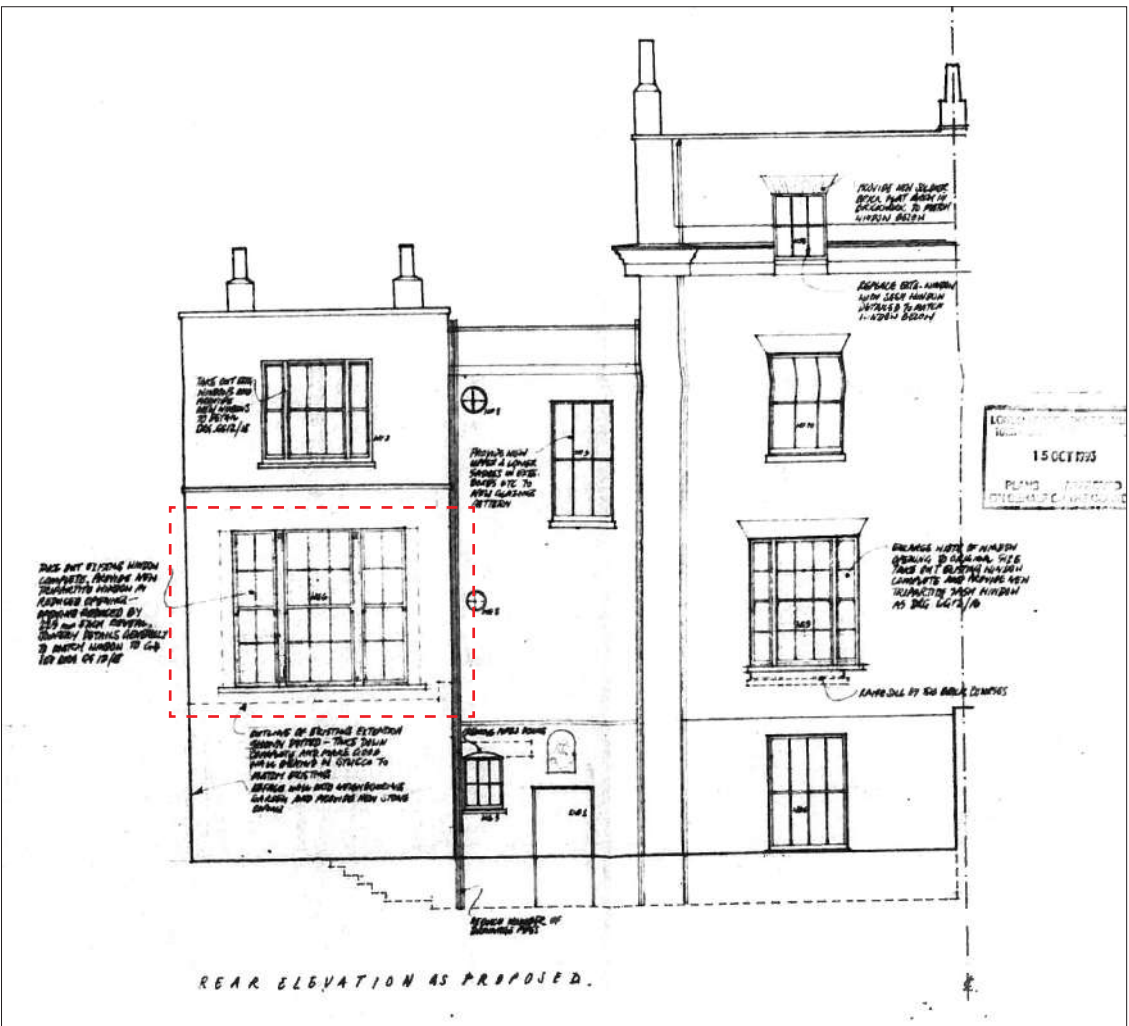
As part of the Donald Insall works the large three-pane dining room window was altered into a narrower sash window design removing the central curved window pane design.



Proposed Ground floor plan showing replacement of dining room window (WG6) by Donald Insall, 1993



Existing rear elevation by Donald Insall, 1993

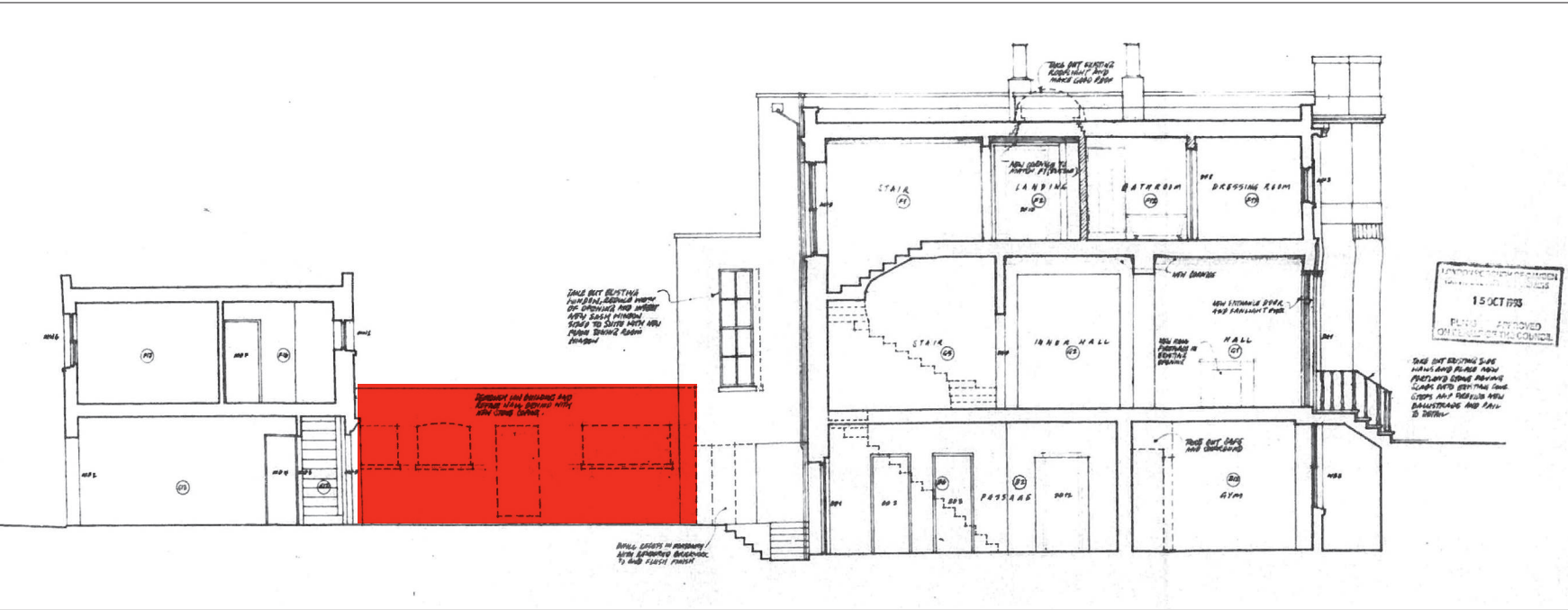


Proposed rear elevation by Donald Insall, 1993

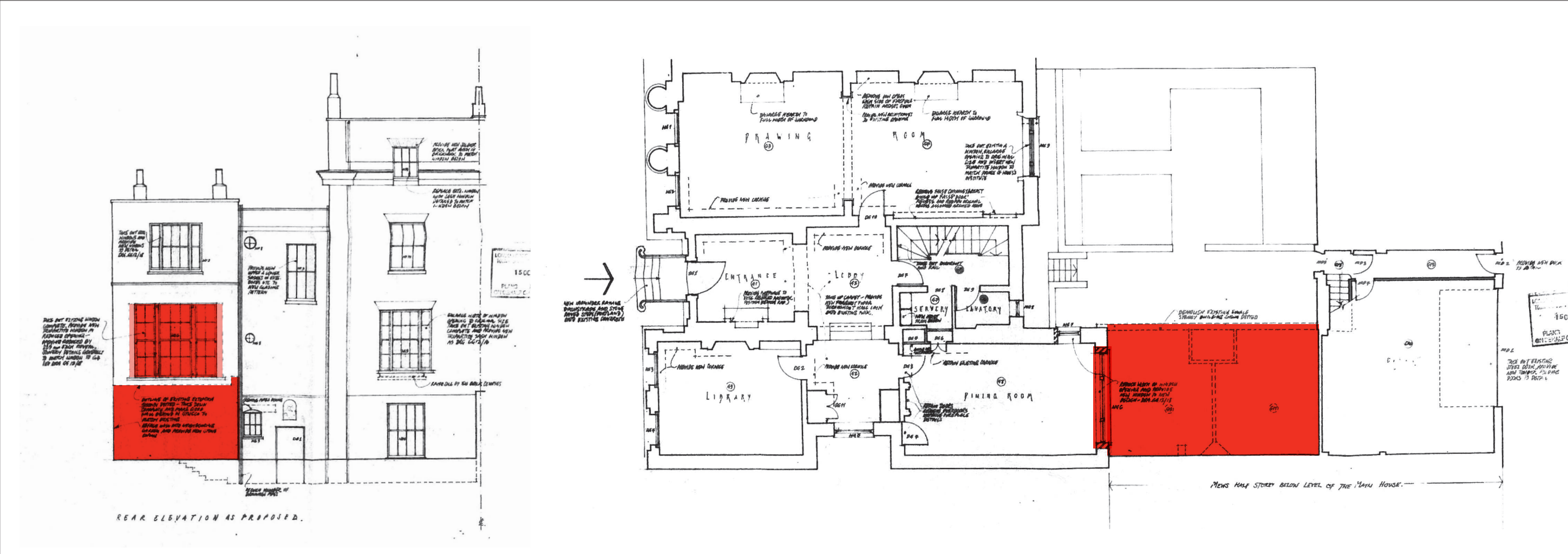


# Key changes

- Demolition of single-storey annex building
- Replacement of rear window in drawing room including alteration of window opening size and proportion.



Section illustrating the building prior to the 1990's Donald Insall works



Rear elevation of 1990's renovation implemented by Donald Insall Associates

Ground floor plan of 1990's renovation implemented by Donald Insall Associates





Part of this consent included demolition and remodelling of the courtyard elevation for No's 12 & 13 Gloucester Gate Mews to include the connection to the link building. Extensive internal remodelling form part of these works.



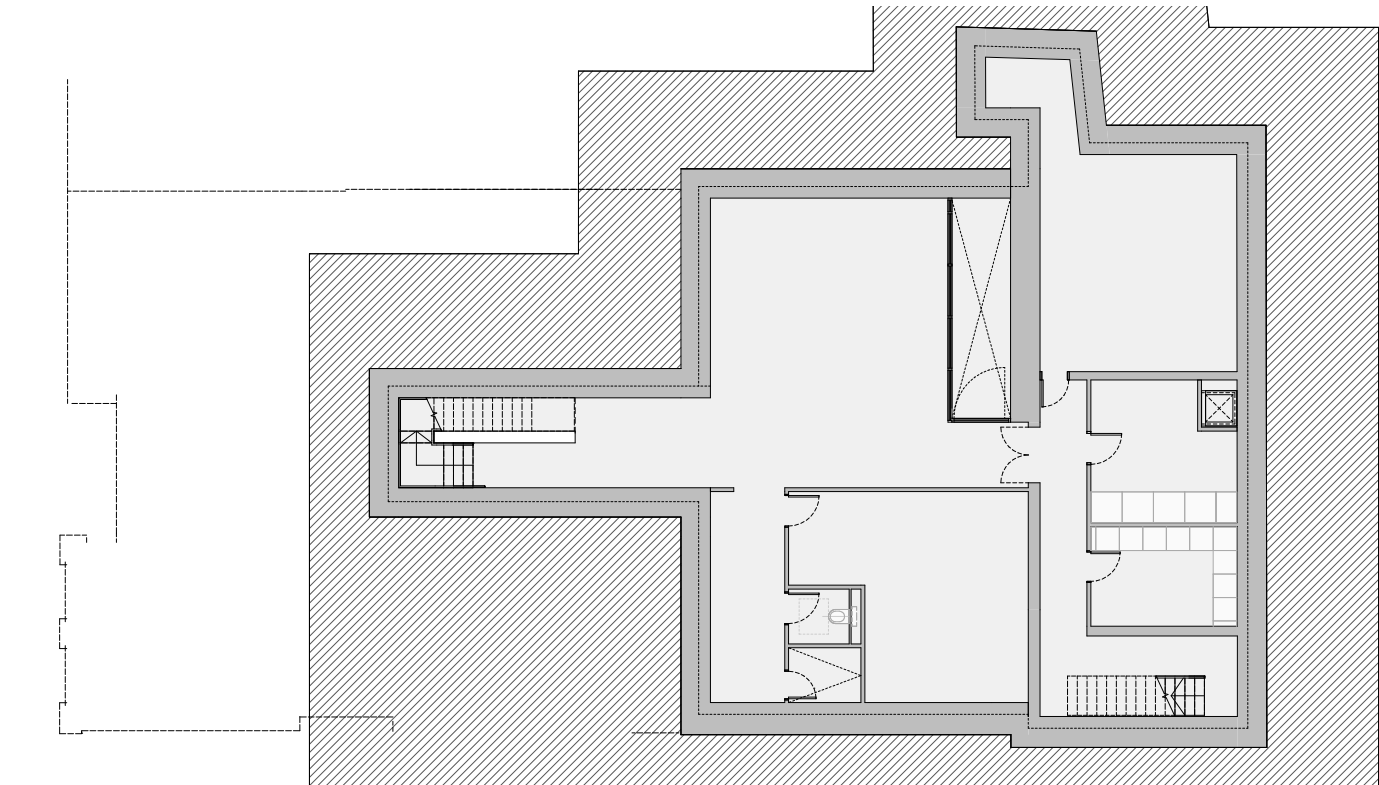


# Site and surroundings

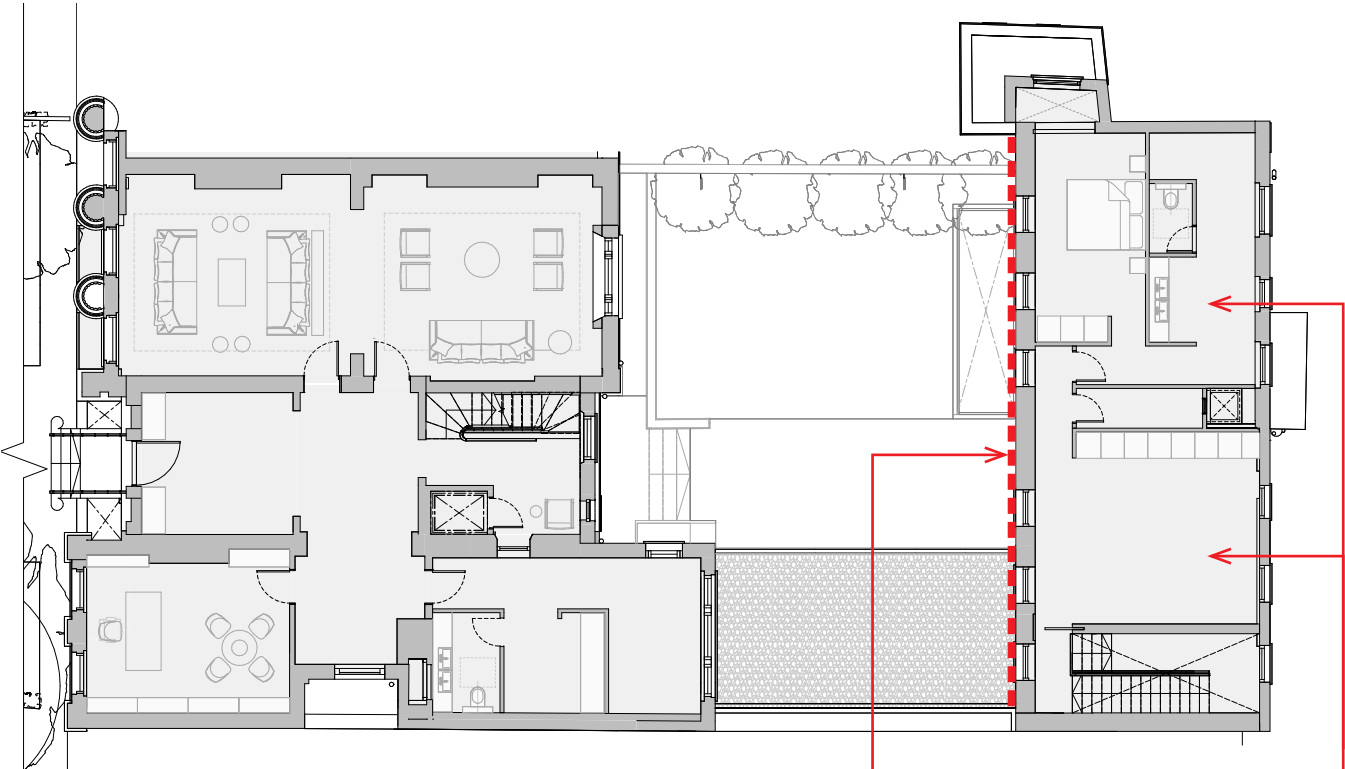
## Summary

### Assessment of significance

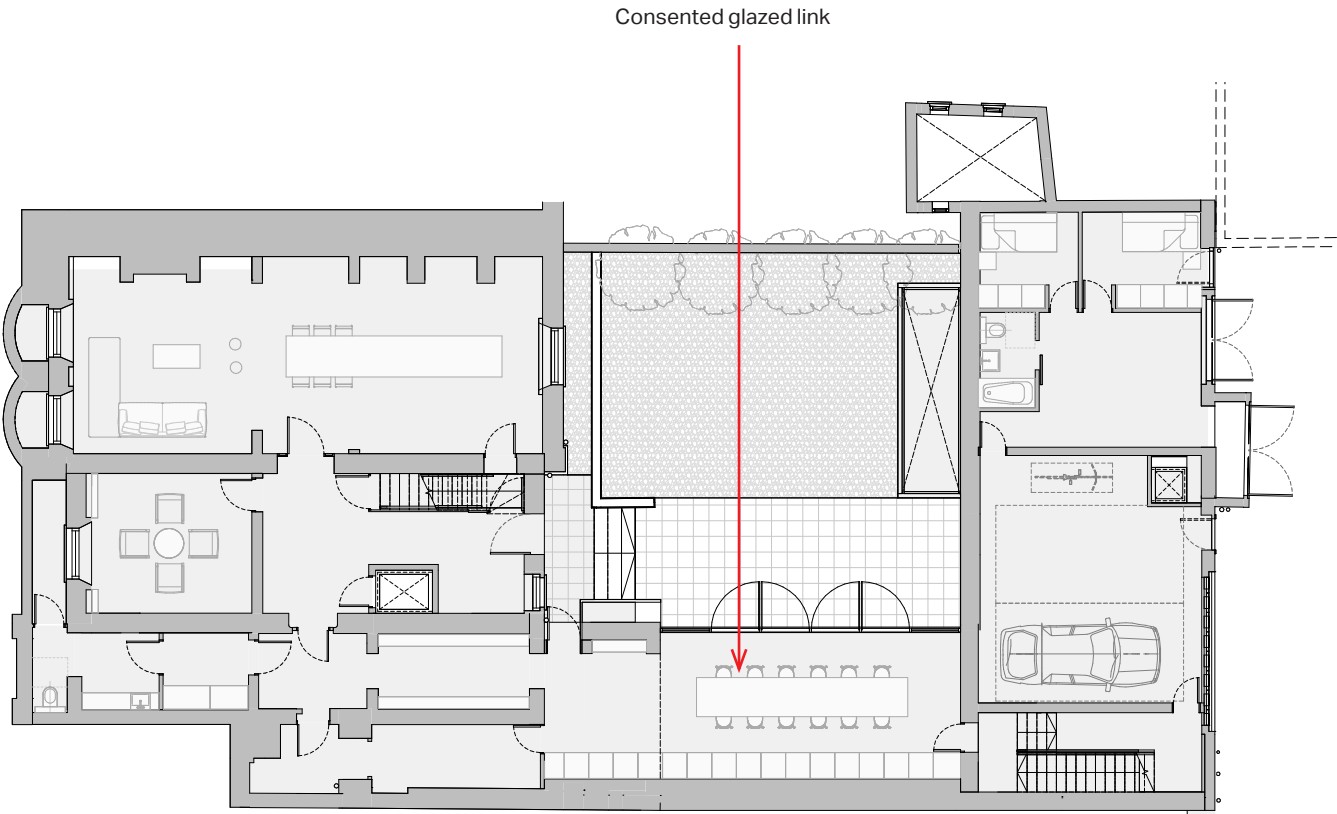
A full assessment of the significance of Gloucester Lodge is contained in section 5 of the Heritage Statement. This identifies that the significance of Gloucester Lodge is derived principally from its front west elevation. The Heritage Statement advises that whilst the overall architectural and artistic interest of the listed building is considered to be medium, the interest of the rear elevation is considered to be low to medium, and low in relation to the rebuilt south wing (1990's Donald Insall remodelling) and mews elevation (which has consent for demolition and remodelling).



Basement plan of approved scheme, 2020



Lower ground floor plan of approved scheme, 2020



Ground floor plan of approved scheme, 2020

Consented remodelling of the courtyard elevation for No's 12 & 13 Gloucester Gate Mews

Consented internal remodelling for No's 12 & 13 Gloucester Gate Mews











# Design

## Link concept

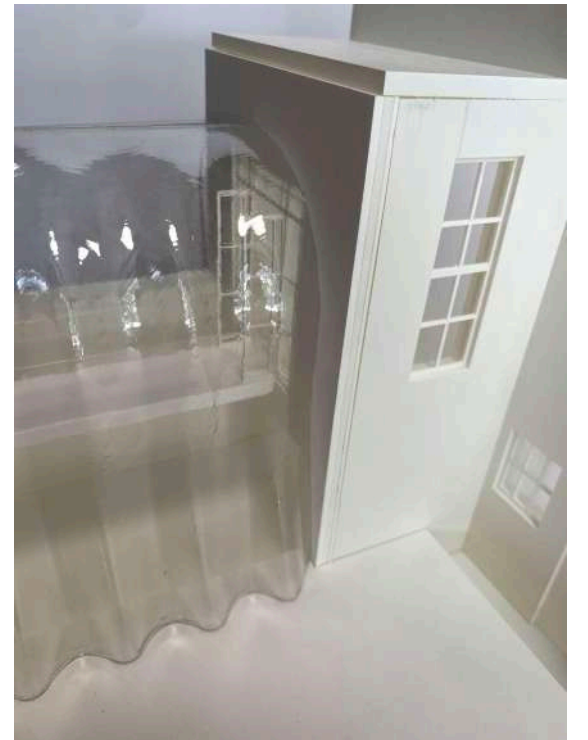
The proposal seeks to elevate the approved glass link building by celebrating its architecture whilst remaining subservient in both aesthetic and scale to the listed buildings. In doing so, it creates an architectural feature reminiscent of the celebrated Papworth extension and garden conservatory designs for Gloucester Lodge as a worthy addition to the buildings' it unites.

The re-imagining of the glazed link extension takes inspiration from glass structures of the time and the idea of using glass to create a 'waterfall' feature between the two buildings. Multi-tiered glass structures like the 19th Century Great Conservatory in Chatsworth and forward thinking curved glass structures serve as precedents for this.

One of the key objectives for the design was to connect the house with the mews at ground floor providing a practical link to connect the buildings and thus improving the dwelling as a family home and hence the increase in height. The 1.5 storey glazed link between the main house and the mews creates a focal point for the courtyard, simulating the original Papworth conservatory concept within a landscaped courtyard garden.

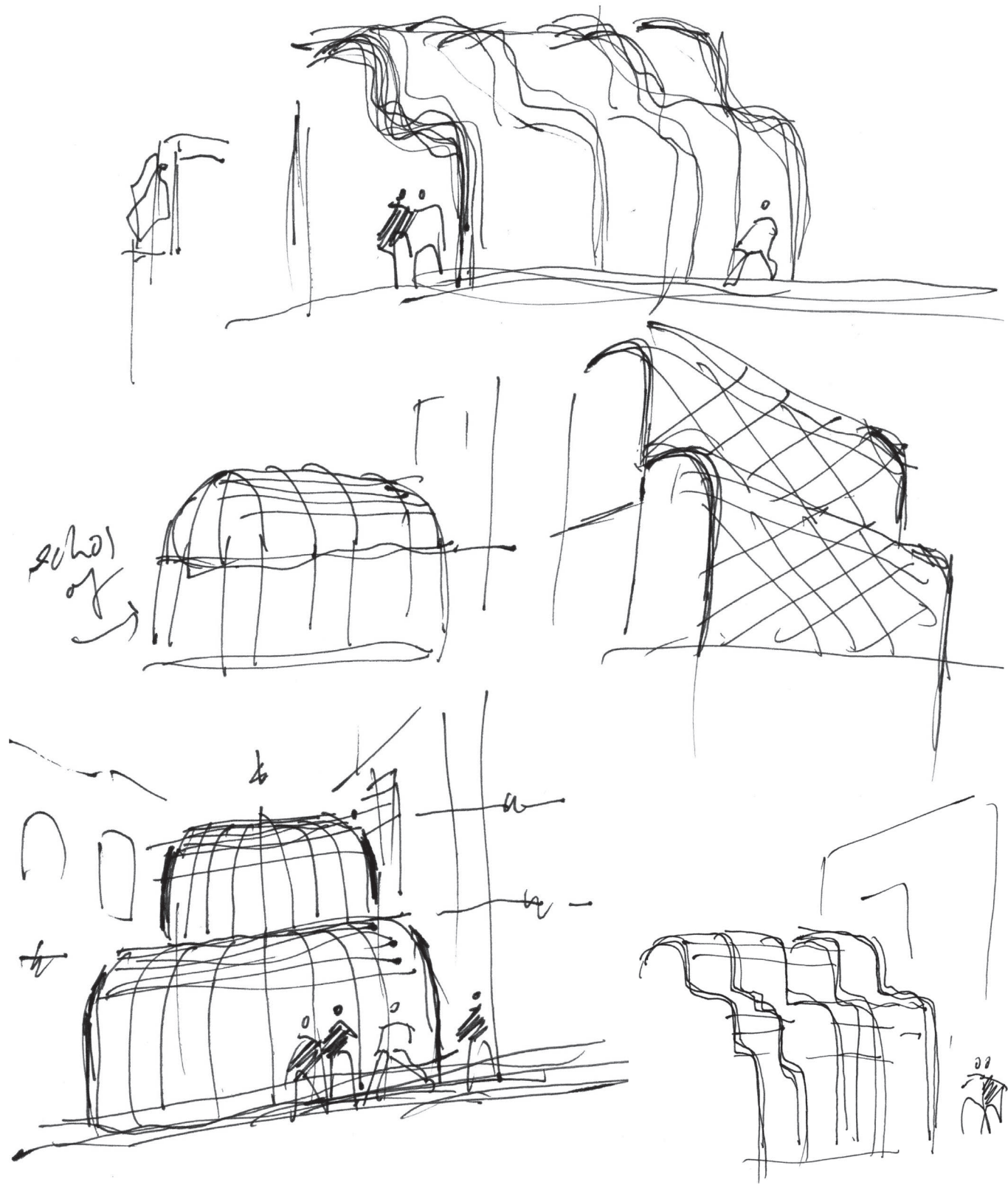


Glazed link proposal

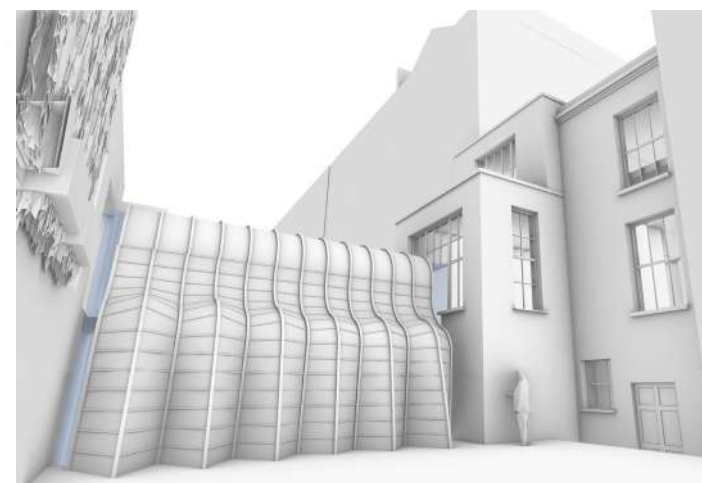
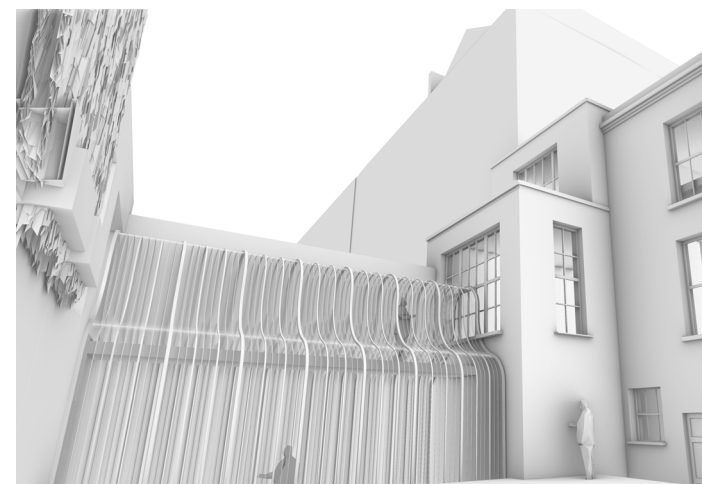


Glazed link proposal





Conceptual sketches by Ken Shuttleworth, Make Architects



Gloucester Lodge dining room by Papworth (top), Waterfall link design iterations (middle, bottom)



The Great Stove, Chatsworth, designed by Joseph Paxton. Constructed 1836-40

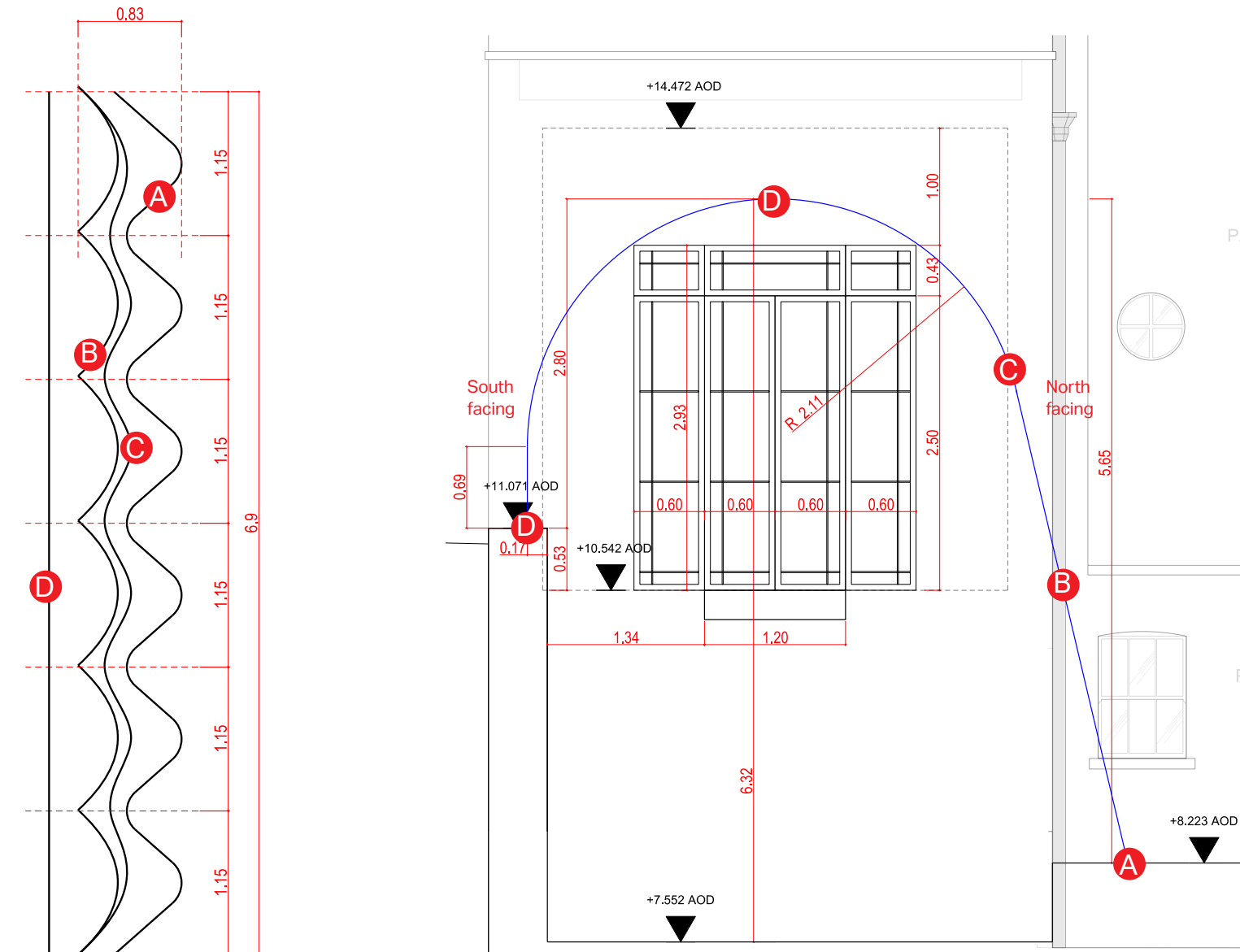


# Design

## The form

The curved geometry of the link springs from the party wall between No. 11 & 12 Gloucester Gate with a vertical panel of 690mm high at which point it starts to curve away from the boundary to sweep into the curved top of the link.

The form tightly wraps along the top of a remodelled 1990's window at the rear of Gloucester Lodge where it sweeps into a free-flowing form (point C in the diagrams) fanning into a wave as it hits the ground at point A.

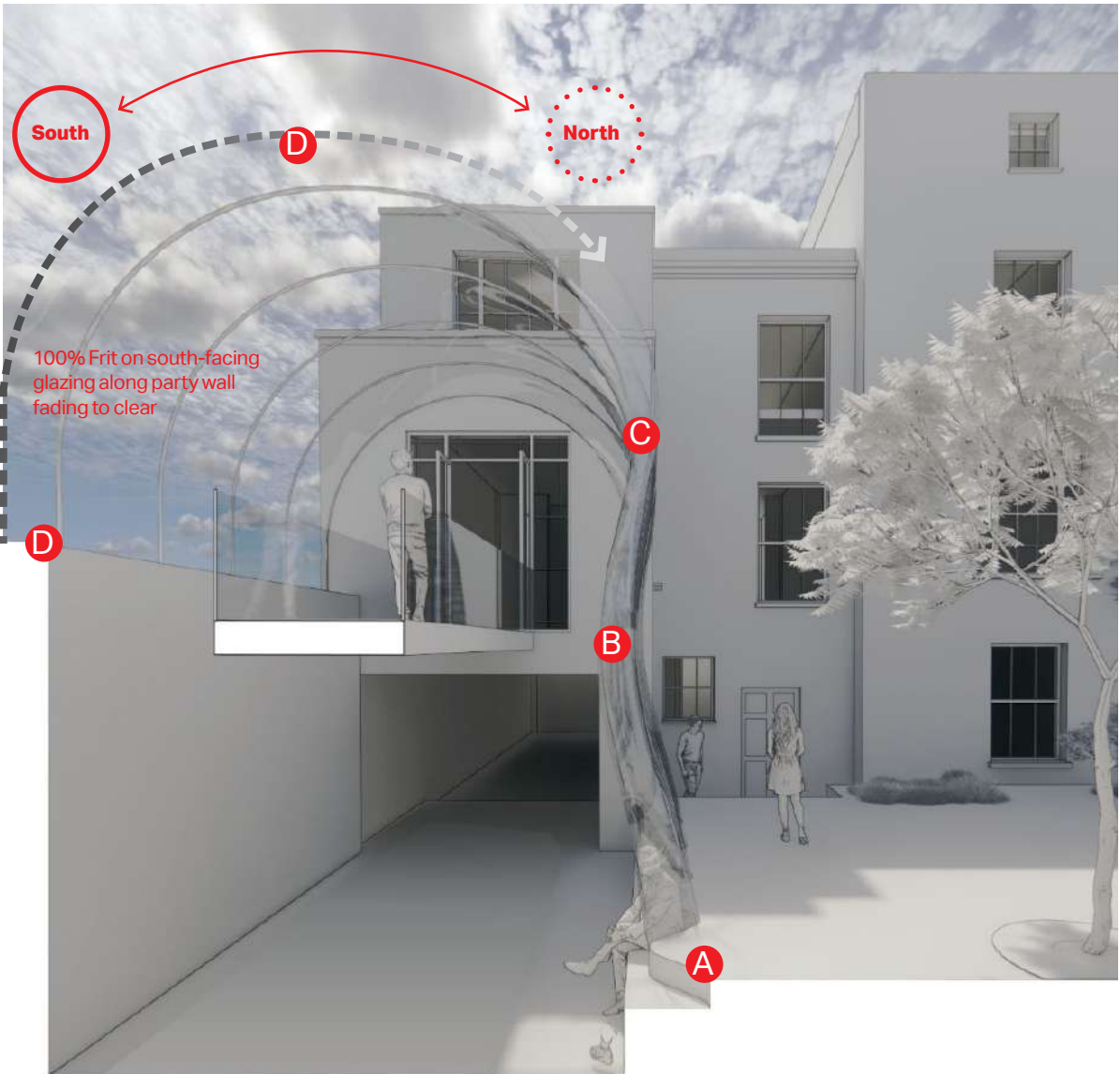


Morphing wave contours that create the overall form

Section showing curve setting out key tangents along the form



Seating at the base of the waterfall using the difference in height between the courtyard and internal floor level of the link



Sectional diagram through curved link building setting out key tangents along the form

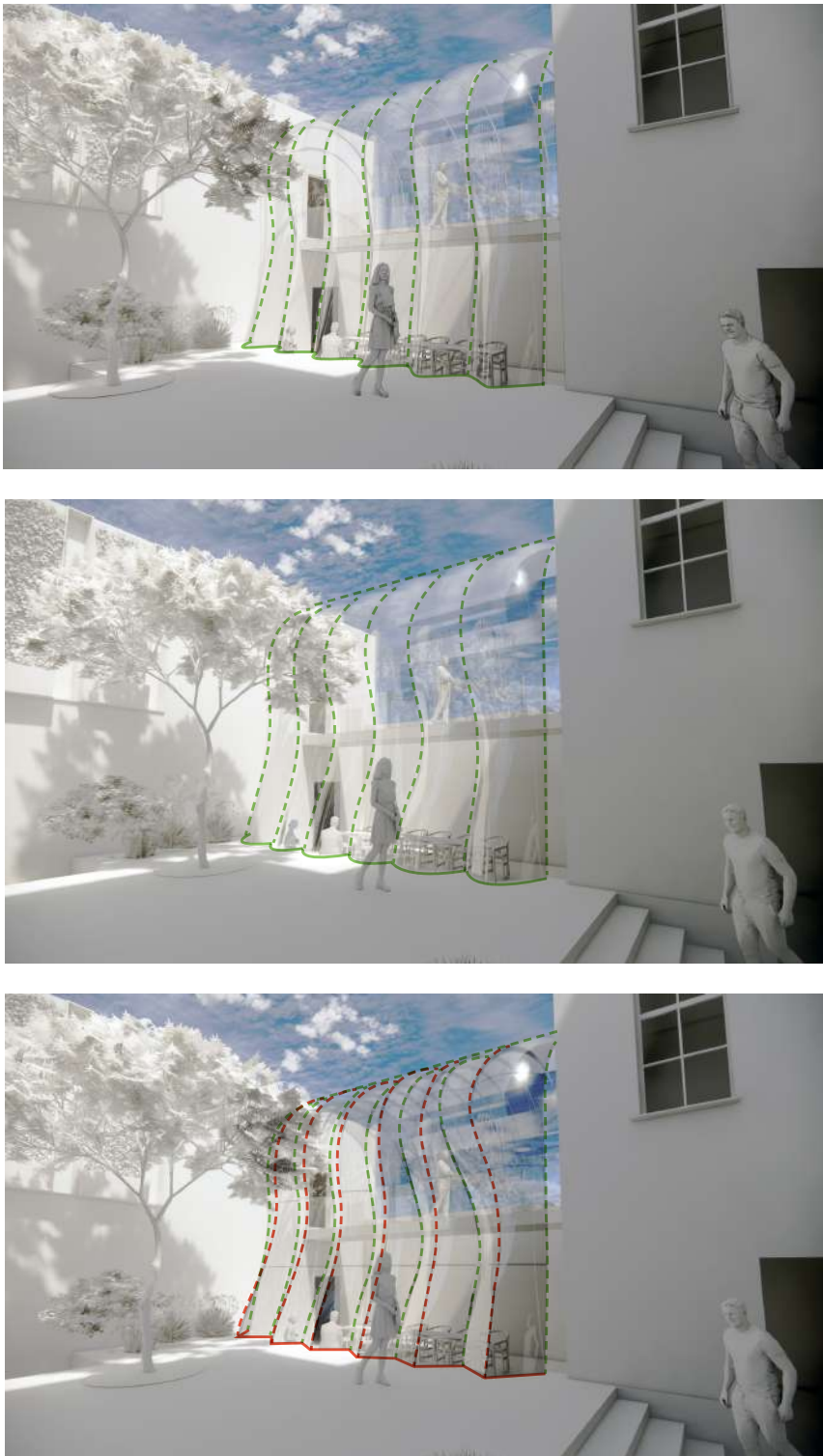
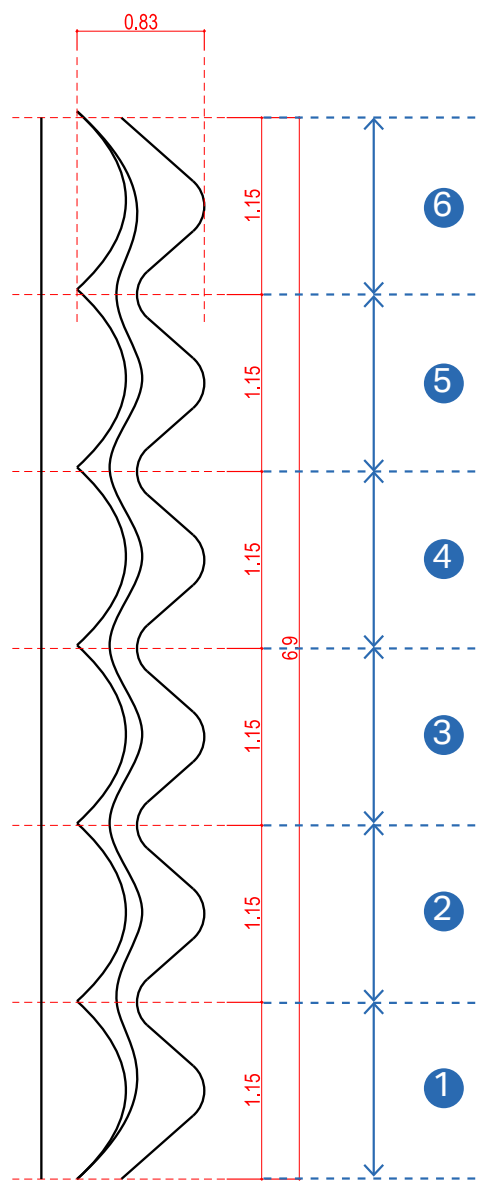


# Geometry

## Rhythm & repetition

The design uses this sectional geometry in a rhythm of 6 repetitive modules of double-curved glass which very lightly connects to the two buildings at either end.

Given its bespoke artistic nature, this repetition helps with modern construction methods supported by consulting a specialist glazing contractor to ensure buildability.





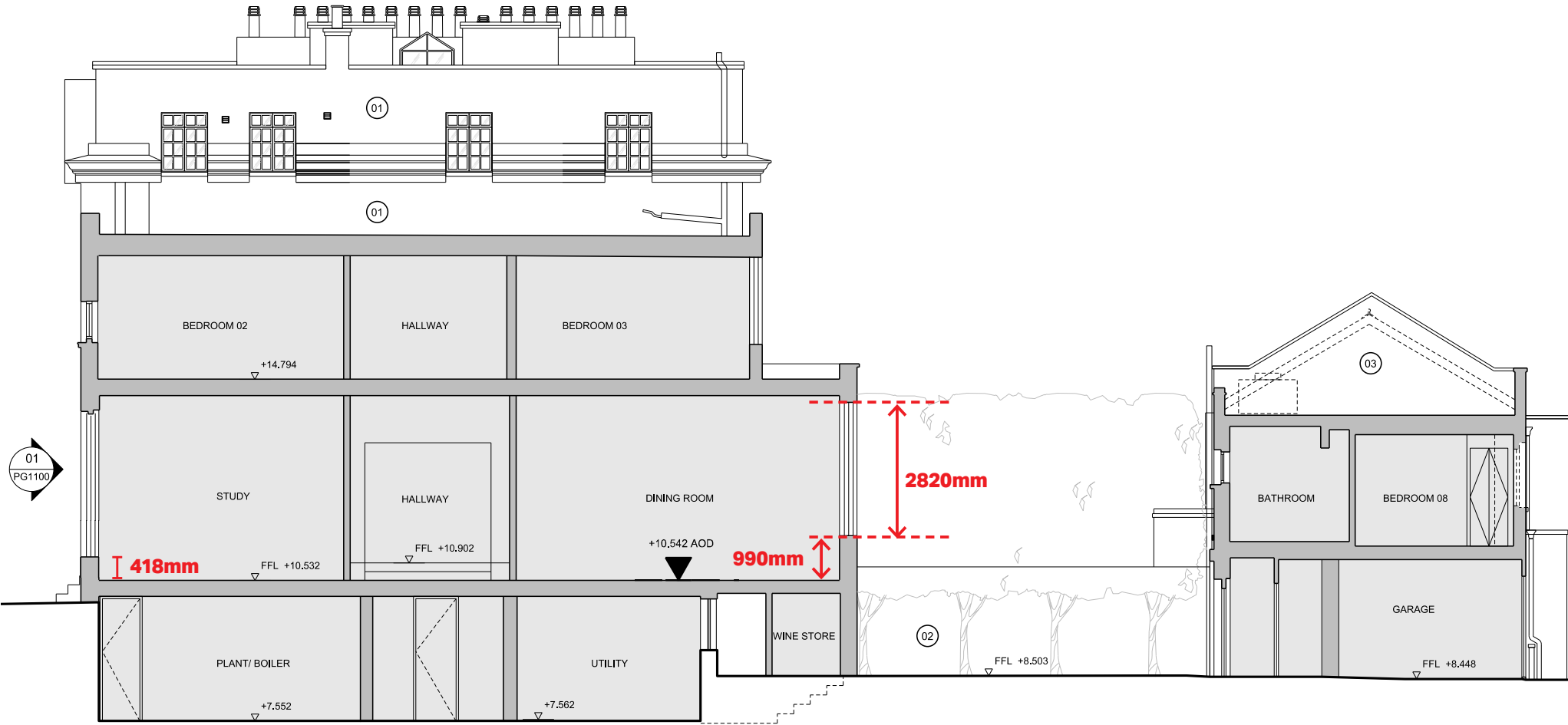
# Design

## Walkway

The link building is inserted between the main house and the mews both of which remain largely unaltered with the external finishes running through into the link. Connections through the glazed link to the mews are as previously granted at lower ground with the inclusion of a discreet walkway at upper ground floor.

In the process of creating the opening for the walkway link, an assessment of the windows on the main house was undertaken which highlighted a variety of window cill heights ranging from 55mm-990mm on the ground floor.

The original living room windows on the front elevation are 55mm high with the study and dining room windows added during the Papworth extension having cill heights of 418mm and 990mm respectively.

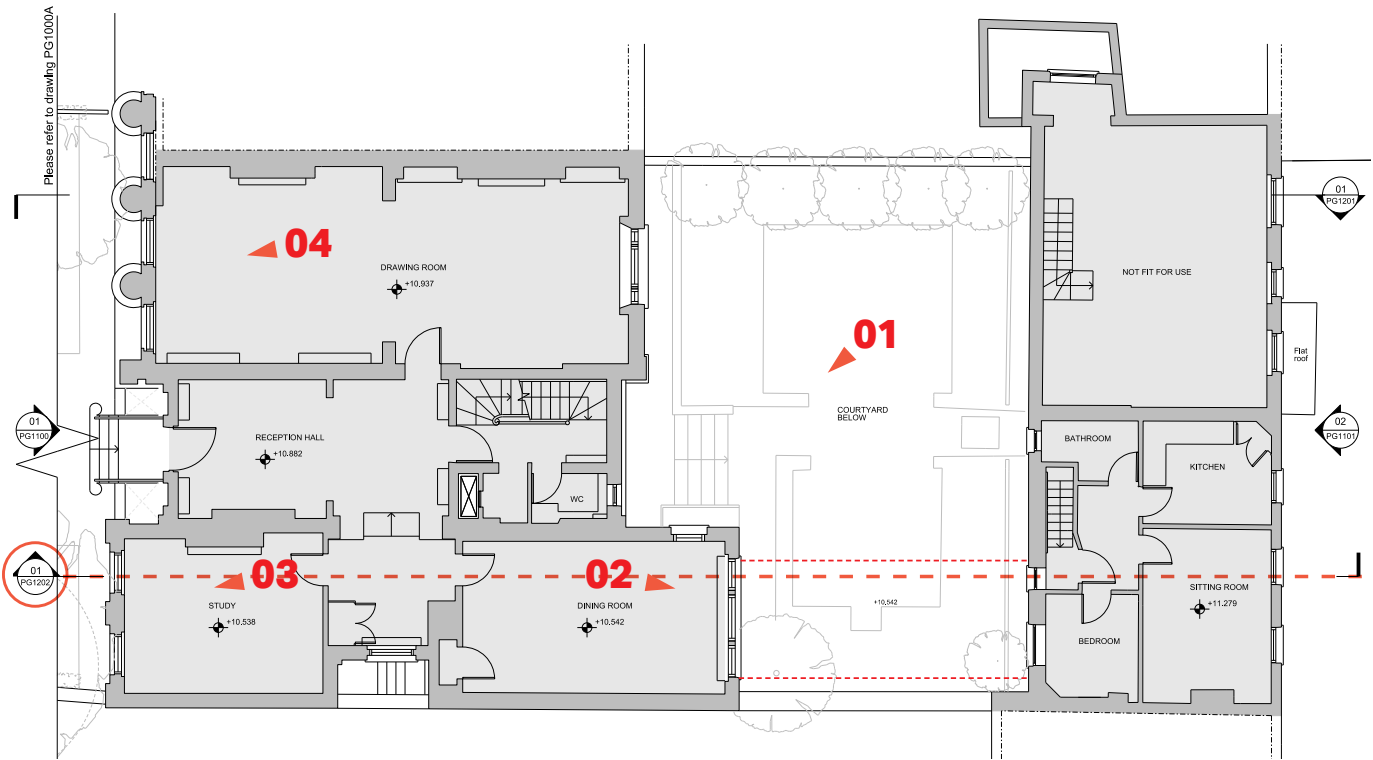


Courtyard view of the dining room window at Gloucester Lodge



It is worth re-emphasising the current dining room window is not an original window, it was installed in the 1990's during the Donald Insall refurbishment as noted earlier in the document. This window is to be modified with a lower cill height to allow the walkway to connect with the mews building.

Our proposal for the remodelling of the 1990's window is to replicate the low cill heights and large window openings of the living room at the front of the original house.



Plan showing views taken documenting the window cill arrangements

01



Courtyard view of the dining room window at Gloucester Lodge installed during the Donald Insall works

02



Internal view of dining room window with 990mm cill height as installed during the Donald Insall works

03



Internal view of study windows with 418mm cill heights of the Papworth extension

04



Internal view of original living room windows with 55mm cill heights



# Design

## Window options

In collaboration with the heritage consultant, options for the modification to the 1990's dining room window were assessed. Historic fabric, neighbourly aspect and level connectivity to the mews were determining factors in the overall height of the link extension as outlined below.



01	02	03	04	05	06	07	08	09	10
✓ Large opening to the existing dining room Minimal disruption to opening Level window head detail	Large opening to the existing dining room	Existing proportions retained Level window cill and head detail	Large opening to the existing dining room Level window cill detail	2.5m height increase to neighbouring boundary wall Level window cill detail	2.5m height increase to neighbouring boundary wall Level window cill detail Window head offset to Waterfall form	1.85m height increase to neighbouring boundary wall	2m height increase to neighbouring boundary wall Generous width of opening Fixed window lights	1.9m height increase to neighbouring boundary wall Proportional bridge width Fixed window lights	1.75m height increase to neighbouring boundary wall Proportional bridge width
		3.2m height increase to neighbouring boundary wall	3.2m height increase to neighbouring boundary wall						
✗ 4m height increase to neighbouring boundary wall	4m height increase to neighbouring boundary wall Stepped interface with 'shadow gap' Stepped internal window		Stepped interface with 'shadow gap' Stepped internal window Reduction to existing window height/proportions	Stepped interface with 'shadow gap' Stepped internal window Reduction to existing window height/proportions	Change to existing window height/proportions Curved window cill not a positive change in Heritage terms	Height above window disproportionate to wall Small opening within wall - disproportionate to room Large door width, no fixed window panes	Height above window disproportionate to wall Large bridge width	Height above window disproportionate to wall	Height above window disproportionate to wall Small opening within wall - disproportionate to room No fixed window lights



# Design

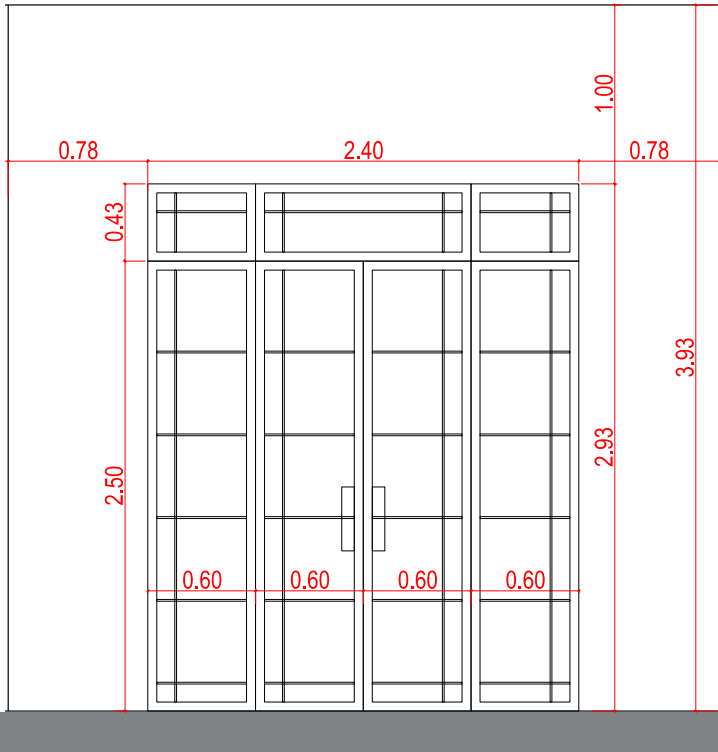
## Window design

Together with the Heritage Consultant a carefully considered window has been designed balancing appropriate height and proportion for both externally and internally.

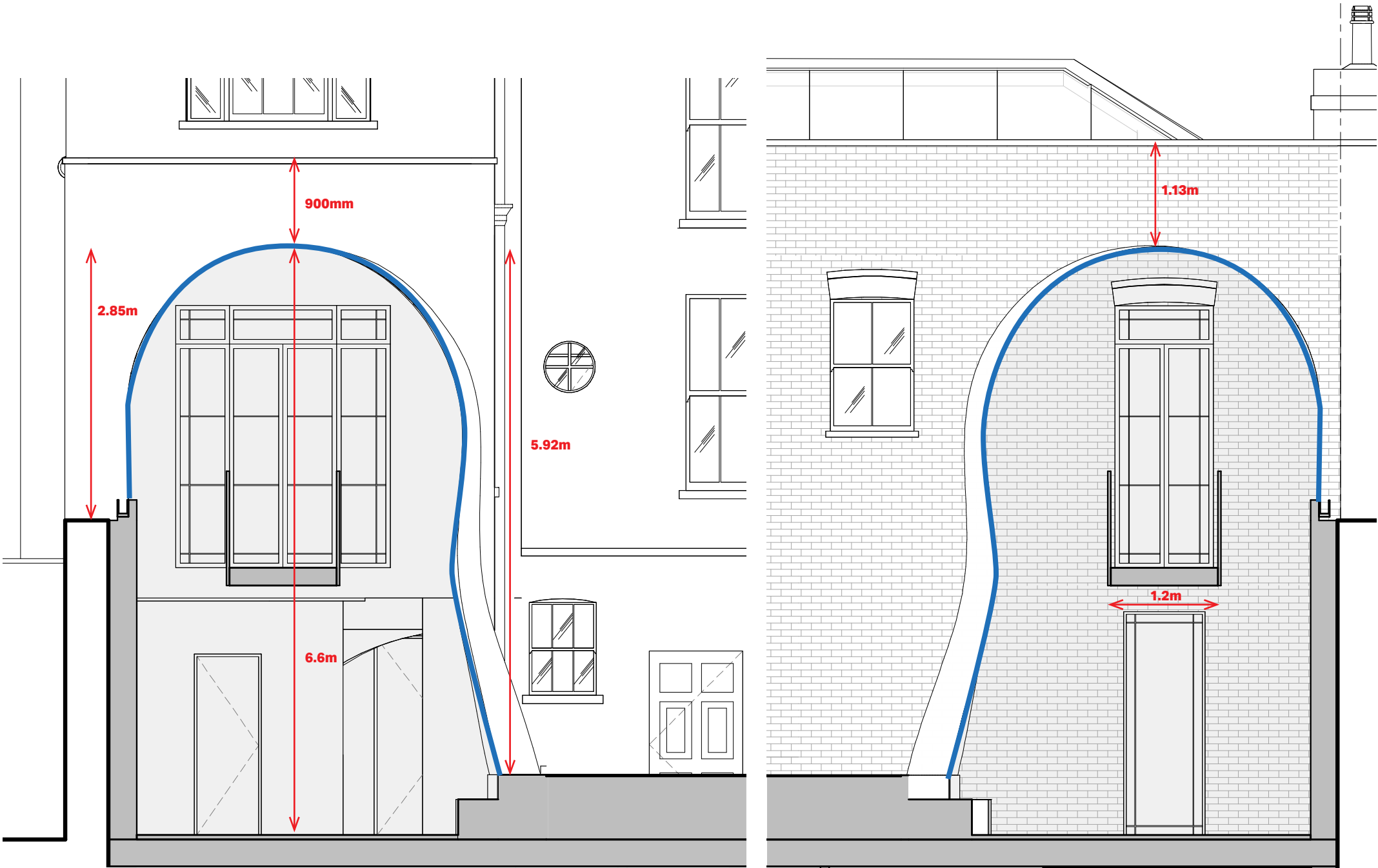
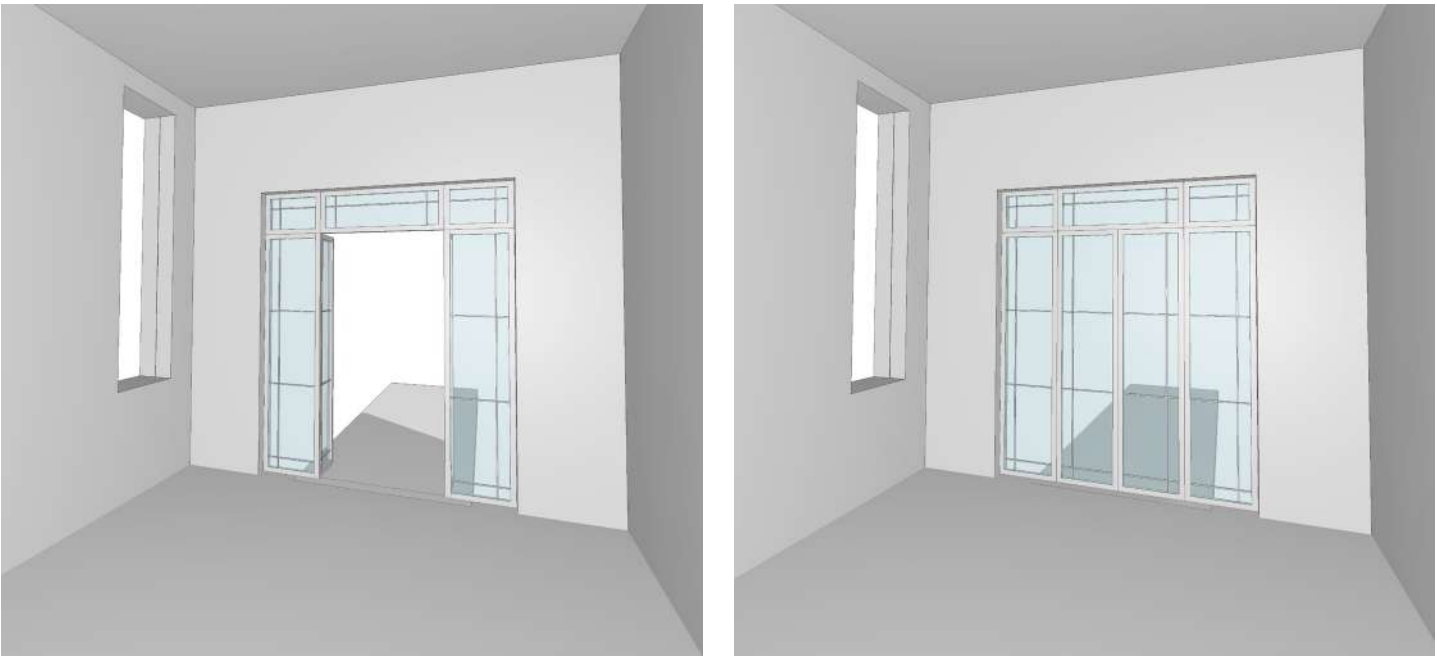
The proposal is a four panelled window with corresponding fanlights. The middle two panes open inwards and fold back onto the outer two window lights to create a seamless opening when required. The proposal to use a espagnolette lock for a discrete handle to central french doors.

The central two panes and fanlights are mirrored at the other end of the walkway for the mews entrance.

The opening at lower ground floor from the main house remains the same as the consented scheme.



Proposed window design



Proposed window design with the curved link building outline

Courtyard elevation of the mews buildings with proposed window design



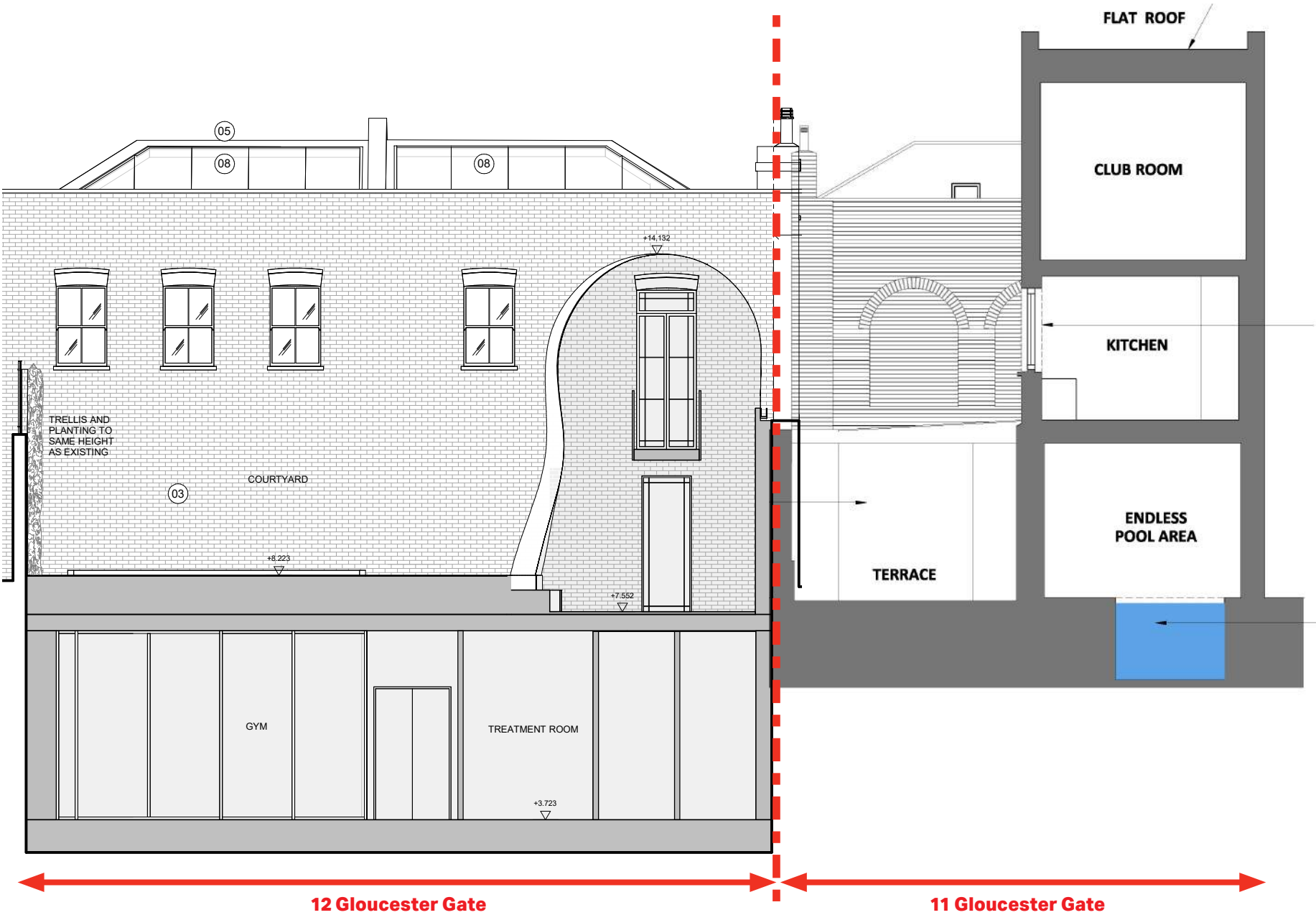
# Local Context

## Street section

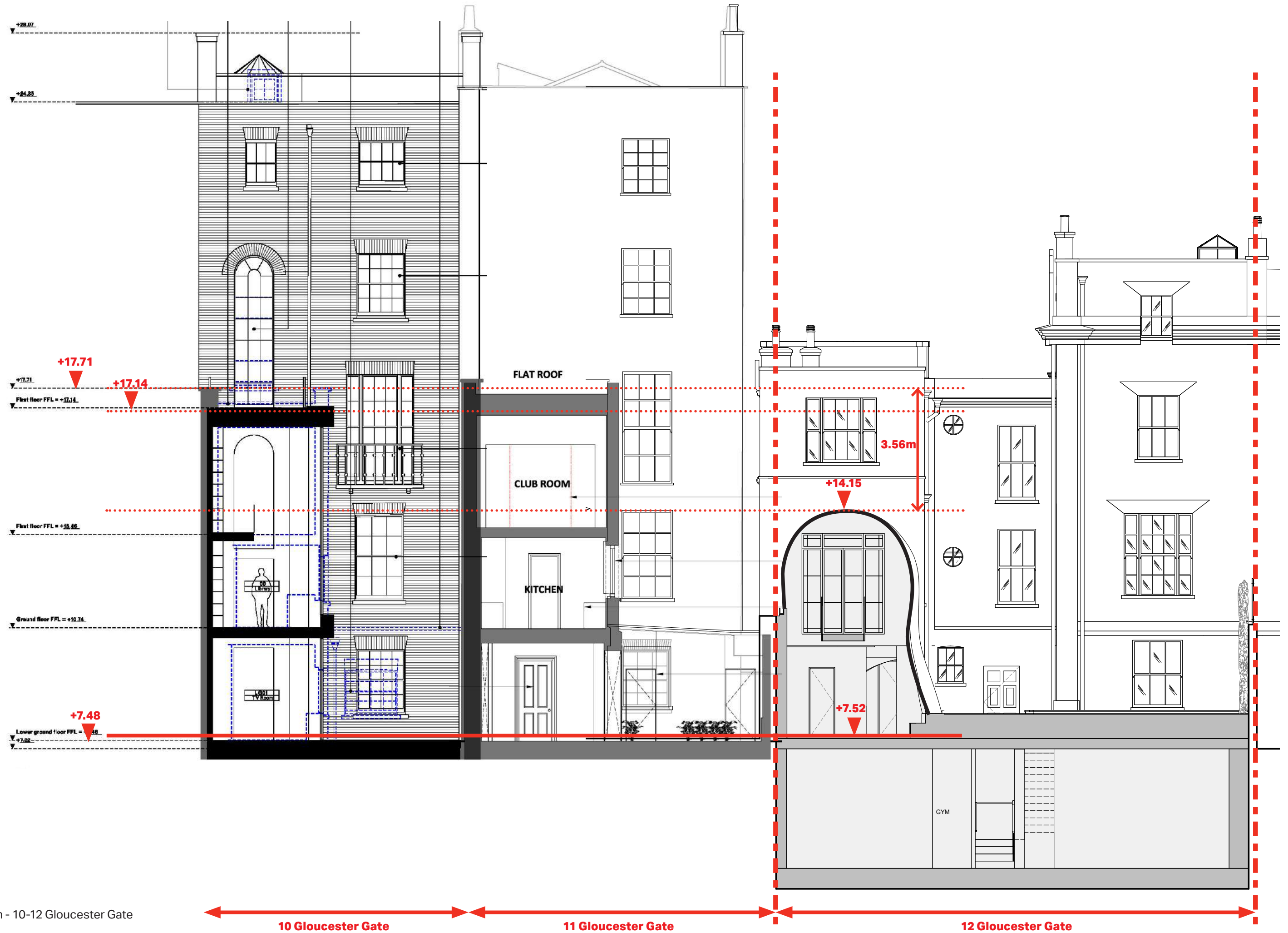
The proposal takes into account the neighbouring triple storey link extensions at numbers 8-11 Gloucester Gate and seeks to create a more sympathetic connection between the two listed buildings at Gloucester Lodge.

Creating a curved glass link further reduces its mass and impact on the immediate area and maintains a light and airy courtyard taking inspiration from the well documented historic designs by John Papworth.

The curved link is lower than all the mews buildings unlike the neighbouring dominant triple height link buildings which can be seen in the section drawings through No. 10, 11 Gloucester Gate with 12 Gloucester Lodge.









# Design



## Materials, privacy, light spillage, access & maintenance

The link building is formed using double-curved double glazed units where each of the 6 modules are identical & repetitive forms.

The interface with the building at either end will be detailed with the glass held in position by a metal channel fixed to the wall. The metal will absorb any tolerance across the surface of the walls keeping the glazing panels the same size. Please refer to structural report for more detail.

The base of the waterfall link building will sit in a shallow reflecting pool to exemplify the concept as well as used to drain surface rainwater.



Curved waterfall base



Waterfall base to glazed link building



Expressed curved glazing with ground



Curved glazed units



From the outset of the design process care has been taken to avoid undesirable external effects on the neighbours. Concerns of light leakage and overlooking will be controlled by fritting the glazed panels along the party wall. The frit will go beyond the crown of the curve and fade into clear glass on the north facing panels which will help mitigate solar gain and overheating on the south elevation as well as provide privacy on the boundary with No. 11.

Width of party wall will be sufficient enough to allow a person access along the entire length of the link building for maintenance which will be accessed from the flat roof adjacent to the link building.



Curved glazed units



Curved glazed units



Frit pattern fading



Frit pattern fading



# Design — Visuals





