

DEFA

8 GLOUCESTER GATE

DESIGN AND ACCESS STATEMENT

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1.0

INTRODUCTION

1.0 INTRODUCTION

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

This design and access statement has been prepared by Downen Farmer Architects on behalf of the applicant to seek advice to assist the preparation of a full planning application and listed building consent for the proposed refurbishment and renovation of the site at 8 Gloucester Gate, NW1 4HG.

The proposal is for the refurbishment and renovation of the existing house consisting of five floors with a new courtyard facade upgrade.

CONTENT OF SUBMISSION

This design and access statement details the proposed development and outlines the design approach, contextual response, site's heritage and consideration of architectural details.

SITE ADDRESS

8 Gloucester Gate
Regent's Park
London
NW1 4HG

SUPPORTING INFORMATION

This document should be read in conjunction with Goddard & Studio's Interior Details design document and other supporting information provided as part of the application. Particular attention should be paid to;

- Architectural Details Schedule, GS009, 8 Gloucester Gate
- Interior Details Design Document, Goddard & Studio
- Schedule of Finishes, Goddard & Studio
- Schedule of Works, DFA



1 Aerial View of Gloucester Gate and Regents Park

1.0 INTRODUCTION

PROJECT TEAM

PLANNING AND HERITAGE CONSULTANT: MONTAGU EVANS

Montagu Evans LLP have been appointed to provide town planning consultancy services and detailed heritage advice during the design process.

Montagu Evans worked as heritage consultant on the recent planning application (2016/4064/L) for No. 10 Gloucester Gate. This application was approved. The proposal involved various alterations to the dwelling house and mews including replacement of the rear closet wing, mews roof rebuilt and alterations to fenestration, internal refurbishment consisting of demolition and reposition of some partition walls and other internal finishes.

ARCHITECT: DOWEN FARMER ARCHITECTS

Downen Farmer Architects is a London based studio delivering innovative buildings, from initial sketches to built completion. The studio believe in exciting, finely crafted and pragmatic architecture.

As a process driven outfit that responds to site specificity, the outcome of each project has a unique quality that gives a bespoke identity to each project. Key design criteria comes from the ‘genius loci’ of a site, taking into consideration complex factors such as cultural dynamics, social urban fabric and townscape analysis, resulting in buildings that are deeply rooted in their place.

STRUCTURAL ENGINEER: MA ENGINEERS

MA Engineers is continually working towards a resilient and regenerative built environment with buildings that have a positive environmental and social impact.

SERVICES ENGINEER: SWP LTD

Over 38 years of experience delivering fully designed Mechanical, Electrical & Public Health services, using energy conscious systems & ideas.



- 1 4 Cambridge Gate / Camden Grade II Listed House
- 2 10 Gloucester Gate / Camden Grade I Listed House
- 3 The King’s Chapel / RBKC Grade II Listed Chapel
- 4 Beech Hill / Barnet Grade II Listed Gatehouse

1.0 INTRODUCTION

REFERENCE SCHEME

4 CAMBRIDGE GATE

DFA received a planning approval and listed building consent for No.4 Cambridge Gate in February 2023. The proposal is for the refurbishment and renovation of the existing apartment, consisting of several floors with new courtyard facade upgrade. The application was made in response to the principles highlighted in a refused planning application reference no: 2020/4990/L submitted by the previous owner.

The project is currently under construction, due to complete by December 2024.



- 1 4 Cambridge Gate Proposed Courtyard View
- 2 Cambridge Gate Street View
- 3 Proposed Closet Wing for 4 Cambridge Gate Axo

1.0 INTRODUCTION

SUSTAINABILITY

OUR APPROACH

DFA are deeply committed to creating sustainable projects that address the key challenges of delivering a sustainable built environment. The approach integrates various principles and strategies to ensure that our designs align with the vision of local authorities. Below is an overview of our approach and expertise in addressing sustainability themes:

Net Zero Carbon by 2040:

Our projects prioritize energy efficiency, renewable energy generation, and carbon offset strategies to minimize operational carbon emissions.

Sustainable Design Solutions:

We prioritize passive design strategies, such as optimizing building orientation for solar gain, natural ventilation, and daylighting, to reduce energy consumption.

Passivhaus Standard:

Our team includes certified Passivhaus designers who apply their expertise to ensure energy efficient and comfortable spaces for the residents.

Circular Economy:

Our design approach incorporates strategies such as material re-use, recycling, and designing for disassembly to create a closed-loop system.

Green Infrastructure Framework:

Our designs leverage the principles of the Green Infrastructure Framework by incorporate features such as green roofs, living walls, urban agriculture, and sustainable drainage systems to enhance biodiversity, promote well-being and manage storm water runoff.

RIBA 2030 Climate Change:

DFA are a member of RIBA 2030 Climate Change. We encourage each team member to take ownership of the RIBA 2030 Climate Change spreadsheet to submit their project-specific data and actively engage with the sustainability figures. The team discuss what worked, what didn't, and areas to improve, and set future targets, with a lessons learnt approach.



1 The King's Chapel, Chelsea: **Adaptive re-use** of a listed derelict chapel with a sensitive light touch approach to **utilising its existing fabric**.



2 Elm Farm House, Barnett: **Adaptive re-use** of four agricultural barns, **utilising the embodied carbon**.



3 Welham Manor, Hatfield: A **landscape-led** residential scheme, incorporating the **use of native and species-rich planting**, aiming to **maximise biodiversity net-gain**.

2.0

SITE & CONTEXT

2.0 SITE & CONTEXT

EXISTING SITE AERIAL

