

# 2.0 SITE & CONTEXT

## EXISTING REAR ELEVATION

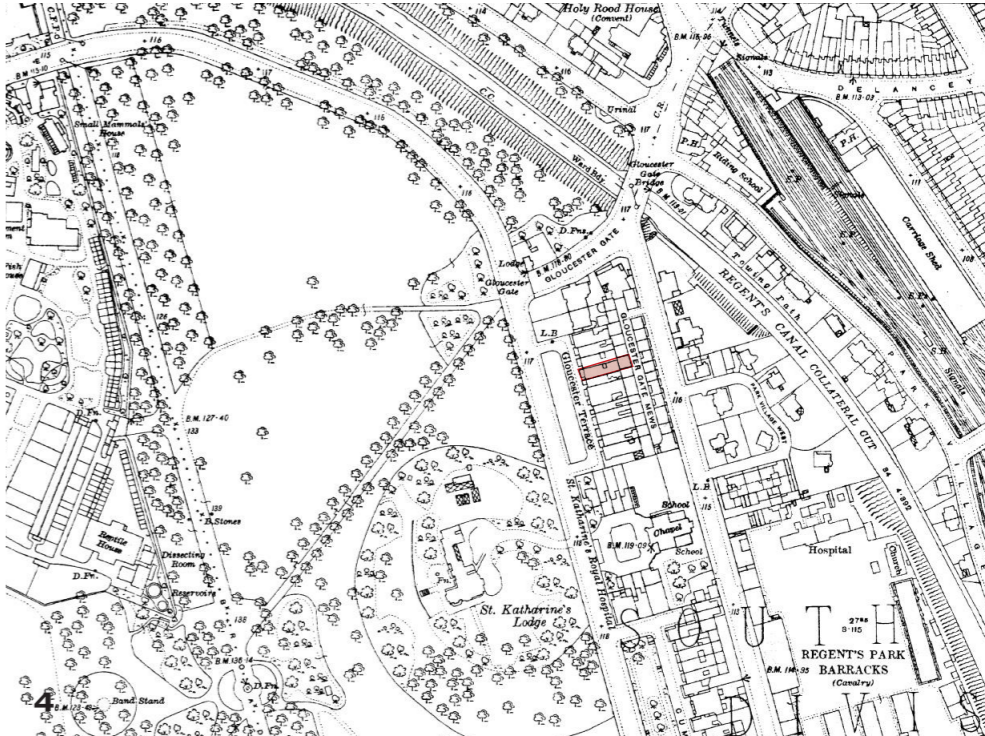
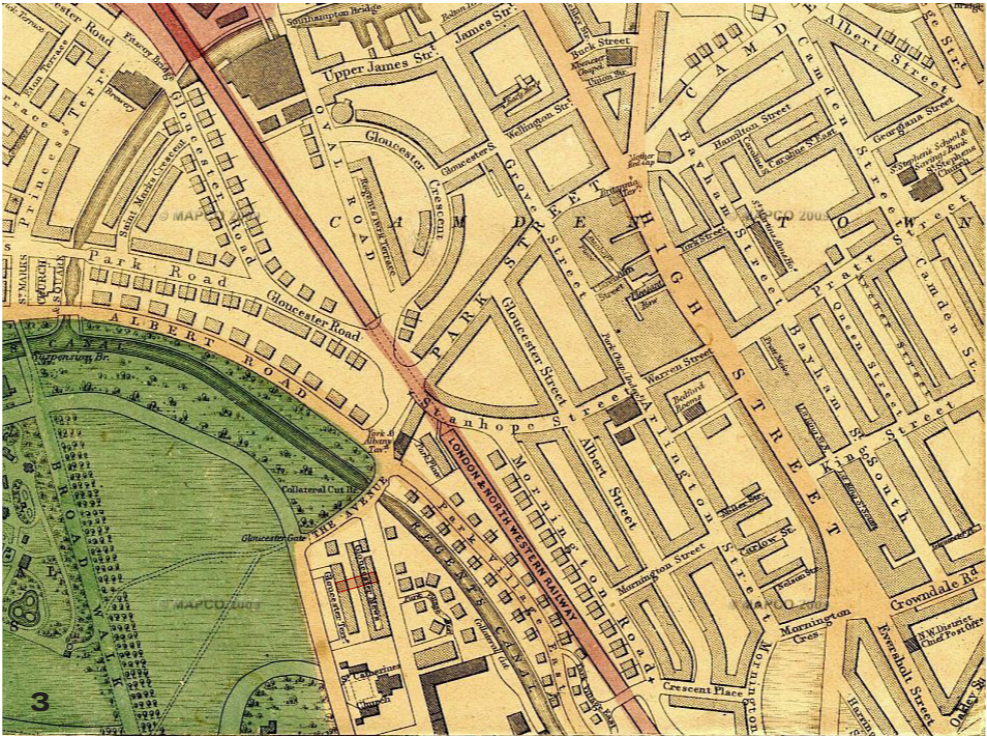
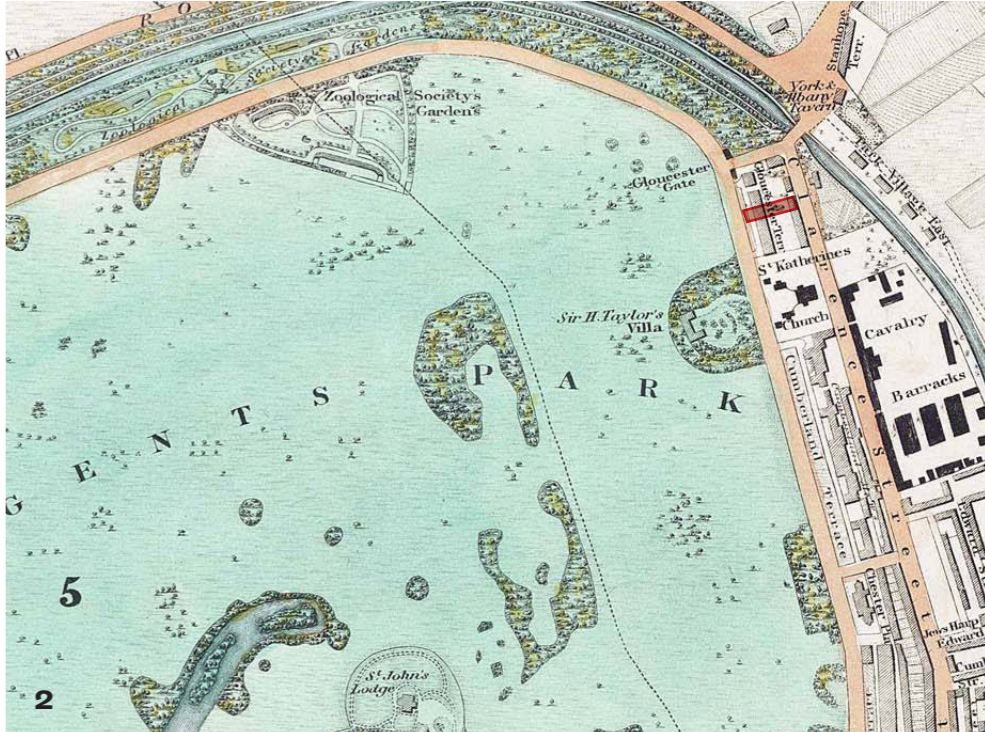


# 2.0 SITE & CONTEXT

## HISTORIC PLANS

### REGENTS PARK CHRONOLOGY

- 1826**  
Plan of Regents Park by James Basire and Aaron Arrowsmith Jr. Gloucester Gate has not yet been built.
- 1830**  
Plan of Regents Park  
No. 8 Gloucester Gate can be seen in the map. The mews does not appear on the site.
- 1858**  
Plan of Regents Park by Edward Wellter  
The carriage houses forming Gloucester Gate mews appear east of Gloucester Gate but stand separate without physical connection to the terrace.
- 1870**  
Old Ordnance Survey Maps - Euston and Regent's Park  
At this point the closet wing connecting the main house to the mews appears on the map.



- 1 1826 - Plan of Regents Park
- 2 1830 - Plan of Regents Park
- 3 1858 - Plan of Regents Park
- 4 1870 - Old Ordnance Survey Maps - Euston and Regent's Park

# 2.0 SITE & CONTEXT

## SOCIAL AND ECONOMIC CONTEXT

### SOCIAL AND ECONOMIC CONTEXT

For the past forty years No. 8 Gloucester Gate has been in the same proprietorship and functioning as a family home. The new owners seek to restore the heritage asset and modernise the building to support the demands of 21st century family life for years to come. The refurbishment would furthermore ensure a long-term sustainable future and conservation of the listed building.

### BUILDING HISTORY

In 1834 the property was initially occupied by Mary Pares.

By the 1870s, the rear closet wing was built connecting the main house to the mews house.

1960s: Chinese Embassy show interest in occupation of the entire terrace, Nos. 1-11.

In 1981, plans were put forward to alter and refurbish 5-11 Gloucester Gate.

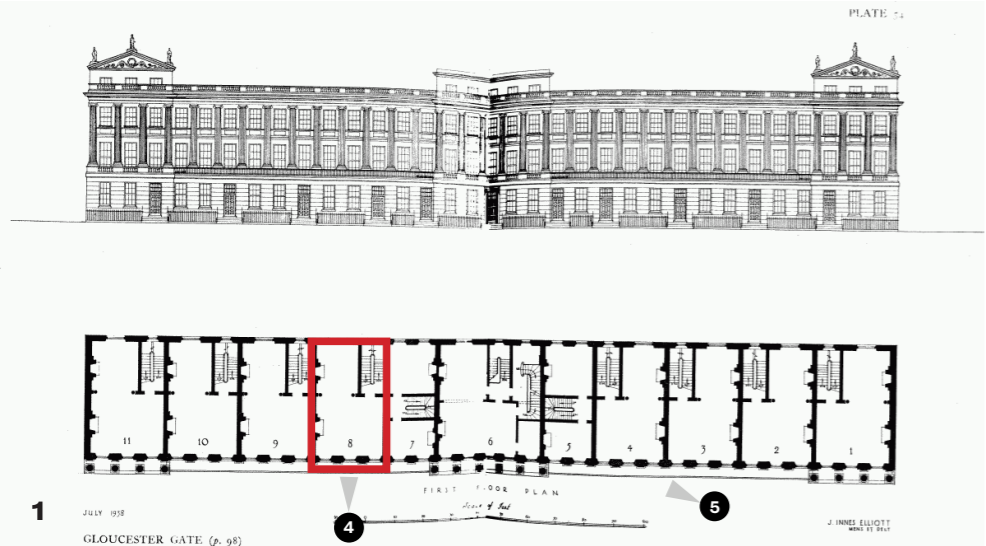
1987: Permission granted to make external and internal alterations and the rear closet wing was extended.



1 Plate 53: Gloucester Gate', in Survey of London: Volume 19, the Parish of St Pancras Part 2: Old St Pancras and Kentish Town, ed. Percy Lovell and William McB. Marcham (London, 1938)

# 2.0 SITE & CONTEXT

## EXISTING SITE



1 Illustrated historical site plan and elevation  
 2 View looking down at the courtyard in between the house and mews house at ground floor

3 View looking down at the closet wing from the first floor of the main house  
 4 Gloucester Gate front elevation  
 5 Looking north-east along Gloucester Gate

# 2.0 SITE & CONTEXT

## EXISTING HOUSE

**PROPERTY: 8 GLOUCESTER GATE**

The classical Nash residence has impressive views across Regent’s Park which can be enjoyed from the balcony and principal rooms in the main house. The property offers five floors of accommodation.

The grand principal bedroom suite occupies an the second floor with an en suite bathroom and dressing room. There is a private courtyard and terrace garden, two resident parking spaces, a double garage for two further car parking spaces and access to a private communal garden.

Gloucester Gate is located on the North Eastern boundary of Regent’s Park’s outer circle. The property is easily accessible from London’s main airports including Heathrow which is approximately 18 miles away.



- 1 First Floor Reception Room
- 2 Staircase
- 3 Entrance Hallway
- 4 Kitchen
- 5 First Floor Reception Room
- 6 Ground Floor Reception Room

# 2.0 SITE & CONTEXT

## QUALITY OF INTERNAL ACCOMMODATION

### CURRENT CONDITION

The principal significance of the building is derived from the front facade which is characterised with its palatial grandeur. The historic plan form of the front part of the house remains legible, while features like the main staircase materially contribute to the interest of this first rate town house.

The closet wing has a secondary character (which is typical of additions of the period), though weight must be afforded to the extent of alteration within this part of the building which is extensive and bears little resemblance to the historic character and layout. The interest of the closet wing lies in the secondary character and appearance which has been altered over time, and reflects the later extension to the principal house.

A number of photos are provided adjacent to illustrate the current character and need for improvement:

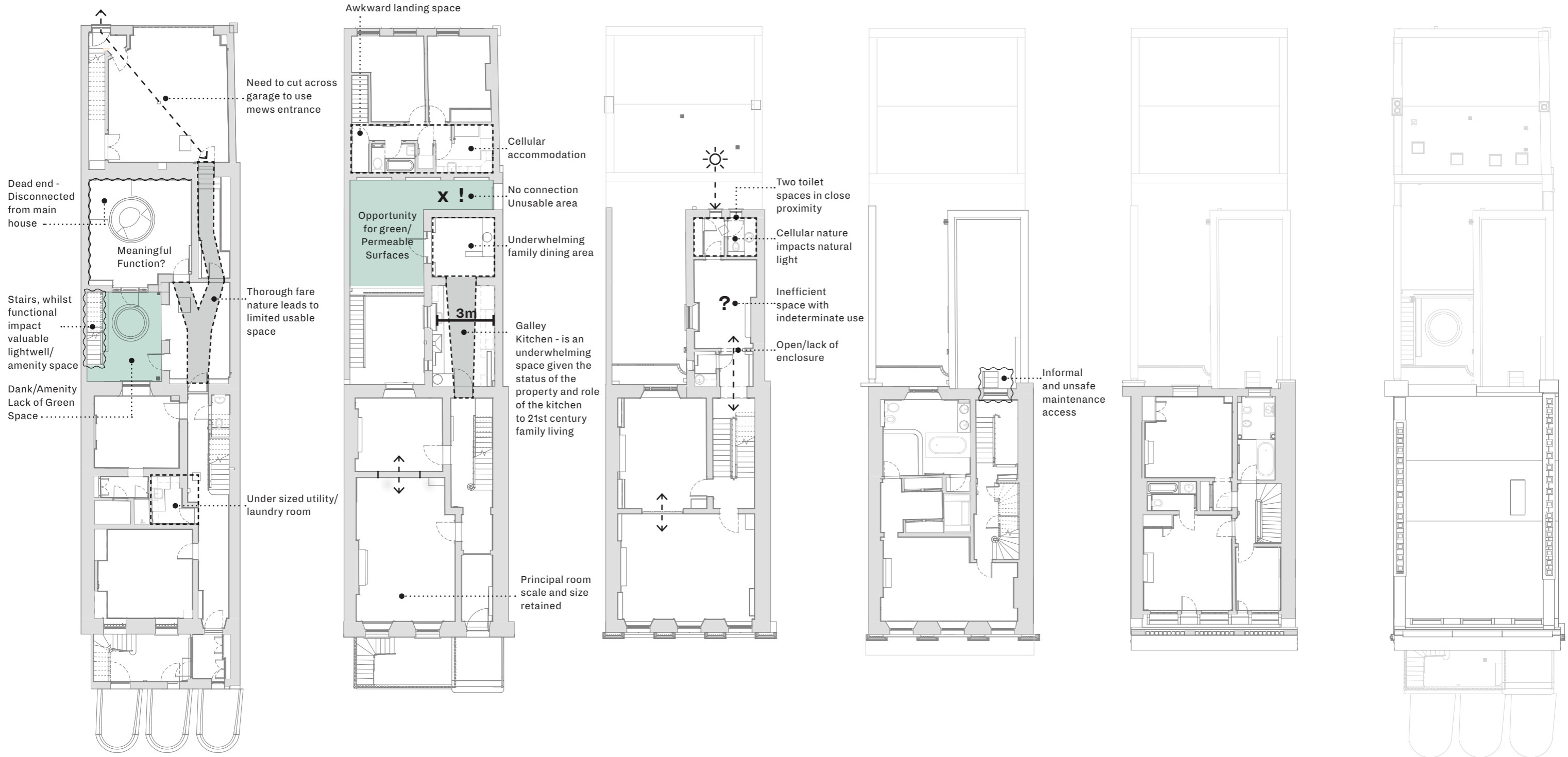
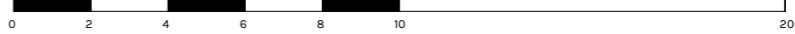
1. Lower ground thorough fare space is dominated by the need to circulate across so has no real use.
2. The jacuzzi room feels disconnected from the other spaces in the house which has lead to this area becoming redundant.
3. The kitchen is narrow (circa 3m) resulting in a galley layout which does not provide the important heart of the home function that a 21st Century kitchen needs to deliver for modern family living.
4. The family dining area is small (circa 3x3m) with restricted levels of natural light and offers no connection through to the mews on this principal floor.
5. First floor level in the closet wing is an awkward space with lack of real enclosure and use with smaller cellular rooms impacting natural levels of light.

The plan mark up overleaf as well as the issues highlighted above express the clear need for refurbishment and remodelling of the existing closet wing.



# 2.0 SITE & CONTEXT

## PLAN CRITIQUE

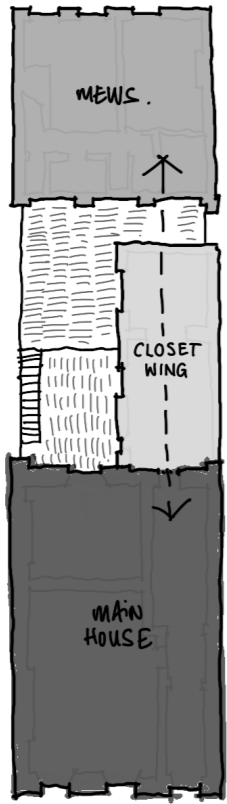


# 2.0 SITE & CONTEXT

## EXISTING FRONT ELEVATION

### FRONT ELEVATION

The front elevation forms part of the original terrace facade designed by John Nash. 8 Gloucester Gate is positioned to the north of the central property within the terrace and is three bays wide, delineated by fluted ionic pilasters, over three principal storeys, plus basement and garret storey. The principal entrance, approached by a short flight of steps spanning the basement lightwell, is positioned to the right of the elevation with a rectangular fan light above. The front elevation retains its original design with no alterations.



1



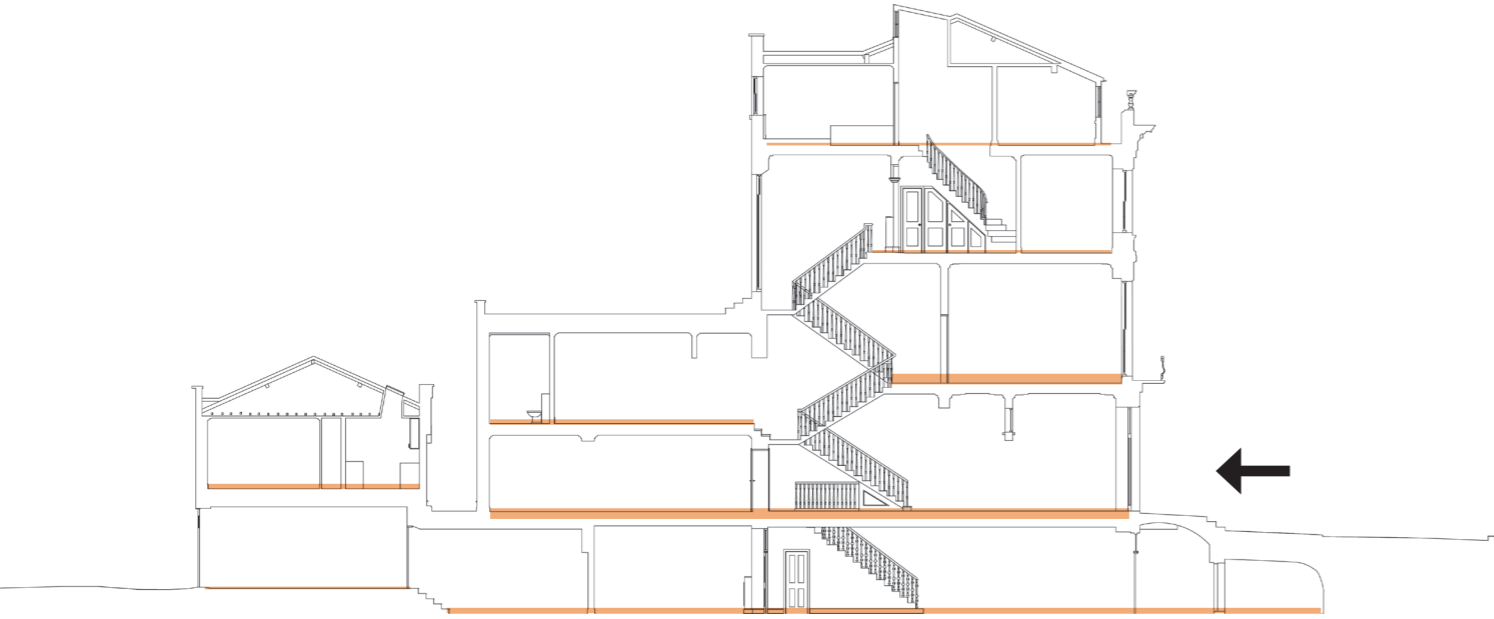
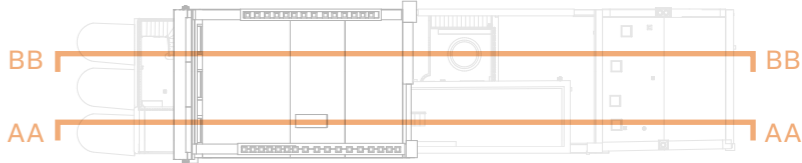
2

- 1 Concept Plan
- 2 Gloucester Gate Front Elevation



# 2.0 SITE & CONTEXT

## EXISTING CROSS SECTIONS



Mews House    Closet Wing    Main House

**Section AA**

*Principal level*

- Vertical hierarchy. The mews and main house are currently two disconnected properties. In the existing section one has to travel down to the basement to access the mews which interrupts the experience of this principal level. The intention is to strengthen the ground floor as the principal level and to give the new closet wing functional importance by connecting the main house and mews house laterally to create one single family household.

- Less significant importance
- Significant importance



Mews House    Closet Wing    Main House

**Section BB**

*Principal rooms*

- The scale of principal rooms to the front of house forms a hierarchy of spaces across the house, with the mews house and closet wing being second principal and top floor rooms being third principal. The ambition of the proposal is to enable the mews spaces to elevate a little in relation to the main house.