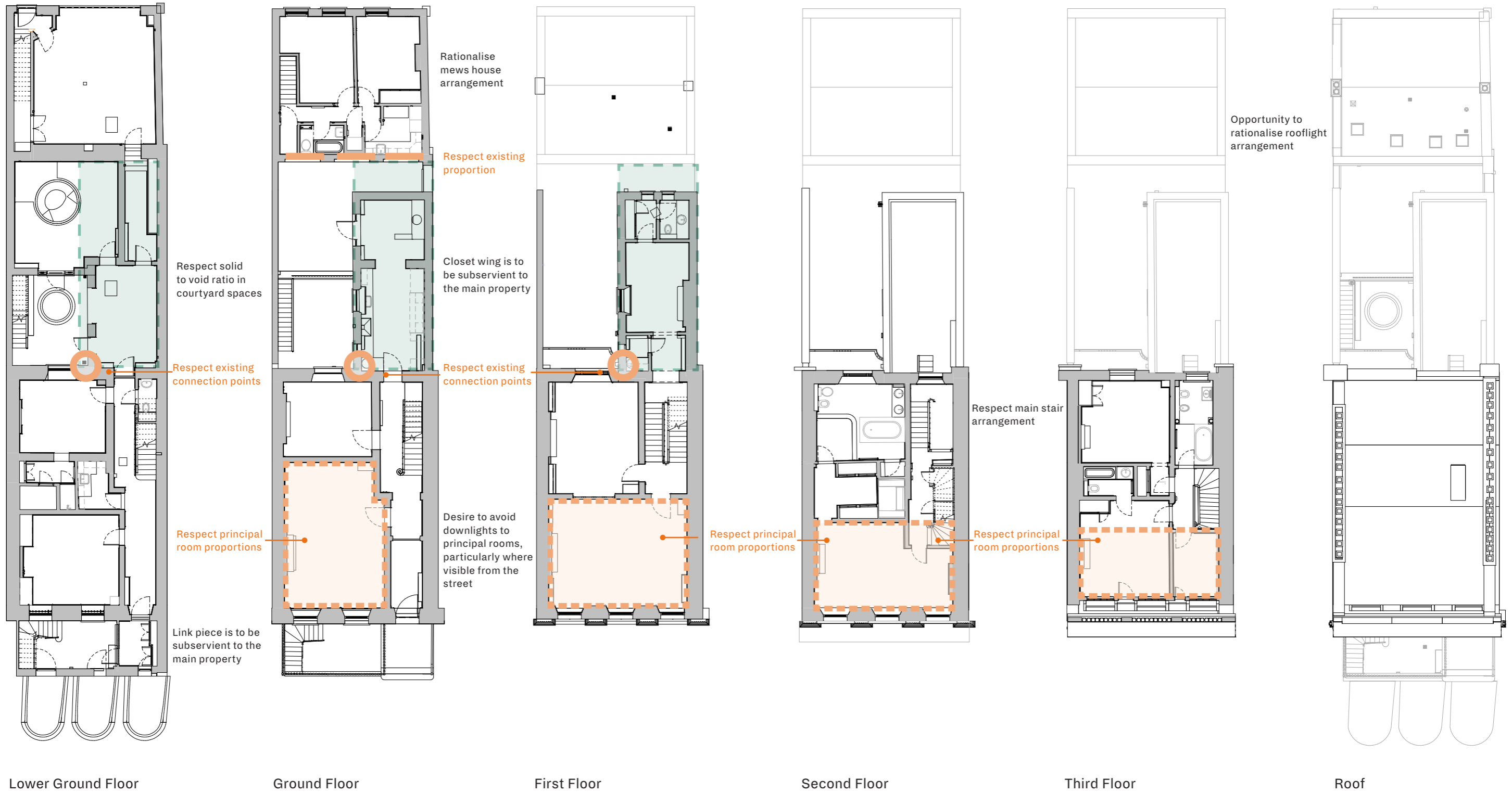


# 2.0 SITE & CONTEXT

## HISTORIC CONSTRAINTS



Existing Gross Internal Area (approx):  
**Total - 618sqm / 6657sqft**



# 2.0 SITE & CONTEXT

## HISTORIC REFERENCES

### ARCHITECTURAL PROPOSAL

The design proposal has been developed by Downen Farmer Architects and Goddard & Studio as interior designers.

The brief for the project was to focus on the interconnecting spaces through the ground floor, and how this can be used to serve the owners' family living requirements. Related to the importance of the ground floor thoroughfare is how this level is reconnected to the 'secondary' spaces within No. 8, while retaining the importance and character of the original Nash building.

The concept plays to the strengths of the house and its corresponding spaces. In being constrained by the historical features of the main house, the aim has been to identify the ground floor as forming the main legible part of the property. It is intended to give the new closet wing functional importance by connecting spaces vertically as well as laterally. The closet wing facade serves as an improved interface between inside and outside, and the bowed shape, a reference to John Nash and his contemporaries, upgrades the space from a corridor into a central dining room and kitchen with a cosy study above.

The proposal identifies three separate categories, before bringing them back into one coherent concept:

- 1. Main house - Views
- 2. Closet Wing - Light
- 3. Mews - Retreat

Whilst different historical codes have to be applied and design-philosophies to each category, the overarching aim of the project is form spaces to interact harmoniously with one another. The aim therefore is to respect the original design whilst seeking to formalise the various modernisations that have been applied in the years since the house was built in 1827.



1 Historic Photo of Gloucester Gate reception and sitting room

# 2.0 SITE & CONTEXT

## HISTORIC REFERENCES

### THE INTERIORS

In plan form, Regency terraces continued to follow the traditional 18th century layout with service areas located in the basement, principal reception rooms at ground and first floor, and rooms of decreasing importance across the upper floors.

The entrance halls, reception and dining rooms are the principal spaces across the main house, with elegant floor to ceiling, recessed sash windows giving magnificent Westerly views across the tree-lined park and taking full advantage of the afternoon and evening light.

The master bedroom suite incorporates large, fitted bathrooms and a dressing room.

The closet wing contains a family room and jacuzzi room at lower ground level, a kitchen at ground level and a bedroom at first floor.

A mews house at the rear contains a garage at ground floor level. There is currently a self-contained flat with kitchenette and bathroom on the first floor, ideal for staff or for additional family accommodation. A landscaped patio/terrace separates the principal residence from the mews house.

The images shown are from the 1980s Marketing Brochure for 5-11 Gloucester Gate.



- 1 Typical First Floor Drawing Room
- 2 Typical Dining Room
- 3 Reception Hall - Houses 5 and 7
- 4 Typical Kitchen

# 2.0 SITE & CONTEXT

## NORTHERN SIDE OF THE TERRACE

### CONTEMPORARY DEVELOPMENT

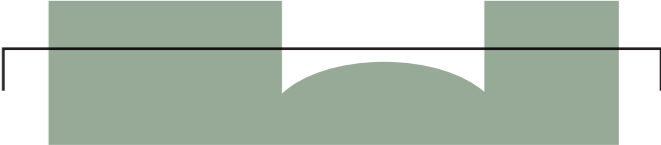
Other schemes on the northern side of the terrace have recently sought to modernise these Grade I listed properties with contemporary forms, but which also improve the way the buildings function in the 21st century.

While the Applicant appreciates that each case must be considered on its own merits, these examples illustrate how these buildings can be adapted in a manner that is acceptable and has been deemed to be sympathetic to the heritage significance of the listed buildings.



# 2.0 SITE & CONTEXT

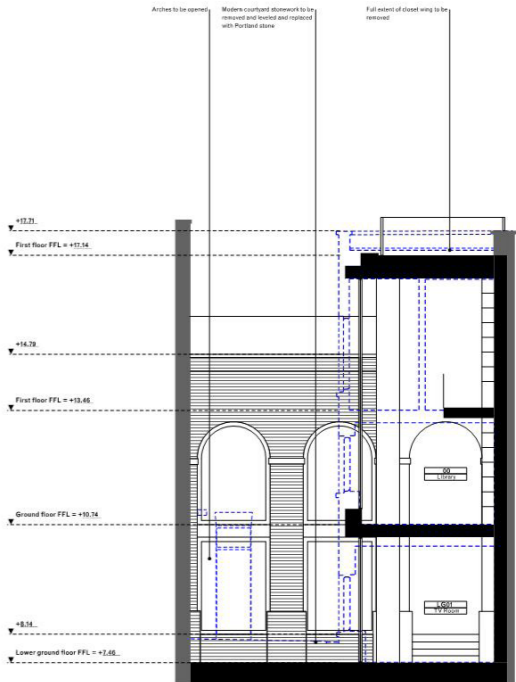
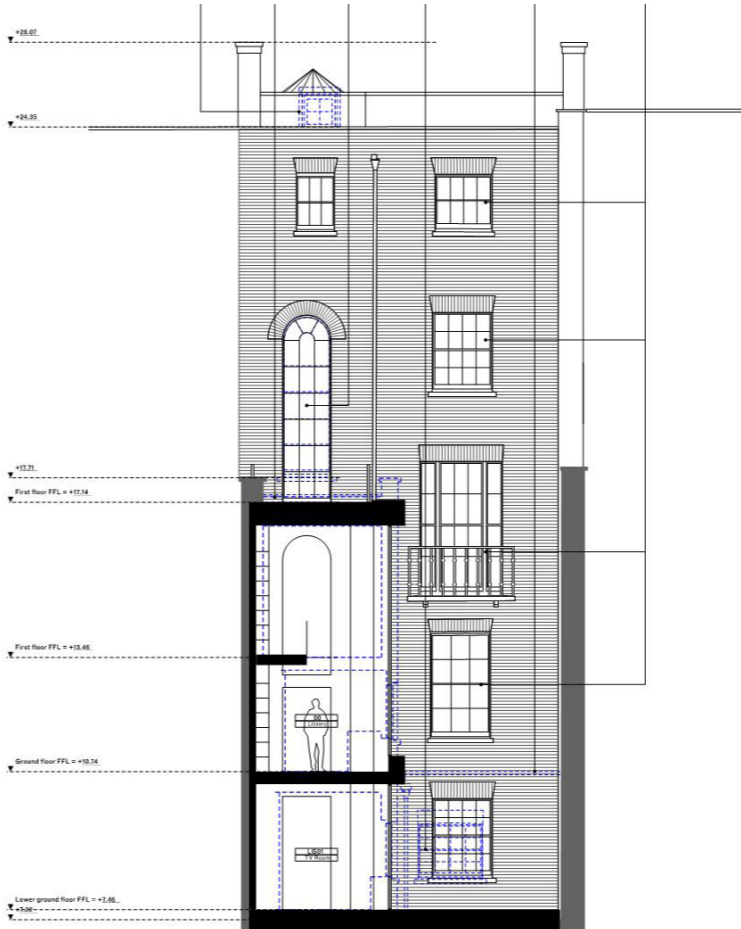
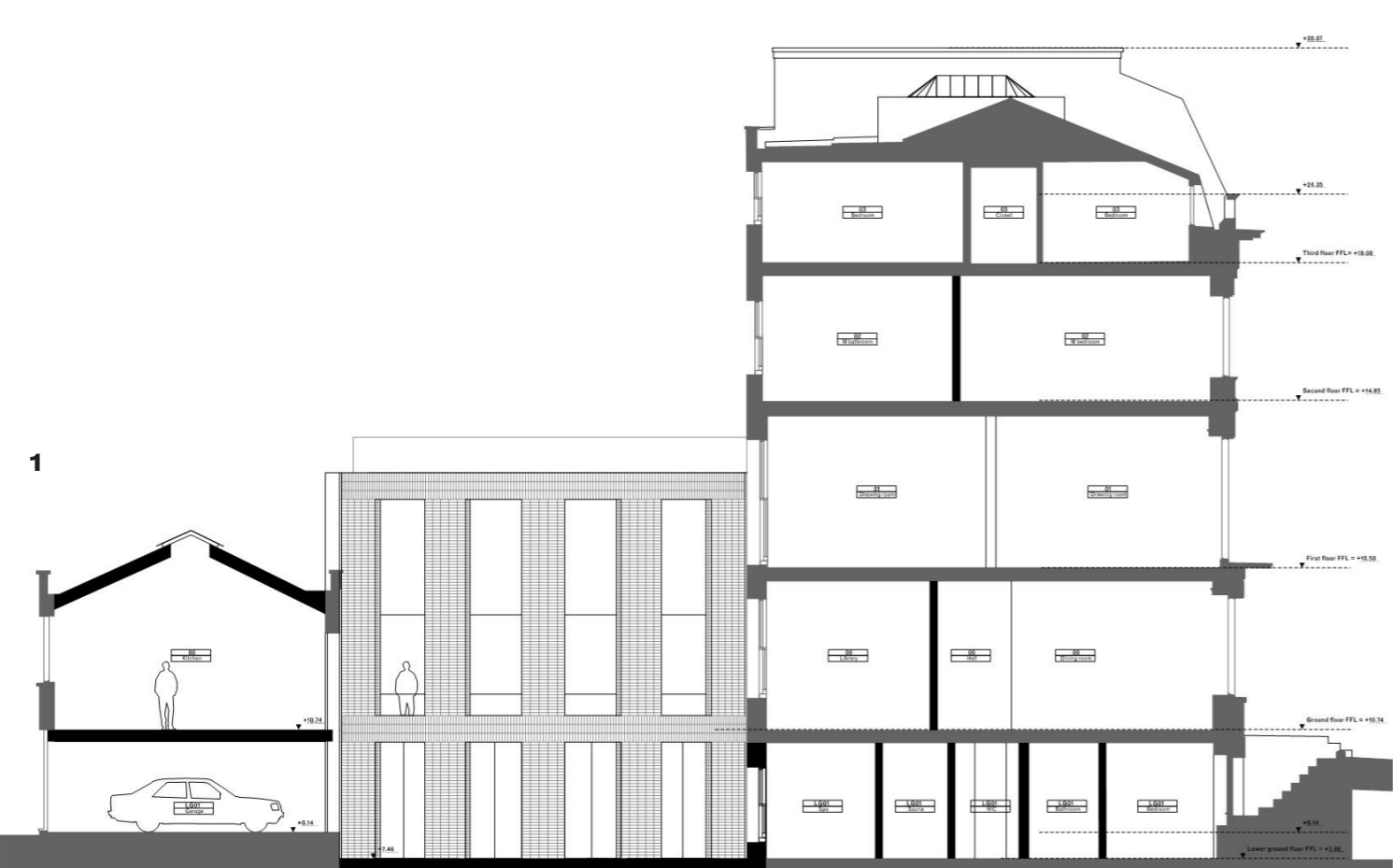
## 10 GLOUCESTER GATE



### 10 GLOUCESTER GATE

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 closet wing and the mews to the rear designed by GC Office in 2016.

The scheme successfully sought to alter the connecting closet wing 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.



1 Longitudinal Section Through Patio  
2 Cross Section Through The Closet Wing

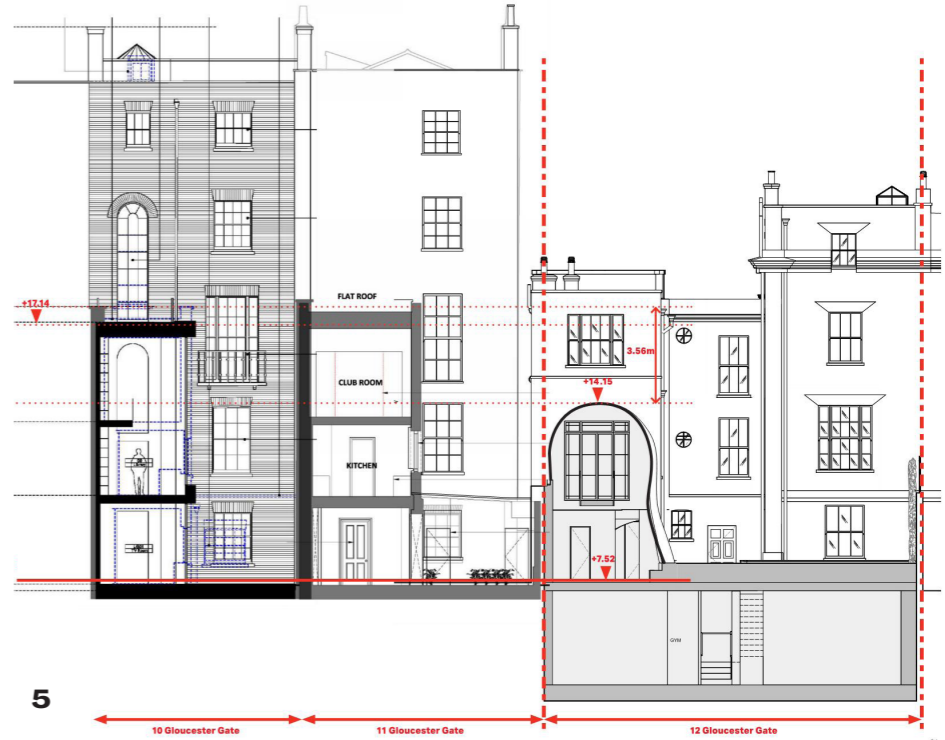
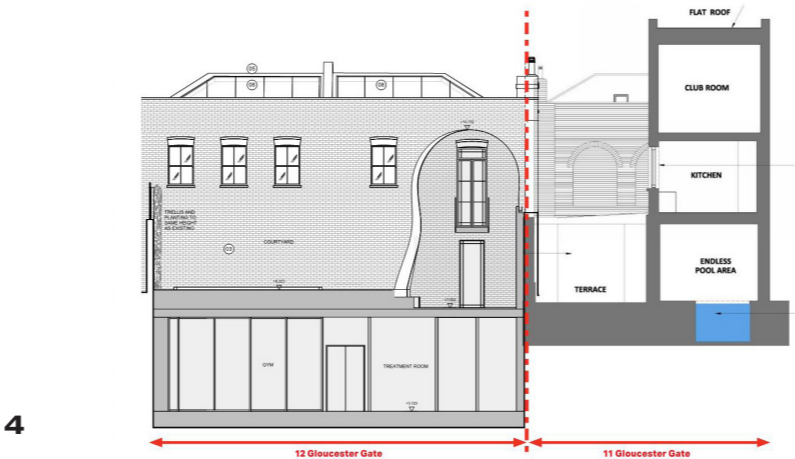
# 2.0 SITE & CONTEXT

## 12 GLOUCESTER GATE

### 12 GLOUCESTER GATE

Make Architects secured support of a listed building consent for 12 Gloucester Gate in 2024 for a redesign of the consented closet wing between the main house at Gloucester Lodge and the mews property to the rear.

The re-imagining of the consented glass closet wing intends to enhance the initial design to create an architectural asset in its own right as an accompaniment to the Grade I 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.



- 1-3 Glass closet wing Visualisation
- 4 Longitudinal Section Through Patio
- 5 Cross Section Through The Closet Wing

# 3.0

# PLANNING PROCESS

# 3.0 PLANNING PROCESS

## 2024/0371/PRE-APP FEEDBACK

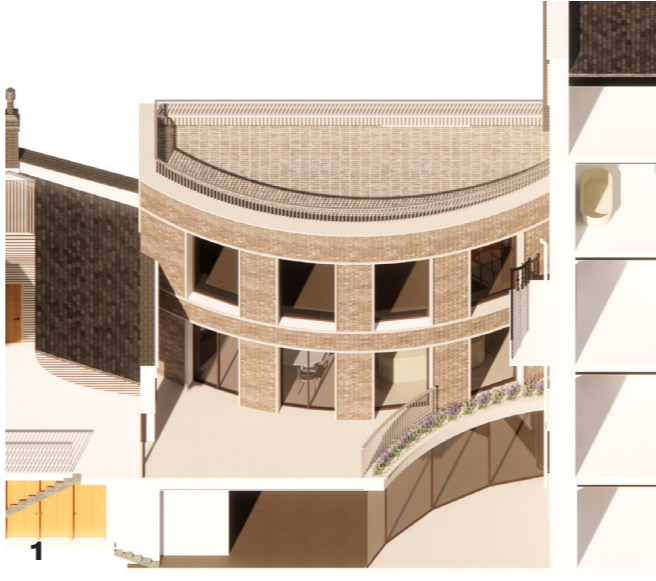
### 2024/0371/PRE-APP OFFICER FEEDBACK

The project team met with conservation and planning officers from Camden Council in February 2024 to discuss the scheme and received a written response in May, reference to which is made over the subsequent pages to outline how this dialogue informed the development of the proposals.

It was agreed that the significance of No. 8 Gloucester Gate is high. It's significance includes its architectural design and materials, plan form, evidential value as an early C19th terrace house (with façade to the design of Nash), group value with other C19th buildings in the Regent's Park and its associative and compositional value with the Regent's Park planned landscape.

The items shown in *italics* adjacent highlight key officer feedback on where the closet wing design could benefit from design development.

The project team sought advice from Historic England who considered that they were content for the proposals to be discussed with Camden without their involvement.



*“The loss of a mitigating scale between the main rear elevation and the mews building.”*



*“The visual impact of the proposed building on what remains of the historic outlook from the rooms within the main house.”*



*“The replacement extension is essentially a new pavilion within the rear yard and its façade reads as almost entirely independent of the main house or the mews building.”*

- 1 Elevational View
- 2 Lower ground view from Main House
- 3 Ground floor view from Mews side



**4.0**

**DESIGN  
DEVELOPMENT**

# 4.0 DESIGN DEVELOPMENT

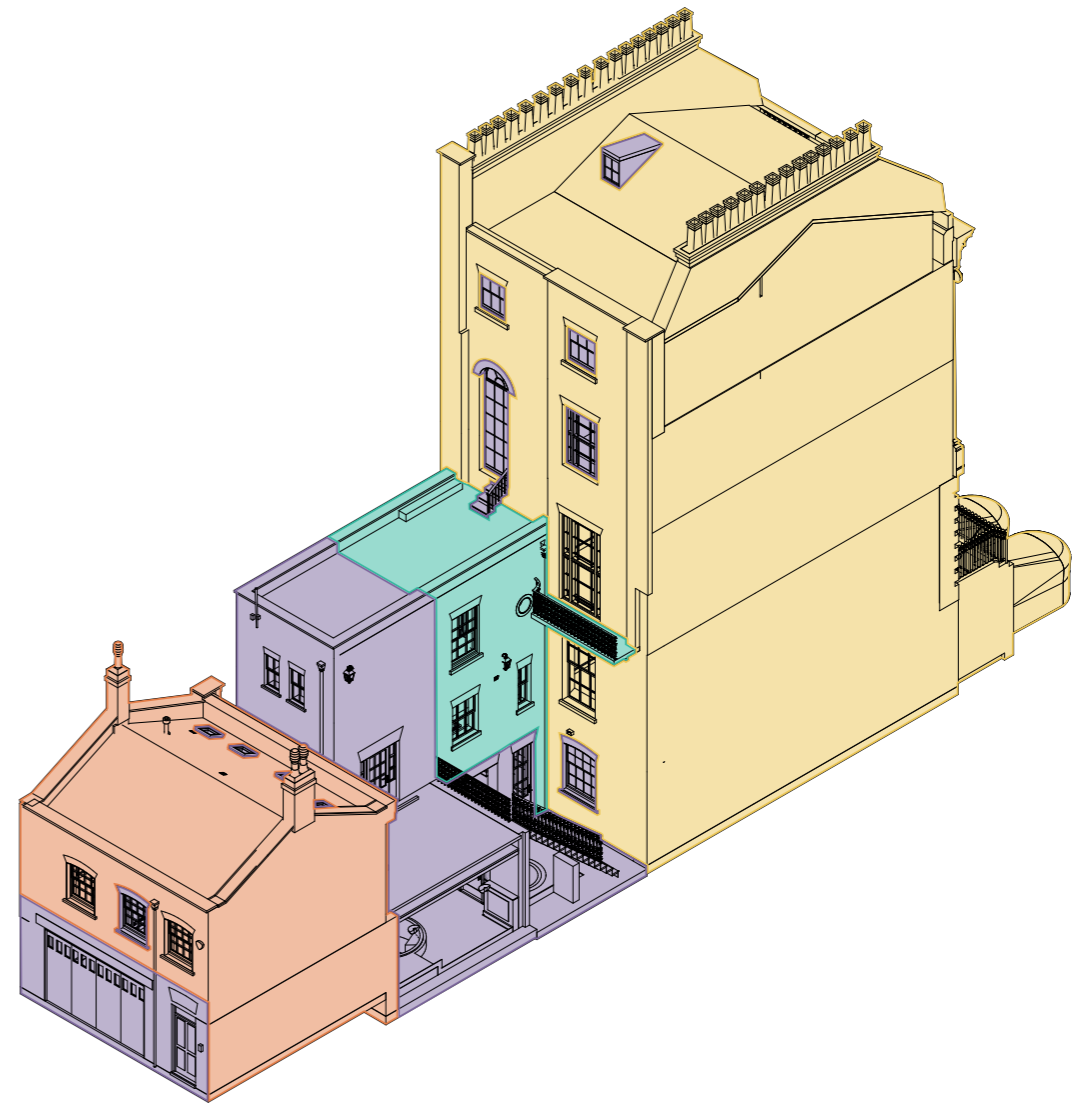
## CONSTRAINTS AND OPPORTUNITIES

### UNDERSTANDING BUILDING SIGNIFICANCE

8 Gloucester Gate is a four-storey first-rate townhouse which forms part of a terrace of townhouses built in 1826-28 as part of the last phase of John Nash's development of the Regent's Park Estate. Together, the houses that comprise Gloucester Gate form a prominent architectural composition and townscape grouping that is, in some respects, greater than the sum of its individual parts.

8 Gloucester Gate is listed Grade I and is, therefore, of 'exceptional interest'. The below table considers the significance of 8 Gloucester Gate, which resides principally in its historic and architectural interest as defined in the NPPF.

Phase	Date Range	Works Undertaken
Phase I	c. 1827	Building constructed.
Phase II	c. 1827-1835	Construction of the mews/stables building to the rear.
Phase III	c. 1827-1872	Construction of the closet wing.
Phase IV	1938-1963	Ad hoc alterations to the interiors of No.8. Subdivision into flats and maisonettes. Insertion of staircase between ground and first floors between the two principal rooms.
Phase V	1987	Refurbishment of No.8. Extension of rear closet wing. Replacement of windows Alteration to plan form across all floors. Complete refurbishment of the mews building including alteration to ground floor openings and internal plan form.



# 4.0 DESIGN DEVELOPMENT SUSTAINABILITY POLICY

## CAMDEN LOCAL PLAN - TARGETED POLICY

### POLICY CC1 CLIMATE CHANGE MITIGATION

- A. Promote zero carbon development and require all development to reduce carbon dioxide emissions through following the steps in the energy hierarchy.
- D. Support and encourage sensitive energy efficiency improvements to existing buildings.
- E. Require all proposals that involve substantial demolition to demonstrate that it is not possible to retain and improve the existing building
- F. Expect all developments to optimise resource efficiency.

### POLICY CC2 ADAPTING TO CLIMATE CHANGE

- C. Incorporating bio-diverse roofs, combination green and blue roofs and green walls where appropriate; and
- D. Measure to reduce the impact of urban and dwelling overheating, including application of the cooling hierarchy.
- E. Ensuring development schemes demonstrate how adaptation measures and sustainable development principles have been incorporated into the design and proposed implementation.

### POLICY CC3 WATER AND FLOODING

- A. Incorporate water efficiency measures;
- B. Avoid harm to the water environment and improve water quality;
- E. Utilise Sustainable Drainage Systems (SuDs) in line with the drainage hierarchy to achieve a greenfield run-off rate where feasible

### LETI BEST PRACTICE FOR CONSTRAINED BUILDING TYPES

As this is a listed property, heritage features and internal space will limit the extent of the retrofit that can be achieved - i.e. some retrofits will be constrained.

In this case, internal wall insulation would be required to preserve the heritage facade. Heritage constraints may dictate that only internal insulation is used on localised areas of the external envelope. There would also be a constraint on applying any external insulation. Therefore, LETI best practice constrained will be used as guidance as a minimum standard.

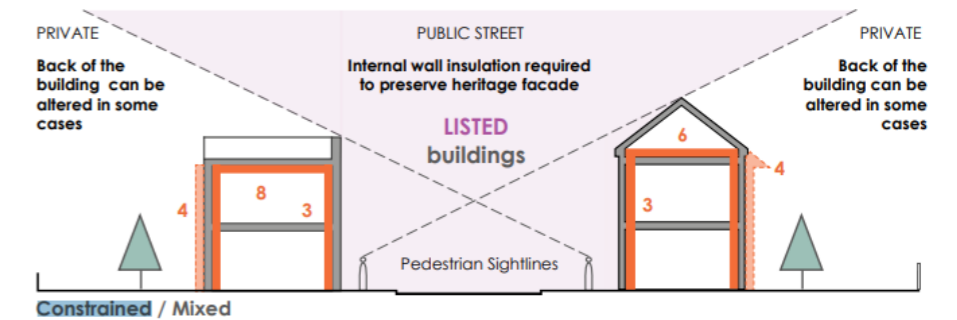
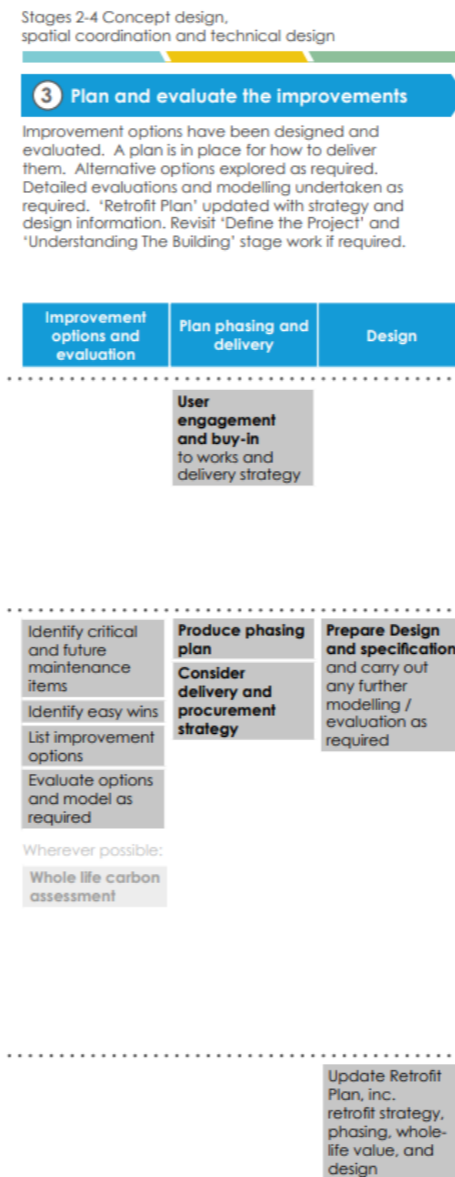
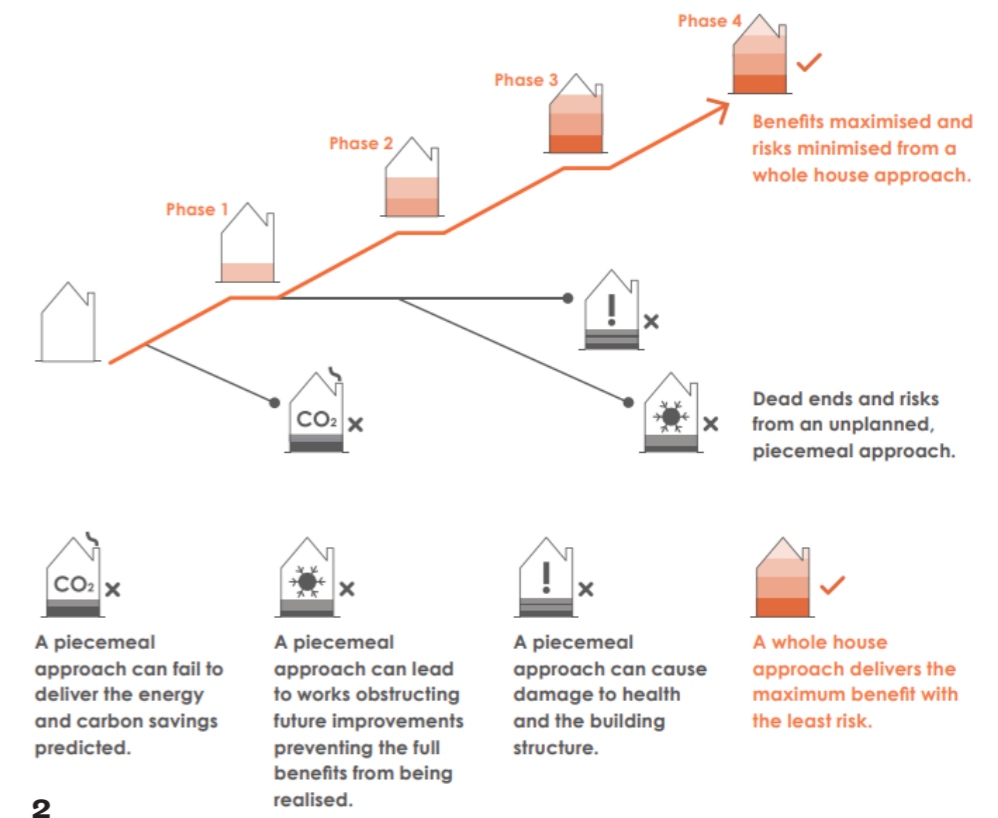


Figure C.4 - High level insulation strategy for listed buildings



1 LETI Retrofit Guide Extract  
2 Piecemeal vs Whole House Approach

# 4.0 DESIGN DEVELOPMENT

## HIERARCHY OF SPACES

### HEART OF THE HOME

The current property is two separate single household dwellings, with no direct internal access from the main house to the mews house. The garage is a communal space which one has to pass through creating a convoluted and disconnected existing condition.

The improvement works to 8 Gloucester Gate seek to connect these two areas to create a single household dwelling. To support this, the project shall reinstate original proportions and hierarchy in the principal spaces, enhancing the legibility of the building and improve the quality of its fabric. The reinstatement works would be based on the analysis of suitable precedents to ensure that any new fabric is a scholarly addition that is historically appropriate.

The closet wing now forms a secondary part of the main house, in a rear extension that was originally conceived as servant's quarters.

The original use of this part of the house is no longer legible and it functions as a subordinate part of the house that has little sense of connection with the principal rooms that lie on the ground and first floors and at different levels. This is an issue faced by a number of the closet wings on Gloucester Gate Terrace (and other Nash terraces).

Externally, the elevation facing into the courtyard has been altered and extended. It is finished in yellow stock brick of standard form, and is not well composed. It appears as one would expect, as a secondary elevation to the rear of the main house and was not designed to be seen.

The new annex is therefore proposed in a similar location as the existing closet wing, across two floors and equal in height. It has a bowed elevation, facing into the proposed courtyard at ground floor, and would extend to adjoin the rear mews house. Note that an extension of the existing closet wing to adjoin the mews house was granted as part of the 1987 proposals.

Internally, the annex will be formed of three floors. The ground floor will comprise a kitchen and dining room while the first floor would have a study and separate WC. Access will be provided from the ground and first floors of the main house as well as the ground floor of the mews house.

- 1 Photos of the garage communal space with lockable doors
- 2 Space Hierarchy - Proposed Ground Floor Plan

### GARAGE COMMUNAL SPACE

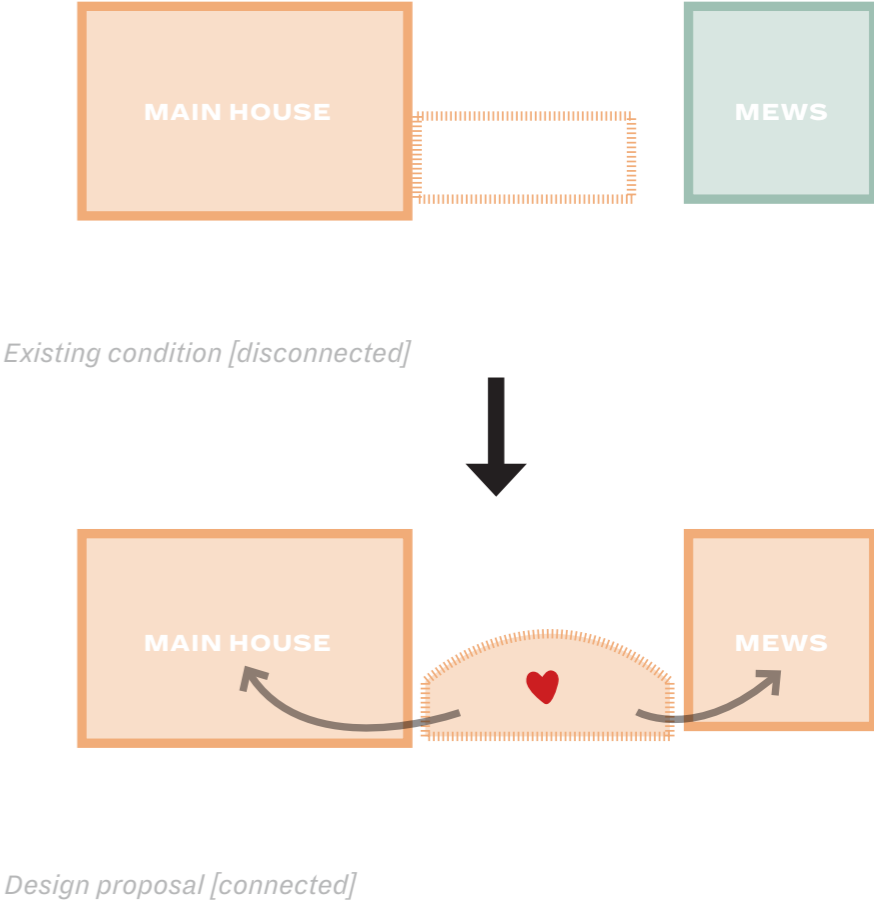
The main house and the mews flat are currently two single household dwellings, separated by the "communal parking spaces" and locked doors leading from this space. There are lockable doors on either side of the garage, with different keys for each door. Selection of photos provided below.



### CONSTRAINED EXISTING CONDITION

The diagram below outlines the constraints of the 19th Century closet wing extent and fabric.

Whilst this condition does contribute to the existing character of the courtyard, the form is limited, particularly with regards to its usability. This arrangement does not enable this strategically important closet wing area to perform the heart of the home function which takes pressure off the more historically important spaces in the main house which this heart can then serve.



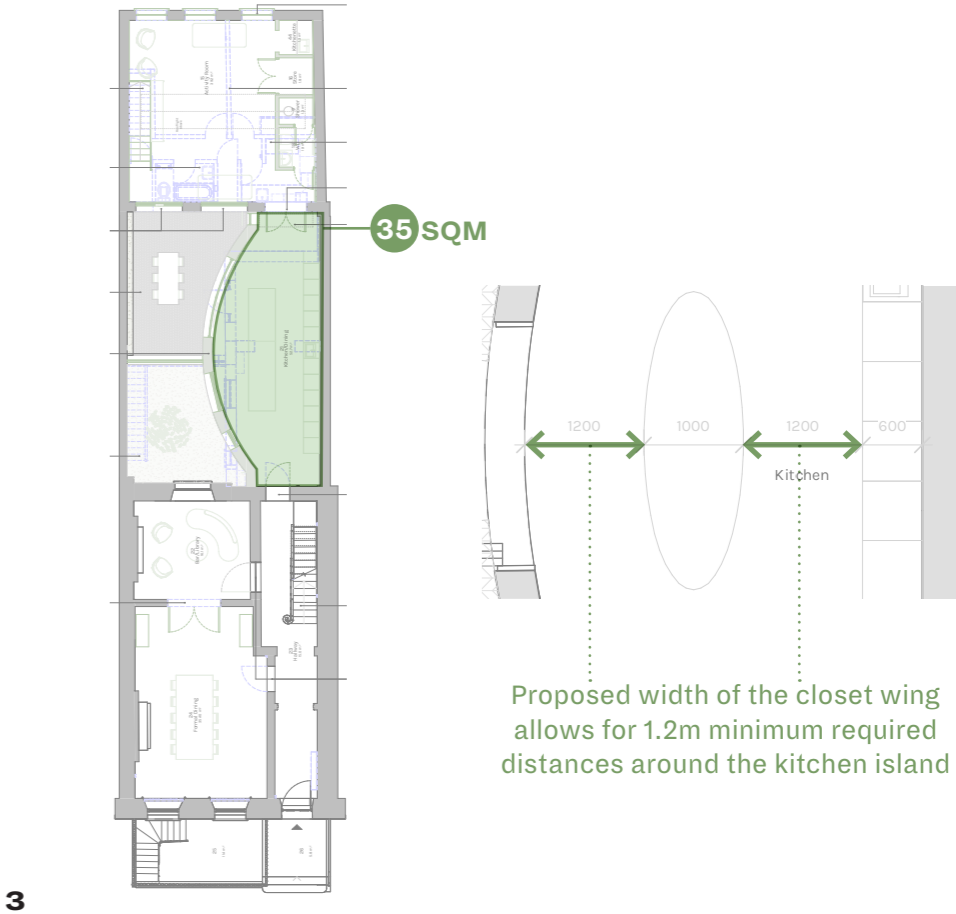
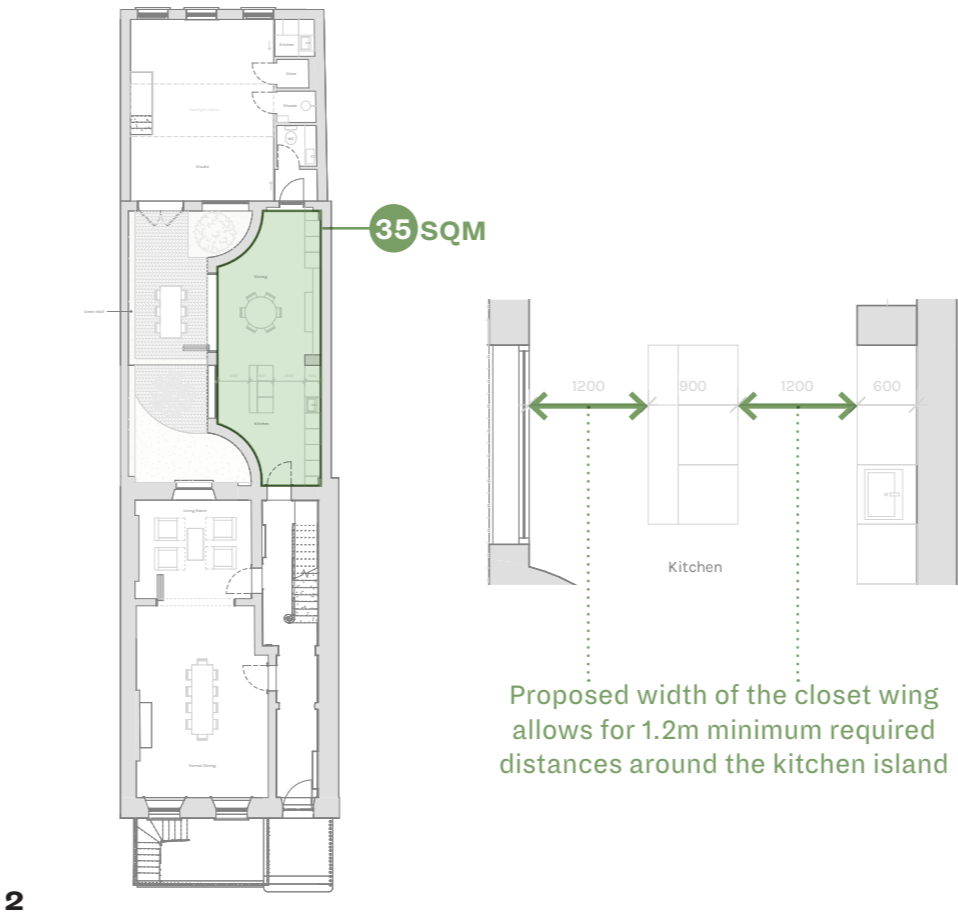
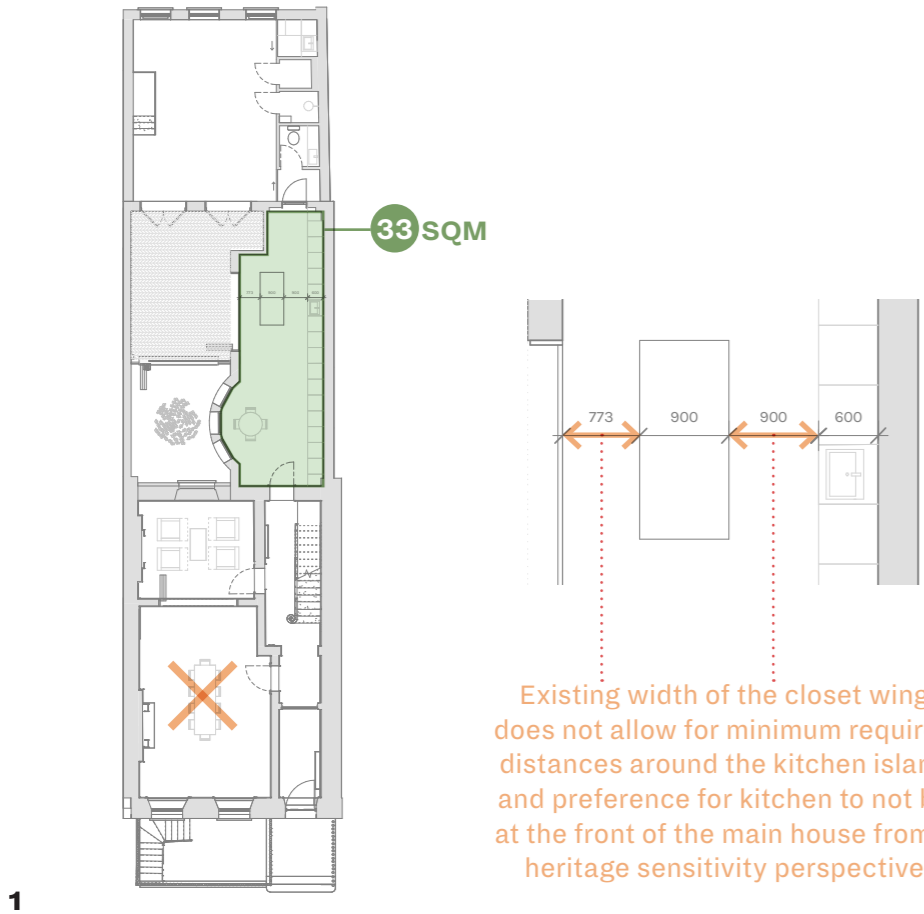
# 4.0 DESIGN DEVELOPMENT

## MASS TESTING



### CLOSET WING INTERNAL AREAS GROUND FLOOR

A series of options were tested to explore the potential area benefit of the closet wing and how this contributes to usable space whilst connecting the mews and main house together.



- 1 Rounded Bay Option
- 2 Scalloped Block Option
- 3 Bow Block Option