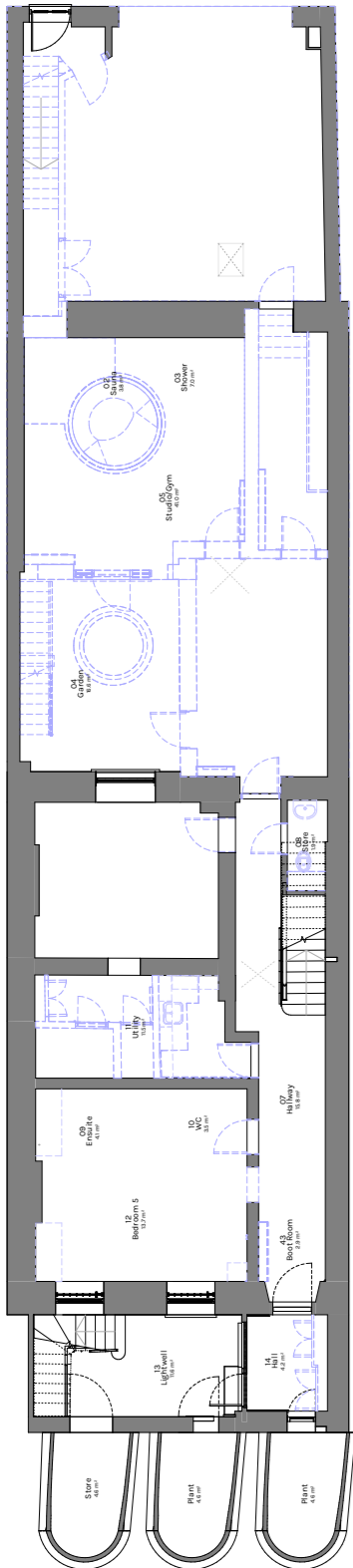


# 5.0 THE SCHEME

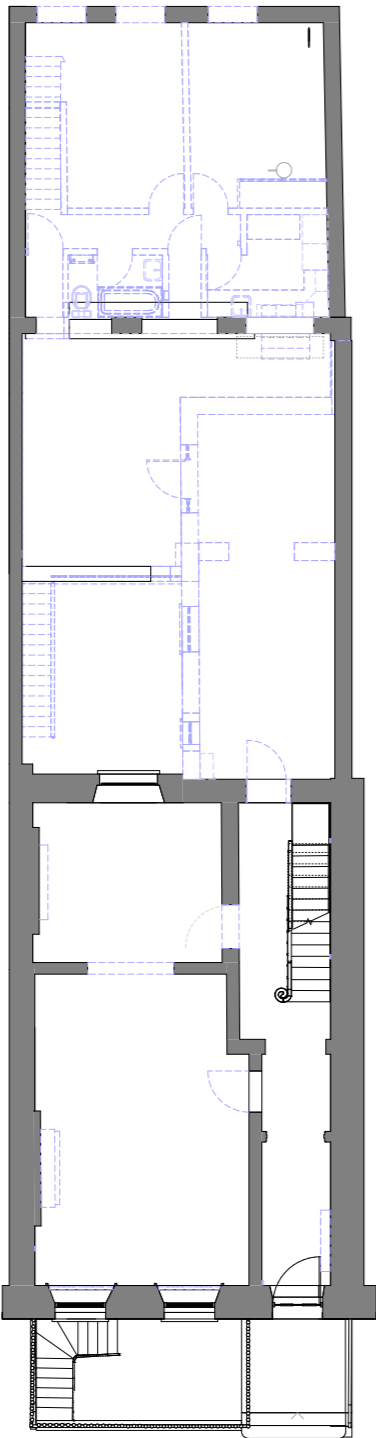
## DEMOLITION PLANS



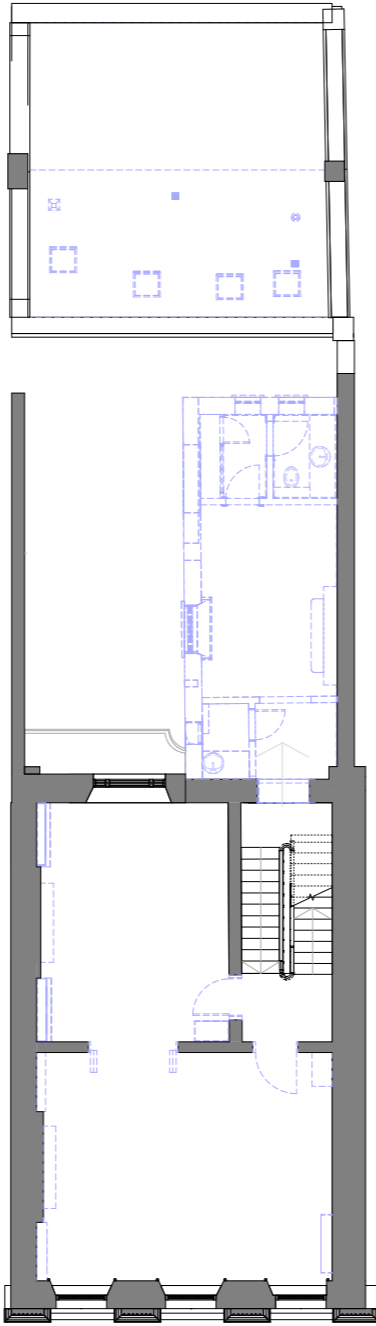
--- Removals



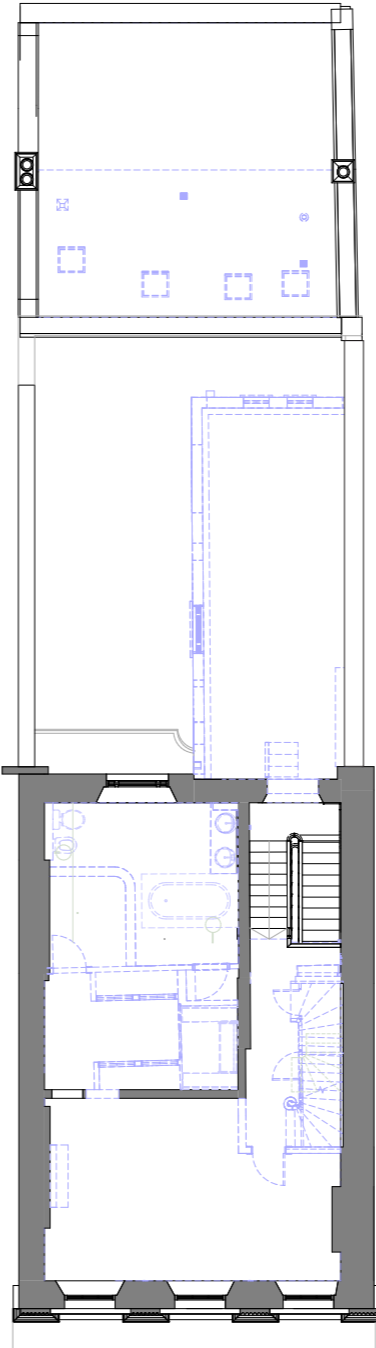
Lower Ground Floor



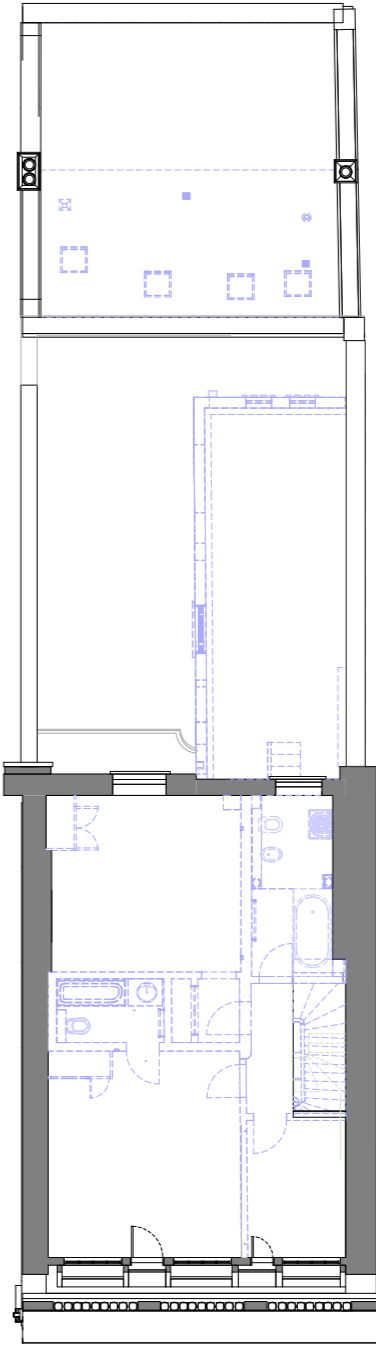
Ground Floor



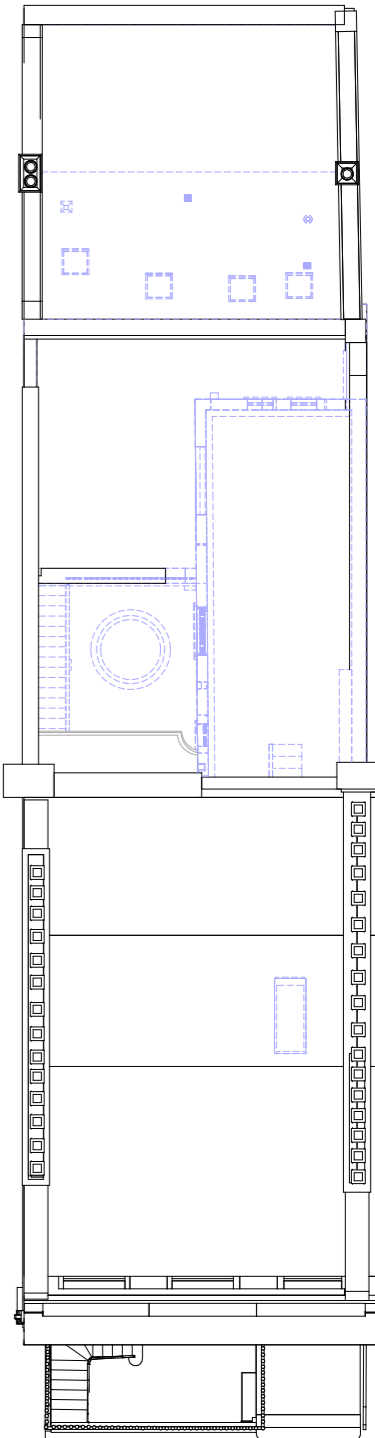
First Floor



Second Floor



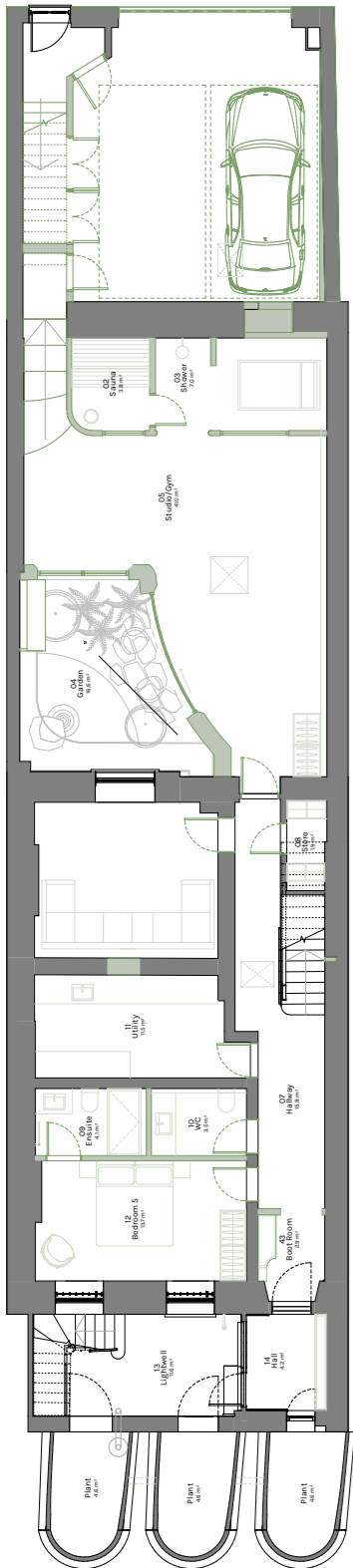
Third Floor



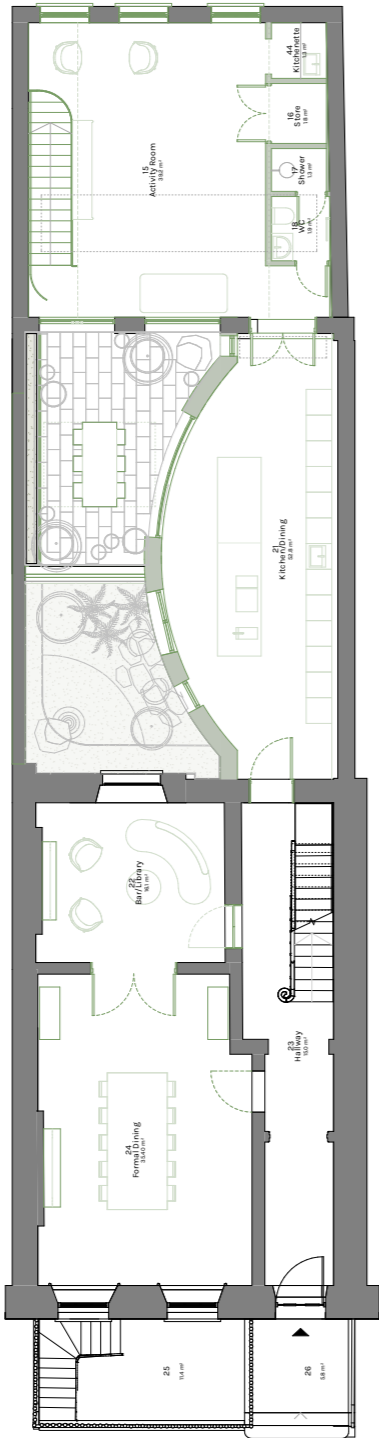
Roof

# 5.0 THE SCHEME

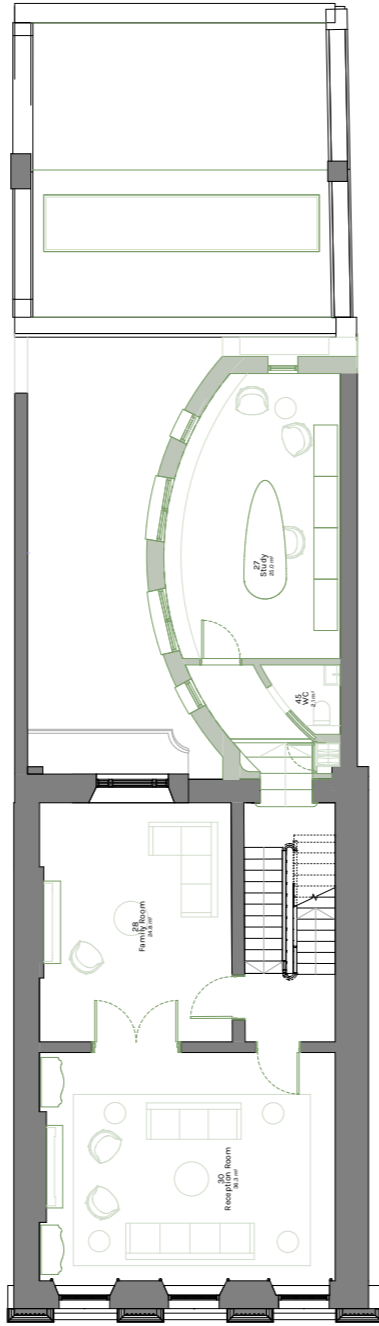
## PROPOSED PLANS



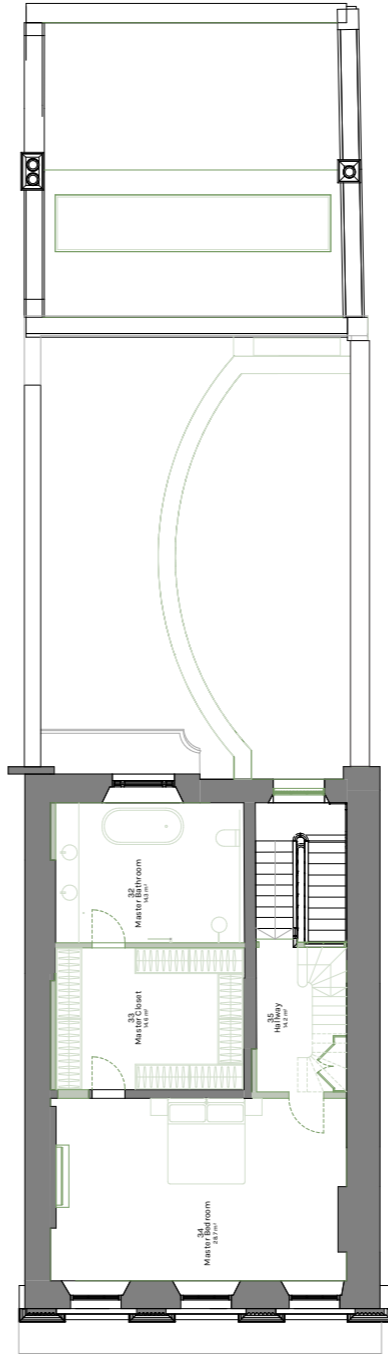
Lower Ground Floor



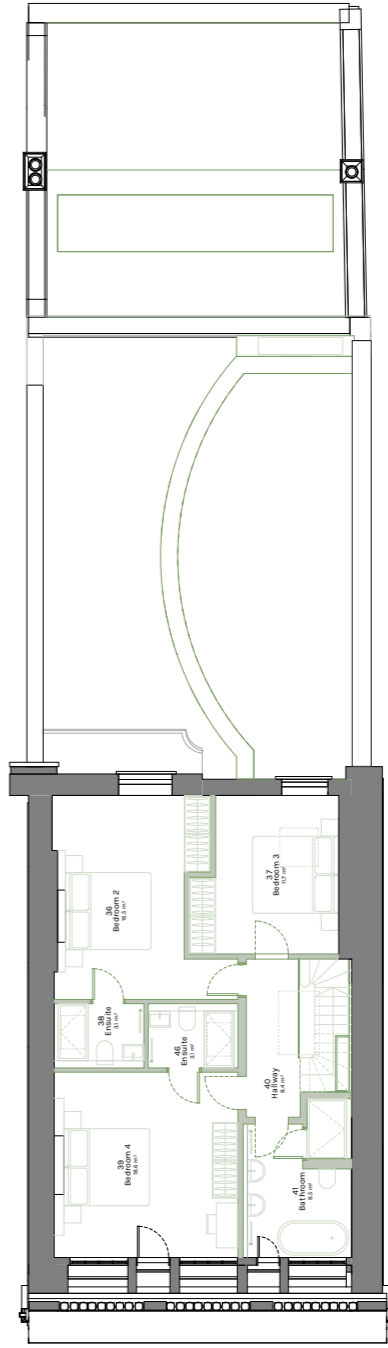
Ground Floor



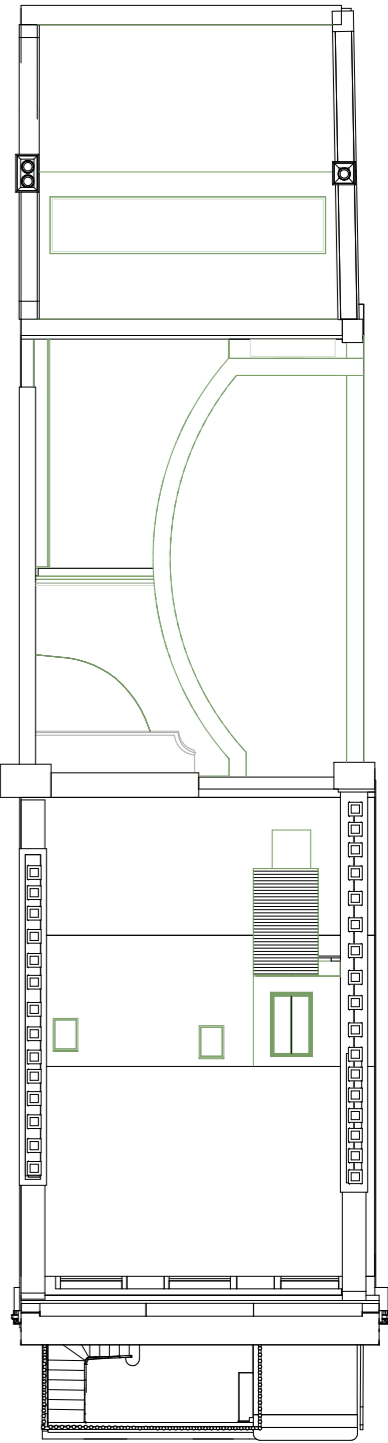
First Floor



Second Floor



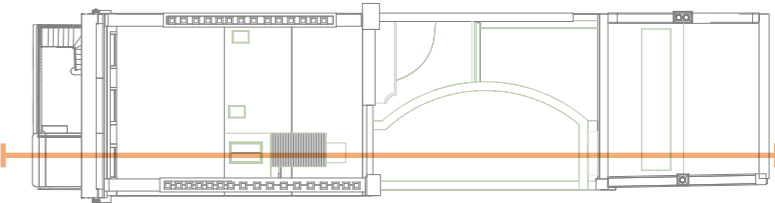
Third Floor



Roof

# 5.0 THE SCHEME

## PRINCIPAL FLOOR HEIGHT

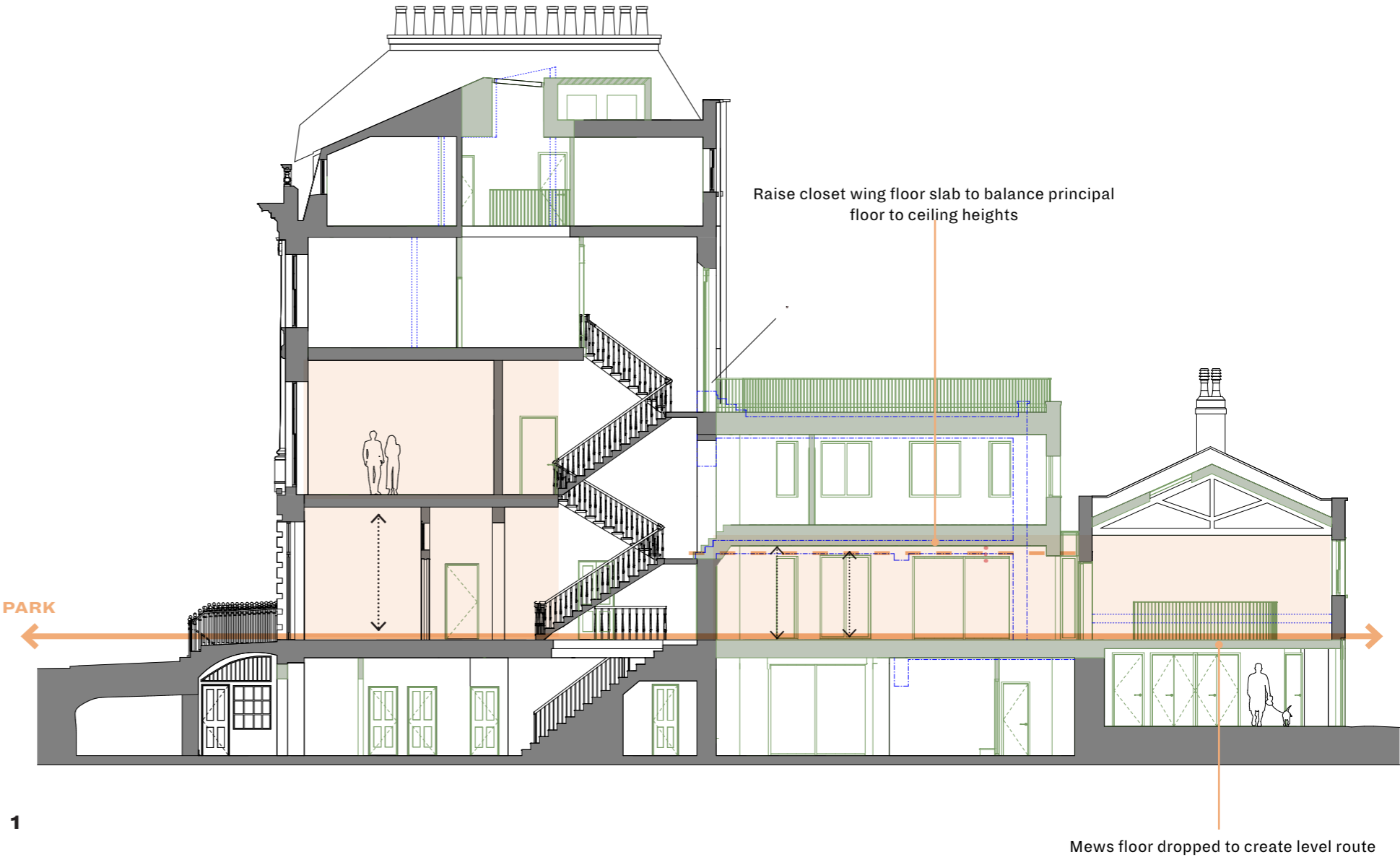


### PRINCIPAL FLOOR HEIGHT / LEVEL

The principal floor level has been aligned to improve circulation through the building while improving outlook and amenity on what is a very constrained site.

The elevation facing into the rear courtyard will lead to a new aesthetic experience. There will be a visible difference between the solid brick piers and the glazing between, creating a simple and calm contrast but in a manner that reflects the materiality of the main house.

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 ground floor of the mews house.



1 Proposed Floor to Ceiling Heights in the Closet Wing

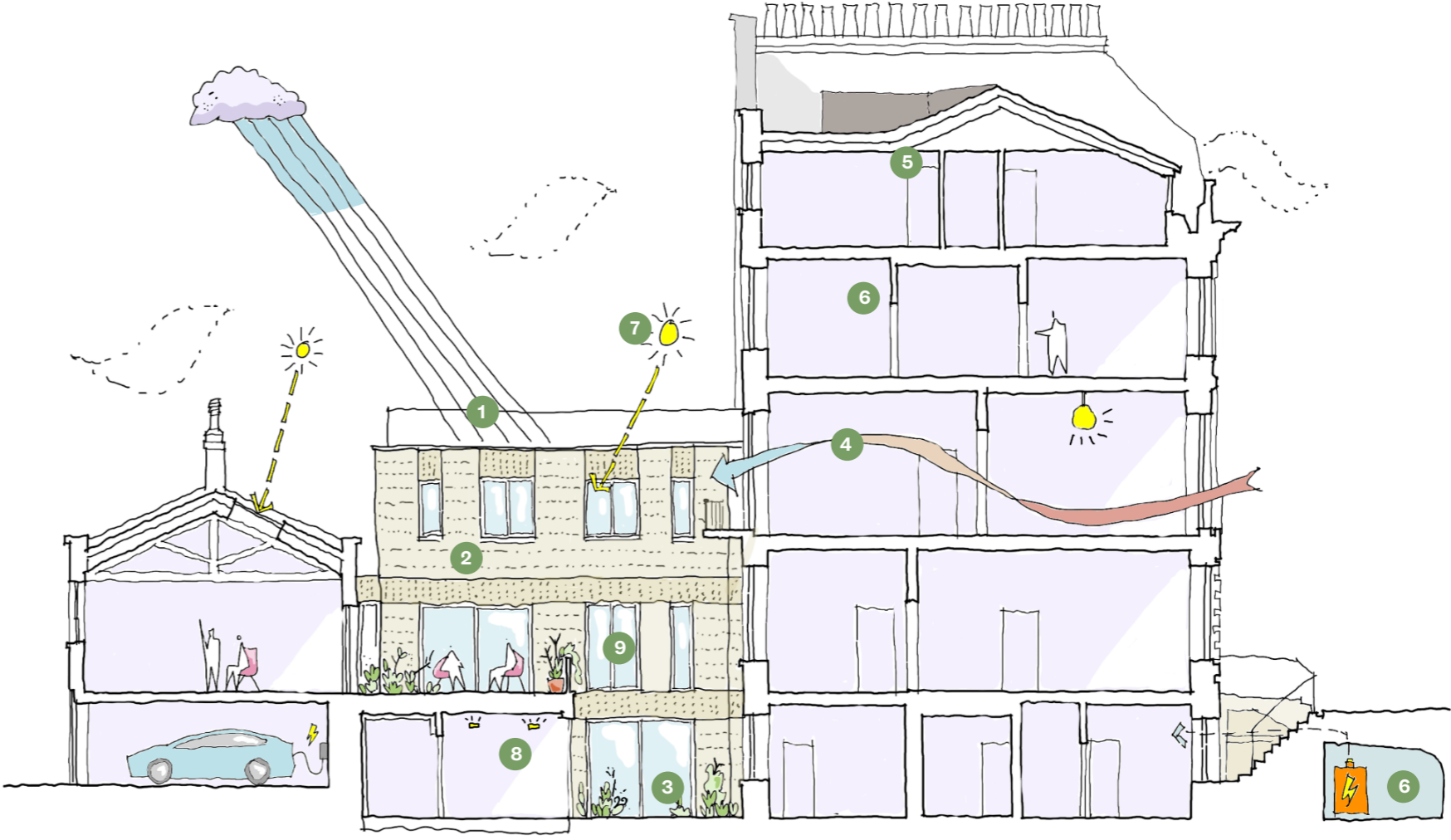
# 5.0 THE SCHEME

## SUSTAINABILITY SECTION

### A HOLISTIC APPROACH TO DESIGN

One of the key benefits of a full refurbishment of the entire property is the opportunity to deliver a holistic sustainability strategy which enhances the performance of this important historic asset. Key features will include;

- 1. Sustainable Drainage System (SuDs)
- 2. Re-use stock brick and floors from existing rear extension
- 3. Bio-diverse planting in courtyards
- 4. Natural ventilation
- 5. Improved internal fabric with new insulation lining where possible
- 6. Increased energy efficiency with reduced energy consumption
- 7. Natural light, reducing need for artificial lighting
- 8. Low energy LED lighting
- 9. High quality new glazing



1

**6.0**

# **ALTERATIONS TO MAIN HOUSE**

# 6.0 ALTERATIONS TO MAIN HOUSE

## RECEPTION ROOM

### RECEPTION ROOM APPROACH

The first floor reception room is a principal room in the main house. Proposed works will be light touch, focused on retaining the existing features and repairing where required.

The front of house benefits from large windows allowing sunlight to flood into the spacious interior with views over Regents Park.

The proposed internal finishes will be warm, light neutral tones to work with the natural light and forefront the heritage details, particularly the ornate cornice and window panelling.

The photograph opposite highlights some of the existing key historical features the design team are looking to retain to enhance and replenish the existing historic fabric, apart from the down lights, which would be removed, to reinstate the principal rooms and their significance from the park.



- 1 Light, Warm Neutral Tone Living Room
- 2 The Architecture & Design Library - RH England - The Gallery at the Historic Aynho Park, Oxfordshire
- 3 Existing Reception Room

# 6.0 ALTERATIONS TO MAIN HOUSE

## MASTER SUITE LAYOUT

### INTERNAL ALTERATIONS TO THE MEWS, SECOND AND THIRD FLOORS

The proposed alterations at second and third floor level relate to the rationalisation of these spaces, which have been subject to alteration.

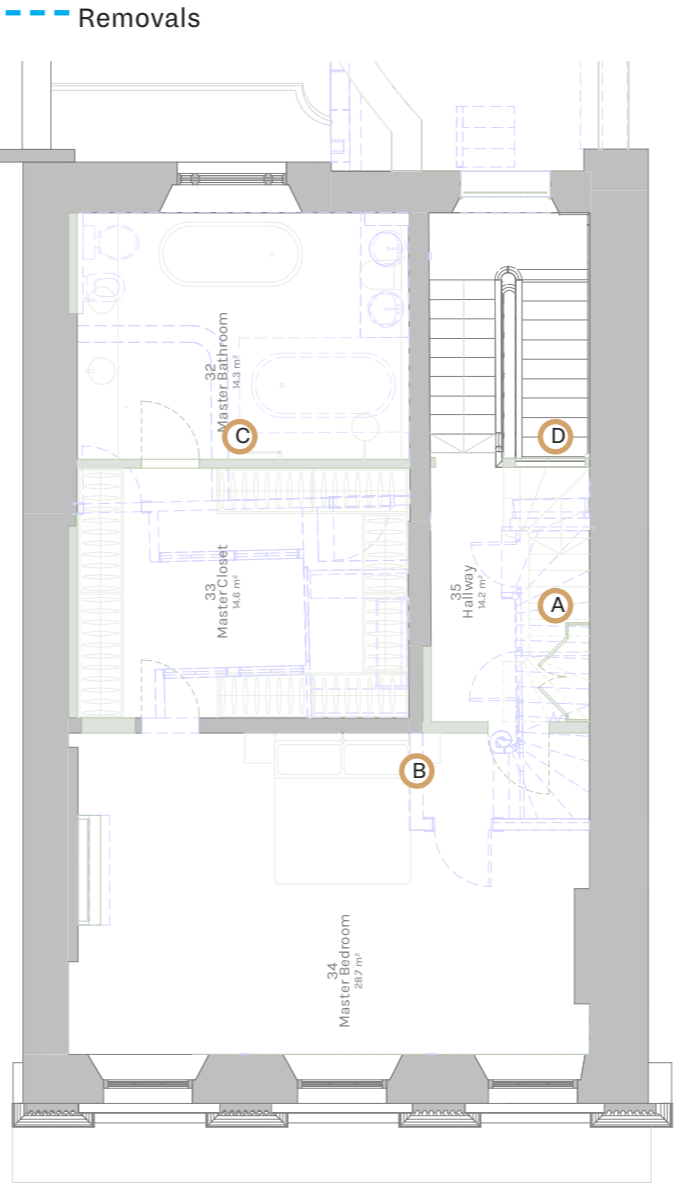
The proposed design for the second floor master bedroom, closet and bathroom has been the result of careful consideration.

The layout of the walk-in closet is the particular point of focus, noting that the existing partition within the bathroom currently meets the chimney breast. The emerging proposals would not materially change that relationship.

In addition, the design proposes reversing the layout of the secondary staircase. The purpose would be to assist the flow of the floor, with the stairs opening closer to the landing shared with the principal staircase. The secondary staircase is from 1987 and so there would be no harm from loss of fabric. The staircase can be seen in the proposed arrangement in both No. 9 and 10, building consistency across the terrace.

The reconstruction of a stair that is appropriately detailed would not undermine the legibility of the building or the hierarchy of the spaces. This element would continue to be understood as a secondary feature and accordingly, we consider that the proposals respect the status and character of the internal arrangement.

At third floor, the changes comprise the minor rationalisation of the plan form with interventions in fabric of lesser sensitivity.



1

- A Flipped secondary stair arrangement
- B Stepped wall condition removed
- C Bathroom scale rationalised
- D Arched partition relocated



2

1 Proposed Second Floor Plan - Master Bedroom rationalisation  
 2 Existing Master Bedroom

# 6.0 ALTERATIONS TO MAIN HOUSE

## HISTORIC LAYOUT

### STAIRCASE JUSTIFICATION





The fabric of the staircase is modern, which has been confirmed by specialist surveys included as part of the supporting planning information.

Secondly, that the infill to the arch is modern (as established by on site surveys).

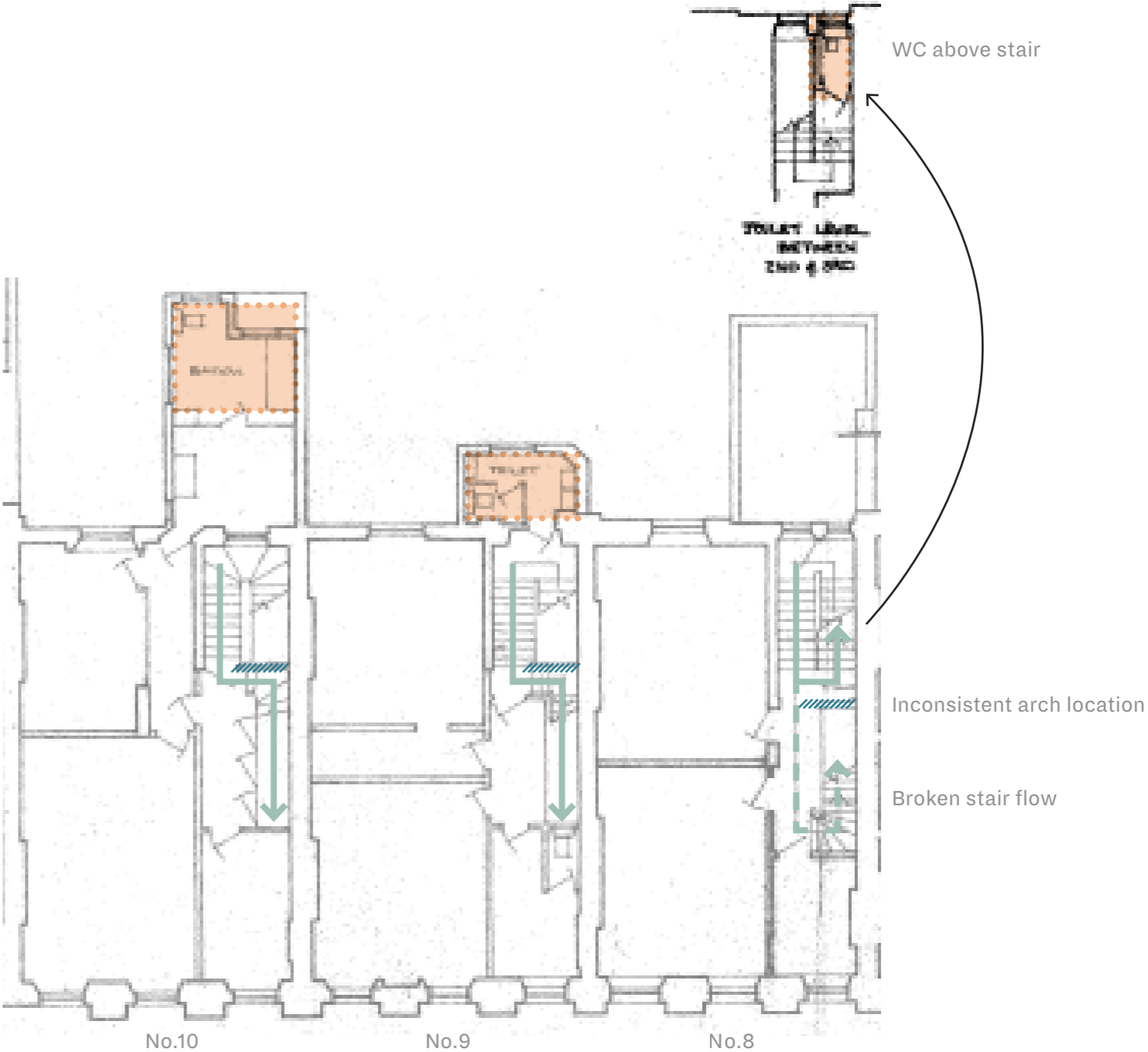
Therefore the proposals seek to install a pattern of construction for the staircase that is consistent with other properties in the terrace, and would reinstate the original appearance of the arches. Moreover, the replacement of the staircase with an appropriately detailed new staircase would not affect historic fabric.

10 Gloucester Gate and 9 Gloucester Gate have a continuous flow of stairways from the main staircase to the secondary. 8 Gloucester Gate, however, due to a toilet located at half landing above the main staircase, currently has a break in stair flow. The second-floor staircase therefore stepped away from the main stairs to allow for a landing up to a toilet on a half landing between the second and third floors, leading to a displaced arch partition. Whilst the toilet has subsequently been removed, this unusual arch arrangement is maintained.

The proposed scheme looks to flip the stair arrangement and relocate the arched partition to reflect the condition found at No.10 and 9.

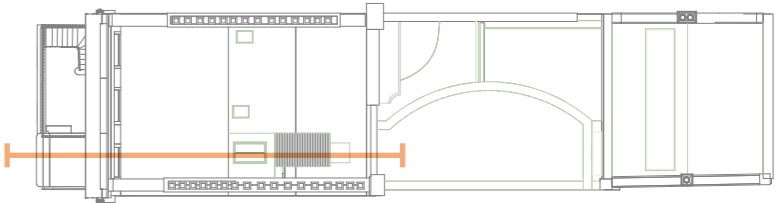
-  Arched Partition Location
-  Toilets
-  8 Gloucester Gate, Broken Stair Flow
-  Stair Flow

1 8-10 Gloucester Gate - Second Floor Plan Survey 1981



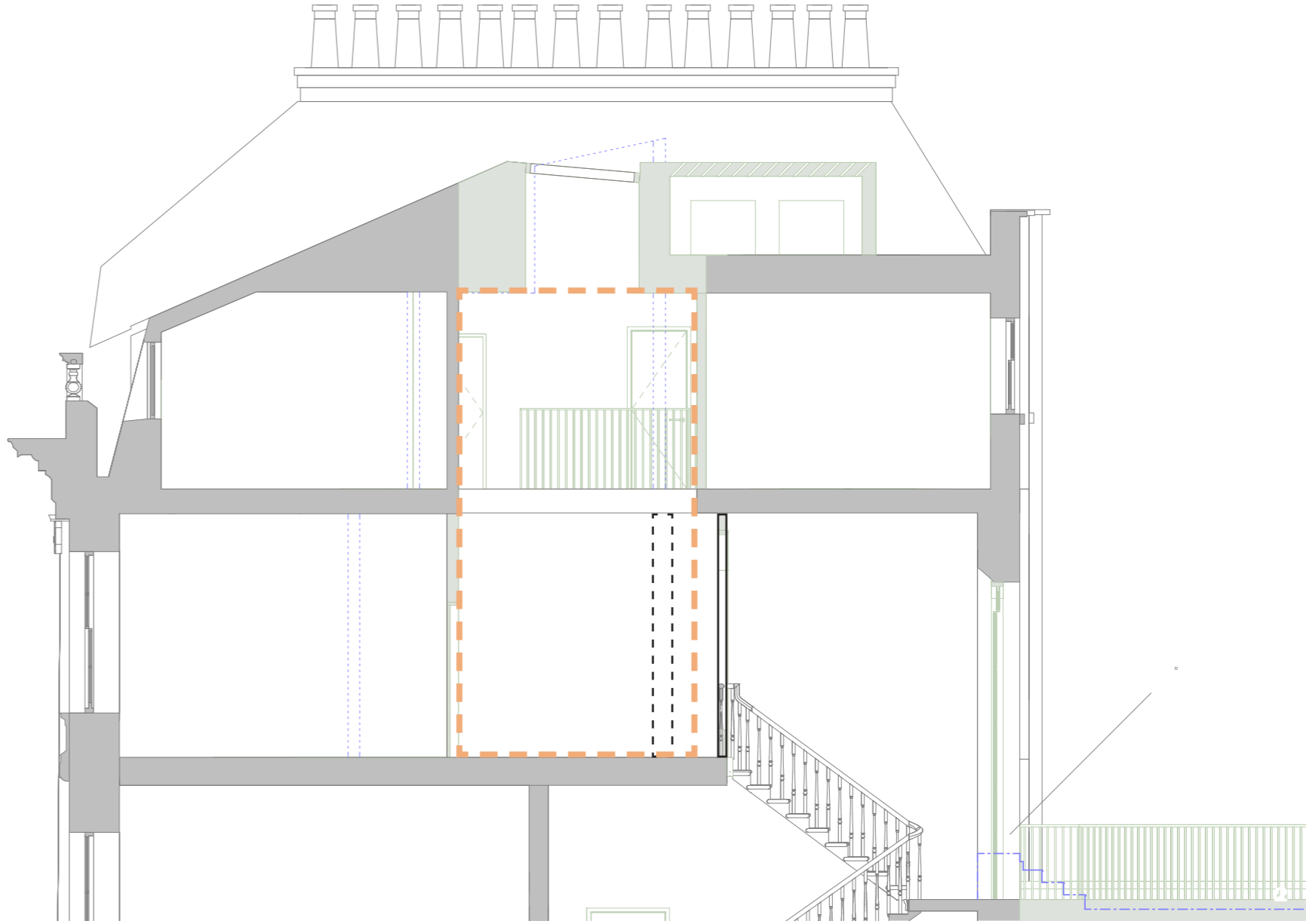
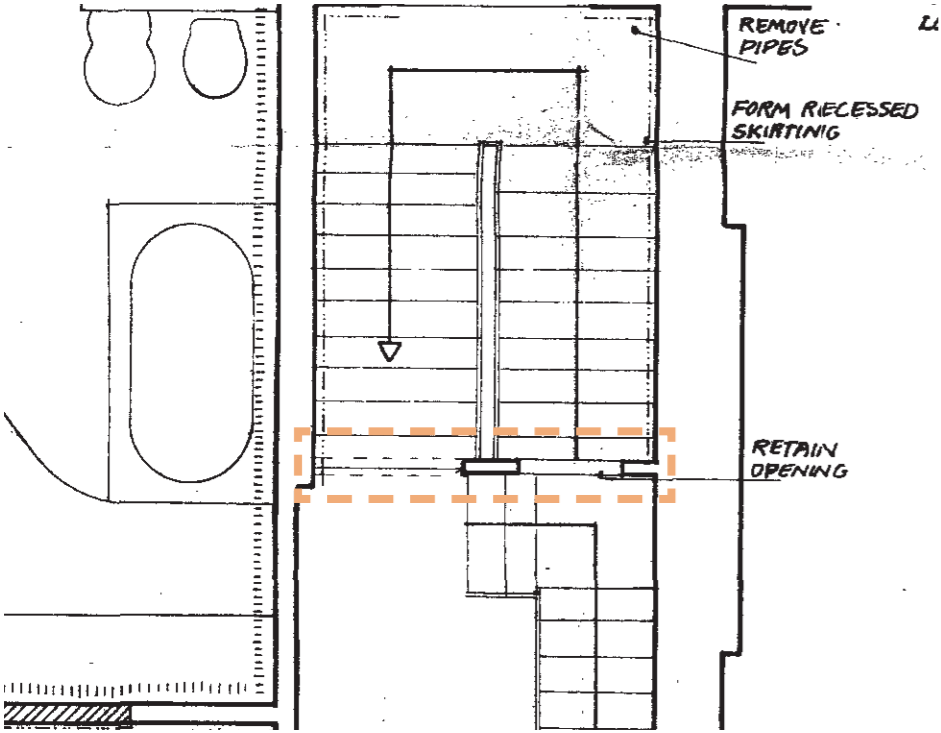


# 6.0 ALTERATIONS TO MAIN HOUSE PROPOSED AMENDMENTS



## STAIRCASE FLIP AND ARCH ADJUSTMENT

In the 1987 proposed alterations to 9 Gloucester Gate, the archway opening over the staircase on the second floor is retained. The 8 Gloucester Gate proposal will look to do the same. Based on the previous page, it is evident the toilet located at half landing impacted the staircase flow. Based on this 8 Gloucester Gate proposes to shift the archway to allow for more space in the master bedroom and sufficient space for the third-floor bedroom arrangement. The reinstates a plan form more commonly found across the terrace.

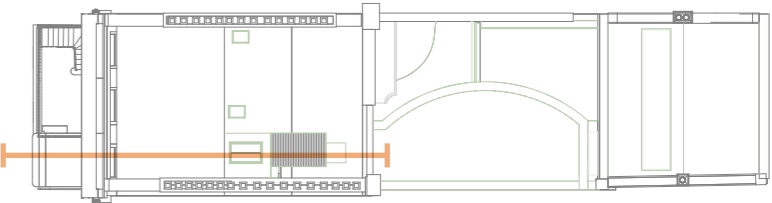


— 9 Gloucester Gate Arch Opening (1987)

1 8 Gloucester Gate - Proposed Section - Second Floor Staircase Flip

# 6.0 ALTERATIONS TO MAIN HOUSE

## ROOFLIGHT ABOVE SECONDARY STAIRS



### ROOFLIGHT ABOVE THE SECONDARY STAIRS

At present, the landing on the third floor is poorly lit by a single rooflight which is of limited design merit. The quality of space is poor, having been altered during the 1980s.

In response, the proposals take the opportunity to improve the amount of light that fills the space by inserting a new roof lantern whose design is an enhancement of the existing detail.

When considering the acceptability of the roof lantern, the decision maker must first form a judgement on the value of the historic fabric that will be removed.

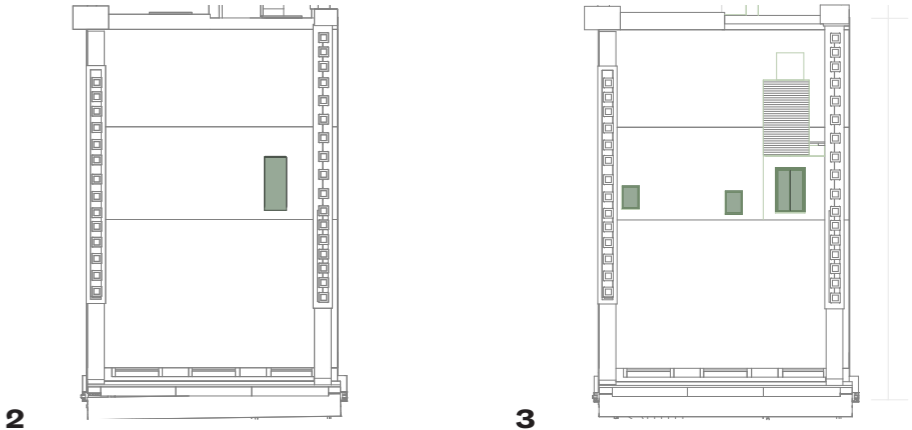
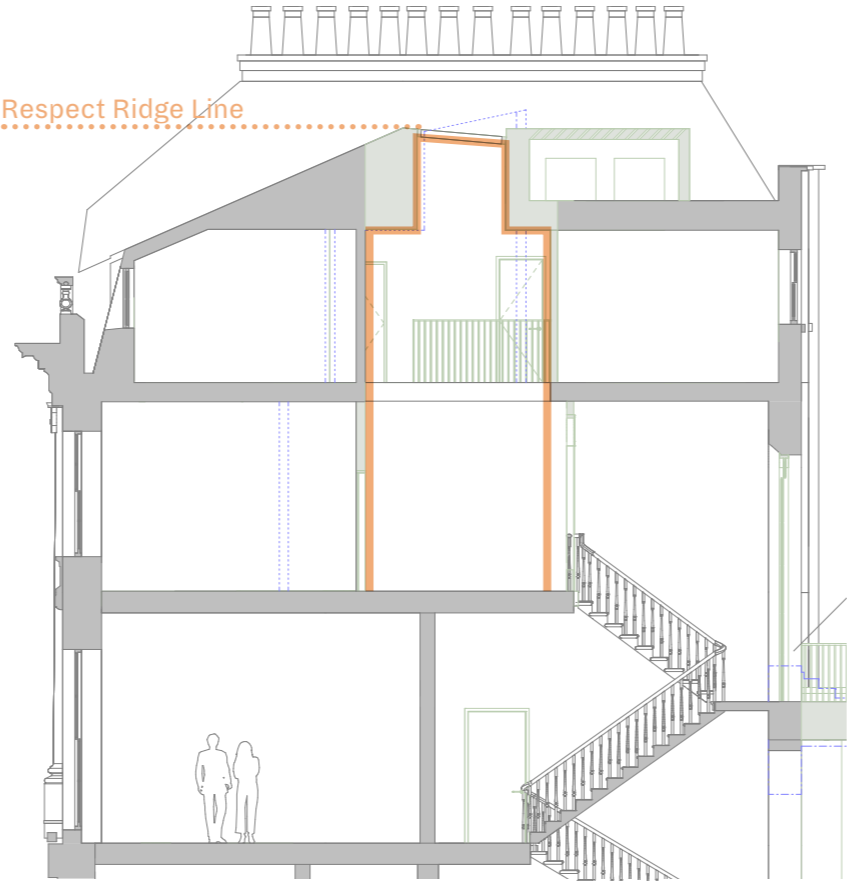
The existing rooflight is of ordinary quality and 20th century in age. Removing the rooflight would therefore have no material effect on the special interest of the listed building.

The proposals then turn on the quality and appropriateness of the new rooflight.

There is historical precedent within Gloucester Gate for top lit staircases. For example Nos.5 and 7 were originally designed in this manner, although the lanterns have since been removed. No.10 now has a classical roof lantern.

It is intended that the new rooflight will be conservation-led and when considered together, the insertion of the rooflight and the enhancement works to the secondary staircase will greatly improve the quality of the space on the third floor landing and provide additional light cast down to the second floor. Furthermore, appropriate detailing of the lantern and the minimalist approach to decoration will ensure that the secondary status of the upper floor is preserved within the hierarchy of the building.

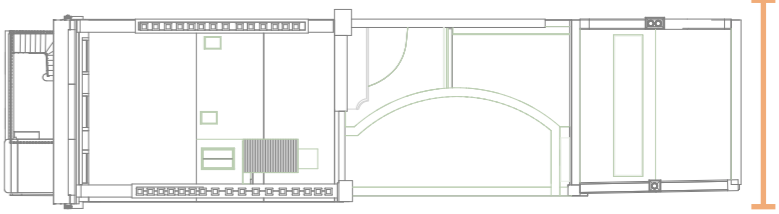
We therefore consider that the overall works will at least preserve the special interest of the building.



- 1 Proposed Rooflight Amendments to the Main House
- 2 Existing Dormer on the Main House
- 3 Proposed Rooflight on the Main House
- 4 Existing Roof Dormer Over Main House Staircase

# 6.0 ALTERATIONS TO MAIN HOUSE

## REAR ELEVATION



### KEY AMENDMENTS TO THE REAR ELEVATION

1. Garage door to be removed and adapted to the new height
2. Sash windows to be replaced with enlarged opening and lower cill
3. Ensure datum is respected across the closet wing
4. 1987 sash window to be replaced and opening to be extended to full height
5. Existing windows to be retained, repaired and repainted
6. Rooflight to be removed and replaced with a larger dormer

We have identified three areas where the emerging proposals may be considered to cause harm through the loss of fabric or change to plan form. These are the replacement of the closet wing, creation of a double width opening between the principal rooms on the ground floor, and creating the new link between the mews and new closet wing.

These interventions are all proposed in areas of previous alteration and each alteration, as described, is proposed to enhance the function of the property in its original use as a family home.

In our judgement, therefore, and overall, the proposals have the potential to enhance an appreciation of the listed building through its refurbishment, the scholarly replacement of historic features and the improvement in the proportions of its principal spaces. Importantly, they would secure a long-term viable proposal for the building, offering the use for which it was originally intended. The benefits to the listed building described here would, in our view, outweigh any harm considered to arise from the works proposed to facilitate that use.



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**7.0**

# **ALTERATIONS TO CLOSET WING**

# 7.0 ALTERATIONS TO CLOSET WING

## CLOSET WING - FACADE PROPORTIONS

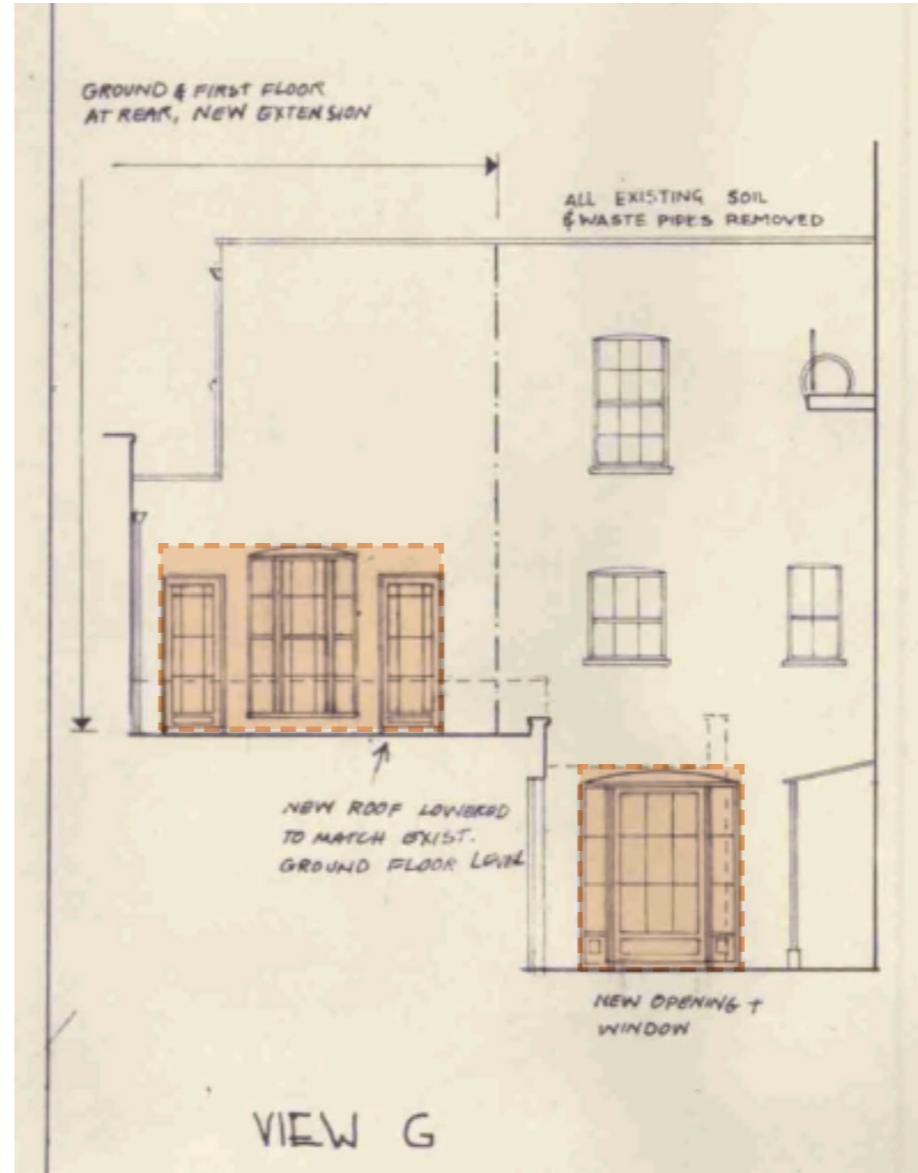
### 8 & 10 GLOUCESTER GATE CLOSET WING

Extract from Carden & Godfrey 1987 drawings.

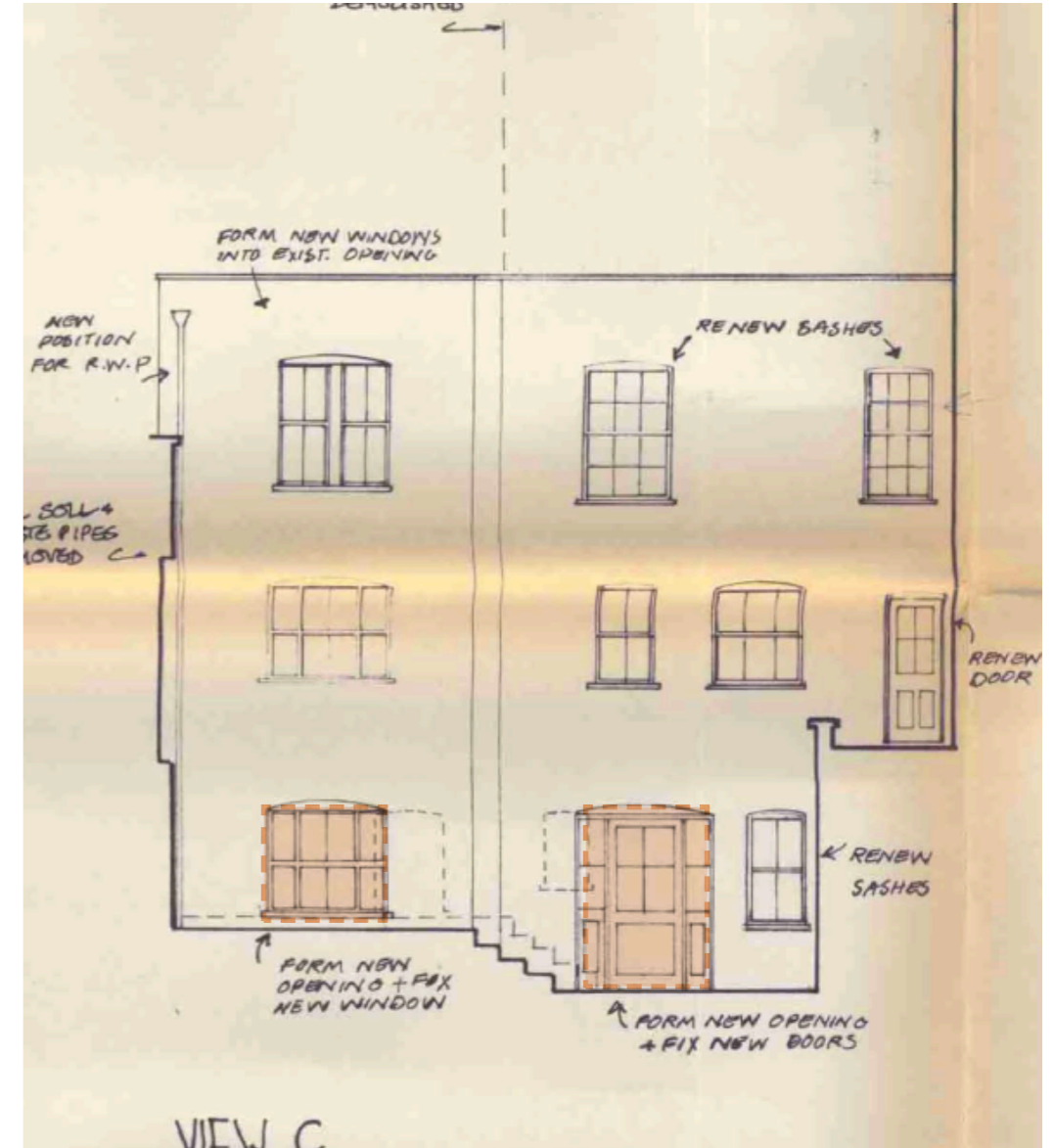
The archival information provided adjacent and the existing condition shows clear precedent for larger openings in both the lower ground and ground floor condition which the scheme will use as a character reference. These generous openings at both the lower ground floor and principal floor levels serveto activate the courtyard spaces. This has been used to inform the revised design.

We have responded to the Council's comments and introduced greater solidity to the facadeand reduced the amount of glazing in this location.

No.10's historic closet wing design has also been provided for reference, illustrating the extent of historic variation across these built elements.



No. 8 Gloucester Gate



No. 10 Gloucester Gate