

The Royal Parks
Gloucester Gate Lodge, Regents Park
Listed Building Consent Statement
November 2007

Prepared By:

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**LISTED BUILDING CONSENT
STATEMENT**

This statement, regarding the internal refurbishment of Gloucester Gate Lodge, forms part of a formal submission for listed building consent.

No1. Gloucester Gate (Gloucester Gate Lodge) was built circa 1830 and originally formed part of the East Gate to Regents Park. The building was listed in 1974 and its Camden Council listed building reference number is 798-1-57582.

The owners of the property; The Royal Parks, are planning to refurbish the lodge within the near future. Internally within the property, there are minimal original details remaining to the existing building, most internal details like ceiling covings, architraves, picture rails and plaster features we assume have been removed previously.

In outline, the proposed works are to update the lodge to a suitable modern living standard. To this end it is proposed to strip out and replace the first floor bathroom (photo 7), the existing kitchen (photo 8), the existing electrical, heating and hot water systems as necessary, replace some of the internal doors (non-original) and a complete redecoration internally and externally.

In summary the works will consist of;

- Removing the existing kitchen units and installing new units within the same room. There may be some slight improvements to the layout made. The floor will be overlaid with a new timber finish, which will cover the entire ground floor. The existing floor structures/boards etc. will remain.
- The door to the kitchen (non-original) will be removed. The stud partitioning around the door will be removed to re-open the existing structural opening (Photo 9). A pair of new hardwood doors will be installed within this structural opening. Details of door designs will be submitted for approval once works are planned to commence on site and the final design is known. Doors will be good quality hardwood doors, in keeping with the properties characteristics and other details within the property.
- The existing front door, which is assumed to be non-original, will be removed and replaced with a new hardwood front door. Details of door designs will be submitted for approval once works are planned to commence on site and the final design is known. Door will be good quality hardwood doors, in keeping with the properties characteristics and other details within the property.
- The existing bathroom suite and tiling will be removed and a new three piece shower suite installed. New tiling will be applied to the walls. (Photo 7). Note; any existing tiling is modern tiling of no historical importance.
- The existing timber staircase structure will be retained and repaired as necessary (Photo 5). No alterations will be made.
- The fire place in the living room is to be retained (Photo 6).
- The heating and hot water system will be removed and replaced with a new combination boiler system complete with new radiators. Existing heating elements on site are of no historical importance.

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- The electrical wiring and lighting will be upgraded and/or replaced, as required, to comply with current regulations.
- The existing windows will be retained, decorated and overhauled as necessary. It is essential to retain the windows due to the buildings listing and so the intention is to repair these wherever required. The replacing of windows will not be undertaken. If any such issues arise, consultation with the planning department will be sort.
- Complete internal redecoration, including some minor plaster repairs. The repairs to plaster will be localised, for example, to the external staircase wall where some water damage has occurred. Widespread plaster works are not planned.
- New carpets throughout upper floors and stairs. Existing floor structure / boards to be retained.
- No works are anticipated to the external elevations except decorations and repairs to the stucco where necessary, replacing any damaged roof tiles and any other minor joinery repairs. It is assumed that the existing tiling is slate and so any new tiles will also be natural slate.
- The external garden railings are listed. There are no planned works to these.

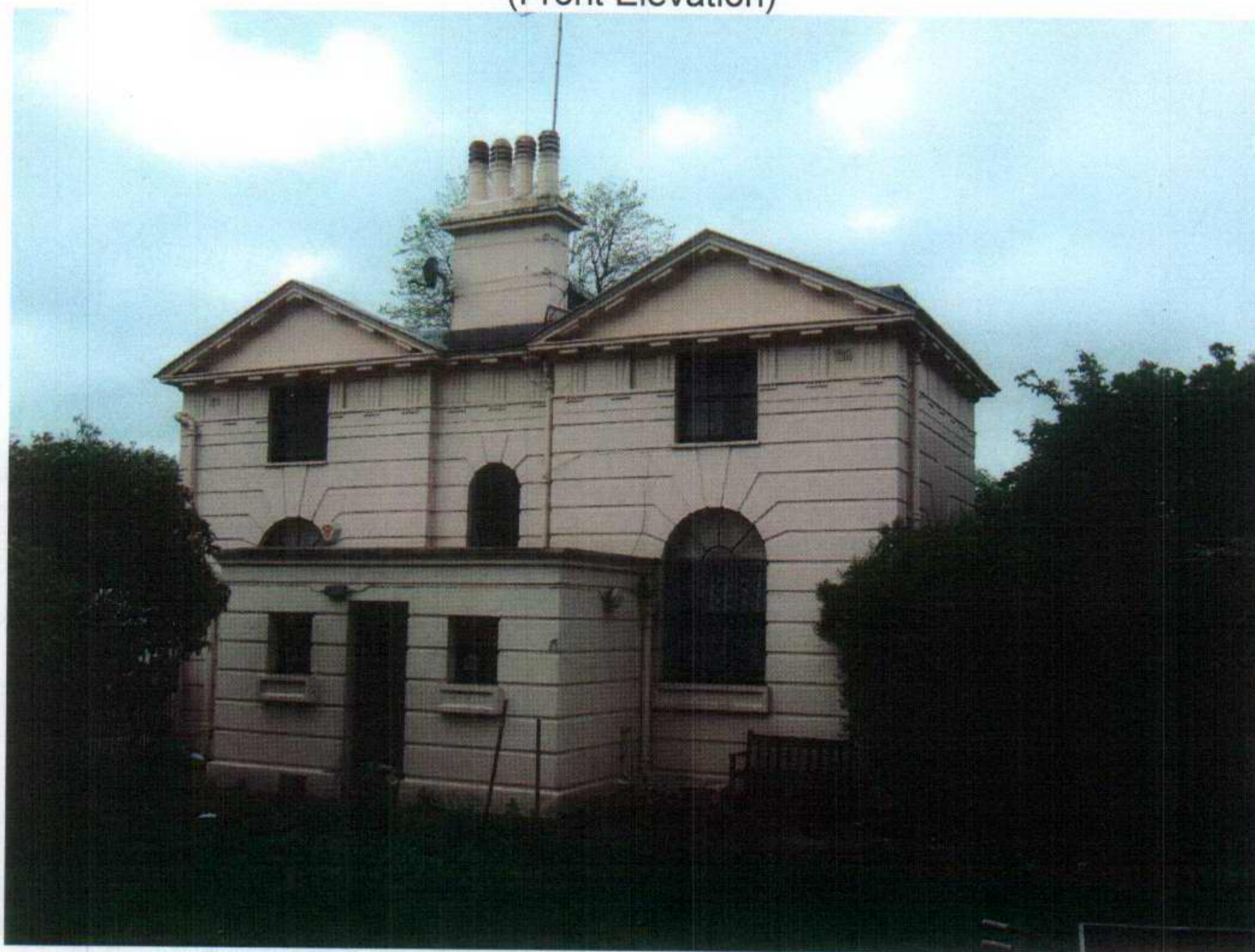
In conclusion, the proposed works are to update the living accommodation of Gloucester Gate Lodge, to a modern standard in basically the existing layout and with no alterations to the external appearance or original details of the building.

A start date for the works to commence on site is not yet known, as The Royal Parks are still considering their options across their estate. Once a decision has been made and a start date is known, details for the replacing some of the non-original doors can be provided to Camden Council for approval before the works commence.

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Photograph 1

External view of Gloucester Gate Lodge, as viewed from the Lodge's garden area.
(Front Elevation)



Photograph 2

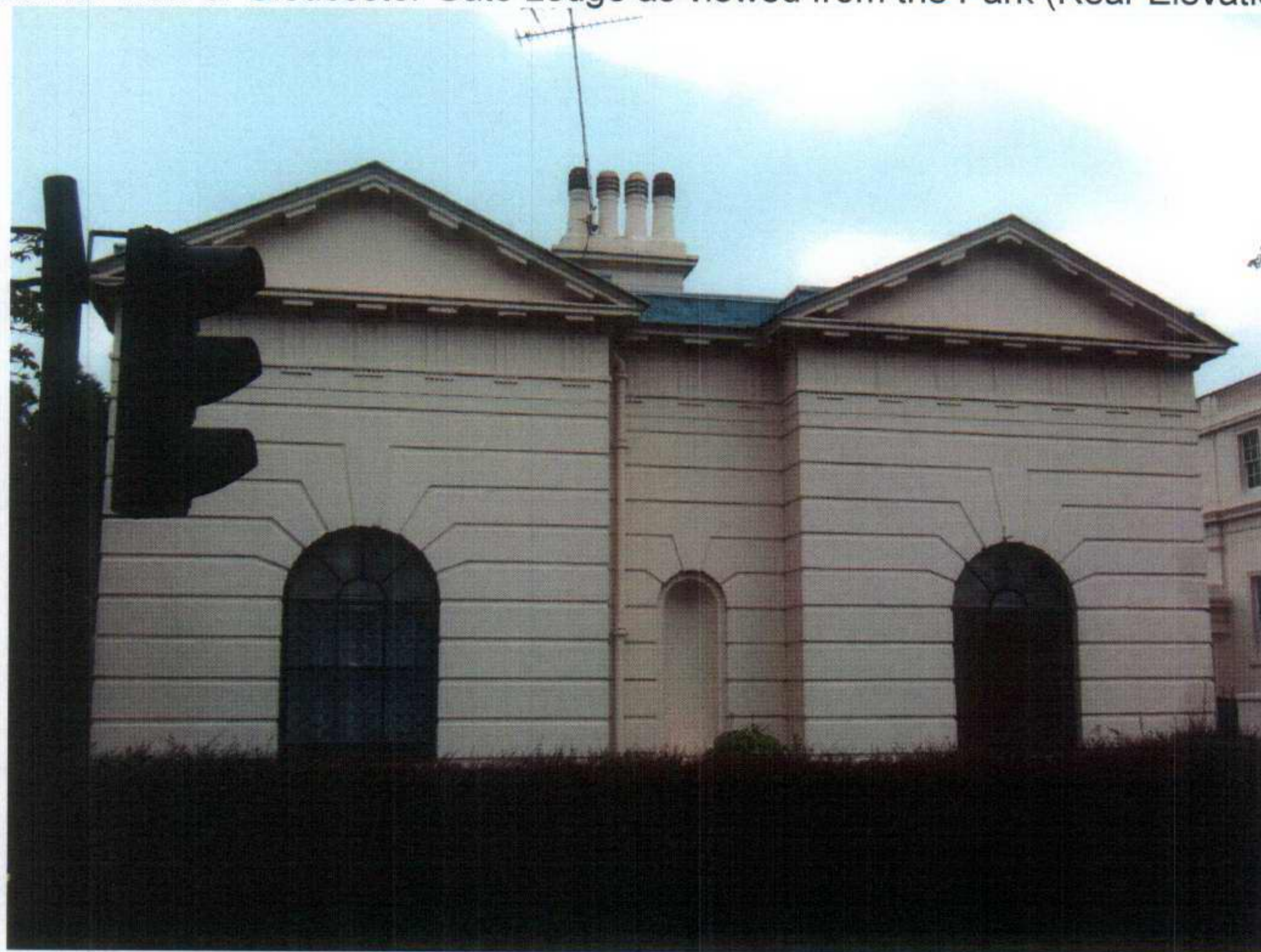
External View of Gloucester Gate Lodge as viewed from Gloucester Gate.
(Side Elevation).



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Photograph 3

External View of Gloucester Gate Lodge as viewed from the Park (Rear Elevation).



Photograph 4

External view of front door to property. It is assumed that this is not the original door and it is in poor condition. It is intended to replace this door with a new hardwood door.



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Photograph 5

Internal view of internal staircase structure, which is to be repaired and retained.



Photograph 6

Internal view of internal fire place, which is to be retained.



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Photograph 7

Internal view of existing first floor bathroom; to be replaced with a new shower suite consisting of a shower, wc, sink and new floor and wall tiling.



Photograph 8

Internal view of existing ground floor kitchen, which is to be replaced with new units, wall tiles and timber flooring.



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Photograph 9

Internal view of ground floor kitchen door. Proposal is to take out non-original door, open up existing structural opening by removing non-loading bearing stud partition infill and to install new hardwood double doors.



Photograph 10

Internal view of ground floor living room

