

GC Office, David Chipperfield

10 Gloucester Gate June 2016

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Introduction

This Design and Access Statement has been prepared in support of the proposed alterations to No. 10 Gloucester Gate, London, NW1 4HG. It should be read in conjunction with the drawings and documentation submitted in support of application for planning permission and listed building consent.

The application is for alterations to the main house, the annex and the mews of No. 10 Gloucester Gate. The proposed alterations for the main house aim to be sympathetic and will preserve the special interest of the listed building. The mews house interior layout would be altered with direct access from the main house to the mews through the annex. All alterations would be made within the party-wall boundaries.

Physical context

No. 10 Gloucester Gate is a Grade I listed building (group listing with Nos. 2-11) located at the North-East corner of Regent's Park, in the London Borough of Camden. Constructed in 1827, the house forms part of one of the terraces around the park, laid out in John Nash's original masterplan for the thoroughfare between two of the Royal Parks (St James' and Regent's.) The house was listed in 1974 and is located in the London Borough of Camden Regent's Park Conservation Area.

No. 10 Gloucester Gate Mews was originally built as the adjoining coachhouse to the front house and remains within the parameter of the owners' property.

The list description of the main house is as follows:

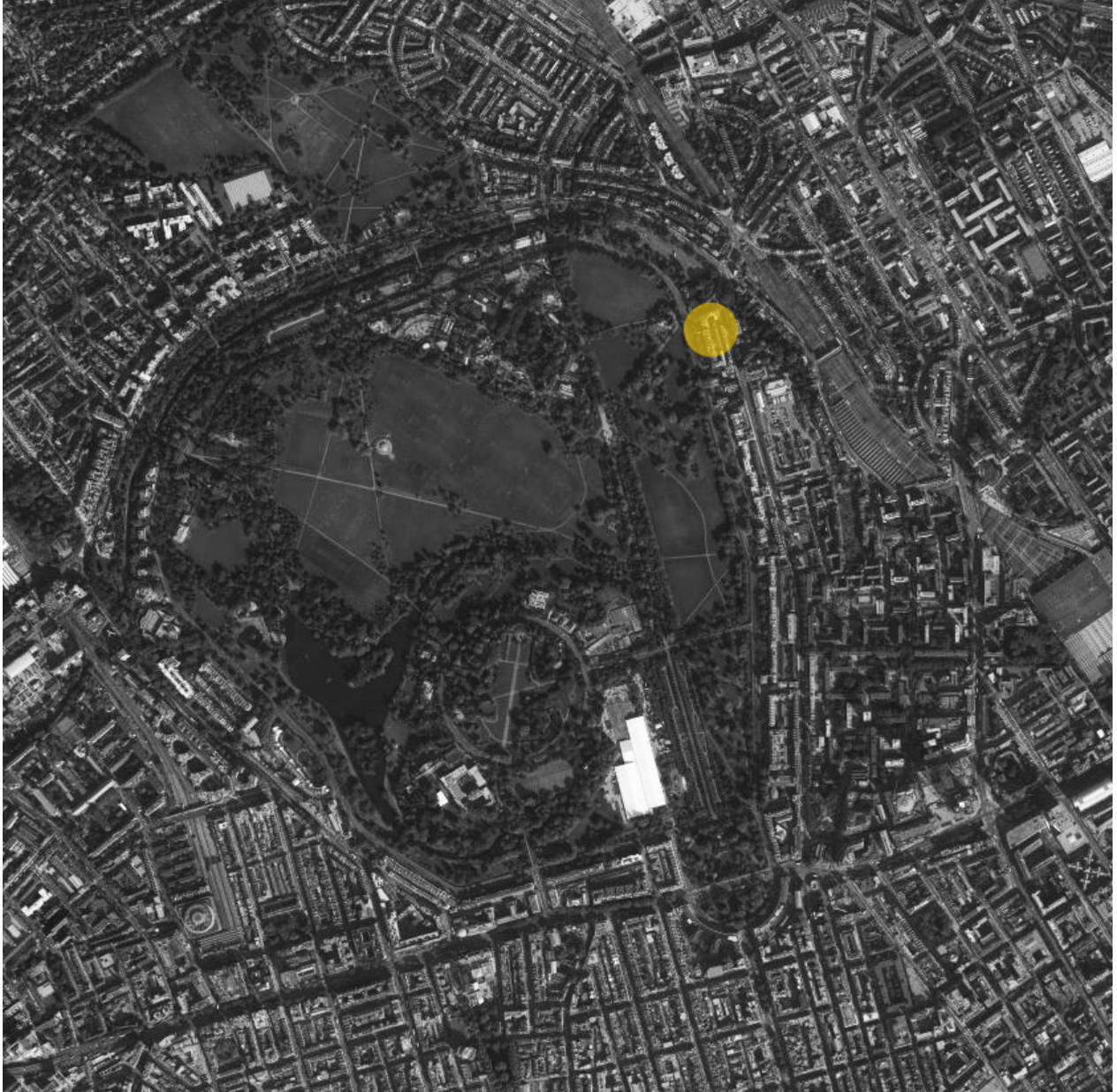
GV I Terrace of 11 houses, now a terrace of 10 individual units (with original Nos. 1 and 2 combined as No. 2) c. 1827. By John Nash, with additions of same period by JJ Scoles. Built by R Mott. Stucco with rusticated ground floor. Slate mansard roofs with dormers and large slab chimney-stacks.

EXTERIOR: symmetrical composition of 3 storeys (centre & end houses 4 storeys), attics and basements. 3 windows each house. Square-headed doorways with fanlights and panelled doors. Recessed sashes; 1st floor with continuous cast-iron balcony. Ionic pilasters rise through 1st and 2nd floors to support entablature with balustraded parapet screening dormers. String at 1st floor level. Centre house (No. 6) with projecting hexastyle Ionic portico, columns rising through the 1st and 2nd floors to support continuous entablature and balustraded parapet screening attic storey. End houses (Nos 2 and 11) with tetrastyle Ionic porticoes, columns rising through 1st and 2nd floors to support continuous entablature and balustraded parapet screening pedimented attic storey. Pediments with Classical figure acroterion and tympana filled with wreaths and scrolls.

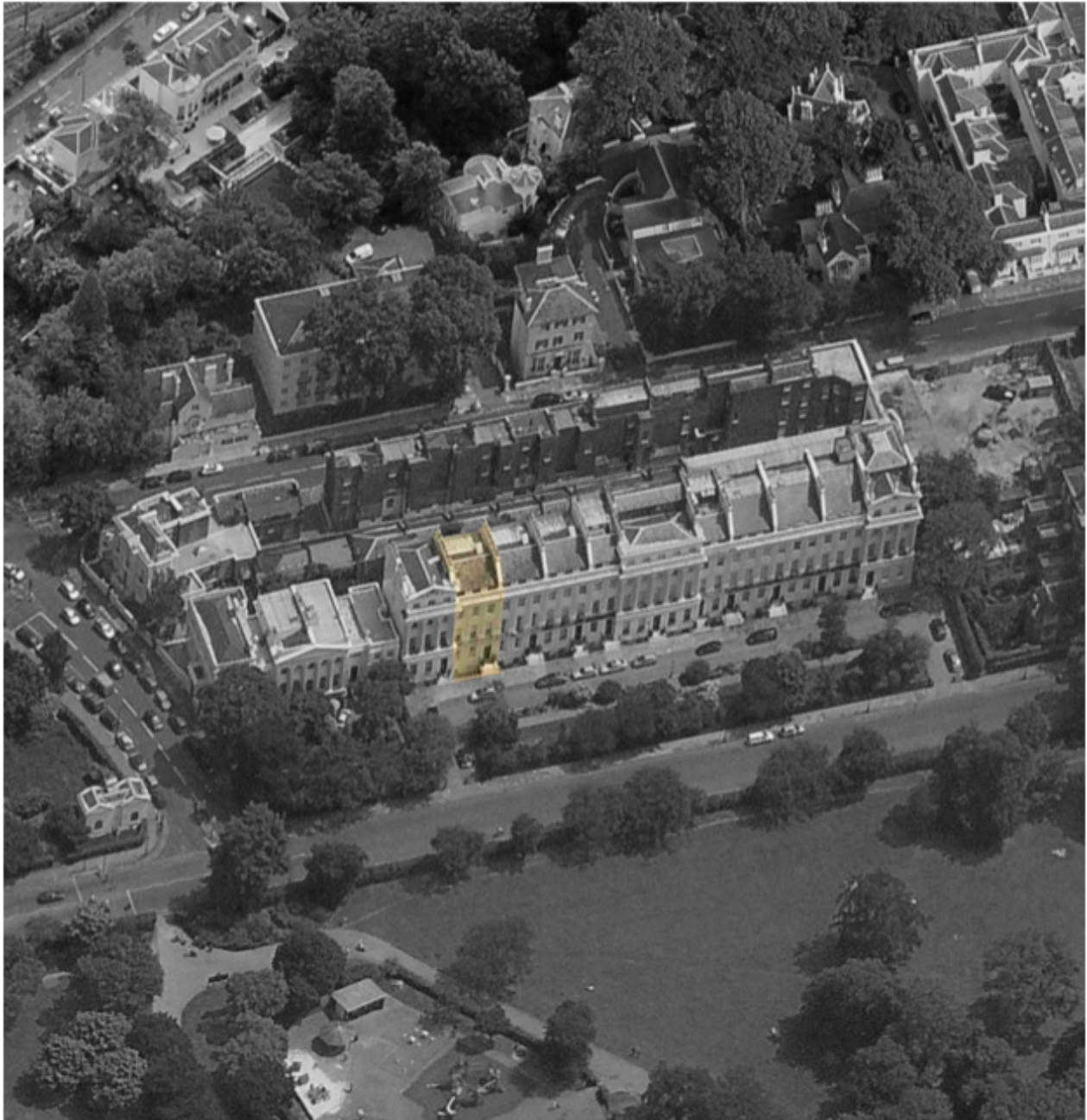
INTERIORS: not inspected.

SUBSIDIARY FEATURES: attached cast-iron railings with pineapple finials to areas.

(Survey of London: Vol. XIX, Old St Pancras and Kentish Town (St Pancras II): London: -1938: 98). Listing NGR: TQ2860083377' (List Entry Number: 1978322)



Aerial view of Regents Park



Bird's eye view of Gloucester Gate and Regents Park



No. 10 Gloucester Gate front façade



No. 10 Gloucester Gate view of the rear garden taken from the main house



No. 10 Gloucester Gate Mews façade

Social and economic context

For the past twenty-five years No. 10 Gloucester Gate has been in the same proprietorship and functioning as a family home. The owners now seek to modernise the building for their own use for the years to come. The house is well known as an unconventional exhibition space, in which the public are able to contemplate the possibilities of contemporary art outside the habitual gallery context: their own renowned collection collaborated with numerous public institutions, in the UK and abroad, by lending specific works to museums and artistic organisations around the world. The refurbishment would furthermore ensure long-term sustainable future and conservation of the listed building.



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)



Regent Street Masterplan by John Nash 1811

Planning context

The planning and heritage statement assesses the proposals against the statutory framework, and national and local planning policy. Below we summarise the legislation and development plan policies and guidance.

The applicable legislative framework to the proposals comprises the following::

- The Town and Country Planning Act 1990;
- The Planning and Compulsory Purchase Act 2004;
- The Planning (Listed Buildings and Conservation Areas) Act 1990;
- Planning Act 2008; and
- The Localism Act 2011.

Planning (Listed Buildings and Conservation Areas Act) 1990

The relevant legislation in this case extends from Sections 16 (for listed building consent) and 66 (for planning permission when required) of the 1990 Act, which states that when determining applications, the local planning authority or the Secretary of State, 'shall have special regard to the desirability of preserving the building or its setting of any features of special architectural or historic interest which it possesses.'

Section 72 (General duty as respects conservation areas in exercise of planning functions) of the 1990 Act requires that, in the exercise of all planning functions, special attention be paid to the desirability of preserving or enhancing the character or appearance of the area. The statute makes no reference to the setting of conservation areas, although we note that this is acknowledged within the development plan below.

Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 stipulates that where in making any determination under the Planning Acts, regard is to be had to the development plan, and the determination must be made in accordance with that plan unless material considerations indicate otherwise. The following documents form the statutory development plan.

The development plan in this case comprises:

- London Plan 2015 (with Minor Alterations 2016)
- London Borough of Camden Core Strategy (2010)
- London Borough of Camden Development Management Policies (2010)
- The Proposals Map (2010)

Material Considerations

- National Planning Policy Framework (NPPF) 2012
- National Planning Practice Guidance (online)
- Conservation Principles: English Heritage (2008)
- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (2015)
- London Borough of Camden Regent's Park Conservation Area Appraisal and Management Strategy (2011)
- London Borough of Camden's Design CPG1 (2015)