

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. 10 Gloucester Gate can be seen in the map. The mews does not appear on site

1858 Plan of Regents Park by Edward Welther
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 annex connecting the main house to the mews appears on the map.



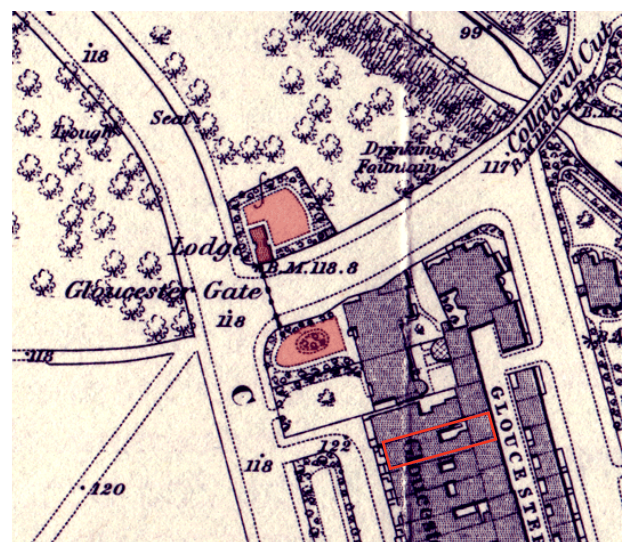
1826



1830



1868



1870

Building history

1834: The property was initially occupied by Lady Isabella Dowager Viscountess Hawarden (1759-1851)

1870s: A rear extension was added in the location of the existing extension

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

1966: By this date the property had been subdivided into flats with one Crown Lessee and three sub-lessees.

1973: Permission refused for the change of use to an Islamic Cultural Centre

1981: Nos. 5-11 Gloucester Gate altered and refurbished

1988: By this date the upper floor of the rear extension had been removed.

Planning Portal

The Camden Council online planning register shows the following records for planning decisions made regarding the property:

- CTP/K11/4/5/15530 – 17.01.1973 – 10 Gloucester Gate NW1 - Refusal of application for: the temporary change of use of the basement, ground, and first floors from residential, to use by the Islamic Cultural Centre, at 10 Gloucester Gate, W.1.

- CTP/K11/4/E/HB2549- 07.11.1980 - 5-11 Gloucester Gate NW1 - Refusal of application for the demolition of the extensions and works of conversion to form residential and office accommodation

- CTP/K11/4/E/31467- 18.11.1980 - 5-11 Gloucester Gate NW1 - Refusal of application for works of conversion to form residential and office accommodation

- CTP/K11/4/E/HB2597 - 07.01.1981 - 5/11 Gloucester Gate Mews, NW1 - Conditional approval of application for demolition of 5/11 Gloucester Gate Mews under the condition of exchange of contracts on the new development on the site in accordance with approved detailed drawings before any works of demolition are commenced.

- CTP/K11/4/E732840 - 30.07.1981 - 5/11 Gloucester Gate and 5/11 Gloucester Gate Mews, NW1 - Conditional approval of application for the erection of 8 three storey Mews Houses on the site of 5-11 Gloucester Gate Mews, to provide six 2-bedroom units with sixteen garages at ground floor level

- CTP/K11/4/E/HB2727- 30.07.1981 - 5/11 Gloucester Gate, NW1 - Conditional approval of application for partial demolition, alteration and extension at 5/11 Gloucester Gate in connection with the refurbishment of the premises to provide two bedsits, eleven 2-bedroom maisonette and two 4-bedroom maisonettes, office accommodation in No.11 Gloucester Gate, and a landscape area and a vehicle access at the rear, under the condition that all new external works and finishes and works of making good shall match the existing original work in respect of materials used and detailed execution; and that details shall be submitted to and approved by the council in conjunction with offices of the GLC Historic building division before that part of the work is commenced, of the treatment of the entrance hall, screen and principle staircase, hall and compartment at ground and 1st floor levels in No.6.

- 8770011 - 09.01.1987 - 5-11 Gloucester Gate NW1 - Withdrawn application for demolition of the rear chimney stacks and the rear extensions at basement-level within the Regents Park Conservation Area

- 8770004 - 20.01.1987 - 5-11 Gloucester Gate NW1 - Withdrawn application for external alterations including the renewal of original windows roofs of nos. 7 and 8 copings and chimney pots

- 8770063 - 18.02.1987 - 10&11 Gloucester Gate NW1 - Withdrawn application for the demolition of existing rear extensions and internal alterations and refurbishment

- 8870383 - 06.10.1988 - 5-11 Gloucester Gate NW1 - Approval of application for details relating to replacement fire surroundings

- 8870407 - 02.11.1988 - 10-11 Gloucester Gate NW1 - Granted listed building or conservation area consent of application for the external and internal alterations including the demolition of the existing top rear extensions to nos 10 and 11 Gloucester Gate as shown on drawing nos 334/11 12 13 110 111 112C 113 114E 124 125E 126D 1001 1002 1003 1004 1101 1102 1103 and 1104

20th Century alterations

Introduction

This chapter of the Design and Access Statement summarises the significance of No. 10 Gloucester Gate, the RPCA and other adjacent heritage assets. It has been prepared with assistance from Montagu Evans LLP, who have been appointed to provide detailed heritage advice during the design process.

Research carried out through consultation of documentary resources have provided information about the building's development history and context. A thorough understanding of the special interest of the building, its history and context is essential to formulate a design approach for alteration to a listed building. This is provided in the accompanying planning and heritage statement.

A site inspection of the building was undertaken in February 2016, which enabled an assessment of its significance and the identification of any features of heritage value within the interior. Moreover trial pit excavations to assess the foundation and a joist inspection were undertaken in March 2016. Both were done to provide baseline information about the heritage and structure of the building in order to allow the proposals to preserve and enhance its special interest.

No. 10 is Grade I listed and forms part of a terrace (Nos. 2-11) designed by John Nash (1762-1836) and built in c.1827 on the north eastern side of Regents Park. The property is a single dwelling house (having been converted from flats in the 1980s) with four storeys, lower ground floor, closet wing extension, and mews building behind.

The special interest of No. 10 is mainly derived from the front elevation which is a fine example of first rate classical architecture. Certain elements of the interior also contribute to the special interest of the building including the ornamental plasterwork in the principal rooms on the first floor and the main staircase. The architectural treatment of the interior was altered when the building was converted from flats in the 1980s. These alterations are discussed in more detail below.

Rear façade

The lower ground floor window on the rear façade of the main house has been extended outwards. The window openings on both ground floor and half-landing have been modified to provide access to the closet wing. Also visible in the extant built fabric is evidence for the presence of a pre-existing conservatory on top of the closet wing, with entrance door and two arched windows.

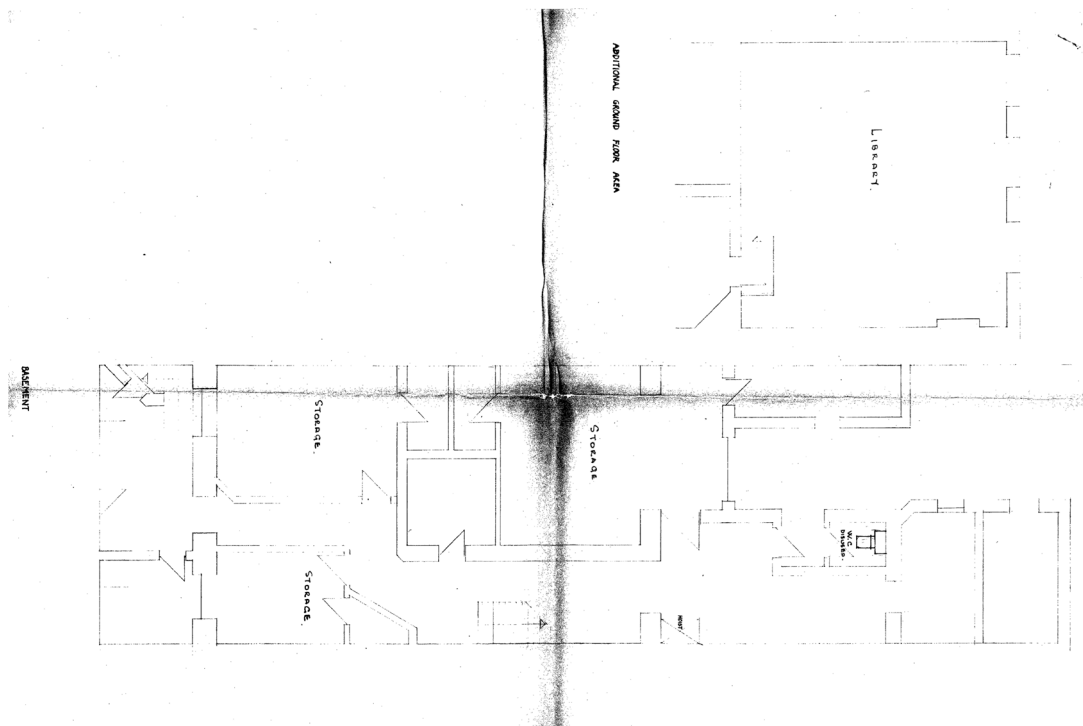


Interior

The architectural treatment of the interior of No. 10 Gloucester Gate is broadly the result of a 1980s refurbishment which converted the building back into its original use as a single family dwelling. This was a development by the Crown Estate covering No.'s 7-11 with the proposal by Carden and Godfrey Architects in 1986. Hence the similarity in alterations across the properties. This further explains why the cornices and skirting in the second and third floors follow the route of modern partitions set around bathroom and bedroom insertions. Below the areas where particular alterations have been made are summarised:

Lower ground floor

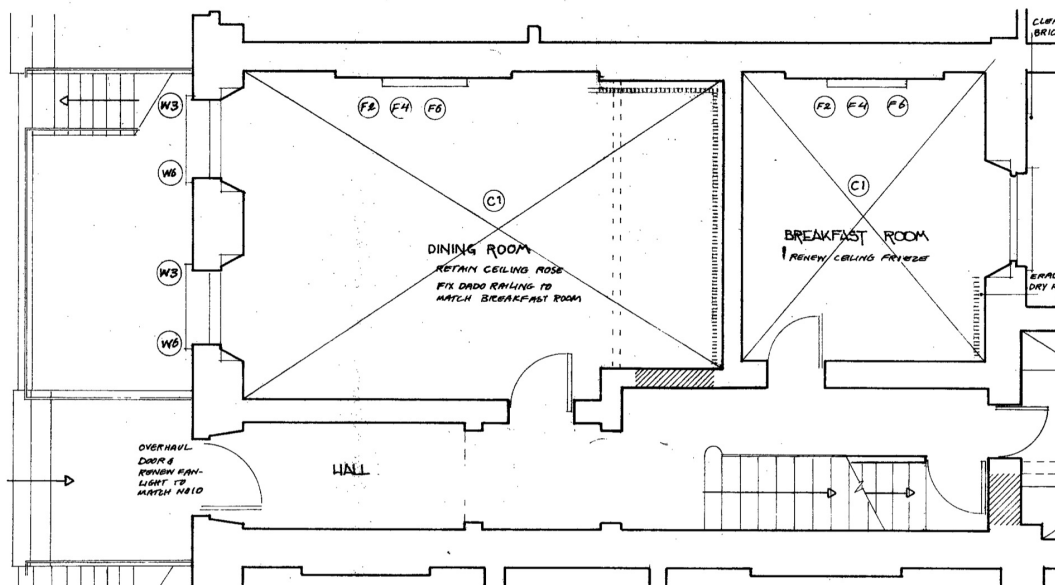
The layout of the front part of the lower ground floor has been reconfigured since 1973. The entrance has been changed with access through the patio as oppose to the hallway underneath the staircase. The three areas labelled 'storage' have become a utility room with a toilet, a gym and spa.



K11/4/E/PL/8700584 8&9 Gloucester Gate NW1 plans accompanying planning application submitted to London borough of Camden approved on 20th Nov 1987; ground floor plan proposal by Carden & Godfrey Architects (London 1986)

Ground floor

Proposed plans submitted by Carden & Godfrey Architects in 1986 for No. 8 Gloucester Gate suggests that there was a hallway between two equally proportioned front reception rooms. The application may imply precedence to an alternate circulation pattern on ground floors along the row of terraces.



K11/4/E/PL/8700584 8 Gloucester Gate NW1 plans accompanying planning application submitted to London borough of Camden approved on 20th Nov 1987; ground floor plan proposal by Carden & Godfrey Architects (London 1986)

First floor

The current opening between the principal rooms to the front of the building was created between 1938. The area to the rear of the extension has been reconfigured since the 1970s. The proposals are to reinstate the original width of the opening including the addition of appropriately detailed columns as originally intended.

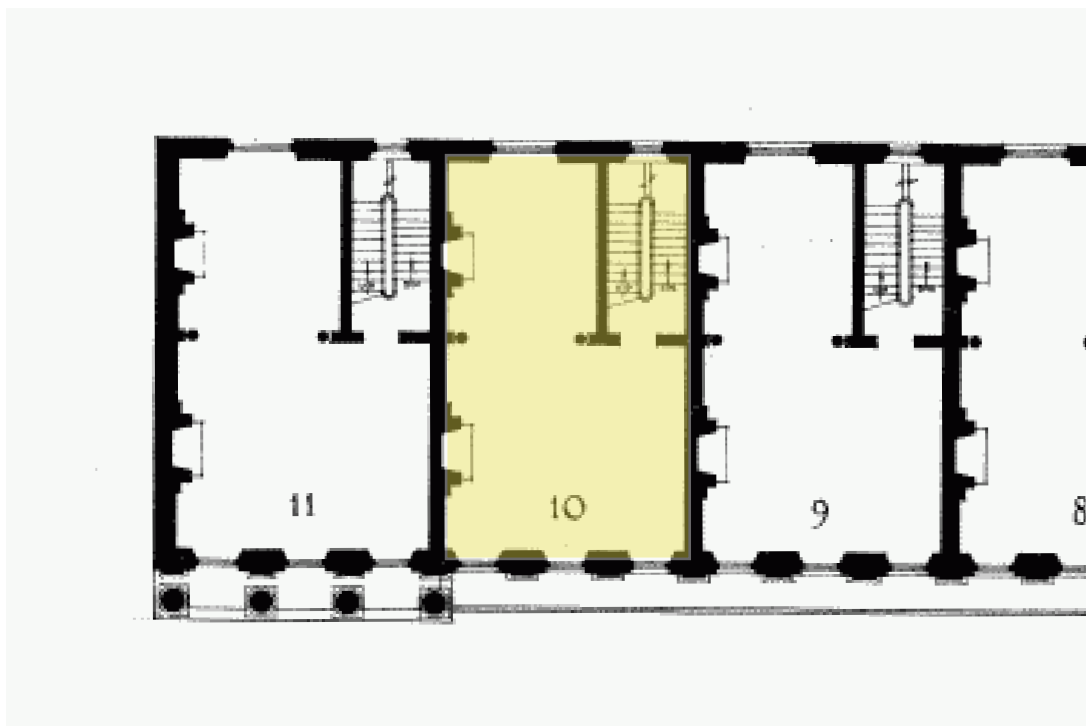
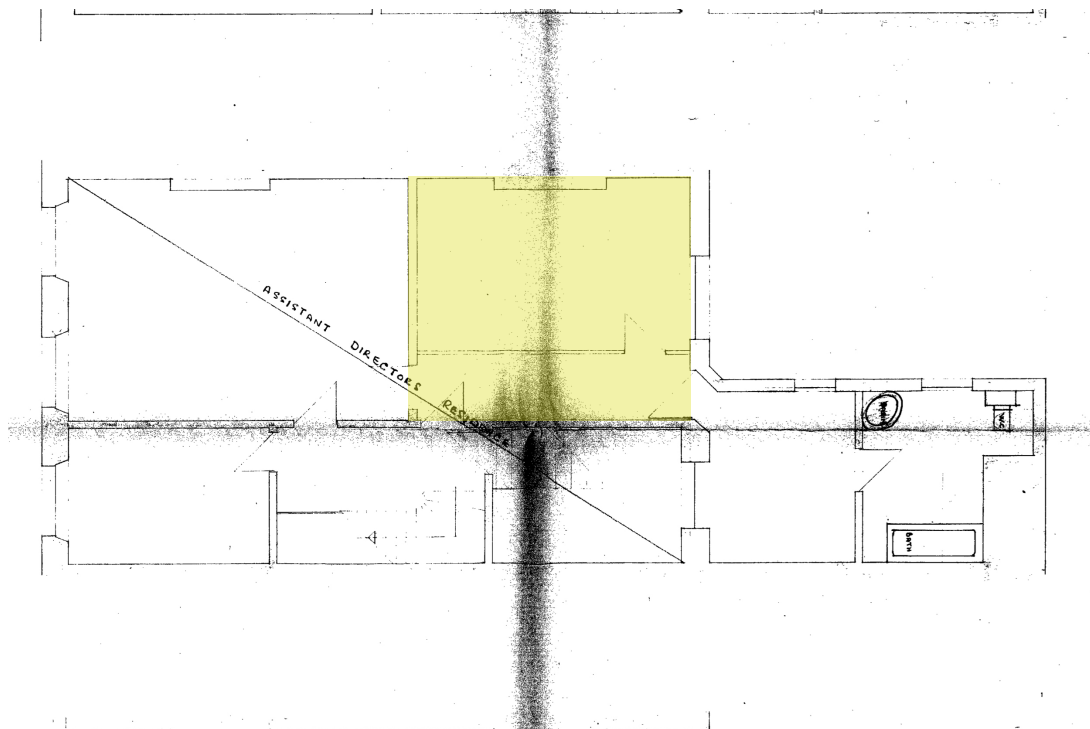


Plate 54: Gloucester Gate', in Survey of London, ed. Percy Lovell and William McB. Marcham (London 1938)

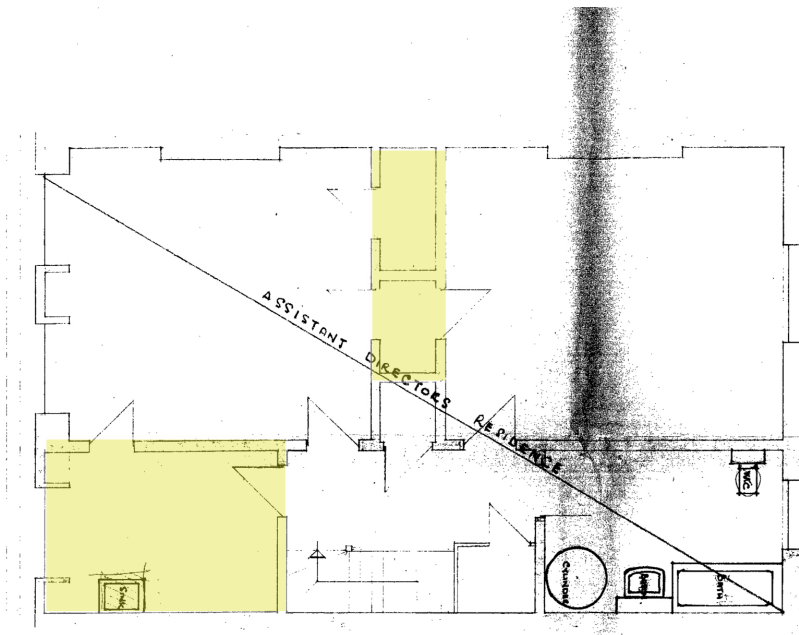
Second floor

The area around the bathroom (highlighted in yellow in the plan) has been reconfigured, most likely following the demolition of the rear extension at this level. The handrail and spindles of the secondary stair are modern additions.



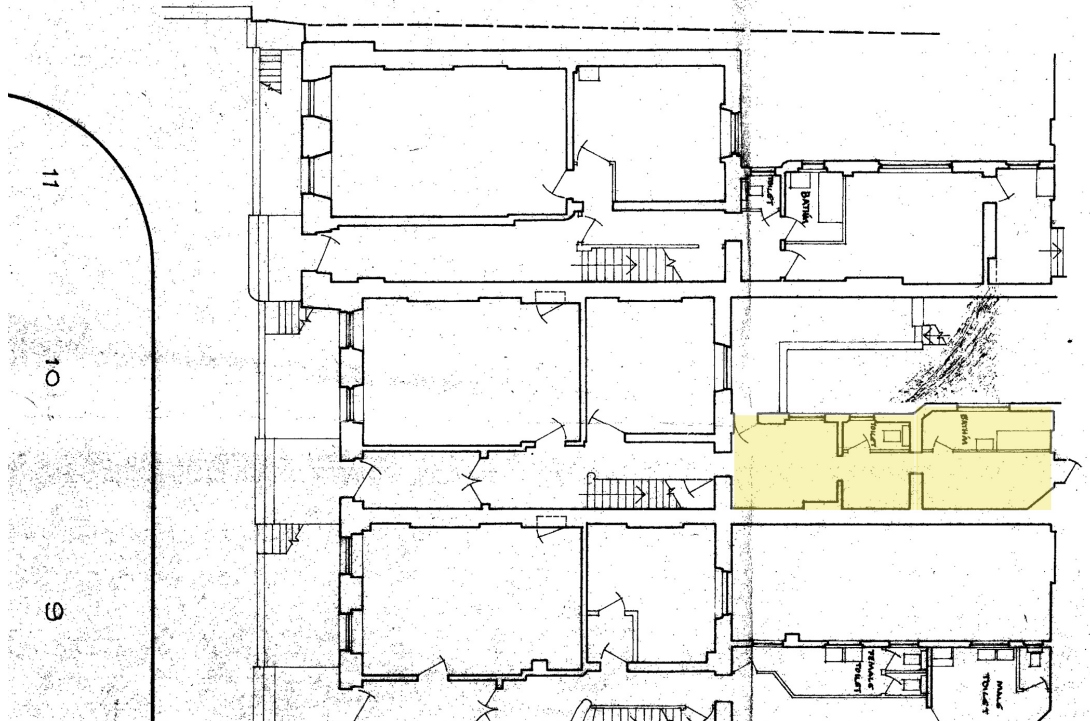
Third floor

The current bathroom and vestibule into the front bedroom (in the position as highlighted in the plan in yellow) have been inserted, following the demolition of the rear extension at this level. The front bathroom in the plan appears today as a third bedroom. The handrail and spindles of the secondary stair are modern additions, same as the cupboard.



Closet Wing

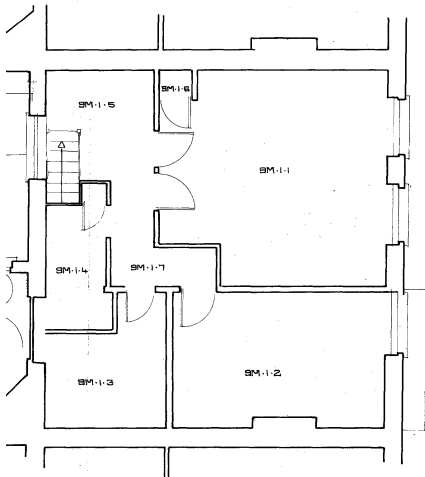
It is clear that the rear extension has been greatly altered since the 1870s particularly in the internal plan form, which has been remodelled to suit modern living requirements. An example of the extent of alteration is the removal of the upper floor of the extension, which had been carried out by the late 1980s.



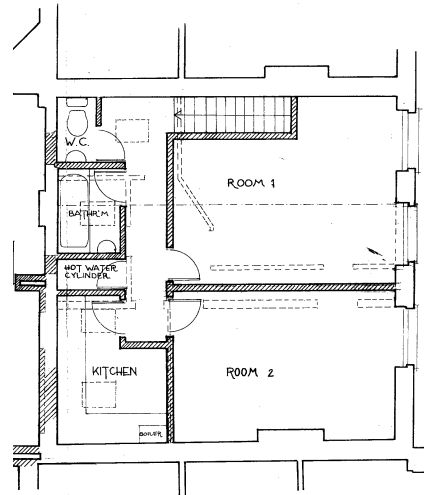
K11/4/E/31467/BCG/JM 5-11 Gloucester Gate London NW1 refused application to develop; proposed ground-floor lay-out by Carden & Godfrey Architects 1986

Mews

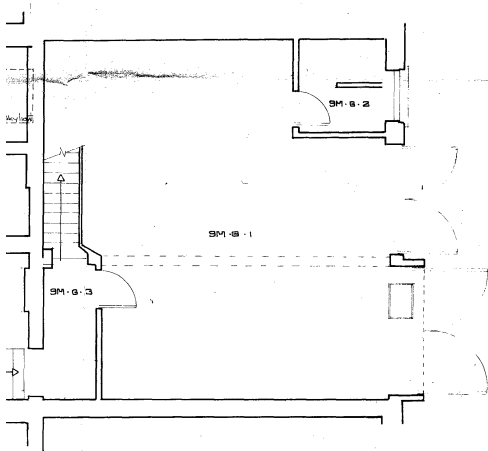
The accommodation of the rear mews has a modern appearance and the roof is likely to be a twentieth-century addition. The mews lay-out has been altered several times since its construction in the mid 19th century until its most recent alterations in the 80s. The survey and proposed plans of the planning application for No.8 Gloucester Gate demonstrate the extend of the alterations.



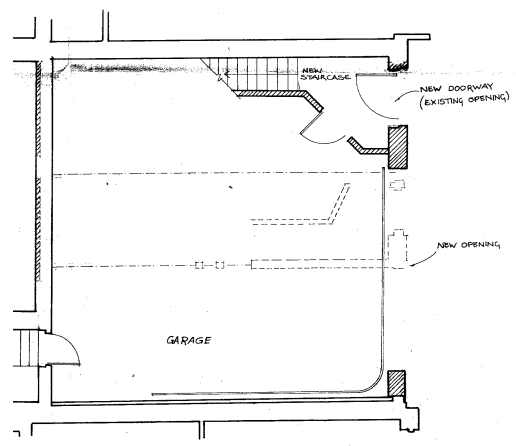
MEWS FIRST FLOOR PLAN



MEWS FIRST FLOOR PLAN



MEWS GROUND FLOOR PLAN



MEWS GROUND FLOOR PLAN

K11/4/E/PL/8700584 8-9 Gloucester Gate, including Mews, planning application submitted to London Borough of Camden on 20th Nov 1987; No. 8 survey and proposed plans Carden & Godrey Architects

Architectural proposal

The design proposal is developed by GC Office (Gabriel Fernandez-Abascal and Gabriel Chipperfield) under the design-leadership of Sir David Chipperfield.

The design 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' main living requirements. Related to the importance of the ground floor thoroughfare is how the ground floor is reconnected to the 'secondary' spaces within No. 10, 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 house. It is intended to give the new annex functional importance by connecting spaces vertically as well as laterally. The annex façade serves as an improved interface between inside and outside, and the bowed shape, a Neoclassical reference to John Nash and his contemporaries, upgrades the space from a corridor into a central dining room.

The proposal identifies three separate categories 1. cosmetic (in the original house) 2. new build (annex) and 3. refurbishment (in the mews house) before bringing them back into one coherent concept.

Whilst different historical codes have to be applied and design-philosophies to each category, the overarching aim of the project is to harmoniously interact each space with the other. 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.

The proposed works are detailed in the attached application drawings. However, in conjunction with this, the design aspects are as follows:

- a) Interior finishes have been chosen to enhance and restore the character and setting of the interiors.
 - a. Timber flooring throughout the original house
 - b. Portland stone flooring in the entrance of the main house
 - c. Portland stone in the annex and mews
- b) The colour scheme for the property will also be carefully chosen to be sympathetic to the interior quality of the property and its architectural value
- c) The existing staircase with balustrade and other original features in the stairwell area such as skirting and cornice are to be repaired and restored.
- d) Where possible existing service routes, electrical conduits and pipework will be used.
- e) There is no requirement for comfort cooling or air-conditioning.