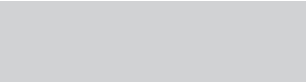




Heritage Statement

Gloucester Lodge

August 2016



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Any enquiries should be directed to:
Montagu Evans LLP
5 Bolton Street
London
W1J 8BA.

*Tel: +44 (0)20 7439 4002
Fax: +44 (0)20 7312 7548*

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EXECUTIVE SUMMARY

Gloucester Lodge forms one half of a semi-detached Regency villa, designed by James Burton in 1828 and located within John Nash's prestigious Regent's Park development. The property constitutes a single dwelling house of three storeys with a lower ground floor and mews building to the rear (12 Gloucester Gate Mews). The application site also includes 13 Gloucester Gate Mews, adjacent to No. 12 to the north.

On approaching Gloucester Lodge, it becomes clear that this listed building is experienced and appreciated within its historic and architectural context. Positioned in the north-east corner of Regent's Park, the property maintains its historic relationship with the wider landscaped setting of the park. The property is accessed through a forecourt enclosed by mature trees, which allow glimpsed views of the building itself from the Outer Circle.

Closer inspection reveals that Gloucester Lodge forms the southern half of a larger building originally designed as a single, detached villa. This reflects the subdivision of the 1830s undertaken by J B Papworth, who divided the original villa behind the central portico and added new side wings to the north and south to create two separate, private dwellings. We consider that these changes, which included alterations to the internal plan form of the original villa, are of interest in themselves, and represent an important phase in the evolution of the building.

Successive programmes of works in the 20th century, including the remodelling of the ground and first floors in the 1930s to install an Art-Deco interior, and the subsequent reinstatement of classical detailing through a comprehensive refurbishment in the 1990s, have led to considerable internal alteration, and the removal of much historic fabric. The rear elevation and courtyard of the building have also undergone significant change over the course of the 19th and 20th centuries, through the erection and subsequent removal of extensions, both to the rear of Gloucester Lodge itself and to Nos. 12 and 13 Gloucester Gate Mews.

We consider that the property nevertheless retains considerable historic and architectural value, derived principally from its main western elevation, and it is this historic interest and the sensitivity of the listed building that has governed our approach to the site. We have conducted extensive research to enhance our understanding of the site's historic development, and this has informed our understanding of its significance.

The application proposals assessed within this Heritage Statement represent a considered attempt to respond to this property, within its historic context, and with regard to its special interest.

The Proposals

The application proposals have been developed to preserve, and in parts, better reveal the special interest of Gloucester Lodge. No alterations are proposed to the principal façade, which we consider to be the most significant element of the listed building, and internally, changes are restricted to the areas of least historic sensitivity, which have been subject to successive phases of change and renewal.

The proposals seek to enhance the setting of the listed building and the character and appearance of the Regent's Park Conservation Area through works to the forecourt, including the replacement of the deceased ash which forms the central focal feature in this space.

The proposals include the erection of a single-storey garden room, situated in the southern-most part of the rear courtyard. Research has revealed that as part of Papworth's subdivision and extension of the property, he proposed a garden room within this rear courtyard area, and by 1872 two built structures, positioned adjacent to Nos. 12 and 13 Gloucester Gate Mews, occupied much of this space. A 20th century extension to Gloucester Lodge (demolished c. 1993), later replaced the southernmost structure, and extended from the rear elevation of the listed building to No. 12 Gloucester Gate Mews.

For most of its history, therefore, the rear courtyard has accommodated built structures associated with Gloucester Lodge. It almost certainly accommodated an early 19th century garden room to Papworth's design, associated with the subdivision of the original villa and the creation of Gloucester Lodge as a separate dwelling. We consider that this location is suitable to accommodate a similar feature of contemporary design, subordinate in both scale and form to the main listed building.

The proposals also include the construction of a single-storey basement, which is designed to extend below the rear courtyard and underneath the mews properties. This aspect of the design takes into account the sensitivities of the site, and is located away from the listed building.

The mews properties are not contemporary with Gloucester Lodge and date from between 1834 and 1872. Both buildings appear to have undergone successive phases of remodelling and refurbishment, and we do not consider that they retain any internal fabric of historic interest. The elevations of the properties to Gloucester Gate Mews are of greater interest, both historically and architecturally, and we consider that they constitute the most significant elements of the buildings.

The proposals preserve and enhance these elevations. The roof to 12 Gloucester Gate Mews, which is currently flat asphalt, will be replaced with a new hipped, pitched structure, designed to match the neighbouring properties and to restore the unified roofline of the street. Behind these elevations, the two mews properties will be remodelled, which will enable the construction of the basement beneath.

Summary Assessment

The proposals inevitably result in change to Gloucester Lodge, both visually and functionally. We find, however, that they strike an appropriate balance between facilitating the listed building's ongoing use and its significance as a building of historic and architectural value. We consider that the proposals represent the next phase in the evolution of this family dwelling, which will enable the property to function more effectively in the use for which it was designed.

We find that the proposals do not have any material effect on the setting of nearby heritage assets or on the buildings' overall positive contribution to the Regent's Park Conservation Area. Indeed, we consider that the works to the principal elevations of 12 and 13 Gloucester Gate Mews to represent an enhancement to the character and appearance of the Conservation Area.

We conclude that the proposals serve to preserve, and in parts better reveal the special interest of the grade I listed Gloucester Lodge and enhance the contribution that this building makes to the character and appearance of the Conservation Area. The proposals therefore comply with sections 16 (2), 66 (1) and 72 (1) of the 1990 Act, and meet the requirements of the relevant development plan policies and other material considerations.