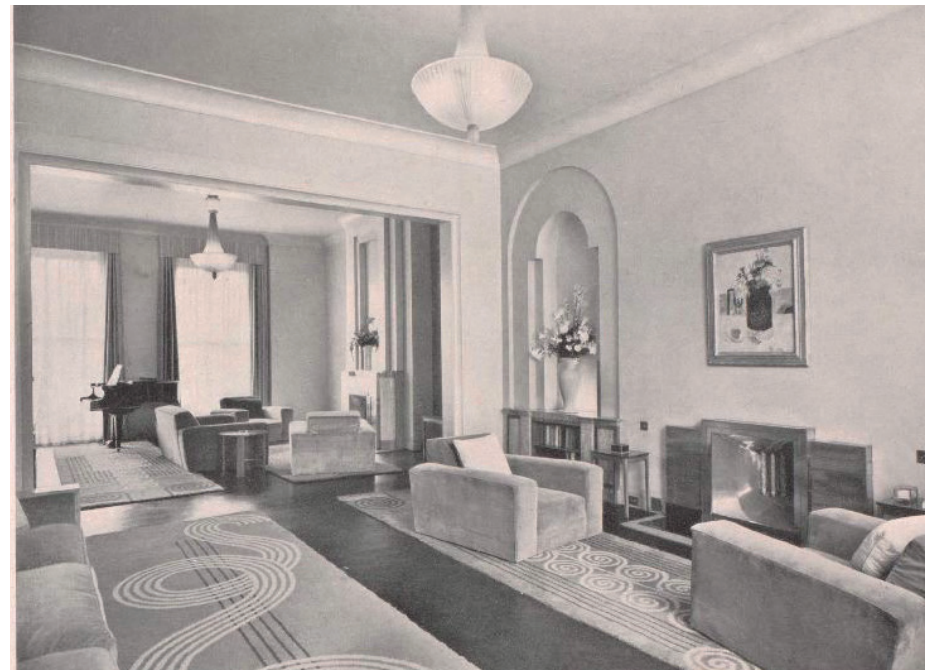




**Figure 3.10** Photograph from a Country Life article of 1934, entitled 'A small London House rehabilitated for modern requirements under the auspices of Mr Roberty Lutyens.'



**Figure 3.11** Photograph from a Country Life article of 1934, entitled 'A small London House rehabilitated for modern requirements under the auspices of Mr Roberty Lutyens.'

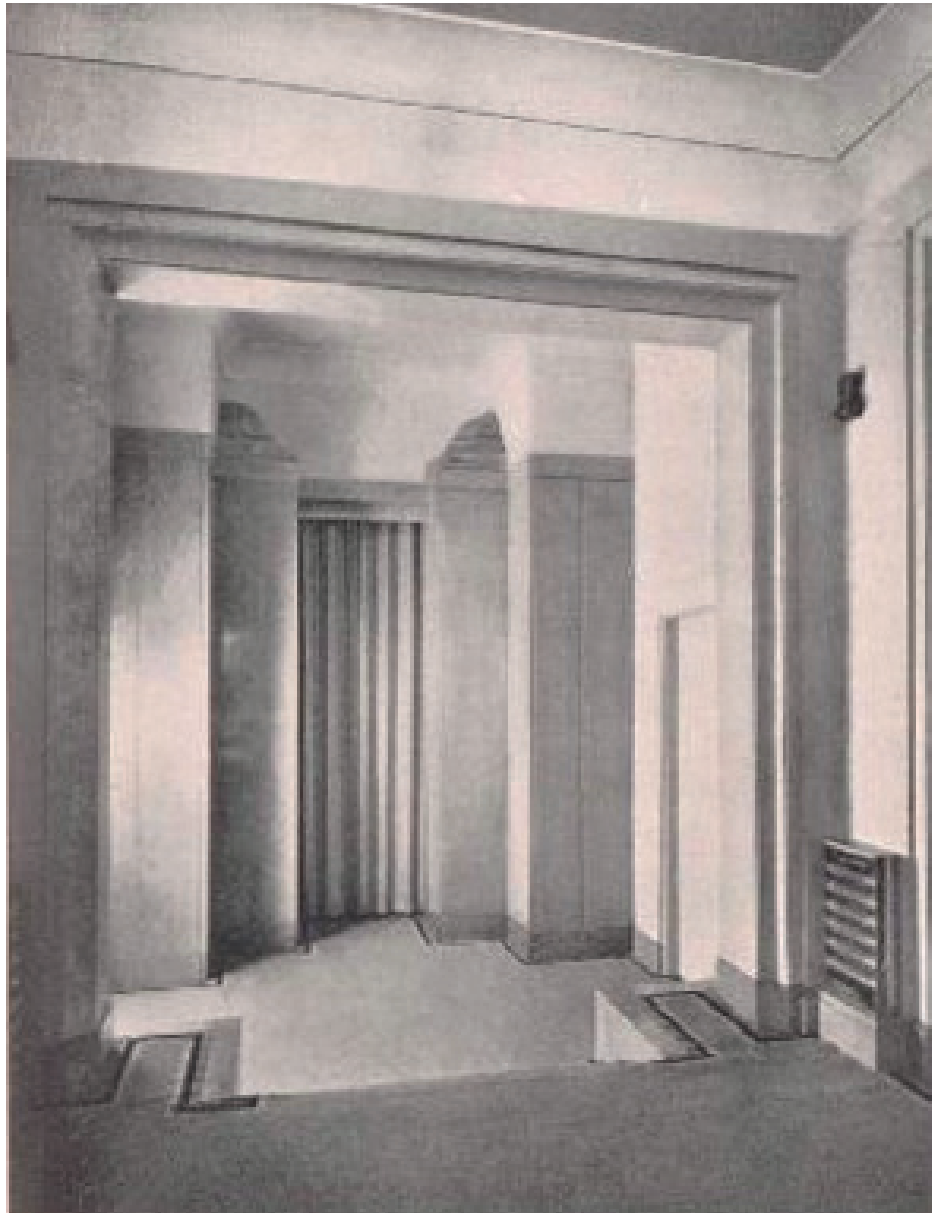


**Figure 3.12** Photograph from a Country Life article of 1934, entitled 'A small London House rehabilitated for modern requirements under the auspices of Mr Roberty Lutyens.'

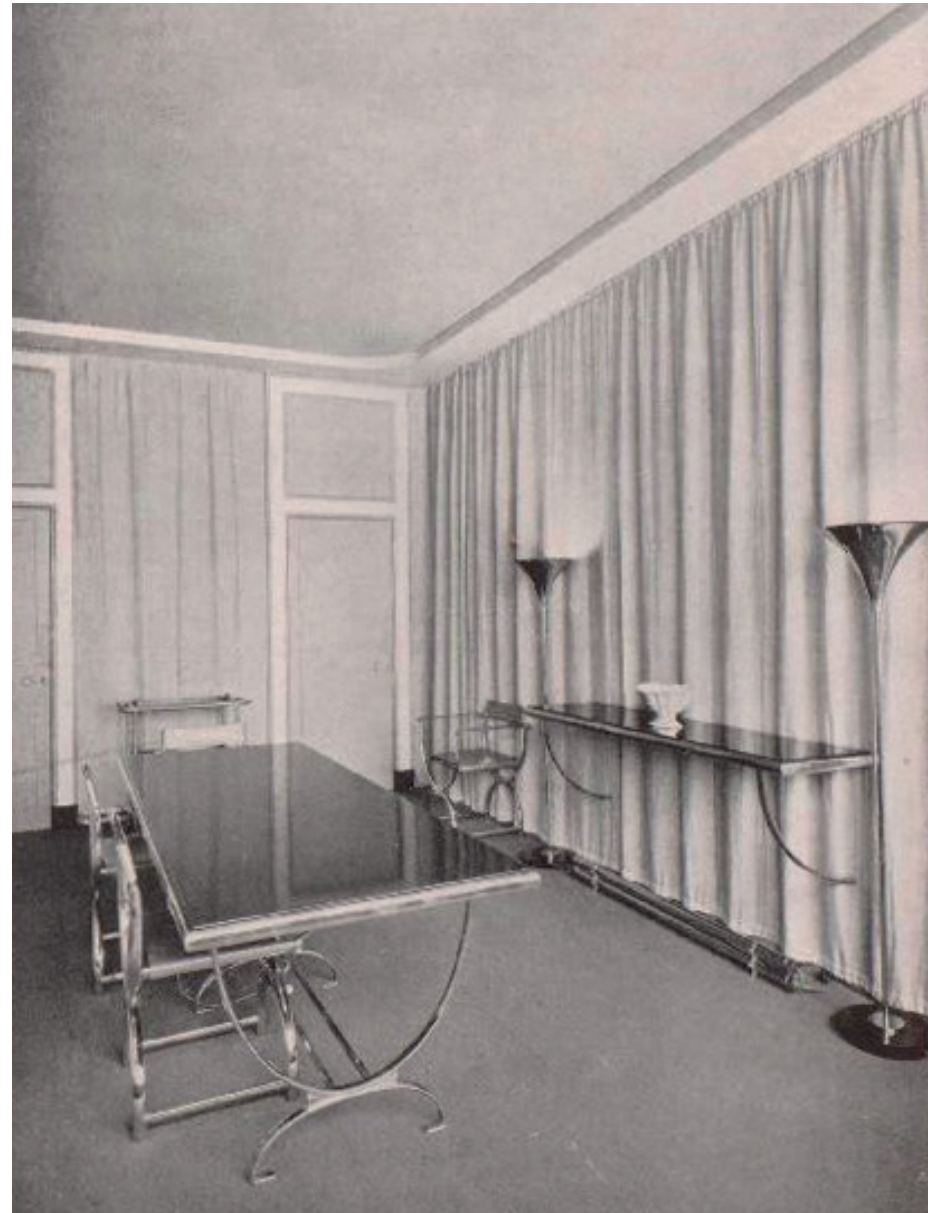


**Figure 3.13** Photograph from a Country Life article of 1934, entitled 'A small London House rehabilitated for modern requirements under the auspices of Mr Roberty Lutyens.'





**Figure 3.14** Photograph from a Country Life article of 1934, entitled 'A small London House rehabilitated for modern requirements under the auspices of Mr Roberty Lutyens.'



**Figure 3.15** Photograph from a Country Life article of 1934, entitled 'A small London House rehabilitated for modern requirements under the auspices of Mr Roberty Lutyens.'



**Figure 3.16** Photograph from a Country Life article of 1934, entitled 'A small London House rehabilitated for modern requirements under the auspices of Mr Roberty Lutyens.'





**Figure 3.17** Photograph from a Country Life article of 1934, entitled 'A small London House rehabilitated for modern requirements under the auspices of Mr Roberty Lutyens.'



**Figure 3.18** Photograph from a Country Life article of 1934, entitled 'A small London House rehabilitated for modern requirements under the auspices of Mr Roberty Lutyens.'



**Figure 3.19** Photograph from a Country Life article of 1934, entitled 'A small London House rehabilitated for modern requirements under the auspices of Mr Roberty Lutyens.'



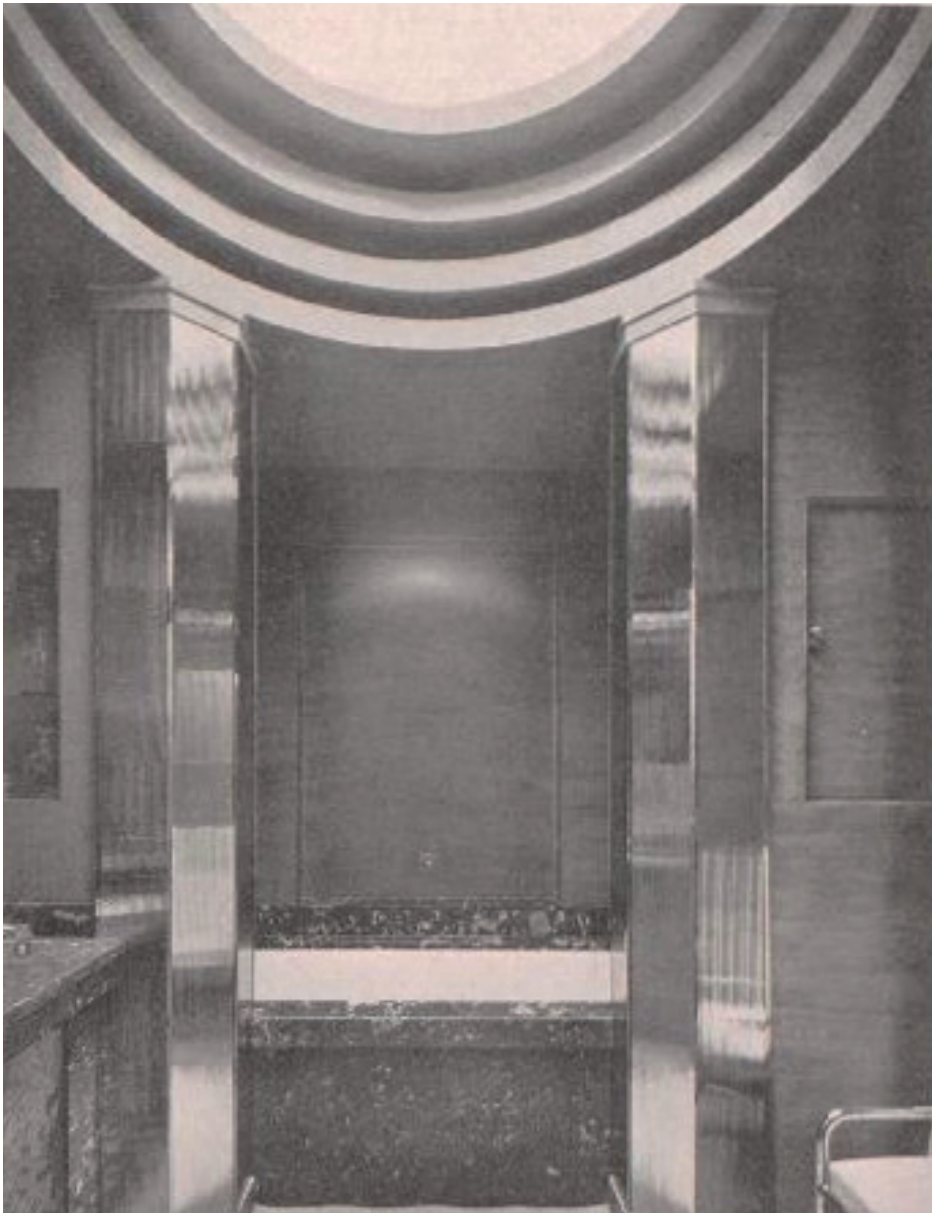


Figure 3.20 Photograph from a Country Life article of 1934, entitled ‘A small London House rehabilitated for modern requirements under the auspices of Mr Roberty Lutyens.’

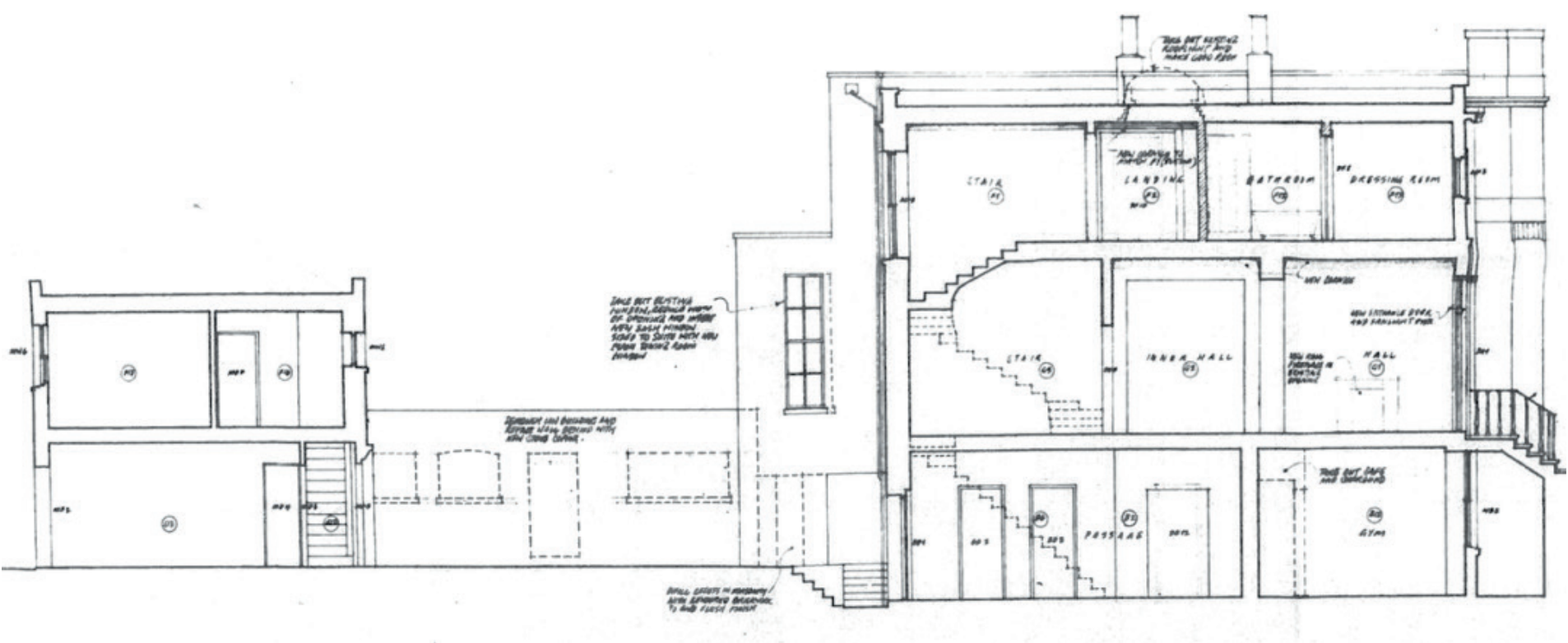


Figure 3.21 A section showing the proposed demolition of the 1950s bedsit by Donald Insall Associates.

1950s remodelling

3.26 It is probable that the 1950s saw a phase of works which removed much of the Art Deco interior and reinstated a level of classical detailing throughout Gloucester Lodge. Reference is made to these works in the report accompanying the Donald Insall survey and remodelling discussed below. During this period an additional single storey structure was built which connected the rear of the Papworth extension to the rear of 12 Gloucester Gate Mews. The historic plans indicate that this building was divided for use as bedsits. It was removed in 1993 following works by Donald Insall Associates (Figure 3.21).

1990s remodelling

- 3.27 In 1992 Donald Insall Associates undertook a comprehensive survey of the existing fabric, including an assessment and identification of any surviving historic features. The programme also included extensive refurbishment works and remodelling to the interior spaces. Surviving plans from this phase of works are included at **Appendix 1.0**.
- 3.28 Although the 'Adam style' fireplaces were extant within the property by this period, it is evident from the 1930s photographs that they were inserted post-1934, notwithstanding that the fireplaces themselves may be earlier in date.
- 3.29 The extension at the rear of the building was demolished as part of the Insall works, and the removal of this element must have included works to the rear façade of the Lodge (the Papworth extension). This part of the building, which had formerly contained the apsidal dining room, now terminates in a regular rectangular façade.
- 3.30 The Donald Insall works included the re-instatement of the plan form of the first floor to remove the 1930s top-lit bathroom and the creation of a more regular plan form to include a shallow apse on the landing of the first floor.
- 3.31 Many of the older features within the house, like the balustrade of the secondary stair staircase from first to second floor level was repaired and materials replaced where necessary. The windows were repaired and the shutters re-instated where they had been previously removed. The main staircase was also refurbished and repaired in this period.
- 3.32 Considerable classical detailing in the form of cornices, skirtings and mouldings was added by Donald Insall Associates throughout the primary rooms of the house (**Figure 3.22**). Little work appears to have been carried out to the second floor at this time.

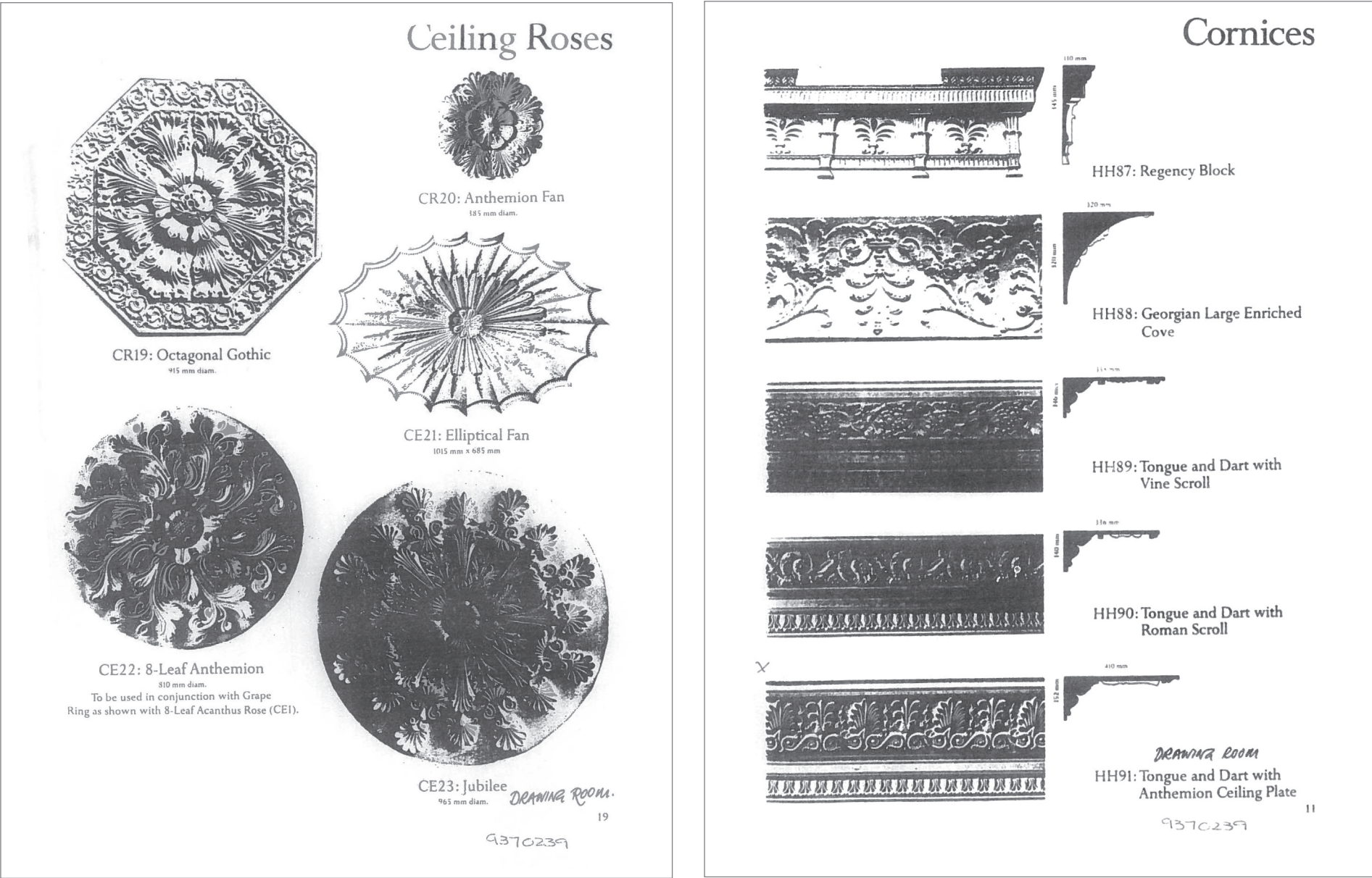


Figure 3.22 Proposed ceiling roses, cornices and skirting from the Donald Insall programme of works.



4.0

// GLOUCESTER LODGE



Assessment of Significance

4.0 ASSESSMENT OF SIGNIFICANCE

- 4.1 Paragraph 128 of the NPPF requires applicants to describe the significance of any heritage assets likely to be affected by development proposals. The paragraph states that the level of detail should be proportionate to an asset’s importance and no more than is sufficient to understand the potential impact of the proposal.
- 4.2 Accordingly, we assess the significance of the Application Site and other relevant heritage assets below.

Background

- 4.3 Significance is defined in the NPPF as:  
*‘The value of a heritage assets to this and future generations because of its heritage interest. That interest maybe archaeological, architectural, artistic or historic, Significance derives not only from a heritage asset’s physical presence, but also from its setting.*
- 4.4 The NPPF forms the basis for our assessment of the significance of the site. We have also had regard to Historic England’s (then English Heritage) Conservation Principles (2008), and GPA2 (2015) which provide guidance on the assessment of significance.
- Regent’s Park Conservation Area
- 4.5 The character and appearance of the Regent’s Park Conservation Area is discussed in the Council’s Appraisal and Management Strategy (2011).
- 4.6 The Conservation Area, which was designated in 1969, has particular significance as a part of a greater, celebrated Nash scheme, comprising a *“unique planned composition of landscape and buildings, at once classical and picturesque”* (2011, 5).
- 4.7 The Appraisal divides the Conservation Area into a six character zones. The Application Site lies in: ‘the Regent’s Park and Terraces fronting the park and their mews’. The area is characterised by its location at the transition of Regent’s Park and the development to the east.

- 4.8 From the north, on the west side of Albany Street, the stucco terrace at Gloucester Gate is followed by plainer terraced houses on Albany Street, and Gloucester Gate Mews behind. The Appraisal notes that the mews is substantially intact (pp. 20).
- 4.9 We consider that the main house makes a demonstrable contribution to the character and appearance of the Conservation Area as part of the development of the Outer Circle of Regent’s Park. That contribution is mainly derived from the principal elevation facing the Park.
- 4.10 In relation to Gloucester Gate Mews, the Appraisal (2011) states that it is:  
*“Accessed from Albany Street, these original mews buildings are dwarfed by the rear elevation of Gloucester Gate. These stock brick buildings are the most intact of the Nash mews, and retain a real sense of their past function. There has been little apparent alteration to the elevations, or the granite setts in the roadway. The elevations of the mews houses facing the rear of the main houses have survivals of blind arcading, which suggest another element in the integrated design of the Park, where the rear of the mews houses were designed to be seen from the main houses. They have accommodation which is located over the former coach houses.”* (2011, 28).
- 4.11 As we have noted in above, however, 12 and 13 Gloucester Gate Mews appear to be later additions to this terrace. Additionally, the properties have undergone substantia alterations over the course of the 20th century.

Gloucester Lodge

- 4.12 The principal special interest of Gloucester Lodge derives from the way the building is experienced and appreciated within its historic and architectural context. Positioned in the north-east corner of Regent’s Park, the property largely retains its historic relationship with Gloucester Gate, one of the last Nash terraces to be developed within the park. It also retains its relationship with the wider planned landscaped setting of the Regent’s Park, which is acknowledged as one of the most ambitious urban parks of the early 19th century.
- 4.13 This special interest stems from the architectural value of the principal elevation to the property, which is largely unaltered from its historic form. The building was constructed as a single villa in 1827-8, and despite its subsequent subdivision, which caused the division of the facade in the centre of the portico and the addition of two side wings, the external legibility of the building as a Regency villa has been retained, as has the architectural quality of the façade.
- 4.14 The rear elevation of Gloucester Lodge, originally conceived as a secondary element, we consider to be inherently of less architectural interest. Alterations over the course of the 19th and 20th centuries have further eroded its value, including through the addition of an annex structure (since removed) in the 1950s, which resulted in alteration to the rear of the mid 19th century ‘Papworth’ extension.
- 4.15 The interior of Gloucester Lodge has undergone a number of phases of development, and as a result is of less significance that the exterior of the building. The subdivision of the villa in the 1830s resulted in the remodelling of the interiors to accommodate two separate dwellings, and the addition of the southern wing to create Gloucester Lodge resulted in a significant change of plan form.



4.16 The 1930s saw the removal of a considerable amount of historic fabric, including decorative plasterwork, joinery, fireplaces and other classical detailing, to create Art Deco interiors across the ground and first floors. Further works in the mid-20th century saw the removal of much of these 1930s interiors and the instatement or replication of some classical detailing.

4.17 In the 1990s a comprehensive programme of works was undertaken by Donald Insall Associates, and included refurbishment and the instatement of a comprehensive, classicising interior. The extant interiors, in much of their decorative detailing and in some parts of the plan form, largely date from the 1990s onwards, and retain little of the historic fabric associated with early phases of development.

#### *Nos. 12 and 13 Gloucester Gate Mews*

4.18 12 and 13 Gloucester Gate Mews lie to the rear of the application site. They are considered here as considered curtilage listed structures.

4.19 The mews buildings have limited accessibility and communication with the main house. Constructed between c. 1834 and c.1868, these buildings are of a later date than the other properties along Gloucester Gate Mews, although they share a coherence of design in their principal elevations.

4.20 Historically in use as stables, the buildings have been subsequently converted to garages. Both have undergone substantial alteration over the course of the 20th century. No. 12 underwent remodelling in both the 1930s and 1990s to provide residential accommodation at 1st floor level and we consider that its historic value has been eroded as a result. It has also lost its original hipped roof, which has been replaced by flat asphalt. No. 13 has been heavily altered and has no architectural features of note, with the exception of the main façade.

4.21 The buildings retain some historic value as surviving ancillary structures to the principal dwelling, but their interest principally derives from their elevations to Gloucester Gate Mews, which, although they have also undergone 20th century alteration, are consistent in their scale and materials with the other mews properties along the street.

#### *Setting*

4.22 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.

4.23 The property is accessed through a forecourt enclosed by mature trees, which allow glimpsed views of the building itself from the Outer Circle. In this respect, the setting of the property is tightly defined by enclosing vegetation. To the rear, a small, private garden forms an enclosed space. The rear elevation of the property is not readily experienced or appreciated from the Conservation Area, including from Gloucester Gate Mews, although it is overlooked to some extent from the upper storeys of the neighbouring properties.

#### *Other Heritage Assets*

4.24 There are a number of other heritage assets that lie in close proximity to the Application Site. They comprise the following:

- Gloucester House (No. 14) (Grade I)
- Numbers 2 to 11 and attached railings (Grade I)
- Numbers 197 to 211 and attached railings (Grade II)
- Numbers 213, 215 and 217 and attached railings (Grade II)
- Albany Lodge and attached railings (Grade II)
- Number 15 and attached boundary walls and piers (Grade II\*)
- Clarence Cottage (Grade II)
- Statue and Drinking Fountain opposite number 15
- Garden railings to Gloucester (Grade II)
- Gate Lodge (Grade II)
- Gloucester Gate Lodge (Grade II)
- Garden railings to numbers 12 and 14 (Grade II)
- Five lamp posts in forecourt of Gloucester Place (Grade II)
- Regent's Park Registered Park and Garden (Grade I)

4.25 Those heritage assets that lie in close proximity to the application site are associated with the planned landscape of Regent's Park. Their heritage value is broadly derived from the way they are experienced and appreciated within this historic and architectural context.

4.26 The wider setting of these assets, alongside that of Gloucester Lodge, comprises the 'rural', naturalistic scene of Regent's Park, adjacent to the wide Outer Circle. No. 11 Gloucester Gate and 14 (Gloucester House) lie immediately adjacent to the application site, and Gloucester Lodge, its forecourt and small, enclosed rear garden, forms part of the setting of these assets.





5.0

// GLOUCESTER LODGE



Assessment of the Proposals



## 5.0 ASSESSMENT OF THE PROPOSALS

- 5.1 In reading this section, reference should be made to the submitted drawings and Design and Access Statement prepared by Make Architects. In summary, the proposed works fall into five broad categories:
- Internal alterations to the main house;
  - Erection of a single-storey 'Garden Room' connecting the rear of the main property to the rear of 12 Gloucester Mews, with a stair connection to the main house, and associated works to the rear elevation of the main house;
  - Demolition and rebuilding of the mews properties behind retained facades;
  - The construction of a single-storey basement beneath the rear courtyard and the rebuilt mews properties with lightwell; and
  - The replacement of two trees in the forecourt to the main house (1x Ash – dead, and 1x Cherry – poor specimen).
- 5.2 For clarity, we provide a brief description of the works to each element below.

### Internal alterations to the main house

#### Lower ground floor

- Removal of the wall between the kitchen and 'family room' in the northern part of the property to provide an open plan space.
- Reconfiguration of the current hallway and replacement of the extant dumbwaiter with a lift operating between lower ground and first floor levels.
- Reconfiguration of the extant wine store and storeroom to the south of the property to provide stairs to the proposed basement.

#### Ground floor level

- Removal of the WC adjacent to the central stair.
- Insertion of a staircase operating between ground floor and lower ground floor levels in the rear bay of the dining room, to facilitate access to the proposed garden room.

#### First floor

- Modern (1990s) apsidal arrangement between the central hallway and extant master-bathroom removed and reinstated with a simple partition wall.
- Reconfiguration of the extant hallway to accommodate a lift operating between lower ground floor and first floor levels.
- Removal of modern fixtures and fittings, including the built in wardrobe and cupboard spaces in the rear rooms at this level.

#### Second floor

- Reconfiguration of this space, including the removal of partition walls, to provide two bedrooms and associated en-suite bathrooms at this level.
- Removal of extant cupboard to the east of the stair.

#### Mews

- Demolition and rebuilding of the mews properties behind their retained façades to Gloucester Gate Mews.
- Rebuilding of the roof structures and reinstation of a hipped roof to No. 12.
- Provision of garage facilities at lower ground floor level behind the retained façade of No. 13 and provision of kitchen facilities linking to the proposed garden room behind the retained façade to No. 12.
- Provision of accommodation at ground floor level.

#### Courtyard garden room

- Construction of a one-storey glazed garden room extending across the southern part of the rear courtyard, terminating at the level of the extant dining room window sill.

#### Rear courtyard basement

- Construction of a basement extending beneath the rebuilt mews properties and the rear courtyard.

#### Works to front forecourt

- Replacement of the dead weeping ash within this forecourt space with a healthy specimen.
- Replacement of the poor-quality cherry tree with a healthy specimen.

- 5.3 We structure our assessment of the proposals according to these five main categories of works. We consider the effect of the works arising from each below. Those elements of the proposals which we consider to require particular analysis are highlighted under subheadings. These comprise:

- Insertion of a lift between lower-ground and first floor levels;
- Insertion of lower ground to ground floor staircase;
- Removal of 20th century fabric;
- Repair of secondary stair;
- Principle, design and form of the Garden Room;
- Principle of façade retention of the mews; and
- Enhancements to the mews' elevations

#### Main house

##### Lower-ground floor

- 5.4 It is proposed to remove the down stands between the current kitchen and 'family room' in the northern part of the property. The building at this level has been substantially modernised, as shown by the drawings prepared by Donald Insall Associates (**Figure 5.1**) and we do not consider that this element of the proposals will affect one's understanding of the hierarchy or the function of these spaces within the listed building.

##### *Lift between lower-ground and ground floor levels.*

- 5.5 The proposed works would also see the insertion of a lift operating between lower-ground and first floor levels. At lower-ground and ground floor levels this would replace the extant dumbwaiter, which dates from the 1990s. The fabric in this location is therefore not historic, and offers the opportunity for the insertion of a contemporary feature within this altered space. The proposed alterations would be minimal in nature, and only what is sufficient to enable the reconfiguration of the space for this new use. We do not consider that they would affect an understanding of the special interest of the building.