

Lower-ground - ground floor staircase

- 5.6 A new stair, inserted at the eastern end of the dining room, would operate between lower ground floor and ground floor levels to provide access to the proposed garden room (discussed below).
- 5.7 At lower-ground floor level, this comprises the reconfiguration of the existing wine-cellar adjacent to the rear elevation of the main house. This space does not retain any features of architectural and historic interest, and we consider works to this element to be acceptable.
- 5.8 At ground floor level the stair would emerge at the rear of the dining room. The dining room, designed by Papworth, originally terminated in an apsidal bay, which projected beyond the rear elevation of the property. This apsidal arrangement had been removed by the late 19th century, and throughout the 20th century a number of structures within the rear courtyard adjoined the rear elevation of Gloucester Lodge at this point.
- 5.9 We consider, therefore, that the numerous and significant alterations to this part of the property have compromised its heritage value, and that the insertion of a stair in this heavily altered location would not be harmful to the appreciation of the significance of the asset as a whole.

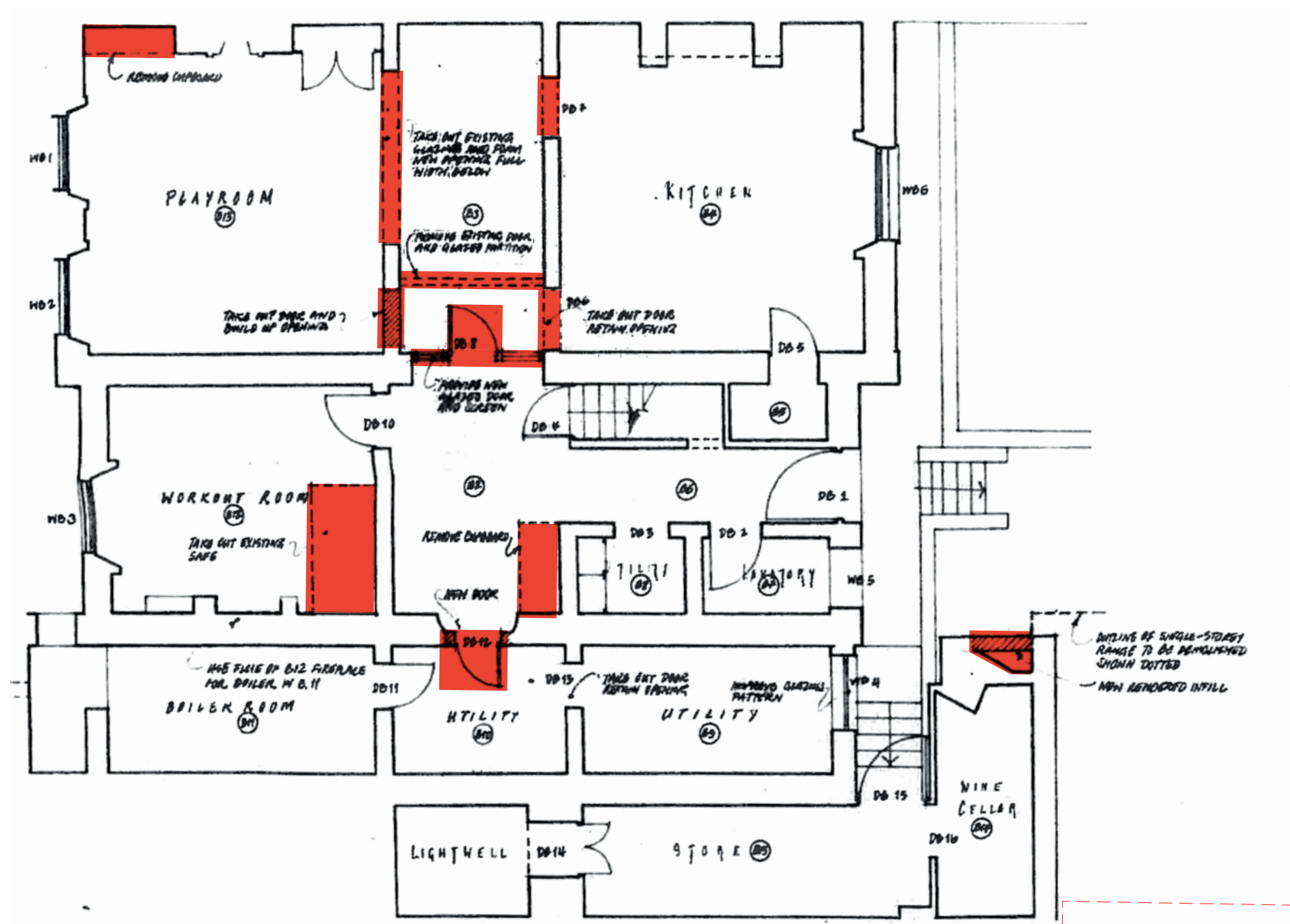


Figure 5.1 Lower ground floor plan of 1990s works proposed and implemented by Donald Insall Associates

Ground Floor

- 5.10 The effects arising from the proposed insertion of a lift in the location of the current dumbwaiter, and the stair operating between ground and lower ground floor levels, have been discussed above. We do not consider that either change would affect one’s appreciation of the special interest of the property.
- 5.11 The other proposed alteration at this level comprises the removal of the small WC room to the south of the central stairwell. The removal of this element, which is not historic, would improve the proportions of this principal space within the property, and we consider that this represents a benefit to the listed building.
- 5.12 We note that the classical fireplaces extant at this level are to be retained as part of the proposals, notwithstanding that their current configuration post-dates the 1930s.

First floor

Removal of 20th century fabric

- 5.13 The 20th century apsidal arrangement at the top of the principal stair, and that of the adjoining master bathroom to the front of Gloucester Lodge would be reconfigured as part of the proposals.
- 5.14 The current layout in this location retains no fabric of historic or architectural interest, as shown by the 1990s plans produced by Donald Insall Associates (Figure 5.1). No evidence survives to indicate the original floor plan at this level, but it is likely that it has undergone significant alteration, through both Papworth’s reconfiguration of the property and the 1930s remodelling.
- 5.15 We consider that these changes, which do not affect either historic fabric or plan form, would not harm one’s appreciation of the special interest of the building, and would, in fact, serve to enhance the proportions of these spaces.
- 5.16 The application proposals also incorporate the removal of unsympathetic 20th century fabric, including the 20th century fixtures and fittings within the rear rooms at this level. These mainly comprise poor quality wardrobes and cupboards which currently diminish the proportions of these spaces. We consider that this removal of unsympathetic fabric would constitute an enhancement to the heritage asset.

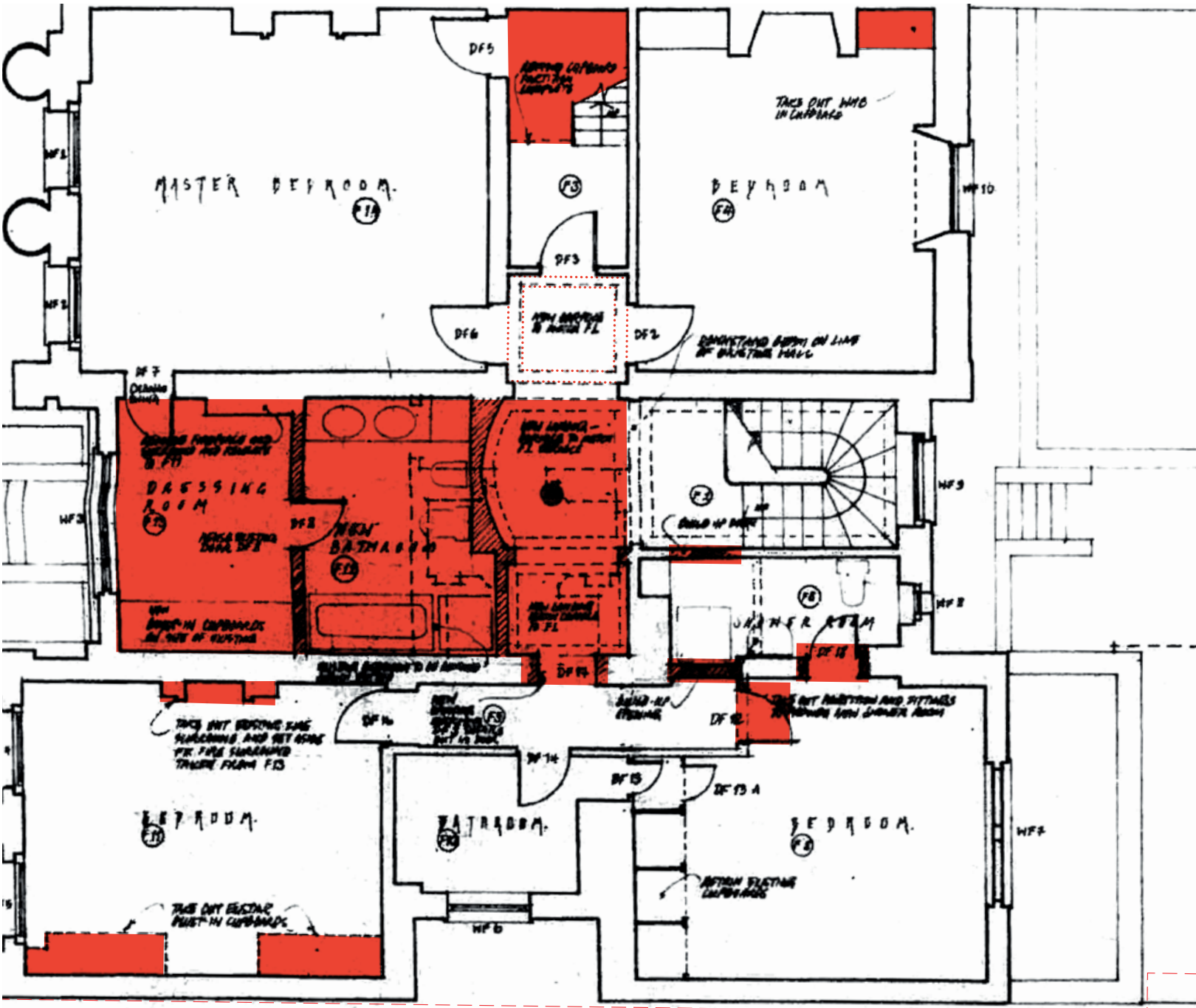


Figure 5.1 First floor plan of 1990s works proposed and implemented by Donald Insall Associates

Extension of the lift to first floor level

- 5.17 The effects of the lift at ground and lower ground floor levels have been discussed above. At first floor level the proposed lift would manifest itself to the south of the principal stair, in the position of the current shower room serving the south-east bedroom.
- 5.18 As shown at **Figure 5.1**, this area was subject to alteration as part of the Donald Insall remodelling. The 1990s works saw the reconfiguration of this space to provide a shower room serving the southeast bedroom. These changes, we consider, have compromised the heritage value of this part of the building, and the insertion of a lift in this location would not be harmful an appreciation of its special interest.
- 5.19 As at ground floor level, the classical fireplaces extant at this level are to be retained as part of the proposals, notwithstanding that their current configuration post-dates the 1930s.

Second floor

- 5.20 The proposals at second floor level comprise the reconfiguration of the plan form to accommodate two bedrooms with associated bathrooms, which would improve the usability of this suite of rooms. The original fireplace in the rear room would be retained as part of the proposals, although the adjacent cupboard, which may contain some historic fabric, would be removed to enable the reconfiguration of this floor.
- 5.21 We do not consider that the extant configuration of these second floor rooms is original, and with the exception of the small fireplace in the rear bedroom, there are no surviving features of architectural or historic interest. We do not consider that the proposals would affect the appreciation of the special interest of the listed building.

Repair of secondary stair

- 5.22 The secondary stair, which may date from Papworth's subdivision of the property, would be retained and repaired as part of the proposals. This aspect of the proposed works has been welcomed by Historic England, and represents an enhancement to the listed building.

Construction of the Garden Room*Principle of construction*

- 5.23 The proposals include the construction of a one-storey garden room, situated in the southern-most part of the rear courtyard.
- 5.24 Research (presented in **Section 3.0**) 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 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 12 Gloucester Gate Mews.
- 5.25 For most of its history, therefore, the rear courtyard has accommodated built structures associated with Gloucester Lodge. We consider that this location is suitable for a similar feature of high quality design.

Design and form

- 5.26 The proposed garden room will occupy the footprint of the 20th century extension to Gloucester Lodge. In its scale and form it has been designed to respond to the sensitivities of the site: it will be a subservient structure of one storey, terminating below the windowsill to the Papworth dining room.
- 5.27 As shown in **Figure 5.2**, the garden room would be almost entirely glazed. It will therefore clearly read as a contemporary, new addition to the main building and would not weaken or diminish the relationship between Gloucester Lodge and its mews.
- 5.28 In addition, the use of glazing enables the rear elevation of the main house to be seen and appreciated from both within the garden room and the rear courtyard, enabling the continued legibility of this part of the listed building.

- 5.29 We have reviewed the Council's guidance on rear extensions in Design CPG1, and we consider that the proposed garden building will comply with the general principles set out in the guidance in the following ways:

- The garden room will be secondary to the host building, in terms of its location, form, scale, proportions, dimensions and detailing.
- The extension will respect and preserve the original design and proportions of the host building, through the introduction of a high-quality contemporary form that does not compete with or detract from the architectural style of the host building.
- The extension will not cause any loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure.
- The extension will allow for the retention of a reasonable sized garden, and, we consider, will enhance the functionality of that garden space.

- 5.30 Overall, we consider that the aesthetic impression from the rear courtyard will be of a new addition that is of high quality and integrates with the existing garden. Furthermore, we anticipate that the proposed building will enhance the usability of this rear courtyard space. We consider that the garden room therefore comprises a beneficial element of the proposals, which will enable the property to function more effectively in the use for which it was designed.

Associated works to the rear elevation of the main house

- 5.31 The glazed garden room is proposed to be attached to the rear elevation of the main house. As noted above, this part of the property has been subject to considerable remodelling and alteration. As illustrated within the DAS, the way in which the proposed extension adjoins the listed fabric below the level of the window sill causes minimal visual interference with the way the historic fabric is experienced in this location.



Figure 5.1 The proposed Garden Room, linking the rear elevation of the main house with the rear of 12 Gloucester Gate Mews.

Works to the mews buildings

Facade retention

- 5.32 Historically in use as stables, 12 and 13 Gloucester Gate Mews have been subsequently converted and remodelled in the 20th century to provide garage/residential facilities. Both have undergone substantial alteration, with little or no historic fabric remaining behind their principal facades to Gloucester Gate Mews.
- 5.33 Although the properties retain some historic value through their relationship with the main house, their interest principally derives from these primary facades, and their group value as experienced in the context to the street. These elevations, as identified in **Section 4.0**, have also been subject to 20th century change.
- 5.34 As set out in the accompanying planning statement, during pre-application discussions, both officers and Historic England accepted this aspect of the proposal, and do not object in principle to the demolition and facade retention of the buildings.
- 5.35 We do not consider the removal of the altered and poor-quality fabric behind the facades to be harmful to an appreciation of the special interest of these buildings. The properties will be replaced by high-quality architecture that respects and responds to the heritage sensitivities on the site.

Primary elevations to Gloucester Gate Mews

- 5.36 The proposals include works to enhance the primary elevations of the mews properties. It is proposed to regularise the roof profile of No. 12 through the removal of the extant flat asphalt roof and its replacement with a traditional hipped roof structure.
- 5.37 This would have a beneficial effect on the external elevations to the properties and their relationship with other buildings on Gloucester Gate Mews. The proposed development would enhance the appearance of the terrace at this end of the mews, and consequently would enhance the character and appearance of this part of the Regent's Park Conservation Area.

Basement

- 5.38 We find that this element of the proposals has been carefully considered with regard to the sensitivities of the grade I listed building

on the site, and has been located away from the main house, with no resulting effect on sensitive historic fabric.

- 5.39 Access to this space from the listed building is located within the southern-most space within the lower ground floor of the property, currently in use as a store-room. No alterations are proposed to the plan form of this part of the building, and the proposed location of the stair maintains a hierarchical distinction between the lower-ground floor spaces of the main house and the proposed new basement element.
- 5.40 This element of the proposals will not be experienced from the upper storeys or rear courtyard of Gloucester Lodge, neighbouring listed properties, or from the Regent's Park Conservation Area. It will not, therefore, cause any harm to the setting of these heritage assets, or to an appreciation of their significance.
- 5.41 We anticipate that relevant historic fabric will be protected from any construction impacts arising from this element of the proposals through a Construction Management Plan.

Forecourt

- 5.42 We consider that the proposed works to the forecourt improve the setting of the listed building through the replacement of two unhealthy, prominent trees with healthy specimens. This is a beneficial element of the proposals, which we consider will enhance the experience of the property from the Regent's Park Conservation Area.

