

6.0

// GLOUCESTER LODGE



Summary and Conclusion

6.0 SUMMARY AND CONCLUSION

- 6.1 We conclude that the proposed development serves to preserve, and in parts, better reveal the special interest of the Gloucester Lodge.
- 6.2 The primary significance of this grade I heritage asset derives from its historic relationship with the planned Nash terraces of Gloucester Gate, and the wider planned landscape of Regent's Park. The proposals, which seek to internally reconfigure Gloucester Lodge, erect a single storey extension, rebuild the mews behind a retained façade, and construct a basement beneath the mews and rear courtyard, would not weaken this relationship, or diminish one's appreciation of the asset.
- 6.3 Broadly, alterations are restricted to those areas of the application site that have undergone past remodelling or alteration, where heritage value has been eroded, and, therefore, where change is better able to be accommodated without harm to significance.
- 6.4 Internal works to the main house are primarily proposed in those areas affected by 20th century remodelling, including the terminal bay of the dining room and the area currently occupied by the dumbwaiter. Historic fabric associated with the original villa and Papworth's 1830s extension, which we consider to represent an important phase in the evolution of the building, is therefore preserved. The proposals also include the removal of unsympathetic 20th century fabric, which will improve the proportions of the internal spaces at the upper levels.
- 6.5 The proposed garden room, which would function as a link between the main house and 12 Gloucester Gate Mews, would occupy the footprint of a previous 20th century structure. This location is therefore considered suitable to accommodate the proposed high-quality, contemporary structure, which would clearly read as a new addition and would not diminish the hierarchical relationship between the main house and the mews.
- 6.6 The principle of the rebuilding of the curtilage listed mews buildings behind their retained facades is considered to be acceptable, in light of the limited heritage value of the surviving fabric and interiors of these properties. The principal elevations to Gloucester Gate Mews, and their contribution to the group value of the terrace, would be enhanced, through the reinstatement of a traditional hipped roof to No. 12. This element of the proposals will therefore enhance the character and appearance of the Regent's Park Conservation Area.
- 6.7 The proposed basement would not affect the setting of nearby listed buildings or the character or appearance of the Conservation Area. This element we find to be suitably located away from the sensitive historic fabric of the main house, and will not harm an appreciation of the asset's special interest. Further, the setting of the listed building and the character and appearance of the Regent's Park Conservation Area will be enhanced through the proposed works to the forecourt.
- 6.8 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.
- 6.9 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.
- 6.10 For the reasons set out above, therefore, we conclude that the proposals 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.

// GLOUCESTER LODGE

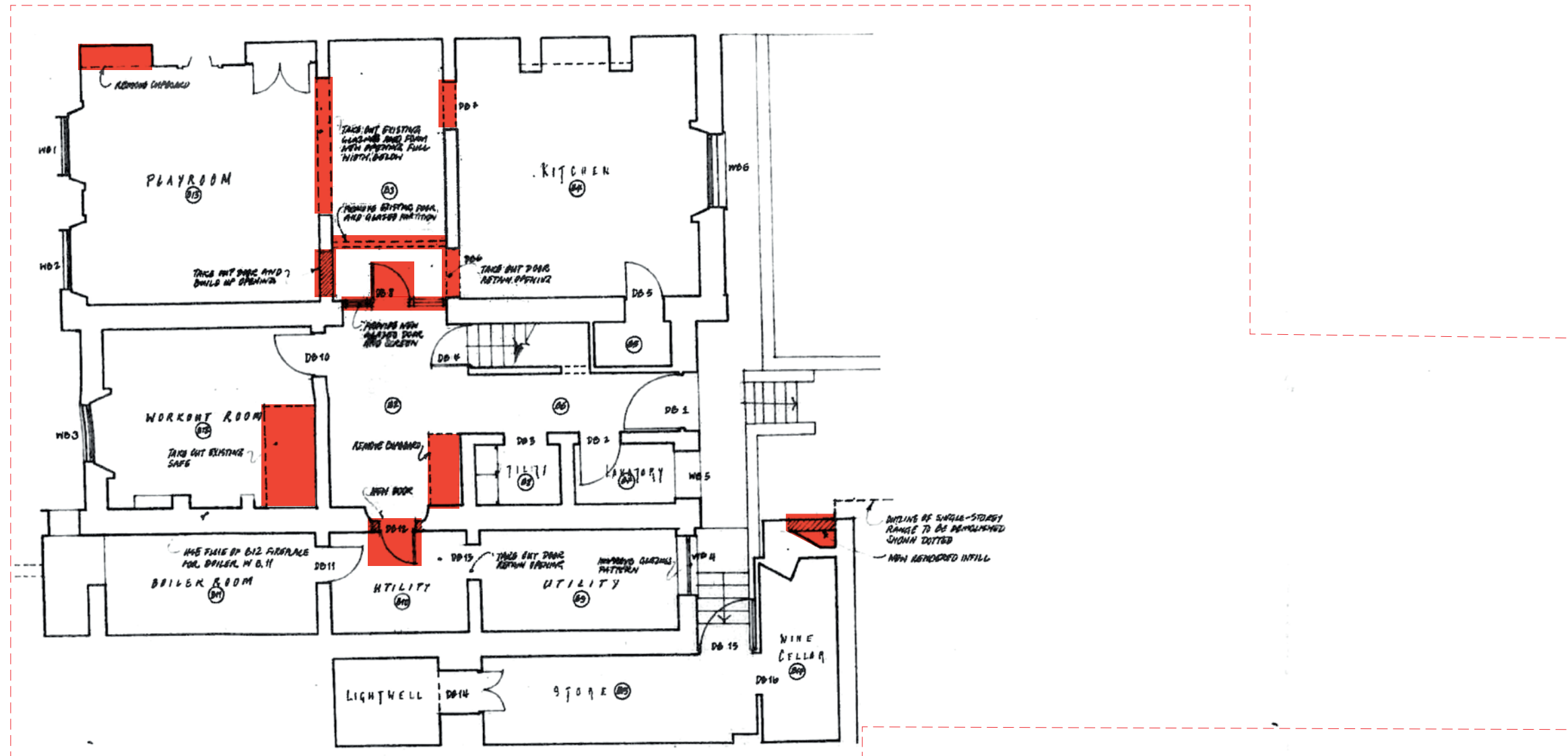


APPENDIX 1: 1990s Donald Insall Associates Remodelling

Lower Ground Floor

Key changes

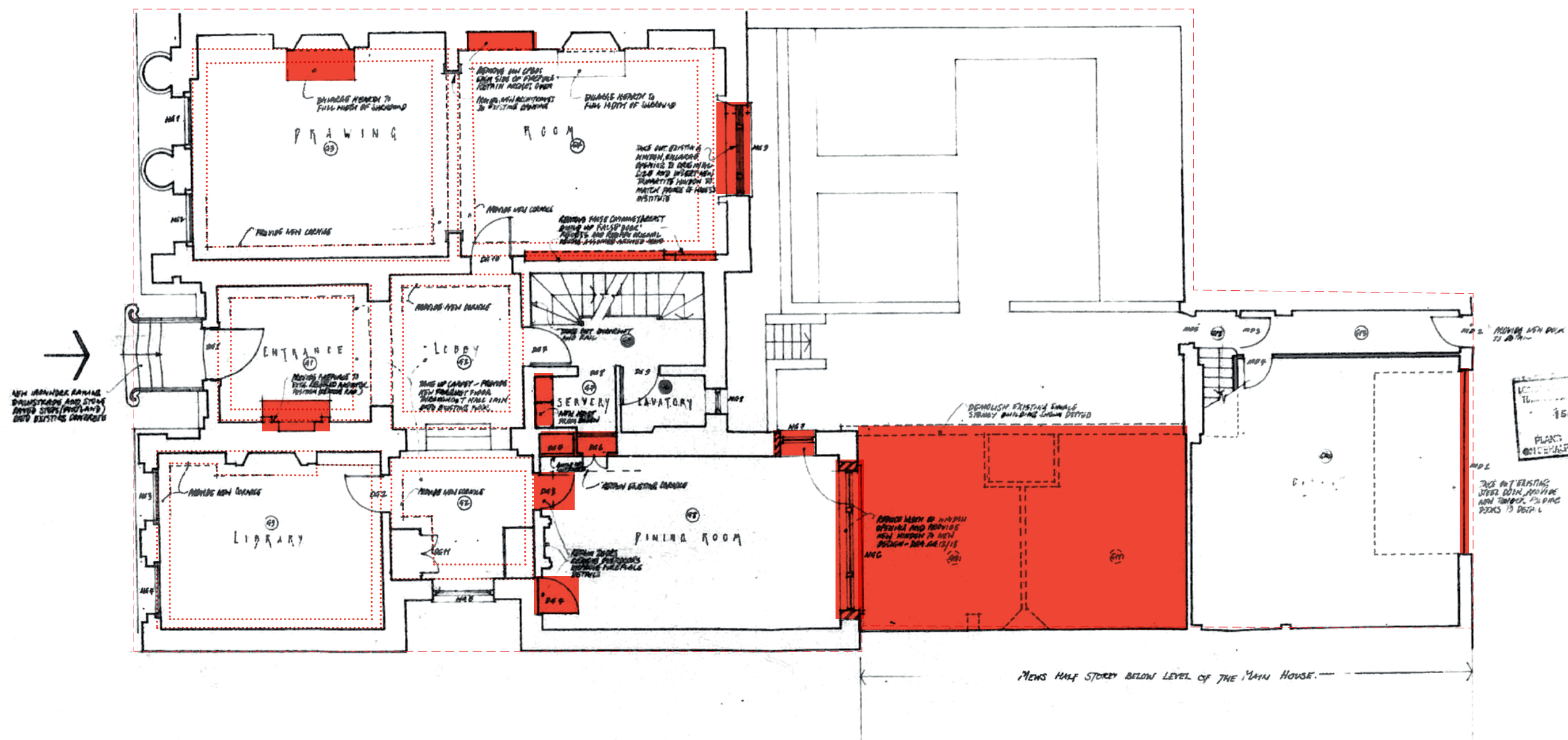
- Pantry joinery, glazed partition, doorway removed
- Removed door and retained opening into playroom
- Removal of various joinery
- Removal of built-in safe
- New door into utility room
- New rendered wall
- New external rendered wall by wine cellar



Ground Floor

Key changes

- Demolition of single-storey annex building
- New Portland stone steps on to existing concrete, mild steel and cast aluminium balusters
- Dumbwaiter added
- Replacement of rear windows in drawing room
- New cornice in drawing room
- New cornice in entrance lobby
- New cornice in library
- Replacement of steel garage doors with timber
- Interventions on decorative features (ie, replacement of cornice, enlargement of fireplace)
- Replacement of various joinery



First Floor

Key changes

- Removal of rooflight above bathroom
- Removal of bathroom for new hallway
- Conversion of bedroom into ensuite bathroom to serve master bedroom
- Remodelling of main landing
- New wall beside stairs to create shower room to bedroom
- Removal of partition wall enclosing stairs to second floor
- Removal of various joinery
- Replacement of cornice

