

Gloucester Lodge Design and Access Statement

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Stage
Planning submission





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Executive summary

This Design and Access Statement has been prepared in support of the proposed alterations to Gloucester Lodge, London, NW1 4HG. The report is submitted to Camden Council to accompany the application for planning permission. All supporting statements requested by the planning officer are within the appendix.

Gloucester Lodge is a Grade I-listed property located within the Regent's Park Conservation Area, Camden. It 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 (No. 12 Gloucester Gate Mews). The application site also includes No. 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 that 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 proposals presented in the following report represent our 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 facade, which we consider to be the most significant element of the listed building. 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 that forms the central focal feature in this space.

The proposals include a 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 in the 1990s) later replaced the southern-most 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 this historic relationship between the courtyard and garden room an opportunity to introduce a similar feature of contemporary design in this space.

The proposals also include the construction of a 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 them to 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 them to constitute the most significant elements of the buildings.

The proposals seek to preserve and enhance these elevations. The roof to No. 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 roofline of the street. Behind these elevations, the two mews properties will be remodelled, which will enable the construction of the basement beneath.

Our proposals have now reached the stage where we would like to invite discussions with officers, and we hope the following report, which relies on our research and analysis of the built fabric, will inform and aid forthcoming conversations. We look forward to discussing the opportunities and the relevant heritage considerations set out below with officers on site.

The process

Site and surroundings

Historic setting

Regent's Park was developed in the early 19th century by John Nash as a combination of urban terraces and picturesque landscape dotted with villas.

The site is located on the north-eastern side of Regent's Park, on the junction of Outer Circle and Gloucester Gate.

Regent's Park and adjacent terraces were designated in 1969 as a part of Camden's Regent's Park Conservation Area and as a Grade I Registered Park and Garden in 1987.



John Nash's Regent's Park masterplan (note: Gloucester Lodge did not form a part of this plan)



Site and surroundings

Site overview

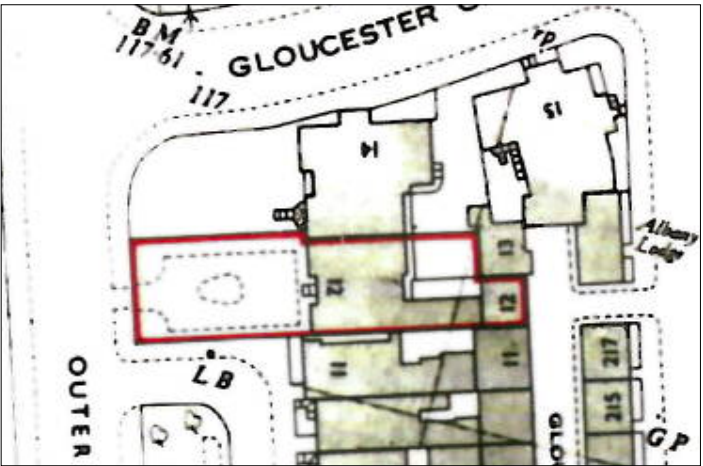
The site comprises three buildings: No. 12 Gloucester Gate (Gloucester Lodge), No. 12 Gloucester Gate Mews and No. 13 Gloucester Gate Mews. These buildings, which formerly functioned as two separate dwellings, are now brought together under the ownership of the client.

Despite having its own address, No. 12 Gloucester Gate Mews has historically been an ancillary building to No. 12 Gloucester Gate, predominantly serving as a garage with bedrooms above, as described in the HM Land Registry title drawing in 1977 (NGL708652).

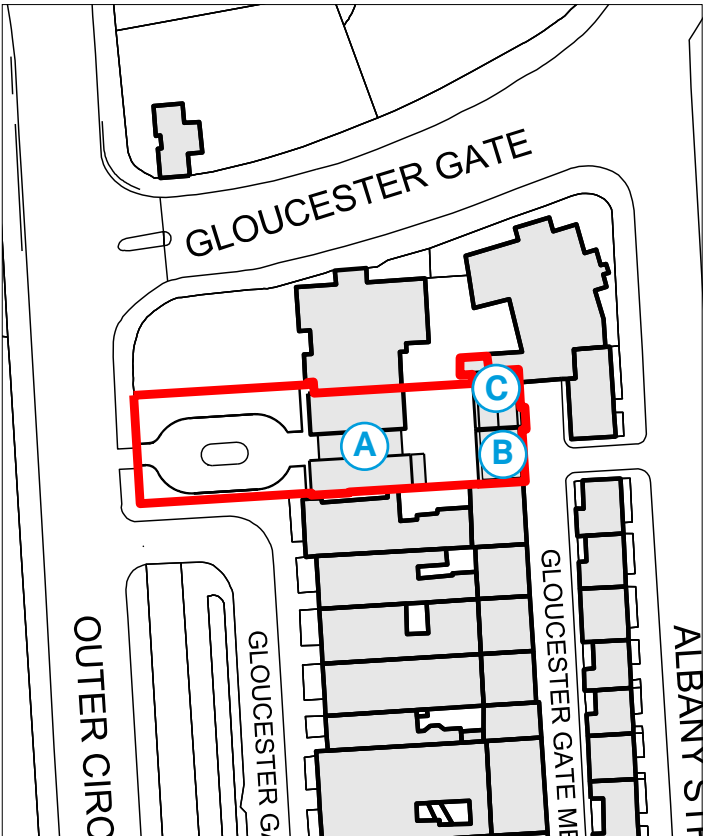
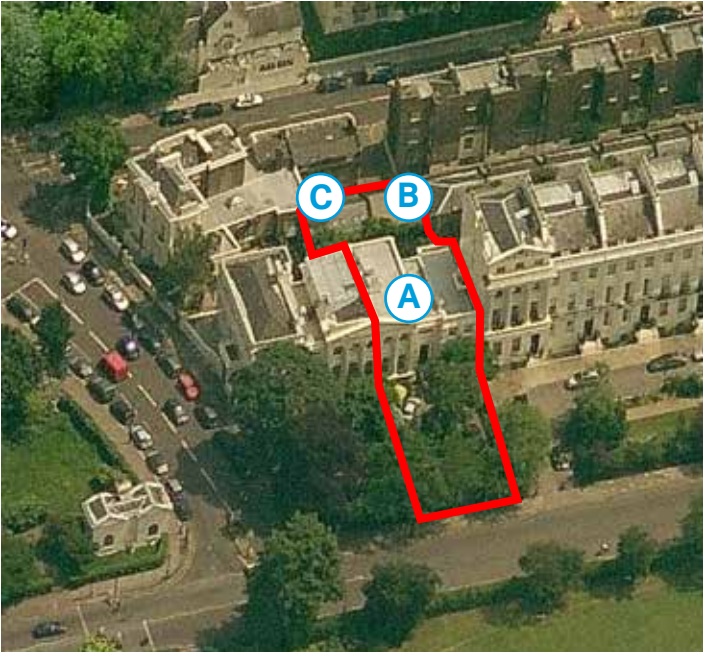
The site and its constituent parts (labelled A, B and C) are shown on the accompanying site location plan and aerial view.

- A Gloucester Lodge, 12 Gloucester Gate (Grade I-listed):** Gloucester Lodge is name of the whole building formed by two semi-detached houses: No. 12 and No. 14 Gloucester Gate. On the elevation addressing Regent's Park, the split can roughly be identified by the midway line of the central pediment. No access is shared between the two. No. 12 Gloucester Gate is an existing family house with a large forecourt and a walled garden at the rear.
- B 12 Gloucester Gate Mews:** This two-storey mews building provides a double garage with accommodation above. It has historically been a part of the leasehold title of 12 Gloucester Gate. Currently, it serves as its garage, connecting to Albany Street via Gloucester Gate Mews.
- C 13 Gloucester Gate Mews:** This address has an independent title and does not fall in any other building's curtilage. Attached to No. 12, it similarly contains a configuration that should include a garage on the ground level and accommodation on the first floor. However, it is currently uninhabitable and dilapidated.

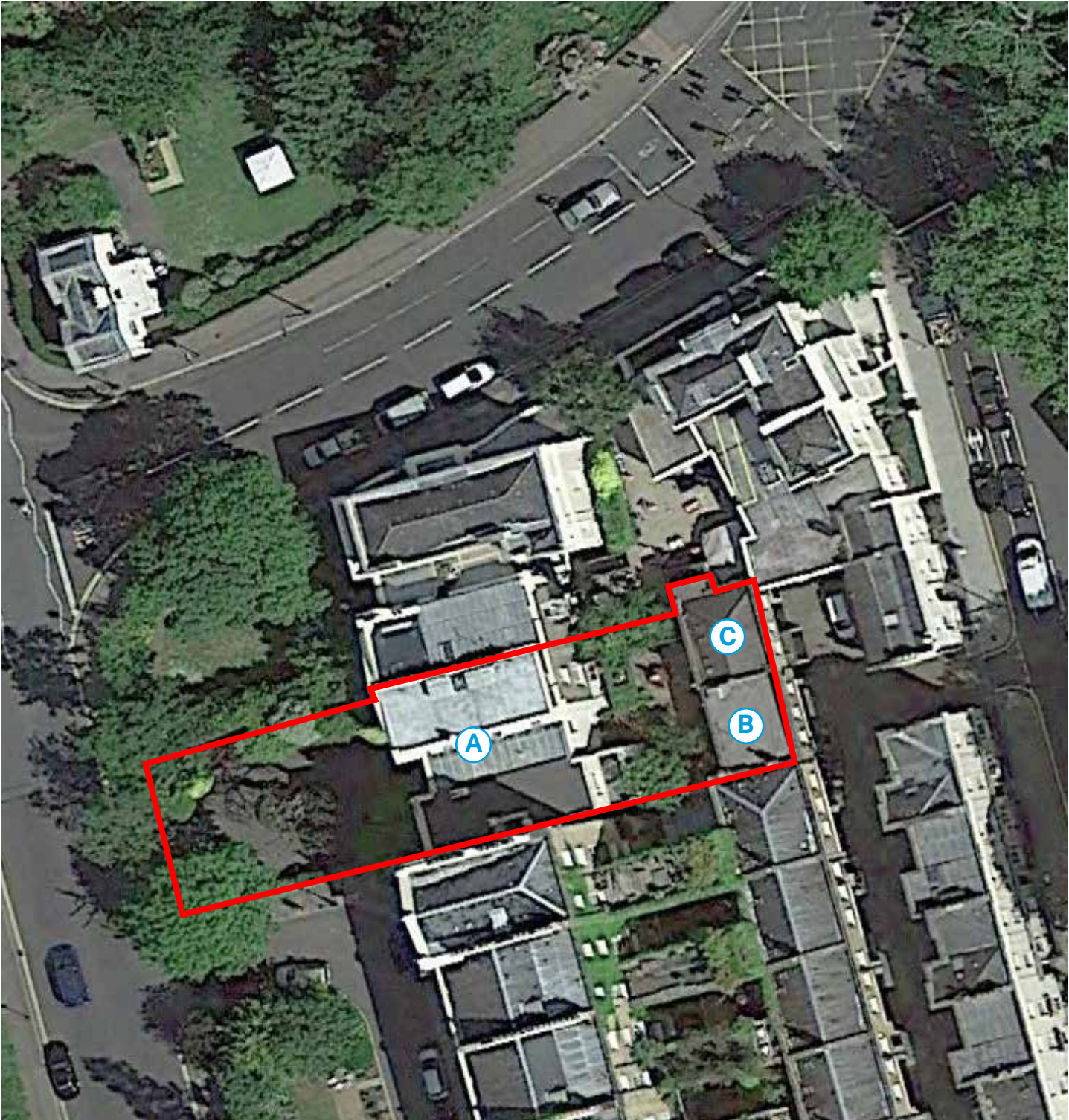
The rear elevations of Nos. 12 and 13 Gloucester Gate Mews combined form the eastern elevation of the existing walled garden of Gloucester Lodge. This provides a unique opportunity to consolidate the spaces both internally and externally.



HM Land Registry title drawing in 1977



Location of buildings on site



Site and surroundings

Site overview

This section identifies the neighbouring properties and their relationship to the site. The following observations form the later proposal.

- D No. 11 Gloucester Gate**
No. 11 Gloucester Gate is one of the eleven houses that form a terrace along Gloucester Gate. All are designed by John Nash and Grade I-listed.

No. 11 is a residential property located on the northern end of the terrace. The height of the main building is approximately two-and-a-half storeys taller than No. 12. It shares a brick garden wall with Gloucester Lodge.

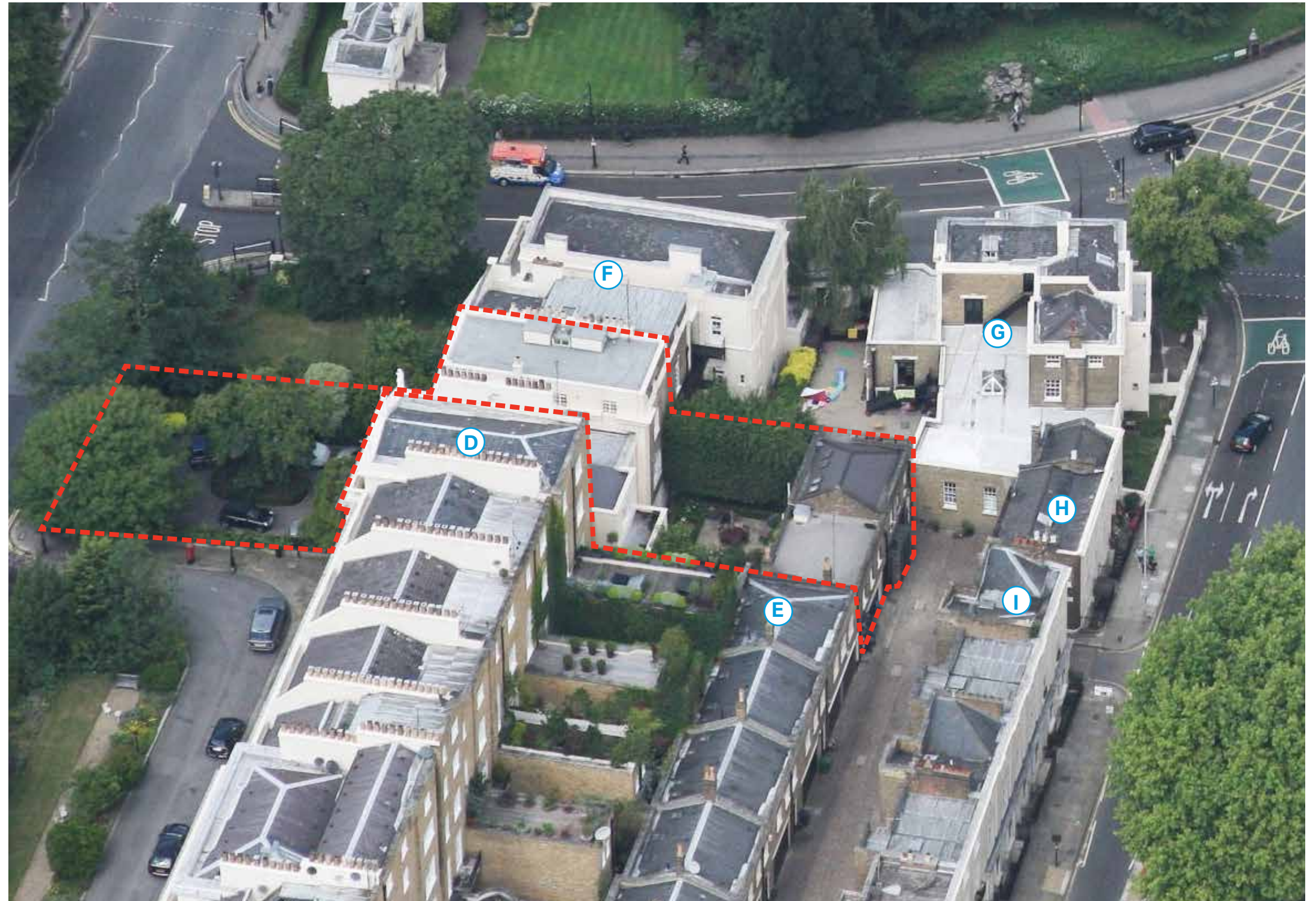
- E No. 11 Gloucester Gate Mews**
The mews is under the curtilage listing of No. 11 Gloucester Gate. It is currently used as a garage serving the main building, with living area above.

- F Gloucester Lodge, No. 14 Gloucester Gate**
As the northern half of Gloucester Lodge, this is Grade I-listed. It is currently occupied by Bright Horizons Daycare and Nursery. Privacy between No. 14 and No. 12 Gloucester Gate is protected to by three-storey-tall dense planting and hornbeam.

- G No. 15 Gloucester Gate**
This is a Grade II*-listed, detached villa with three storeys and semi-basement and single-storey extension.

- H No. 219 Albany Street (Albany Lodge)**
This is a Grade II-listed, semi-detached house, its use unclear. The side of the house forms the entrance into Gloucester Gate Mews.

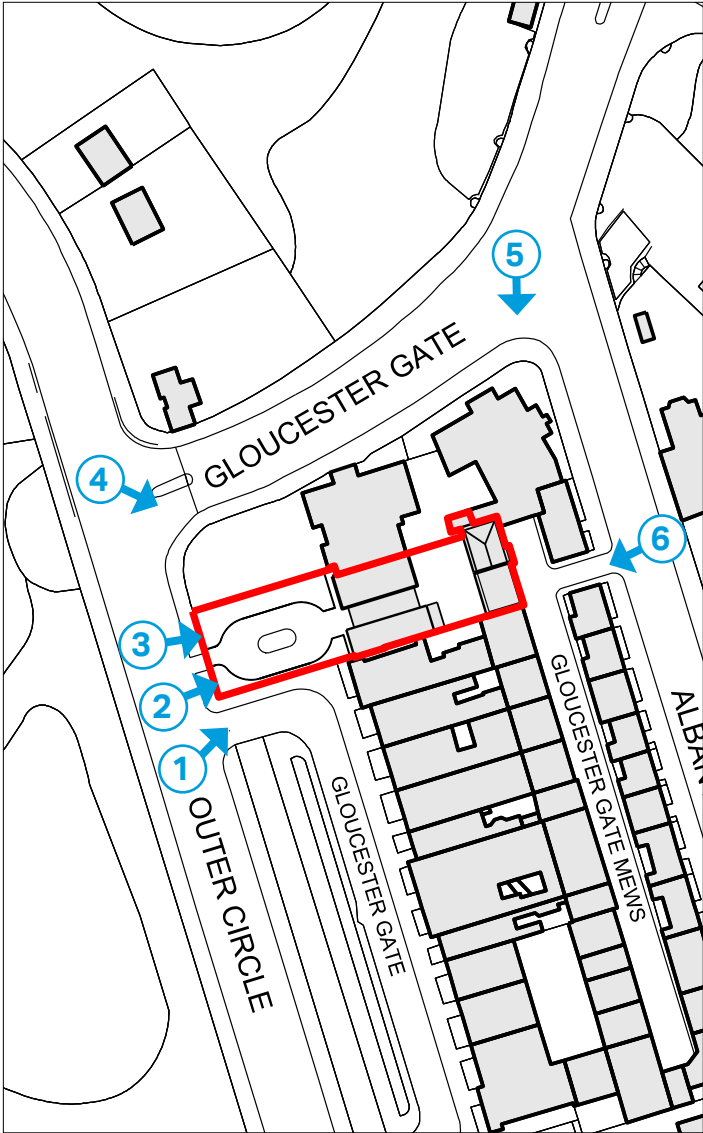
- I Nos. 213, 215 and 217 Albany Street**
This is a Grade II-listed terrace of three houses built between 1830 and 1840. Each consists of three storeys with a basement. The side of No. 217 forms the entrance into Gloucester Gate Mews.



South view

Site and surroundings

Site overview



1 View from south-west corner of the site. Gloucester Gate Terrace (No. 11 Gloucester Gate) to the right.



2 View from the south-west corner of the site. Sightline obstructed by existing trees around perimeter of site.



3 View directly from the Outer Circle onto the forecourt to Gloucester Lodge.



4 View from north-west corner of Gloucester Lodge, junction of Gloucester Gate and Outer Circle. Majority of building obscured by dense planting. Gloucester Gate terrace can be seen in the back.



5 North-east corner of site. Gloucester Lodge is entirely obscured by No. 15 Gloucester Gate.



6 View from Albany Street into Gloucester Gate Mews.

Site and surroundings

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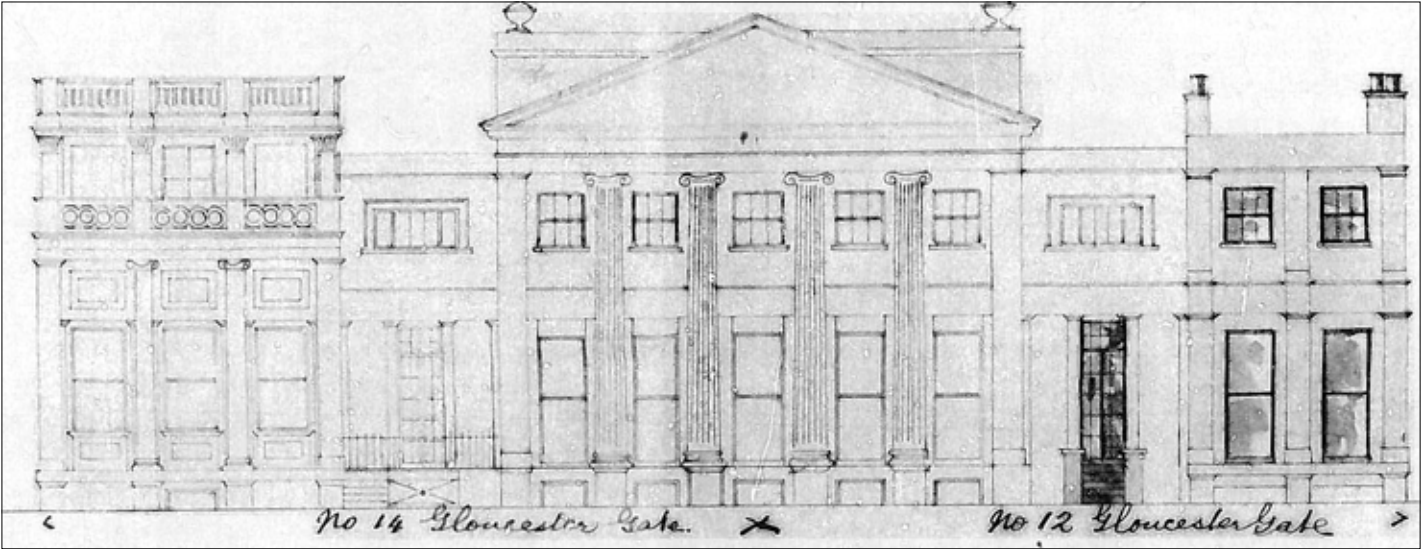
Existing building: Gloucester Lodge

Gloucester Lodge (No. 12) forms the southern half of a Regency Villa located at the north-east corner of Regent's Park Outer Circle. Designed and completed by James Burton between 1828 and 1834, Strathern Villa (as it was then known) was constructed as a single detached building, separated from John Nash's row of terrace houses along Gloucester Gate. Almost immediately following its completion, the lodge was subdivided to form two separate dwellings and extended through the addition of side wings to the north and south, to the designs of J.B. Papworth.

The properties are now known as No. 12 (Gloucester Lodge) and No. 14 (Gloucester House) respectively. Externally, the two read as a single whole, with a rendered facade distinguished by its symmetrical central pedimented portico and fluted ionic columns rising through ground and first floor level to support the entablature. The two early 1830s wings are irregular: the southern wing to No. 12 is of two storeys and is positioned within the gap between the lodge and No. 11 Gloucester Gate, while its northern counterpart, to No. 14, is considerably larger, extending to three storeys, and displays a highly decorative facade.

No. 12 has been subject to numerous subsequent alterations undertaken in the 19th and 20th centuries, including the addition of an annex to the rear of the property (since removed) and the subsequent creation of the current courtyard to the rear. The 19th century saw the considerable alteration of the internal spaces to accommodate the subdivision of the original villa. The 1930s saw the substantial remodelling of the interiors, and a subsequent phase of works in the mid-20th century is likely to have been responsible for the removal of the Art Deco works and the reinstatement of Regency-style architectural detailing. In 1990s a comprehensive programme of restoration and refurbishment was undertaken by Donald Insall Associates, and included the instatement of decorative cornices and plasterwork, Regency-style door surrounds, and other associated ornamental joinery and detailing throughout.

Gloucester Lodge is arranged over three floors, with a lower ground storey. The lower ground floor contains the kitchen and other additional service rooms. The ground floor contains the primary rooms. The first floor contains the primary bedrooms, and the second floor contains another suite of smaller bedrooms.



Elevation of Gloucester Lodge, a part of Harold W. Currey's submitted drainage plan, 1930.



Present front elevation of Gloucester Lodge, No. 14 Gloucester Gate (not part of this application). Height is significantly higher than that of its mirrored counterpart.



Present front elevation of Gloucester Lodge, No. 12 Gloucester Gate.



Present rear elevation of Gloucester Lodge, No. 12 Gloucester Gate.

Site and surroundings

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Existing building: 12 and 13 Gloucester Gate Mews

Gloucester Gate Mews predominantly comprises two-storey terraces, associated with the principal buildings along Gloucester Gate. The principal elevations to the properties constitute sand-coloured stock brick, with painted white architraves above the garage doors and recessed white sash windows. The roofs are mainly pitched tiled, excepting that to No. 12 Gloucester Gate Mews, which has a flat asphalt roof.

Nos. 12 and 13 are located at the northern end of the terrace. The elevations of both properties display evidence of 20th-century intervention and alteration.

Roofs

Unlike others along the mews, No. 12 notably does not have a pitched roof.

No. 13 has a tiled hipped roof with rooflights. The roof terminates on a gable wall, where it shares a party wall with No. 12.

Windows

Along the mews, both facades consist of irregularly sized windows that are of a different proportion and appearance from the others on the mews. Windows along the mews are predominantly Georgian-style sash windows.

No. 13 features three differently sized single-pane sash windows. Its frames are double-glazed with trickle vents. No. 12 has sash windows with a central mullion. Openings on both facades are smaller than others. The return of the window openings are not painted.

Facade articulation

Along the mews, the continuous parapets step in height to respond to the change in street level. Where the hopper is installed, a discrete opening in the brickwork allows drainage. A drainage slot between No. 12 and No. 13 interrupts the continuation of the parapet.

Architrave above the garage door

No. 12 has a visibly lower garage door architrave than the neighbouring buildings.

No. 13 has a protruding garage door that is entirely different from others.



Aerial view of mews roof



Existing elevation of Nos. 12 and 13 Gloucester Gate Mews



The ground floor of No. 12 Gloucester Gate Mews



View of the rear elevation of Nos. 12 and 13 Gloucester Gate Mews (forming the courtyard)



The first floor accommodation of No. 12 Gloucester Gate Mews



Interior of No. 13 Gloucester Gate Mews

Site and surroundings

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Detail material study

In order to understand the character of the area and its distinct architectural style, a review of the local material palette was carried out. It is this unique blend of materials, coupled with architectural style, that help define the area's visual appearance and feel. Again, this understanding has been used to shape the approaches set out in the following sections of the documents.

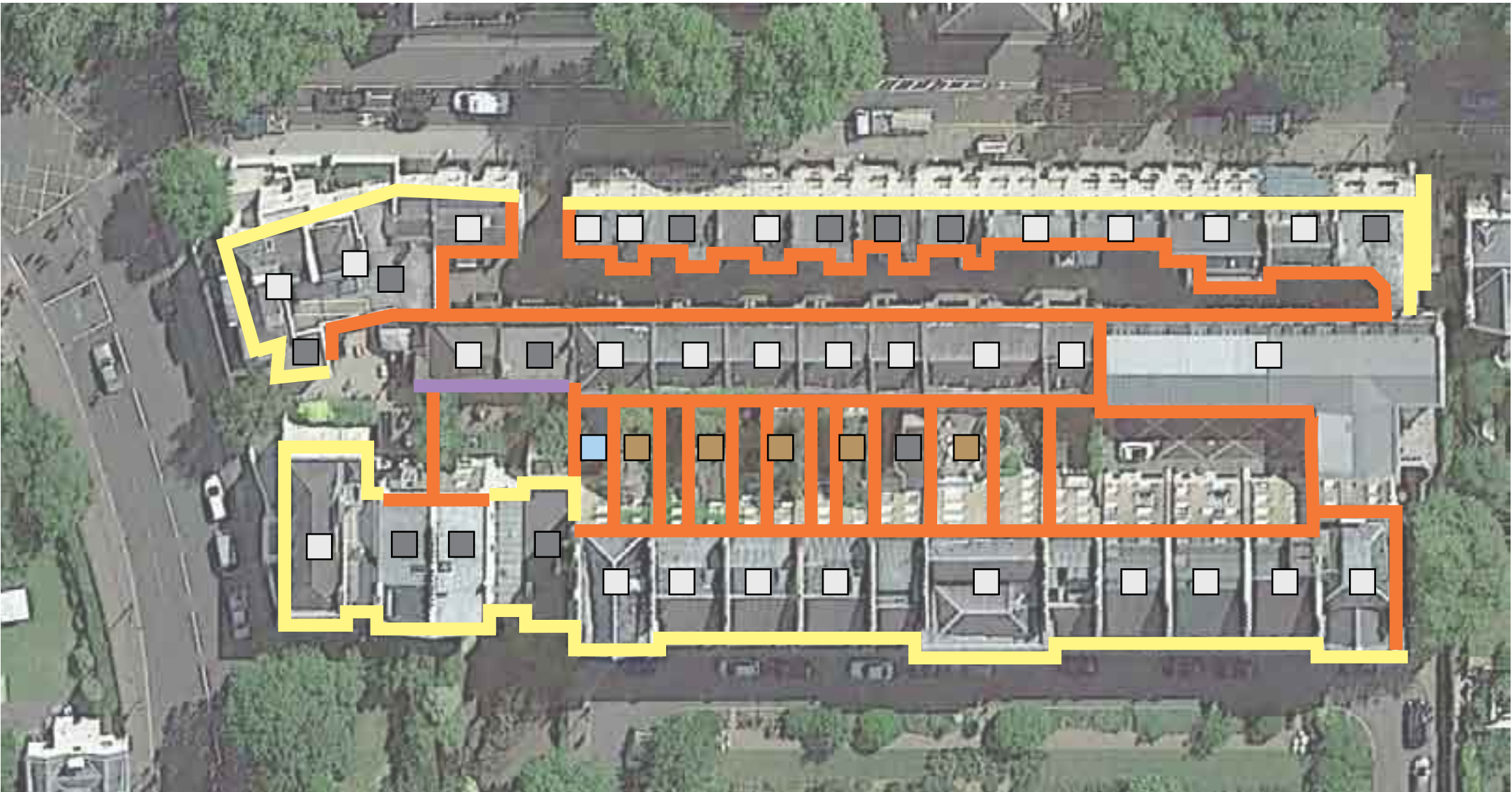
The surrounding buildings have a white-painted render distinctive to Regency architecture. Despite this uniformity, the internal-facing elevations comprise a variety of brickwork.

The roofscape is similar to the rear elevation, where a distinctive type does not exist. Slate and flat asphalt roofs, converted terraces, and glass roofs are present in the area.

The site is unique in that it has the most material variation in the surrounding area.

The rear elevation of Gloucester Lodge comprises painted render in its side wings, brickwork to its centre and painted brickwork to the rear elevation of the mews.

To its side, No. 11 Gloucester Gate has a glass conservatory that shares a party wall with No. 12.



Painted stucco/
render



Brickwork



Painted brickwork



Pitched grey tiled roof



Flat asphalt/lead roof



Glass roof



Timber decked roof

Site and surroundings

Neighbours and environment

Having reviewed the physical nature and character of the buildings on site and their settings, aspects affecting neighbour amenity were considered. This analysis helped define broad parameters for the location and size of additional built volume.

Overlooking and privacy

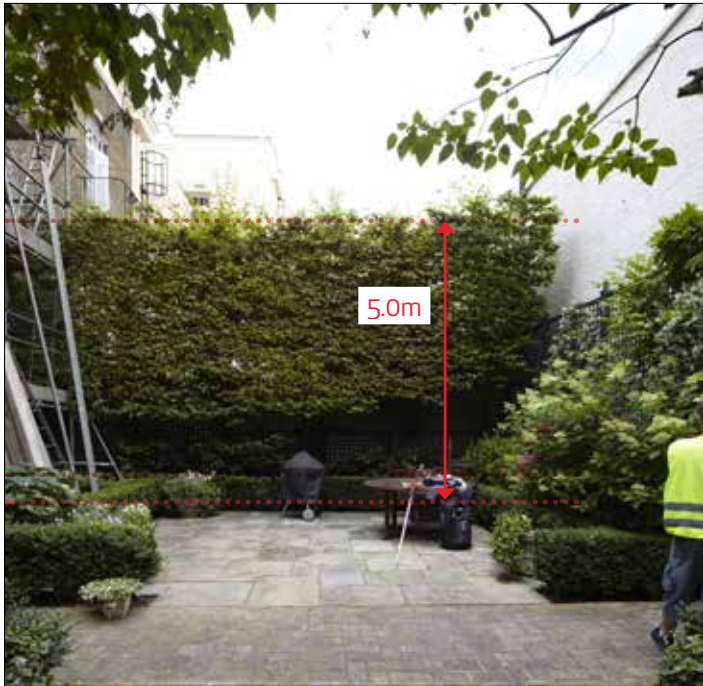
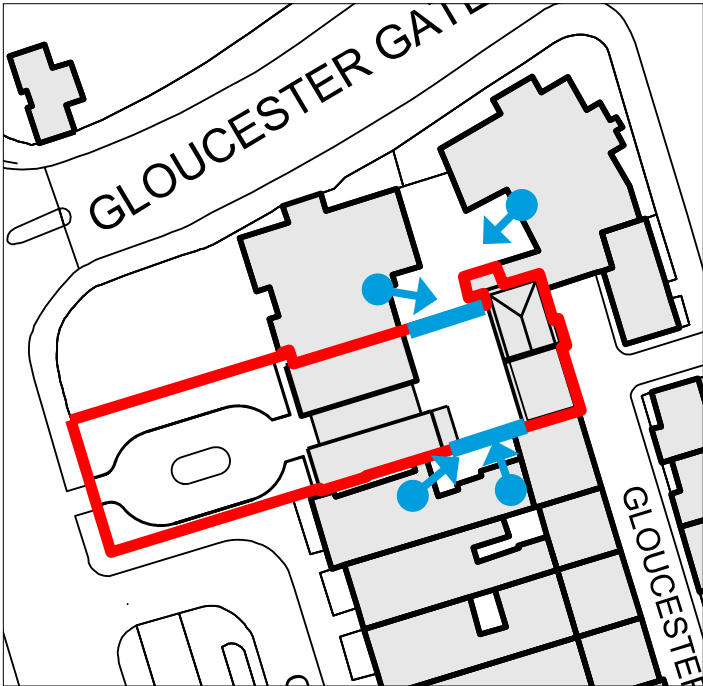
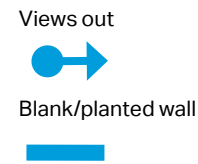
There are limited opportunities for overlooking, either into or out of the site. Currently the courtyard enjoys a high level of privacy.

No. 14 and No. 15 Gloucester Gate

A one-storey-tall garden wall with a row of trees blocks views to and from the site.

No. 11 Gloucester Gate

A one-storey-tall garden wall with various planting and trees blocks views to and from the site.



View from courtyard towards Nos. 14 and 15 Gloucester Gate (to the north)

Sun path/daylight

Neighbours

The taller No. 11 on the south of the site will be the predominant building, overshadowing the garden.

Morning

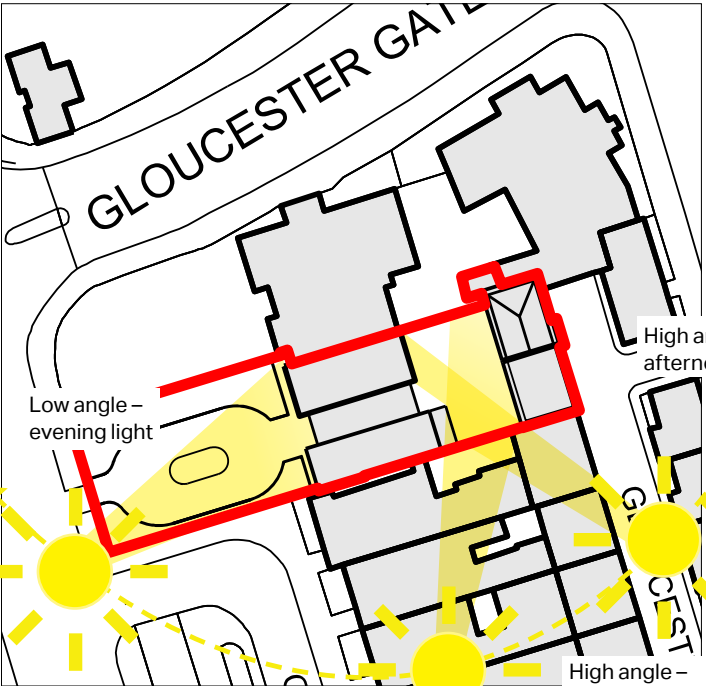
The courtyard receives low morning sunlight due to taller surrounding buildings.

Afternoon

The courtyard will receive the best sunlight at midday.

Late afternoon/evening

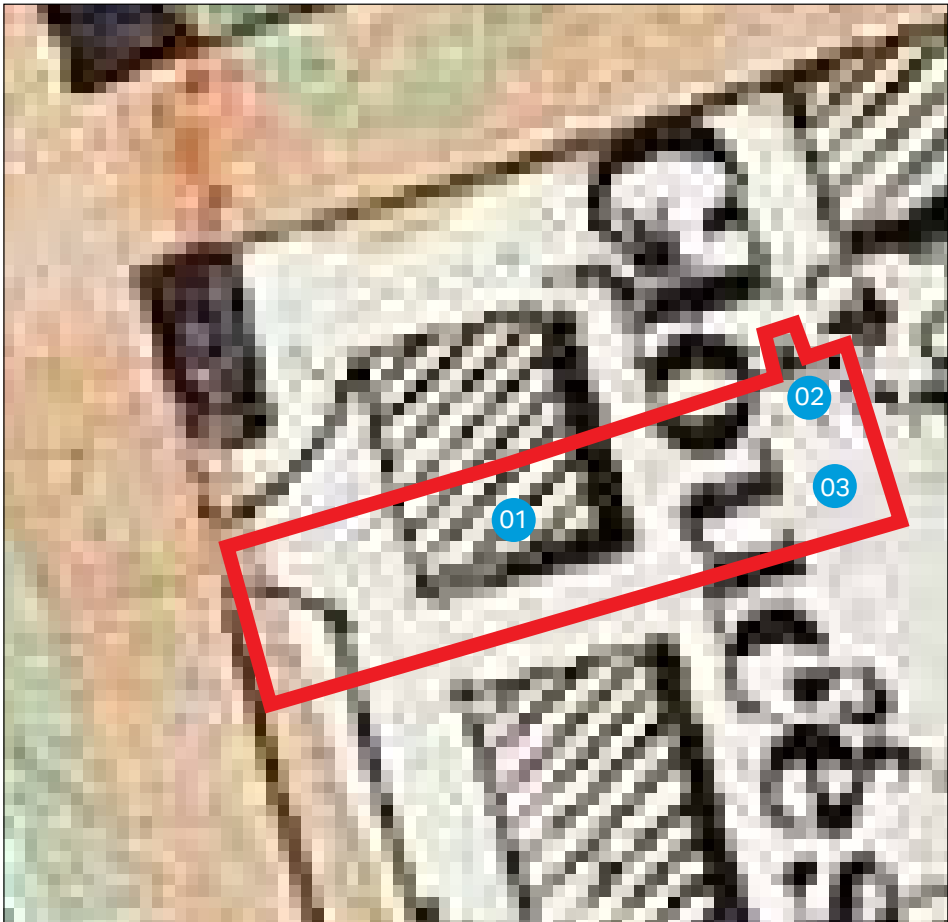
Due to the height of the existing main building, the lower sunlight level will predominantly be onto the front elevation.



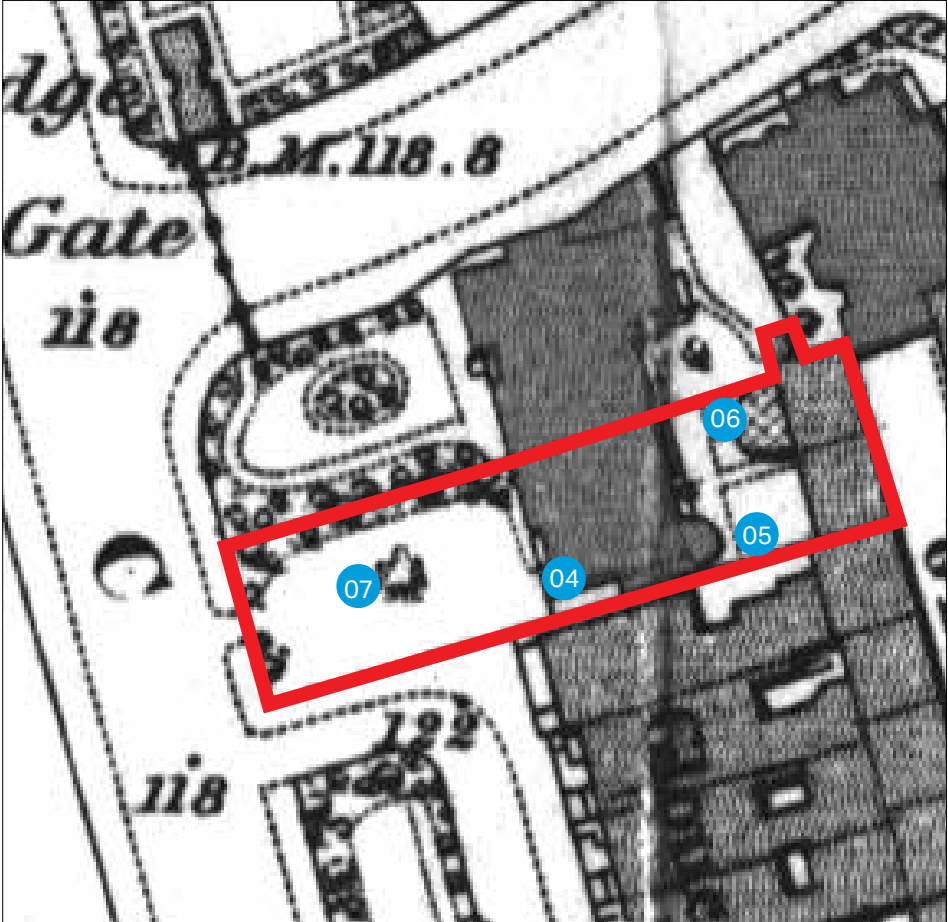
Historic analysis

Remodelling and intervention timeline

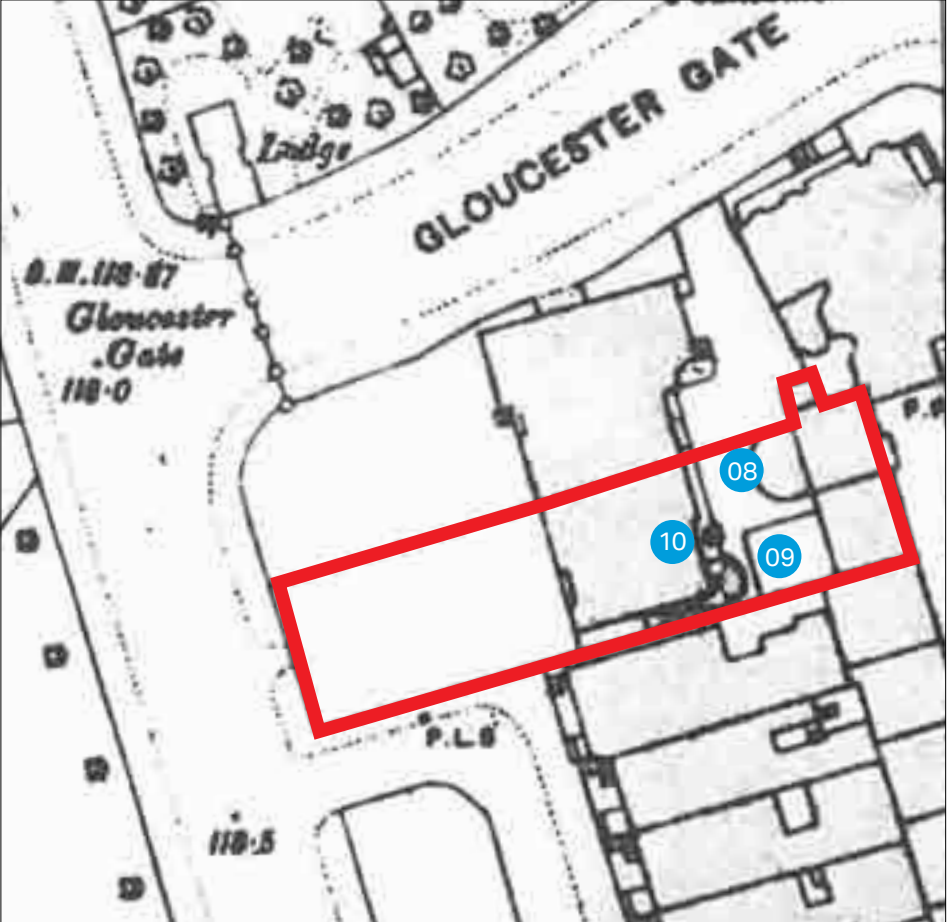
The following map regression serves to highlight the extent of change the site and buildings have experienced over the 19th and 20th centuries. Aspects of these changes are analysed more closely in the following pages, and these have led to particular design approaches.



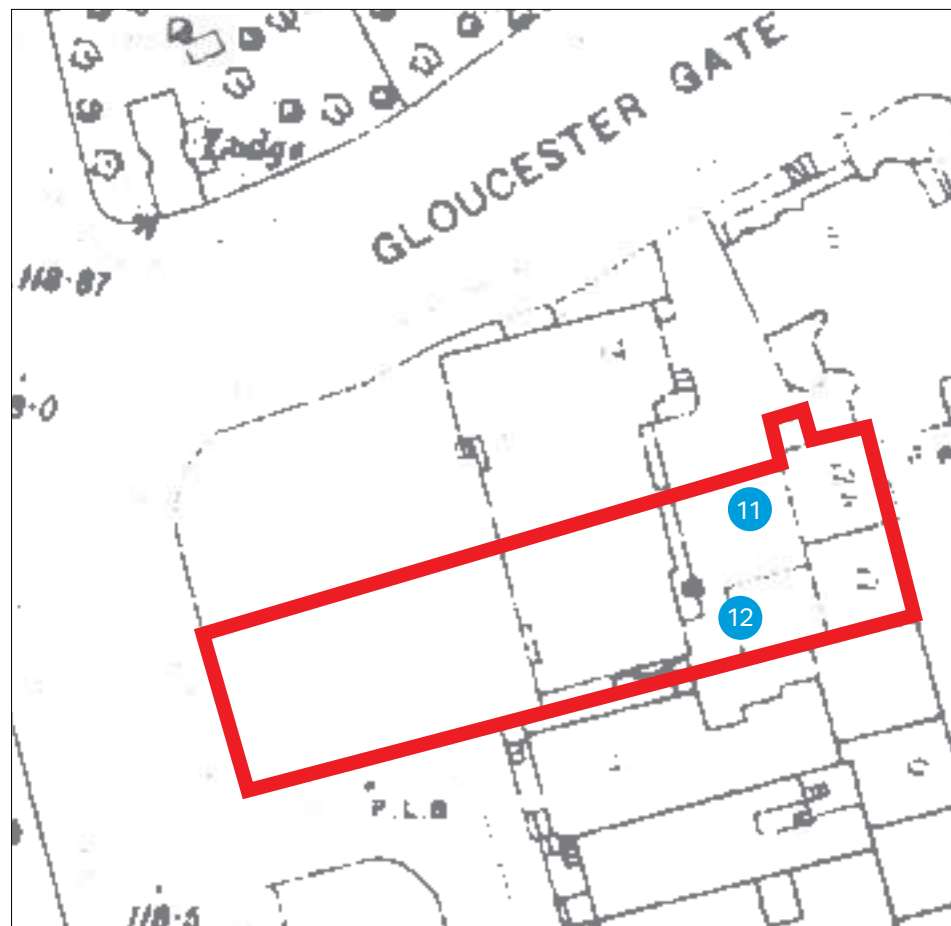
- 1830**
- 01 Gloucester Lodge is a standalone detached house, separate from the row of taller terraces along Gloucester Gate.
 - 02 No. 13 Gloucester Gate Mews does not appear to be on site.
 - 03 No. 12 Gloucester Gate Mews does not appear to be on site.



- 1872**
- 04 A side wing designed by J.B. Papworth has been added to Gloucester Lodge.
 - 05 The extension includes a round bay window facing the garden.
 - 06 The north side of No. 12 Gloucester Gate Mews and No. 13 Gloucester Gate Mews has been constructed as a semi-detached property. A round element (likely a greenhouse) is attached to the side of this new addition.
 - 07 A carriageway forecourt is illustrated with a tree at its centre.

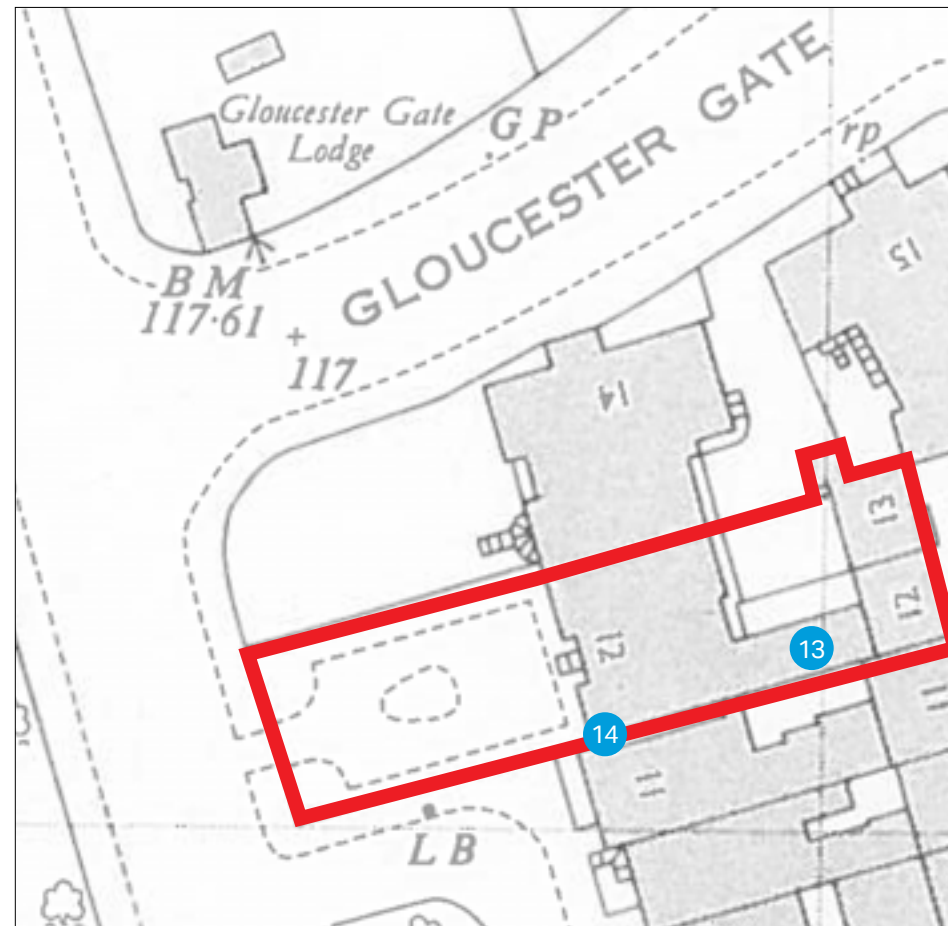


- 1894**
- 08 The round element to the rear of No. 13 Gloucester Gate Mews is notated as a permanent structure.
 - 09 A rear extension has been built to the rear of No. 12 Gloucester Gate Mews
 - 10 The rear of the Papworth extension appears to be recessed from the elevation of Gloucester Gate Lodge.



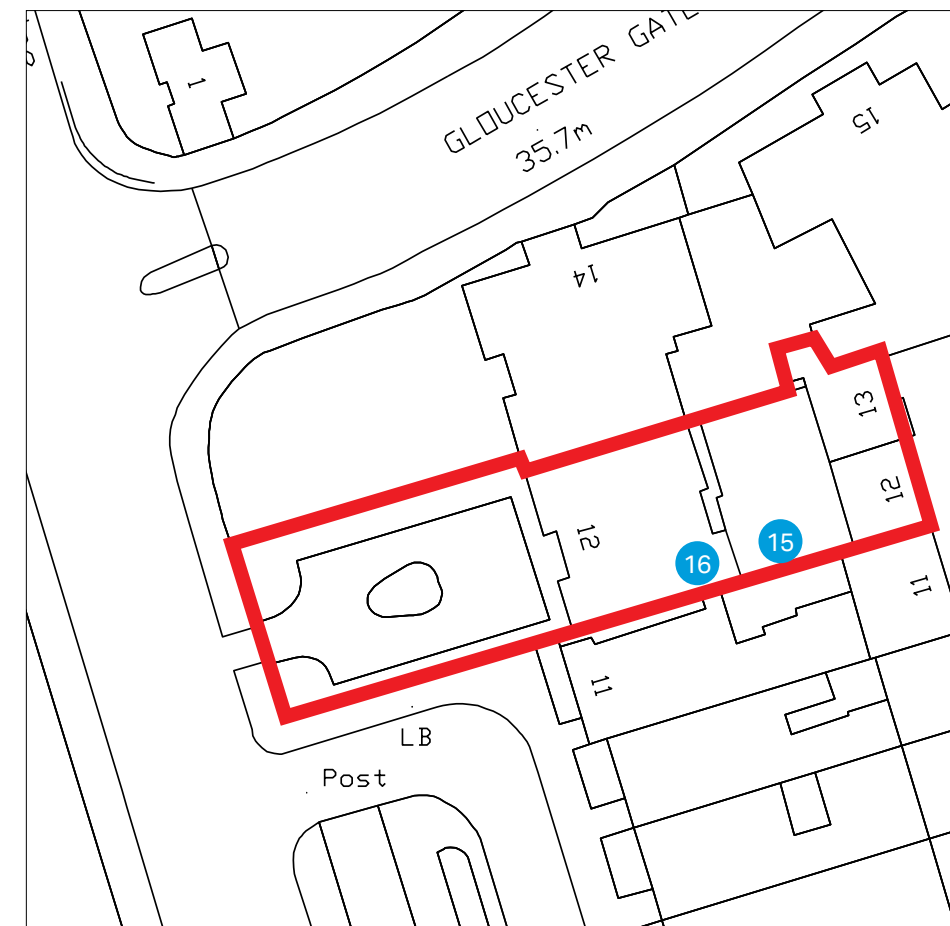
1935

- 11 The round element to the rear of No. 13 Gloucester Gate Mews has been removed.
- 12 The bay window to the rear of Gloucester Lodge has been removed.



1962

- 13 The Papworth extension has been fully extended to connect to the rear wall of No. 12 Gloucester Gate Mews.
- 14 The extension has also extended southwards, closer to the side of the end building of Gloucester Gate Terrace.



2016

- 15 The extension that connects Gloucester Lodge and No. 12 Gloucester Gate Mews has been removed. Record of its proposed demolition can be found in the approved 1990s planning application (presented later in this document).
- 16 The Papworth extension now appears to be protruded.

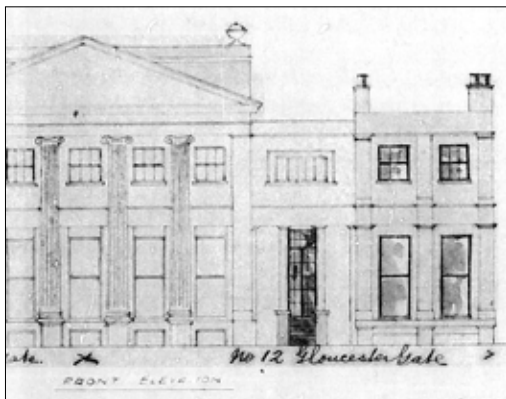
Historic analysis

Historic development



1827-1828
James Burton designs
Strathern Villa.

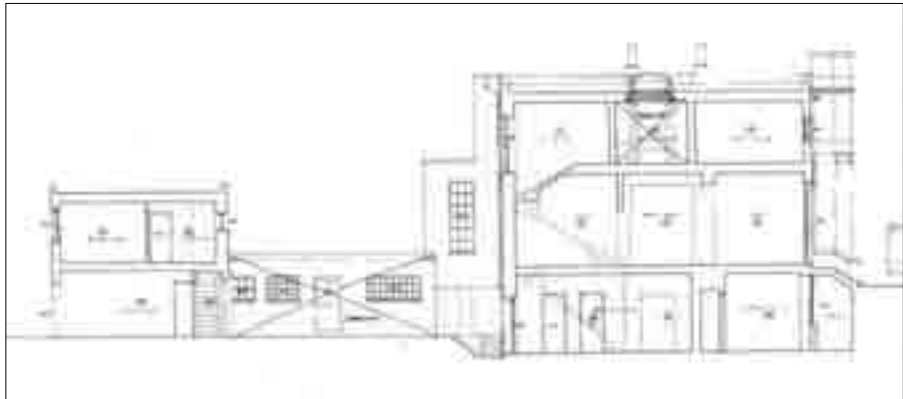
1836
The villa is divided with
the addition of wings
to become Gloucester
House and Gloucester
Lodge by the architect
Papworth.



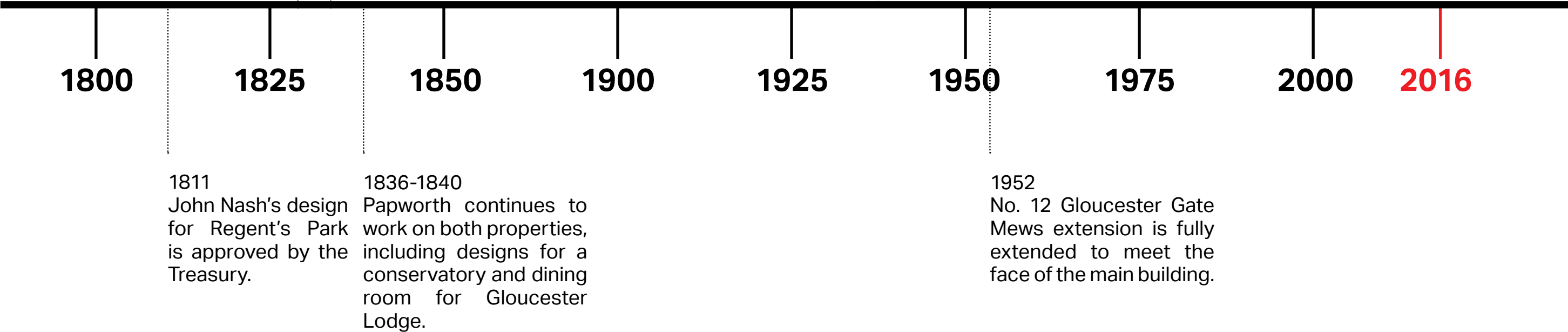
1894
An extension appears
on the rear of No.
12 Gloucester Gate
Mews alongside the
conservatory of No. 13
on the 1894 OS map.



1934
Robert Lutyens' Art
Deco-style remodelling
of Gloucester Lodge
interiors features in
Country Life Magazine.
Papworth dining room
extension appears to
have been removed in
1935 OS map.



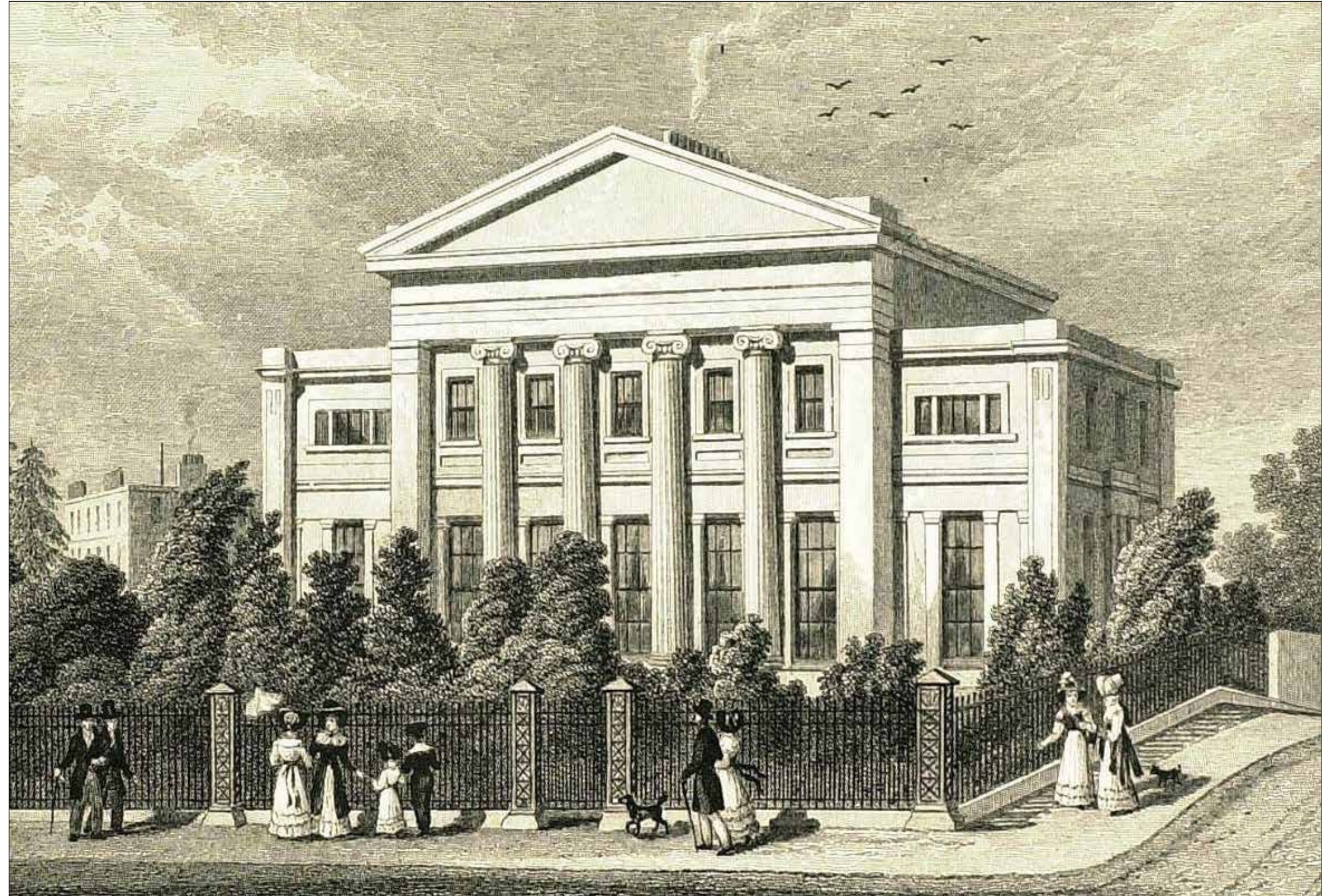
1992
Works by Donald Insall
Associates are carried
out to remove the
extension, remodel the
first floor and refurbish
the ground floor.



Historic analysis

1827-1828: Strathern Villa

The property, which was not a designed element within John Nash's plan for Regent's Park, was constructed as a single detached dwelling by James Burton in 1827 to 1828. The property was originally known as Strathern Villa, and an engraving was made of the property shortly after its completion, illustrating its appearance in this period. The engraving (right) shows the main facade with a central pediment, with four Ionic pilasters supporting an entablature and two slightly lower side wings. Internally, the original plan form of Strathern Villa is unknown. It is likely, however, that it would have had a set of principal rooms arranged around a prominent central staircase.



Gloucester Lodge as illustrated by Jones & Co, 1827

Historic analysis

1836-1840: Papworth remodelling

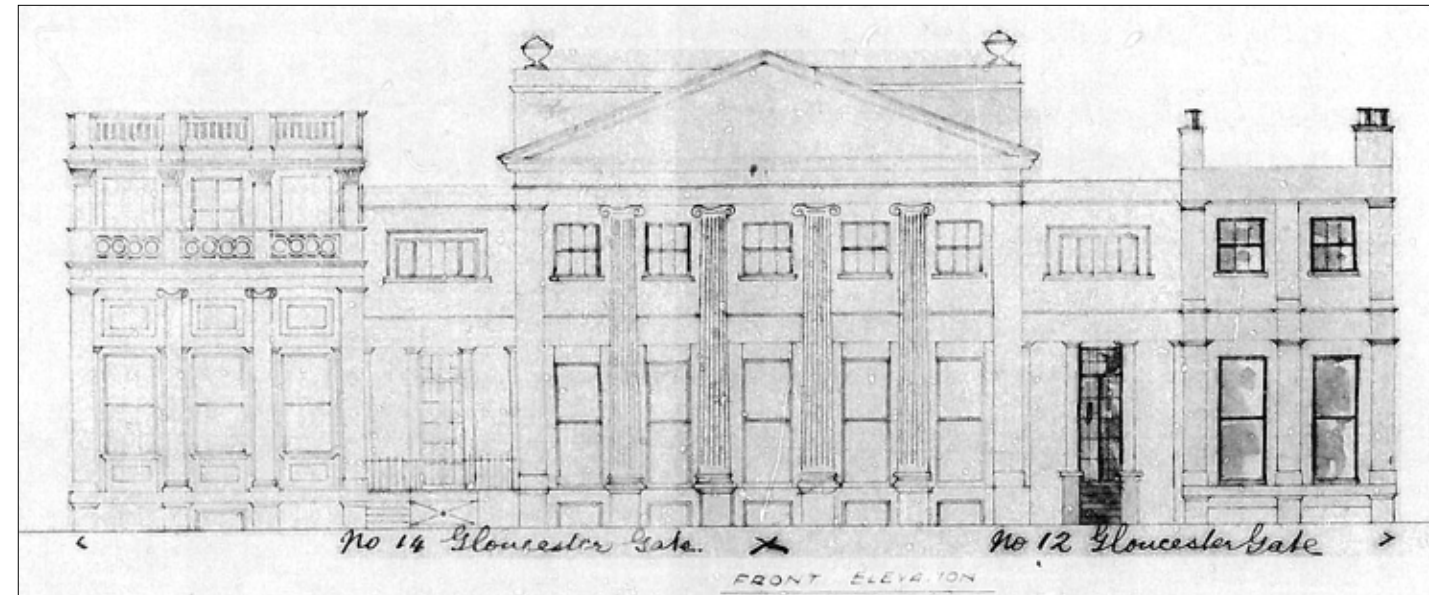
Upon the completion of the villa – and in common with a number of villas in Regent's Park – an occupant could not be found for the property, and in 1836 a second phase of works commenced to subdivide the building. Significant internal alterations to the designs of J.B. Papworth (1775-1847) were undertaken, with the result that Strathern Villa became two separate dwelling houses. It was in this period that the building was renamed: the southern element (No. 12) became Gloucester Lodge, and the northern property (No. 14) became Gloucester House.

The position of the new party wall between the properties resulted in the blocking up of the central windows within the portico. Gloucester Lodge retained its principal access from the Outer Circle and the original facade of the building. A new entrance to the building was created and inserted into the side bay of the villa, which had previously contained a window.

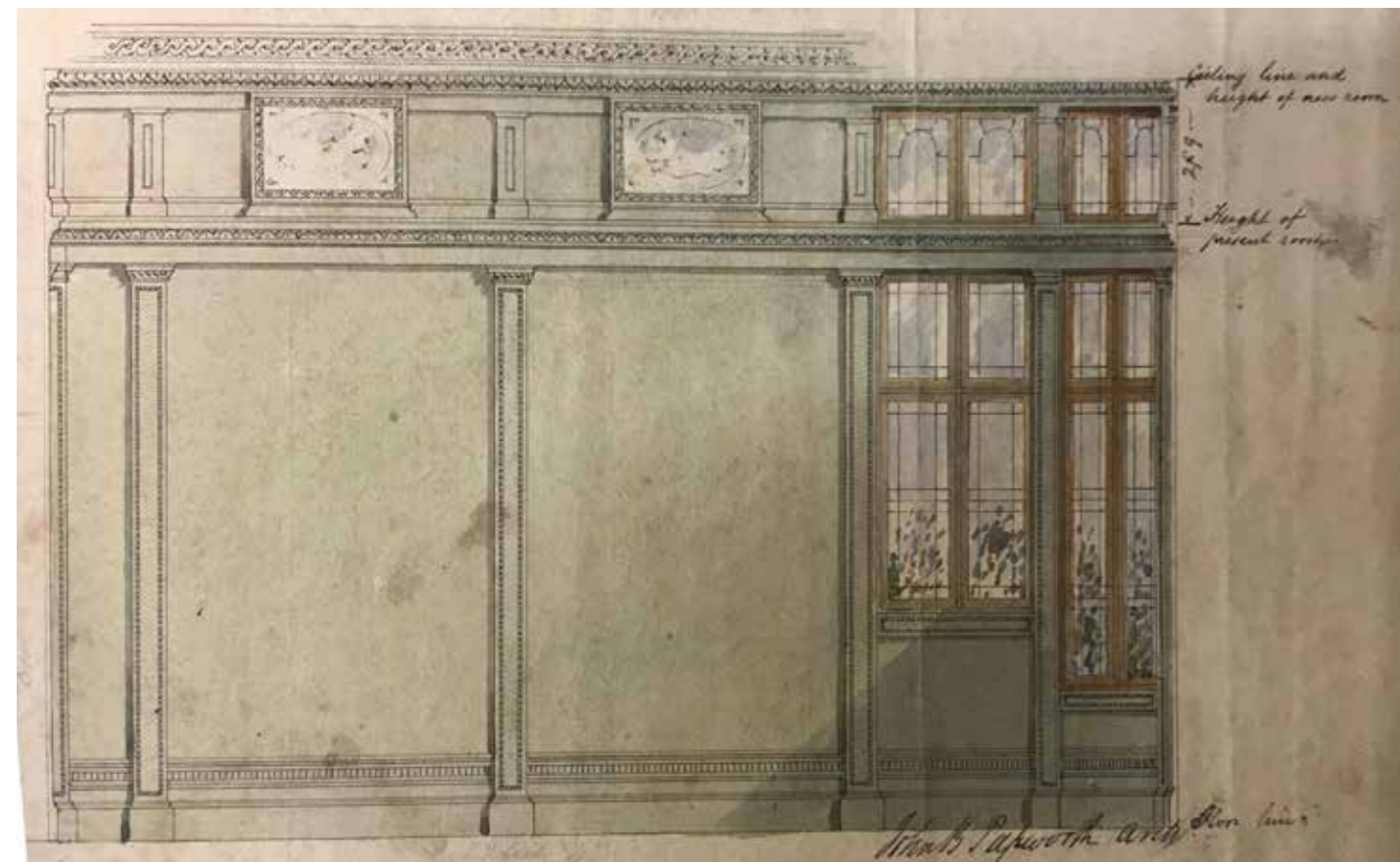
As noted above, Papworth was responsible for the creation of a new wing, which was erected to the south of the house in a complementary classical style. As shown by drawings held in the RIBA collection, this wing accommodated a new dining room to the rear. The drawings show an apsidal arrangement on the rear room of the new bay, and this seems likely to have been implemented, as the Ordnance Survey map from 1872 (reproduced in earlier pages) shows the bay terminating in a semi-circular element. Papworth's drawing of the interior of the dining room indicates that the height of the room was raised and either a new decorative scheme was added throughout or the upper part designed to correspond with the existing room.

Papworth also designed a free-standing conservatory, to be located within the yard to the rear. It is possible that the conservatory was built in a different form to the design, as the Ordnance Survey map of 1872 shows a rounded structure attached to the rear wall of 13 Gloucester Gate Mews.

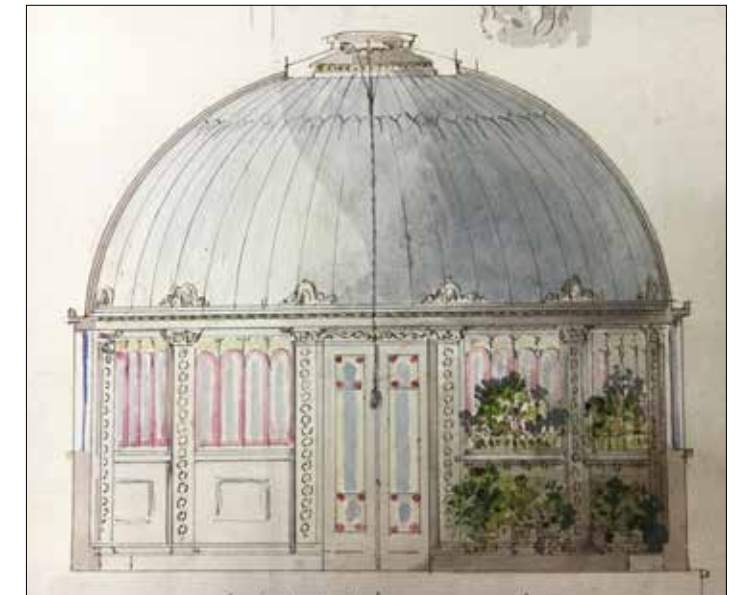
The stone cantilevered staircase that forms the principal stair within Gloucester Lodge probably dates from the Papworth division of the house. This staircase operates between the lower ground and the first floor. A secondary staircase is located from first to second floor, and has a much steeper gradient, with a simple wooden handrail, much of which was replaced in the 1990s refurbishment works.



Elevation of Gloucester Lodge, 1930



Papworth watercolour illustrating the decorative detailing as the height of the dining room was raised



Freestanding conservatory design by Papworth

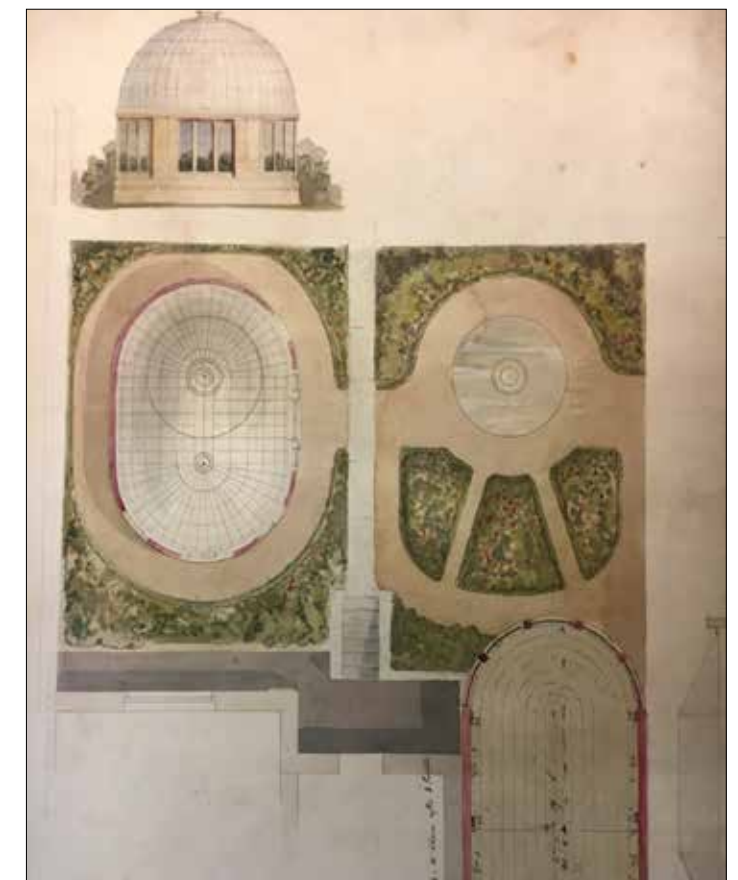


Illustration of dining room extension and conservatory by Papworth

Historic analysis

1930: Lutyens remodelling

The 1930s saw the substantial remodelling of the interiors at Gloucester Lodge. In 1934 a photographic survey and description of the interior of the house was published in *Country Life*. The interior design was attributed to Robert Lutyens (1901-1972), son of the architect Edward Lutyens (1869-1944).

Lutyens created an Art Deco interior within Gloucester Lodge for his patron Lord Ridley. This remodelling of the interior appears extended across much of the ground and first floor spaces, and is likely to have been responsible for the loss of much of the original Regency interior, including the removal of the original cornices and their replacement with simple Art Deco coving. The primary room on the ground floor included an elaborate geometric chimney piece and accommodated bookshelves in a recessed arch. Both fireplaces in this room were Art Deco in style, and the central wall partition in this room had also been widened by this period to further connect the two rooms.

The flooring of the hall, leading towards the Papworth extension, appears to have been relaid with Pearwood. Similarly, here the cornices can be seen to be modern with a simple profile. The dining room can be seen to have a 1930s cornice, with wall hangings and blue carpet. It is evident from the photograph that none of the original classical detailing was retained. Similarly, the hall space within the Papworth extension was remodelled to accommodate a cocktail bar. Spaces at first floor level were also altered to accommodate this new Art Deco scheme, and as at ground floor level, the first floor rooms appear to have been stripped of any original classical detailing. The plan form was evidently reconfigured, in particular around the upper landing, as shown by later plans from the 20th century, which indicate that the location of the top-lit bathroom and internal partitions in the Papworth extension (first floor) were added in the 1930s. The 1930s phase of work appears to have replaced the cornicing, fireplaces and some joinery, including window shutters, some floor coverings and altered some room layouts. It seems likely that many of the windows were retained at this time.

At second floor level the 1930s works appear to have comprised refurbishment works, undertaken in a simple, late C19 classical style. A number of sash windows and some in-built cupboards dating from this period survive. Similar refurbishment works were undertaken to the mews

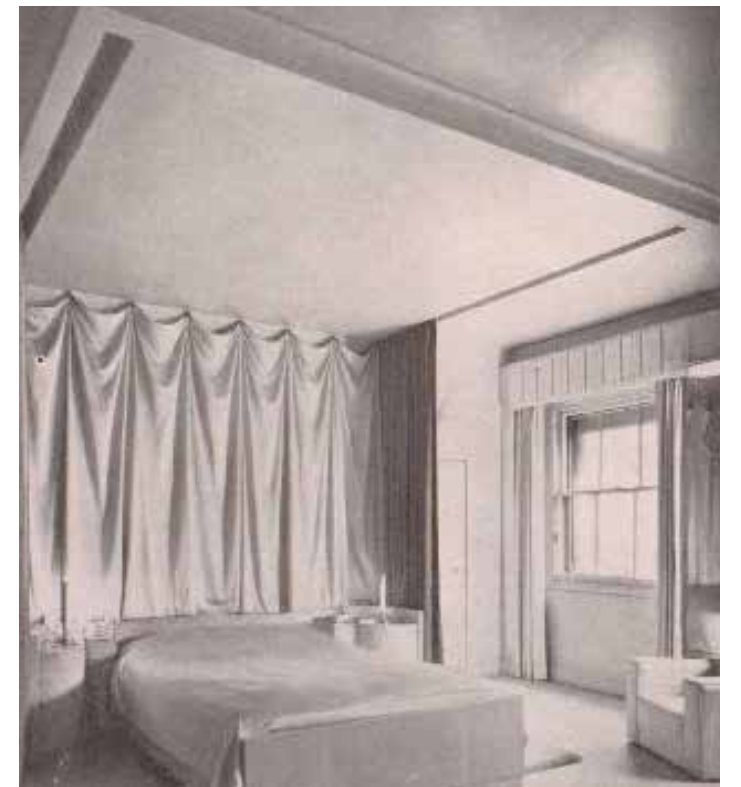
in this period. The appearance of the mews' first floor interior is similar to the second floor of the Lodge, with simple joinery throughout and no historical features of any note. The simple Adam-style fireplace appears to have been added to the mews during the 1992 phase of works, while the remodelling of the property as a single house dates from 1993.



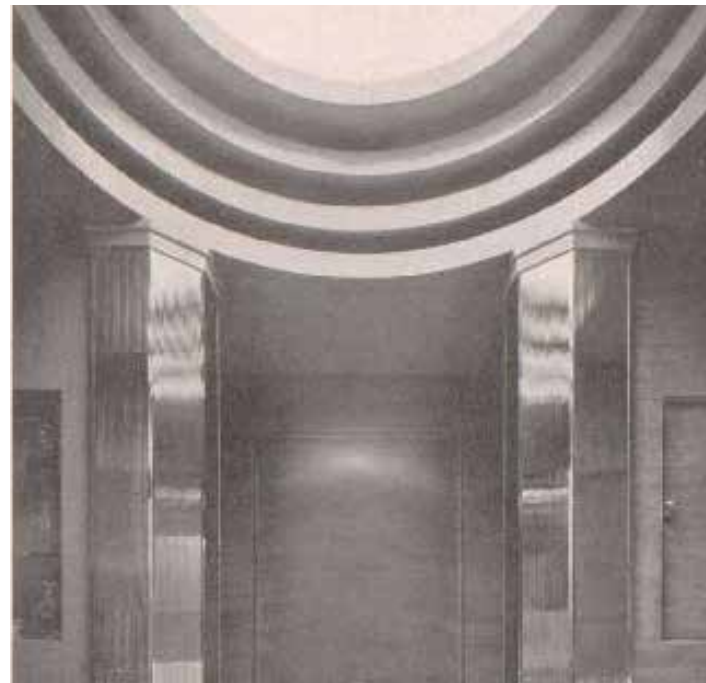
Concealed bar in the entrance lobby (*Country Life*, 1934)



Drawing room fireplace (*Country Life*, 1934)



Master bedroom (*Country Life*, 1934)



First floor landing rooflight (*Country Life*, 1934)



Drawing room (*Country Life*, 1934)

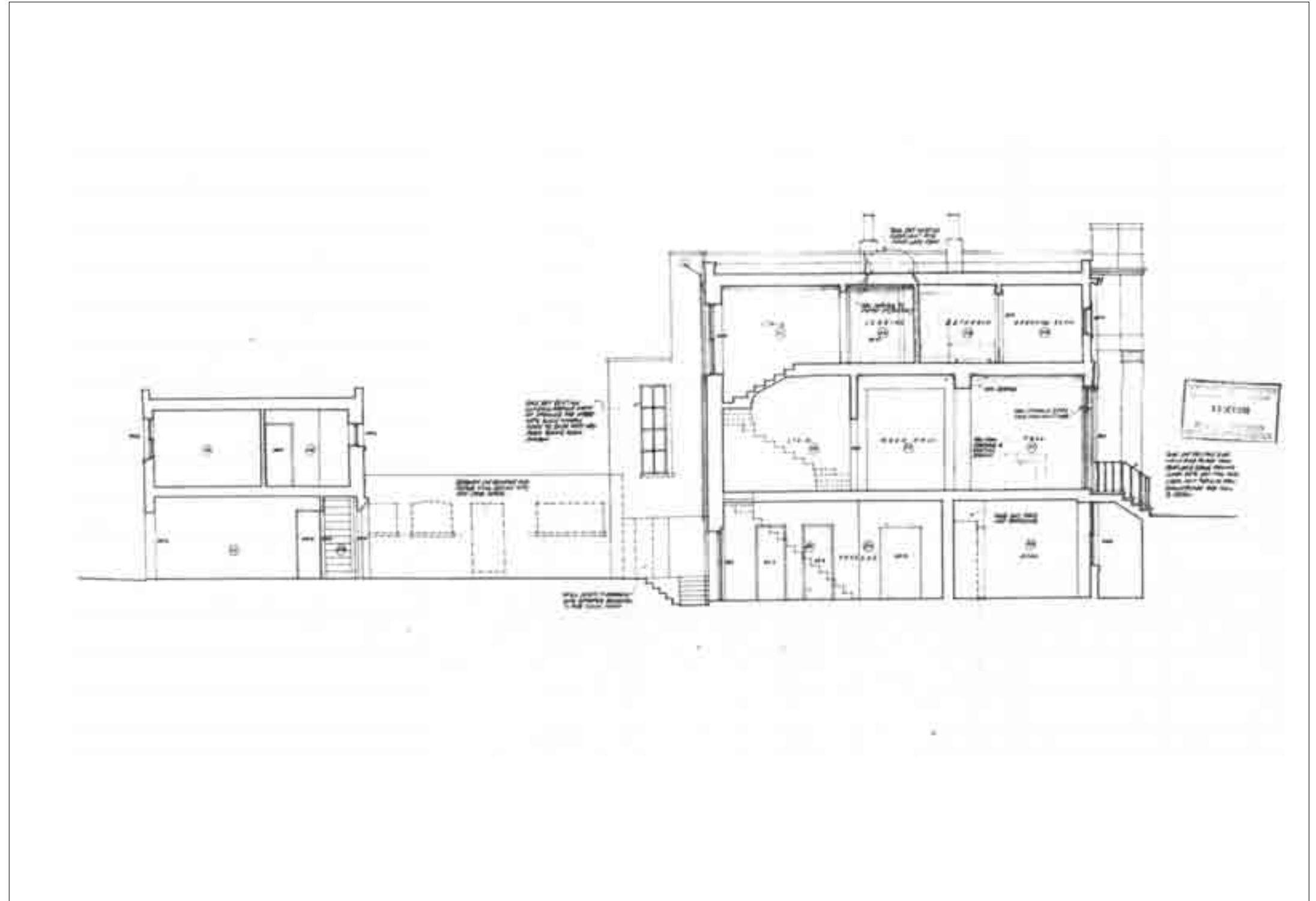


Master bedroom (*Country Life*, 1934)

Historic analysis

1950: Remodelling

It is probable that the 1950s saw a phase of works that removed much of the Art Deco interior and reinstated a level of classical detailing throughout Gloucester Lodge. During this period, an additional single-storey structure was built that 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.



Section illustrating the building prior to the 1990s Donald Insall works

Historic analysis

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1990s: Remodelling

In 1992 Donald Insall Associates undertook a comprehensive survey of the existing fabric, including an assessment and identification of any surviving historic features. 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.

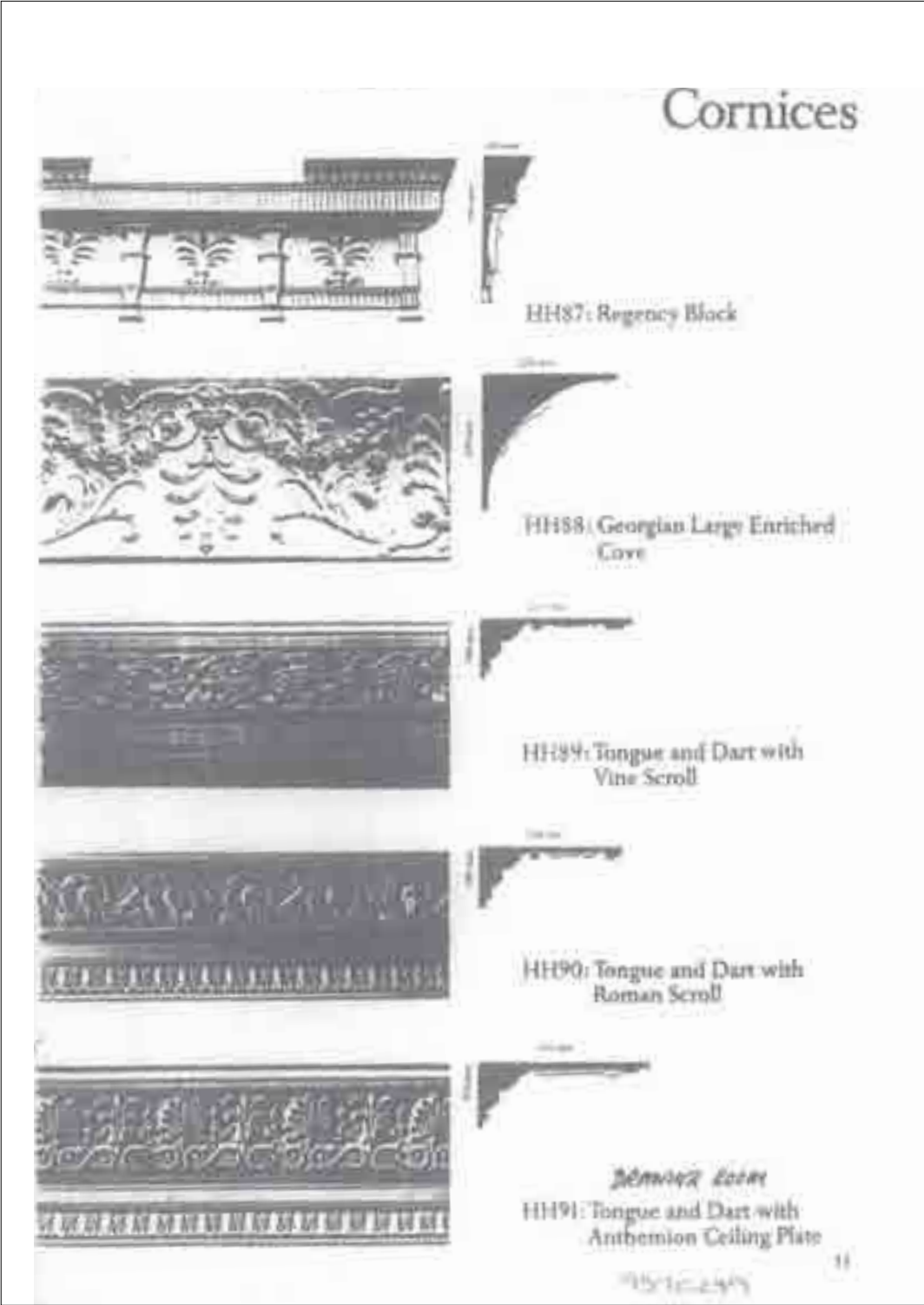
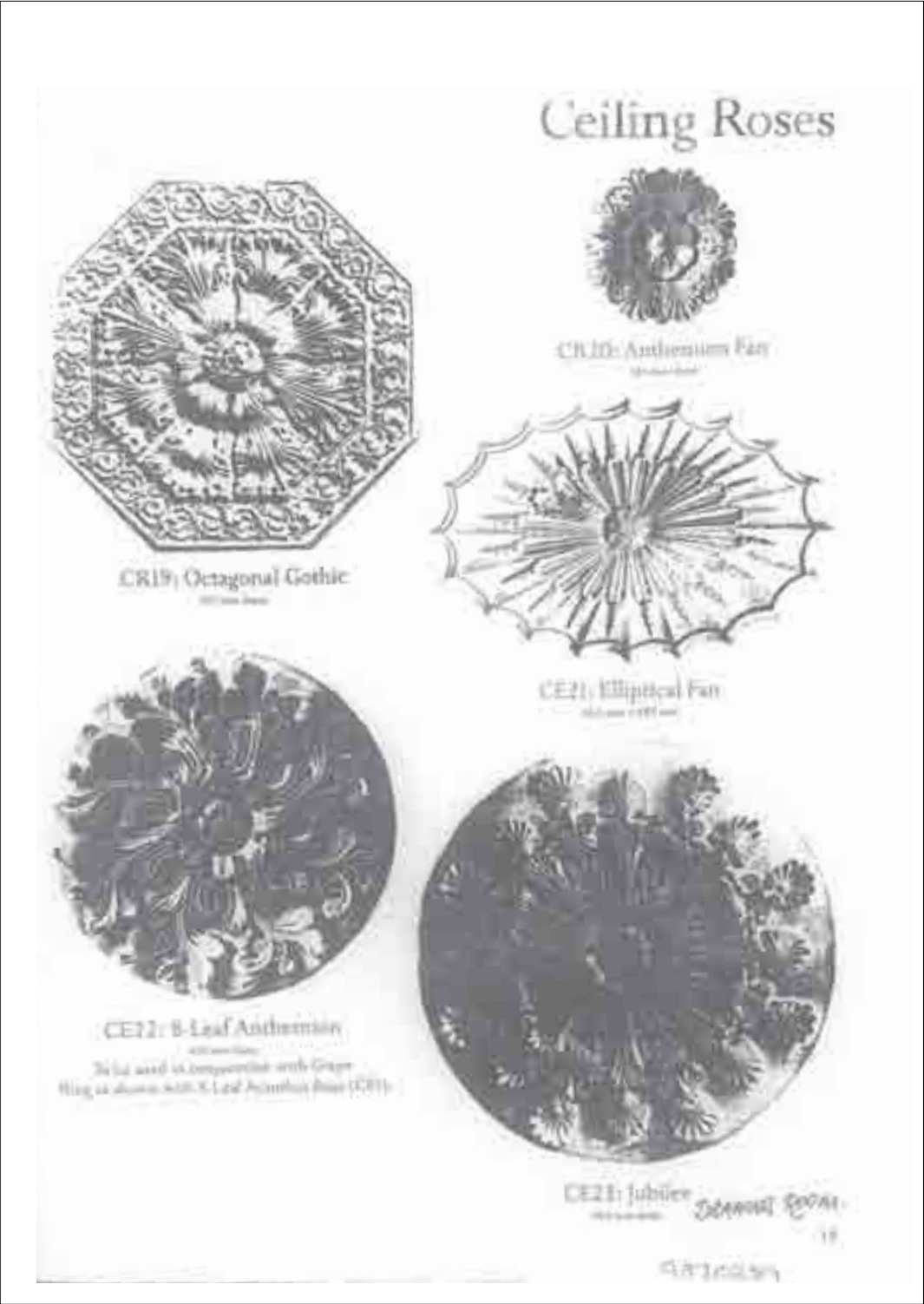
The extension at the rear of the building was demolished as part of the Insall works, and the removal of this element must have included works to the rear facade of the Lodge (the Papworth extension). This part of the building, which had formerly contained the apsidal dining room, now terminates in a regular rectangular facade.

The Donald Insall works included the reinstatement 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.

Many of the older features within the house, like the balustrade of the secondary stair staircase from first to second floor level, were repaired and materials replaced where necessary. The windows were repaired and the shutters reinstated where they had been previously removed. The main staircase was also refurbished and repaired in this period.

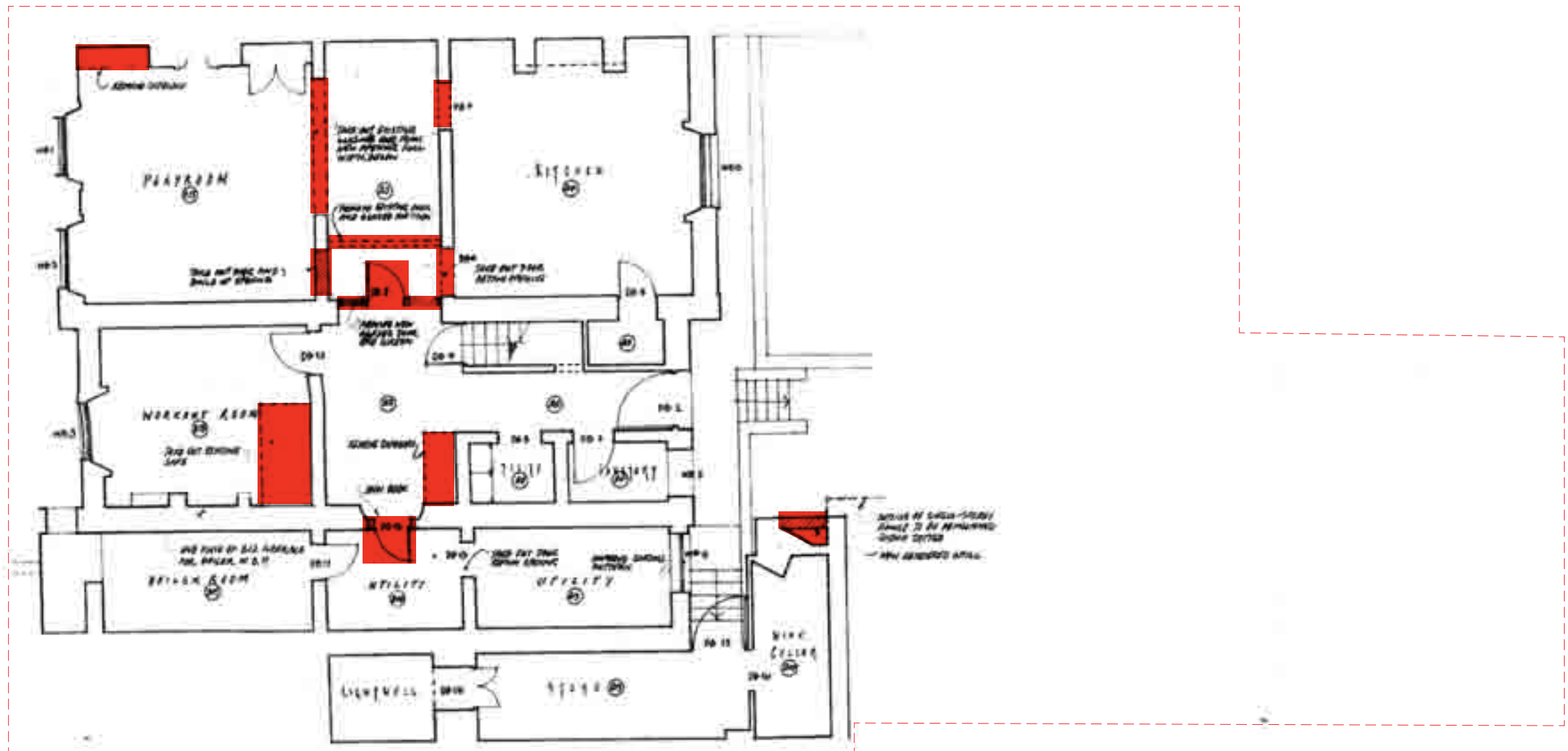
Considerable classical detailing in the form of cornices, skirtings and mouldings was instated added by DIA throughout the primary rooms of the house. Little work appears to have been carried out to the second floor at this time.

The following pages illustrates the changes as a part of the 1990s work.



Ceiling rose and cornice details implemented by Donald Insall Associates in 1990s

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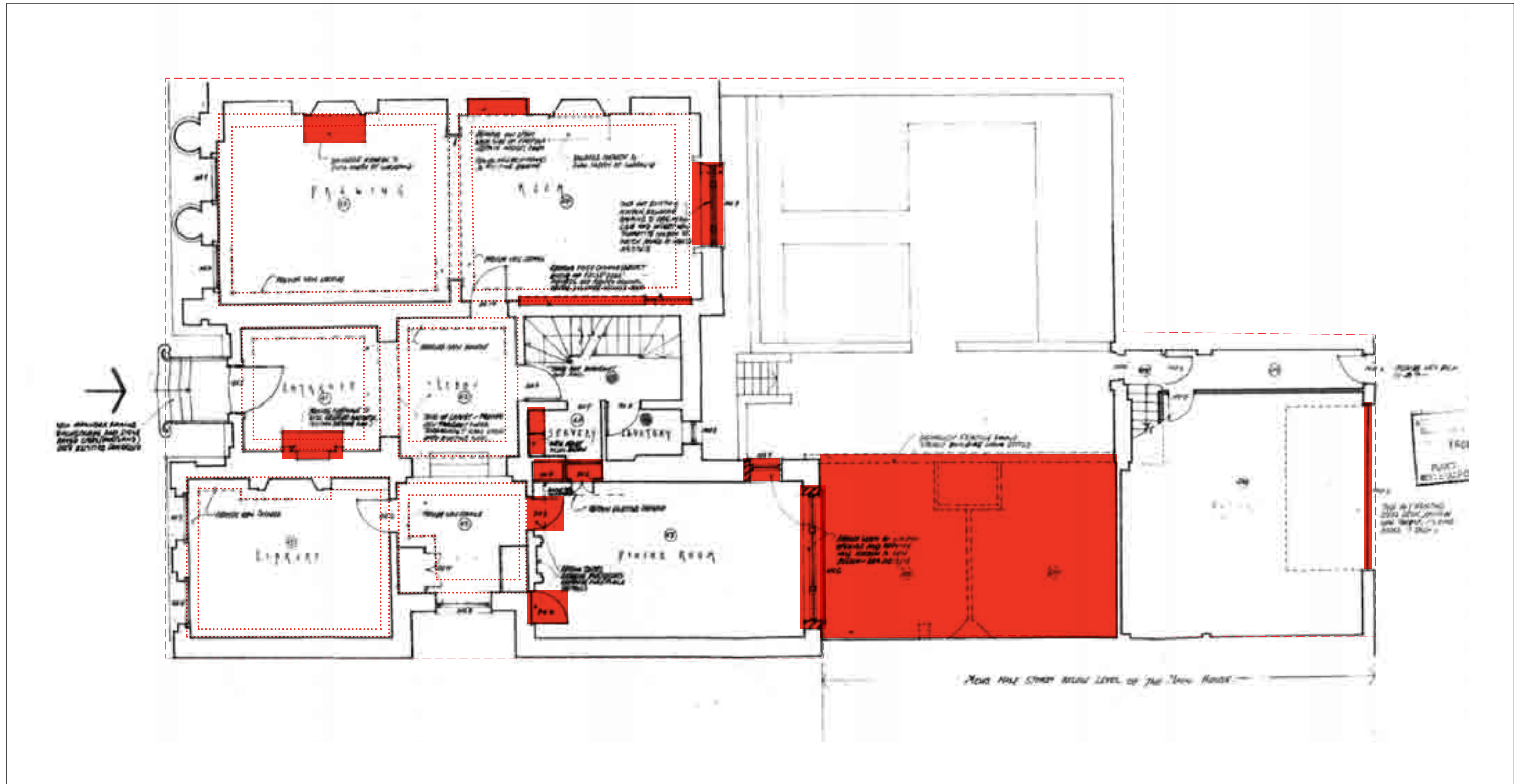
22

Historic analysis

1990s remodelling – ground floor

Key changes

- Demolition of single-storey annex building
- New Portland stone steps onto 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



Ground floor plan of 1990s works proposed and implemented by Donald Insall Associates

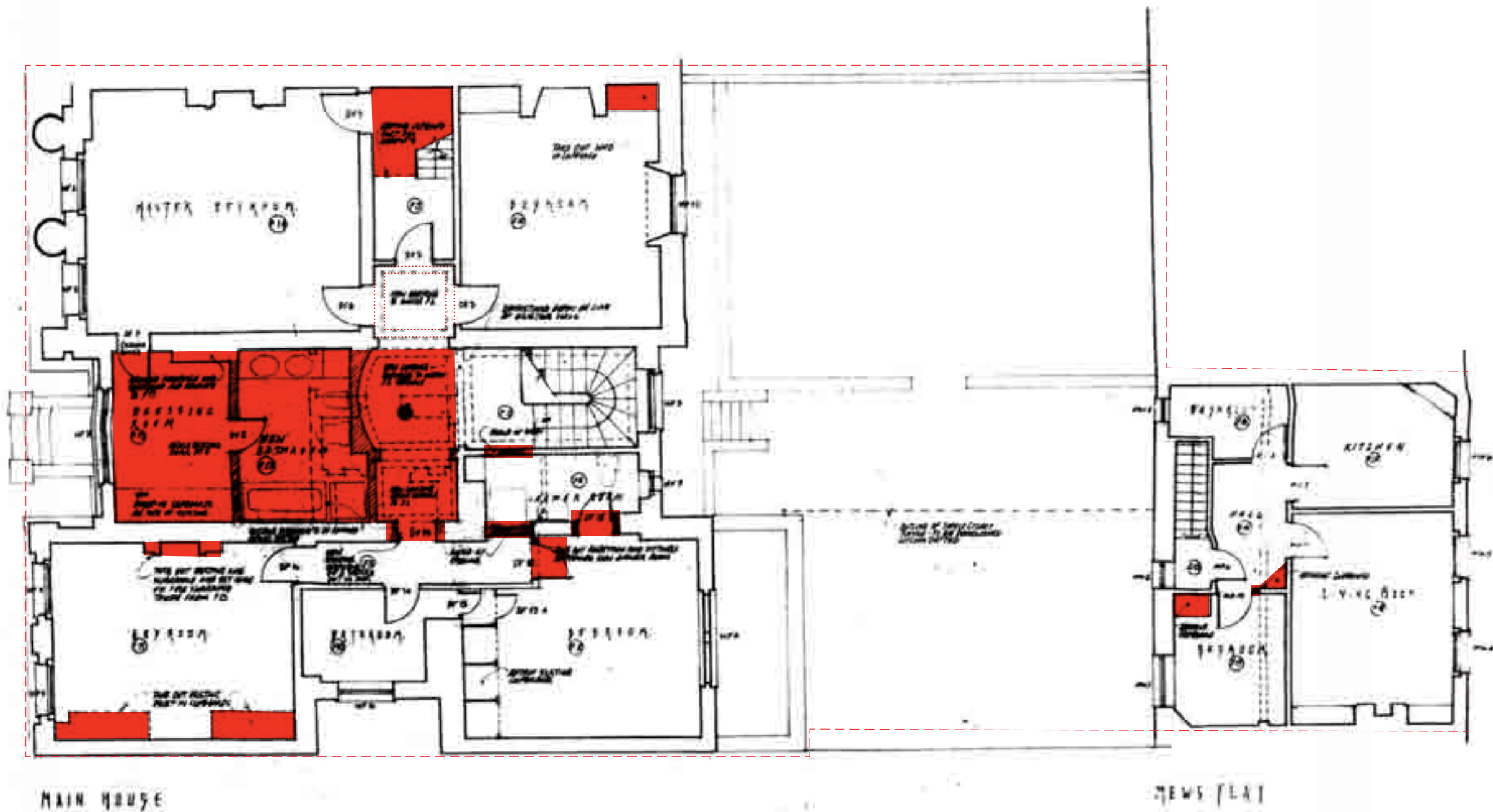
Historic analysis

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1990s remodelling – first floor

Key changes

- Removal of rooflight above bathroom
- Removal of bathroom for new hallway
- Conversion of bedroom into en suite 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



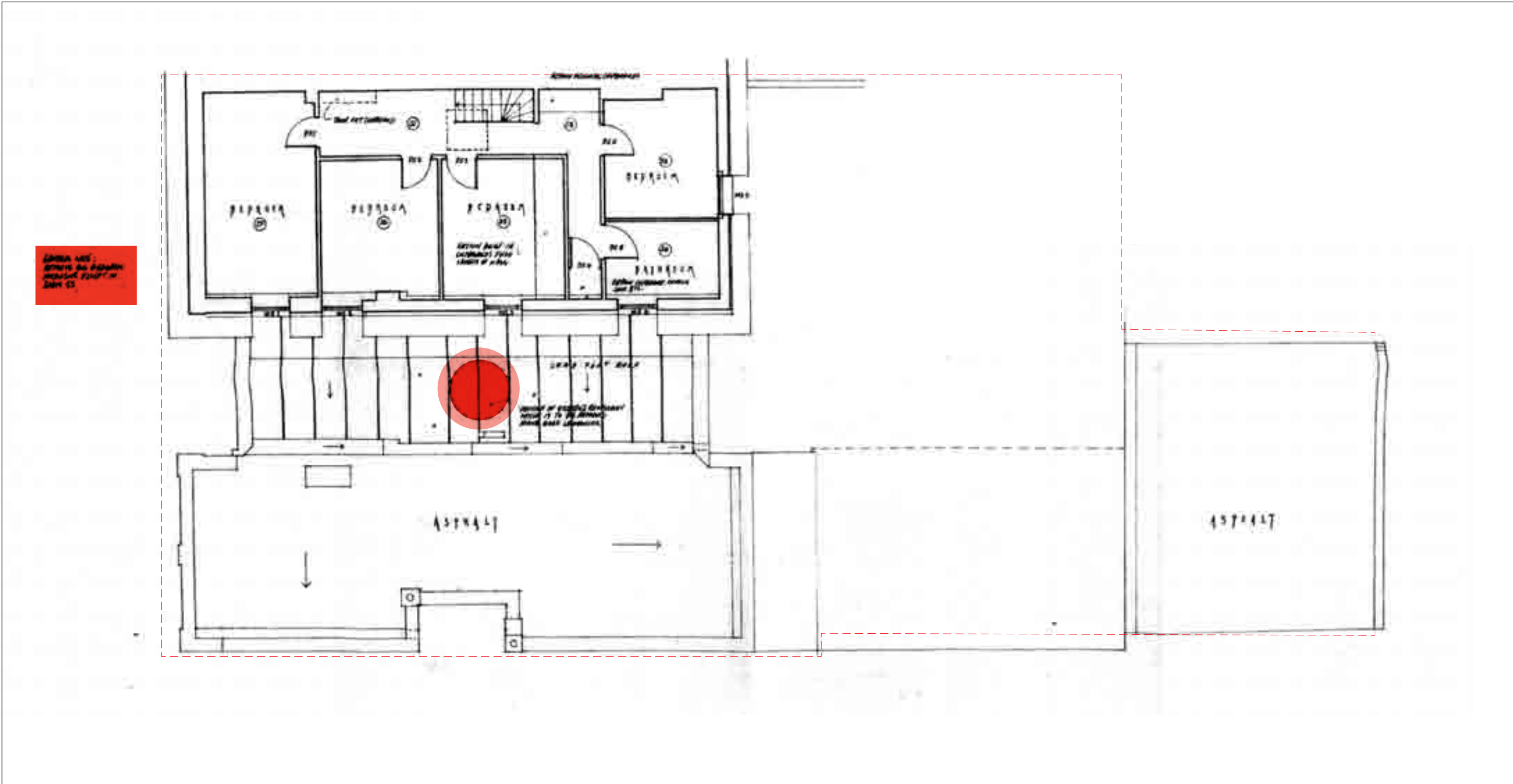
First floor plan of 1990s works proposed and implemented by Donald Insall Associates

Historic analysis

1990s remodelling – second floor

Key changes

- Renovation of all rooms except S1 and joinery in store cupboard
- Removal of cupboard in hallway



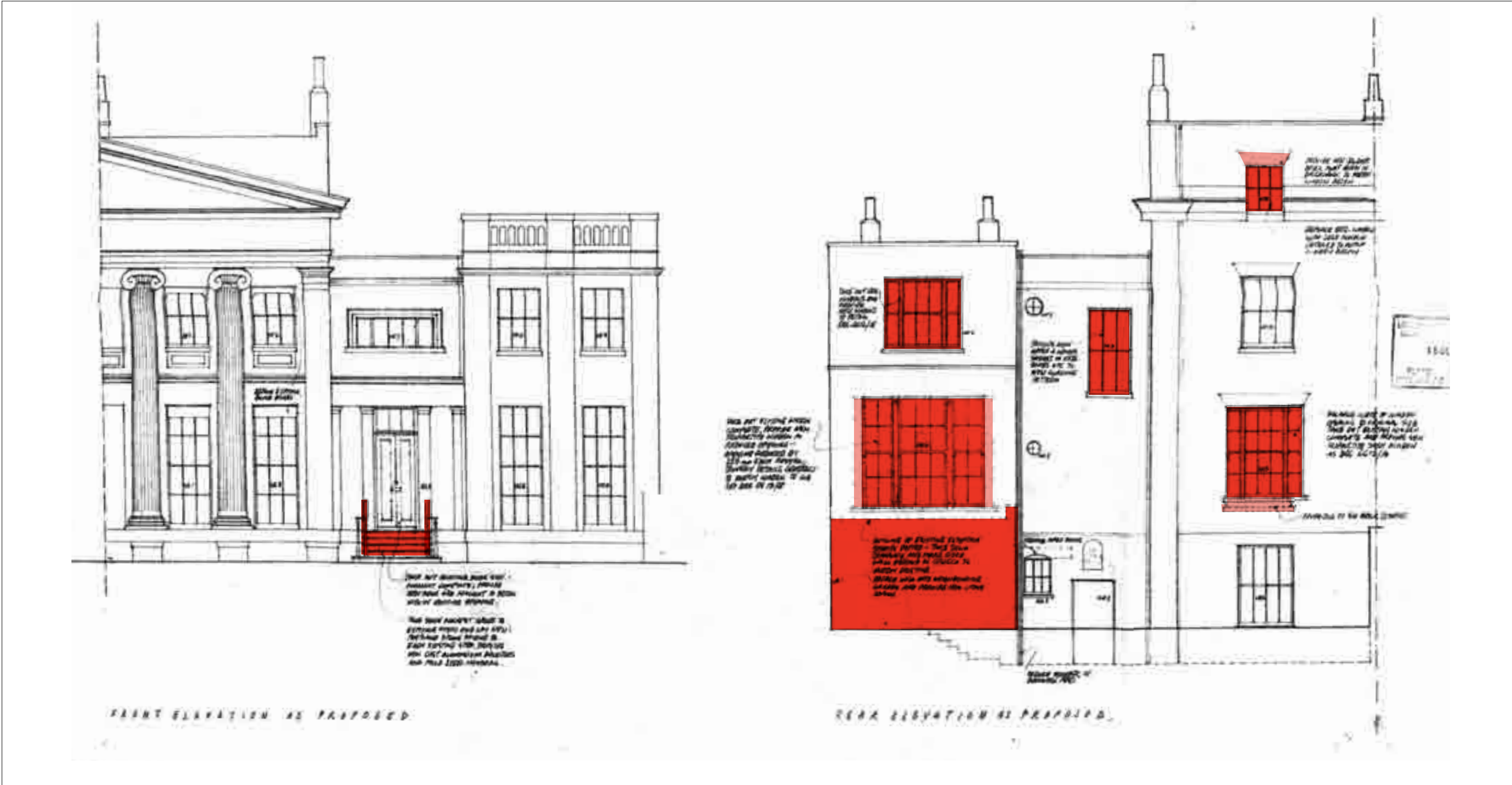
Second floor plan of 1990s works proposed and implemented by Donald Insall Associates

Historic analysis

1990s remodelling – Gloucester Lodge front and rear elevation

Key changes

- New Portland stone entrance steps onto existing concrete, mild steel and cast aluminium balusters
- Replacement of dining room windows, alteration to the existing opening
- Replacement of drawing room windows, alteration to the existing opening
- Replacement of bedroom and main stairs windows
- Removal of annex building in courtyard



Front and rear elevation of 1990s works proposed and implemented by Donald Insall Associates



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Heritage appraisal

Assessment of significance

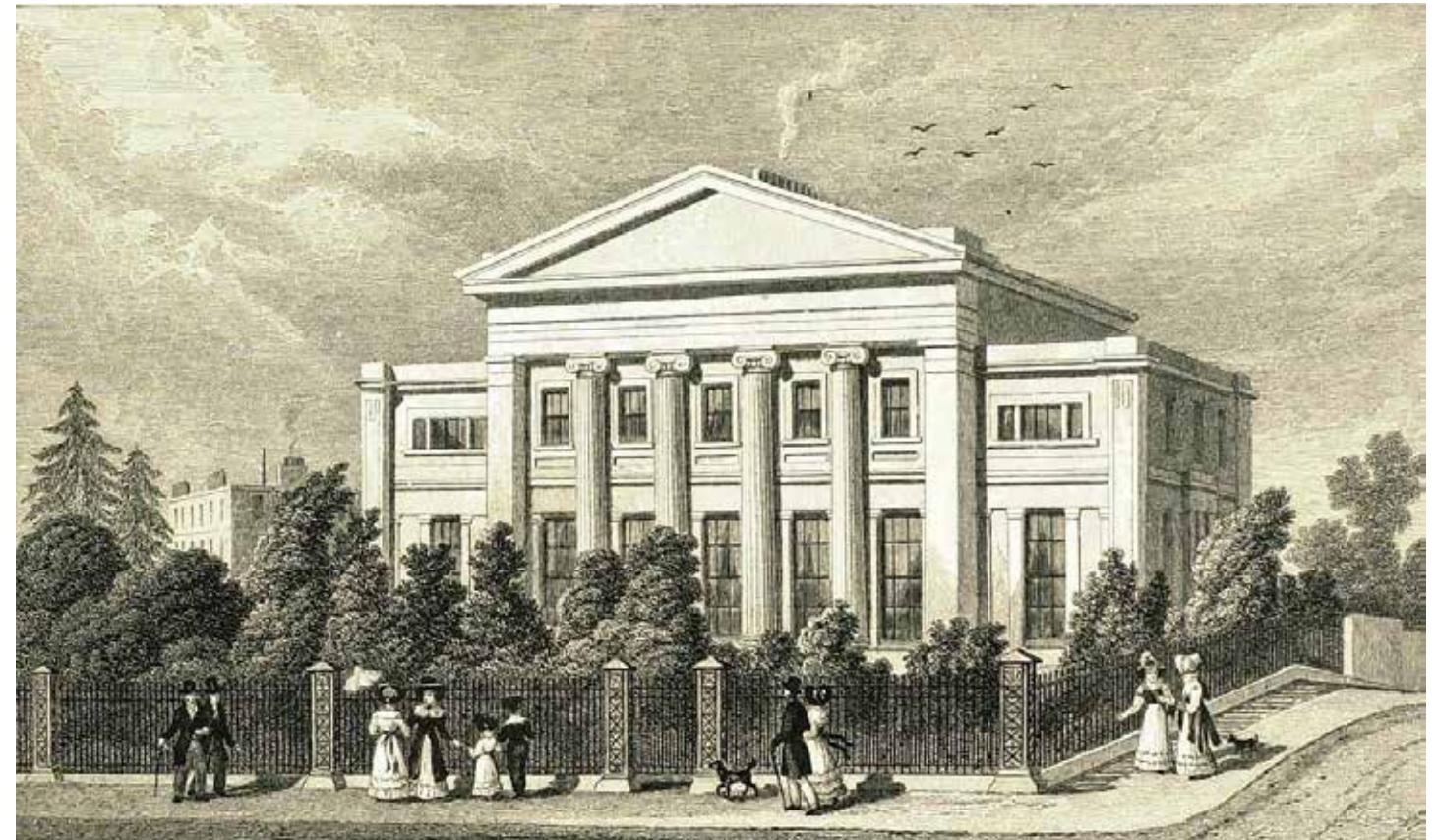
Gloucester Lodge is Grade I-listed. The building forms one half of a semi-detached Regency villa, designed by James Burton and located within the prestigious Regent's Park development. The property constitutes a single dwelling house of three storeys with a lower ground floor and mews building to the rear. Its special interest derives primarily from its historic value and from the architectural value of the front elevation.

The primary facade remains largely unaltered from its historic form. The building was constructed as a single villa in 1827 to 1828, 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 facade. The property has also retained its historic relationship with the laid out historical landscape of Regent's Park.

The rear elevation of Gloucester Lodge, originally conceived as a secondary element, is 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.

The interior of Gloucester Lodge has undergone a number of phases of development and as a result is of less significance than 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. 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. In the 1990s a comprehensive programme of works was undertaken by Donald Insall Associates, and included refurbishment and the instatement of a comprehensive, classicised 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.

The mews buildings, which do not form part of the statutory designation, are of limited significance. Constructed between circa 1830 and 1868, their function as subservient structures, ancillary to the main building, is reflected in their lower architectural quality. The buildings retain some historic value through their relationship with the principal dwelling, which has been maintained, but their interest principally derives from the elevations to Gloucester Gate Mews, which are consistent in their scale and materials to the other mews properties along the street, although both elevations have been subject to some 20th-century change. No. 12 Gloucester Gate Mews underwent internal remodelling in both the 1930s and the 1990s, and its historic value has been eroded as a result. No. 13 Gloucester Gate Mews has been heavily altered and has no architectural features of note, with the exception of the main facade.



Gloucester Lodge as illustrated by Jones & Co, 1827

Site opportunities

Design considerations

Neighbouring uses

- The site is adjacent to a nursery school, and the other side is a residential property.
- The scheme must respond positively, and address the amenity, privacy and light currently enjoyed by the neighbours.

Working with built levels

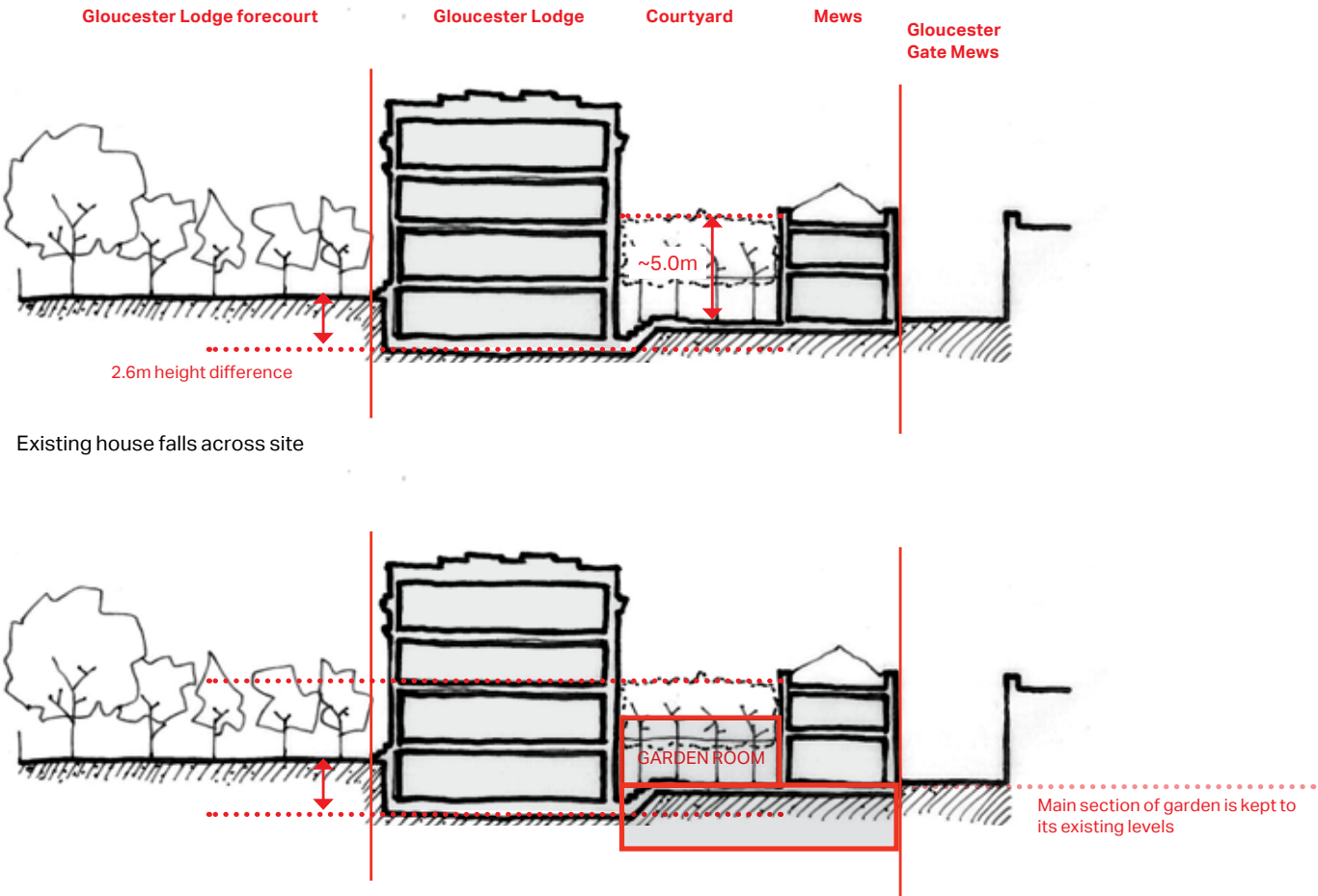
- The front elevation of Gloucester Lodge is approximately 1.6m higher than that of Gloucester Gate Mews.
- The existing lower ground/walled garden level is a further 1m lower than that of Gloucester Gate Mews.
- The height of the proposed one-storey link will be lower than the main house's dining room sill level.
- The proposal seeks to reinstate the majority of the courtyard to its existing levels following the excavation of a basement.

Landscape and ecology

- There is a series of existing mature trees on the perimeter of the plot and on the site.
- The layout and form of the proposals will need to positively address these locations to safeguard the trees.
- The proposal aims to further enhance the existing site ecology, maximising the amount of planted landscaping.



Aerial view of site from south



Opportunity to respond to the topography

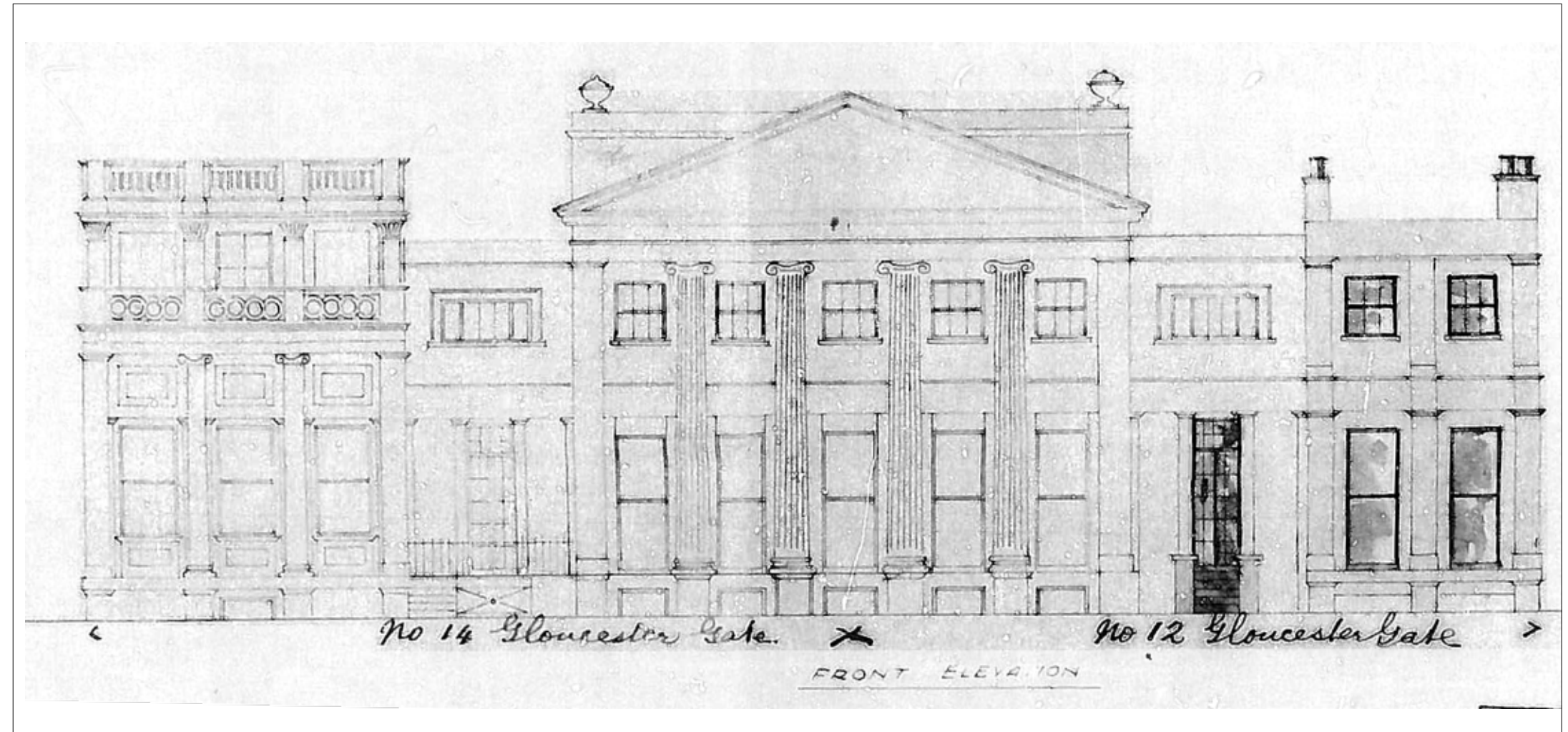
Approach

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Methodology

This section has demonstrated the extensive research and assessment that has informed an in-depth understanding of the history and development of the building. Following our assessment, we consider that the special interest of Gloucester Lodge derives principally from its primary elevation and its relationship with the Outer Circle and the wider Regent's Park development. Internally, the building has been subject to considerable change, which has diminished its legibility and eroded its historic character, with the extant decorative plasterwork and other architectural detailing dating from the comprehensive restoration of the 1990s. The rear elevation and courtyard has equally been subject to change, including through the erection of a mid-20th century structure in the southern part of the courtyard space. We consider that the interiors of the mews properties, which were remodelled in the 20th century, retain little fabric of interest.

The proposals set out in the following section have been informed by the above assessment of the significance of the application site. We explain below how the proposals have developed with regard to the sensitivity of the heritage assets and how we consider them to be appropriate in this historic context.



Elevation of Gloucester Lodge, by Harold W. Currey, 1930

Consultations

Consultations

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Pre-application discussions

Process

The development proposals have been extensively consulted with Camden planning officers and Historic England inspector during the pre-application stage. These have considered heritage and impact of the proposal to its setting such as:

- The design and expression of the extension
- The rearrangement and refurbishment of the bedrooms in Gloucester Lodge
- The location of a passenger lift within the listed fabric
- The retention of key historic details in Gloucester Lodge
- The remodelling of the mews
- Proposed basement

Notable dates of consultation:

1st July 2016	Pre-application submission
6th July 2016	Pre-application registered
13th July 2016	Consultation meeting with Historic England Inspector
26th July 2016	Pre-application meeting with Camden officers
27th July 2016	Pre-application advice from Historic England raised no objections

The proposals set out in the following pages of the Design and Access Statement are the product of both a deep understanding of the buildings' historic significance and of the requirements of Camden's Development Plan and supplementary guidance.

The key statutory and policy considerations that have underpinned the approach to the design of the proposal could be referenced in Planning and Heritage Statement which accompanies this submission.

