

Design

Scale and amount

Extent of proposal

Proposal

Following extensive background research of the property and having identified various opportunities, the proposal seeks to enhance and allow the building to accommodate for living in the 21st century.

The key element of this application is to introduce a garden room within the courtyard between the main building and the mews, allowing an internalised route linking the front with the back of the site.

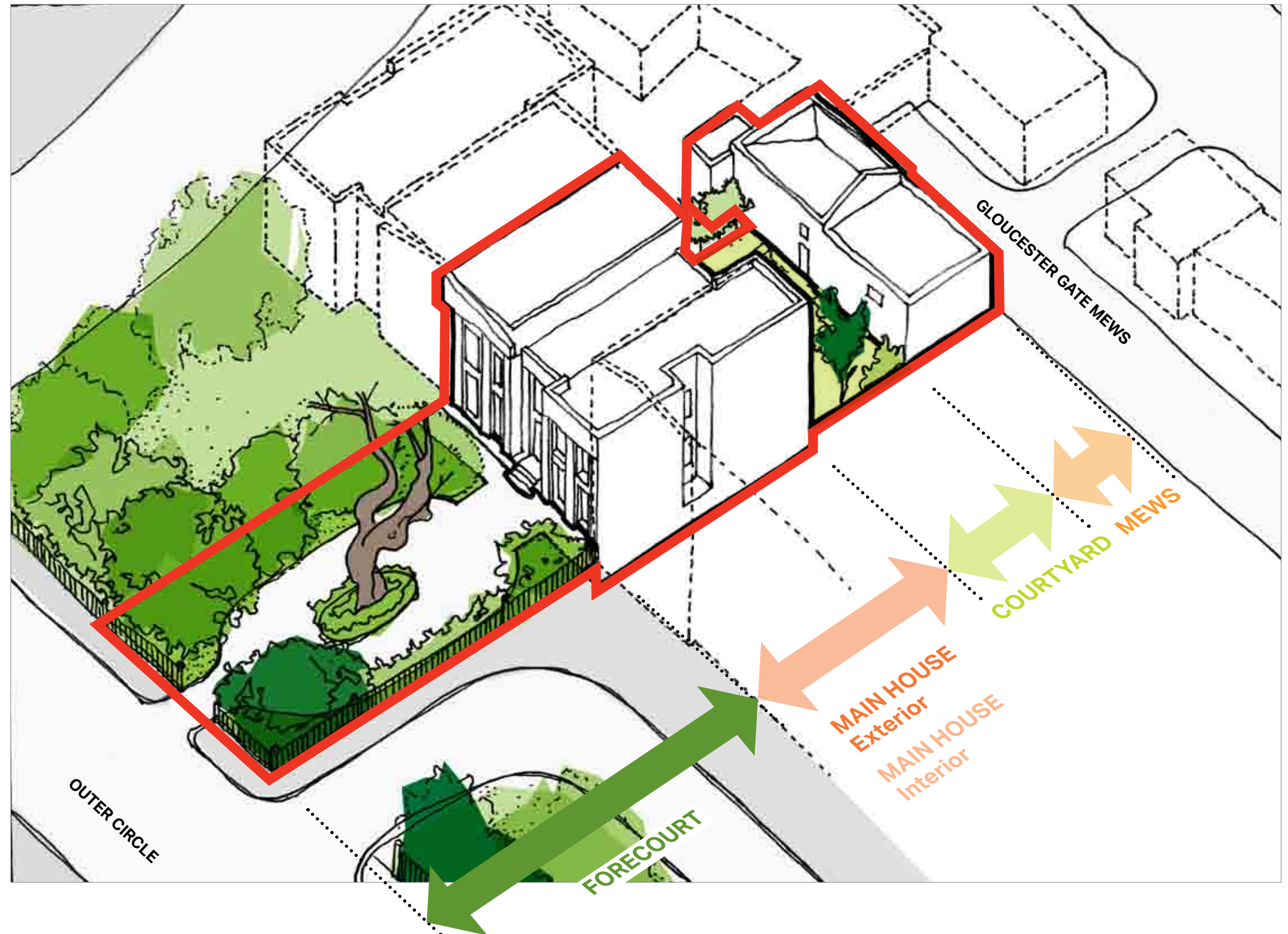
A remodelling of the mews behind a front facade retention will allow Nos. 12 and 13 Gloucester Gate Mews to be connected. The current No. 13 requires significant works to bring the currently uninhabitable structure to a livable condition.

A single-storey basement is proposed below the existing courtyard and mews, which provides accommodation for plant, services and a gym.

The interior of the main building will undergo works to refurbish the first floor.

For clarity, the proposed works to the property are explained in five sections:

- Forecourt
- Exterior of the main building
- Interior of the main building
- Courtyard
- Mews



Scale and amount

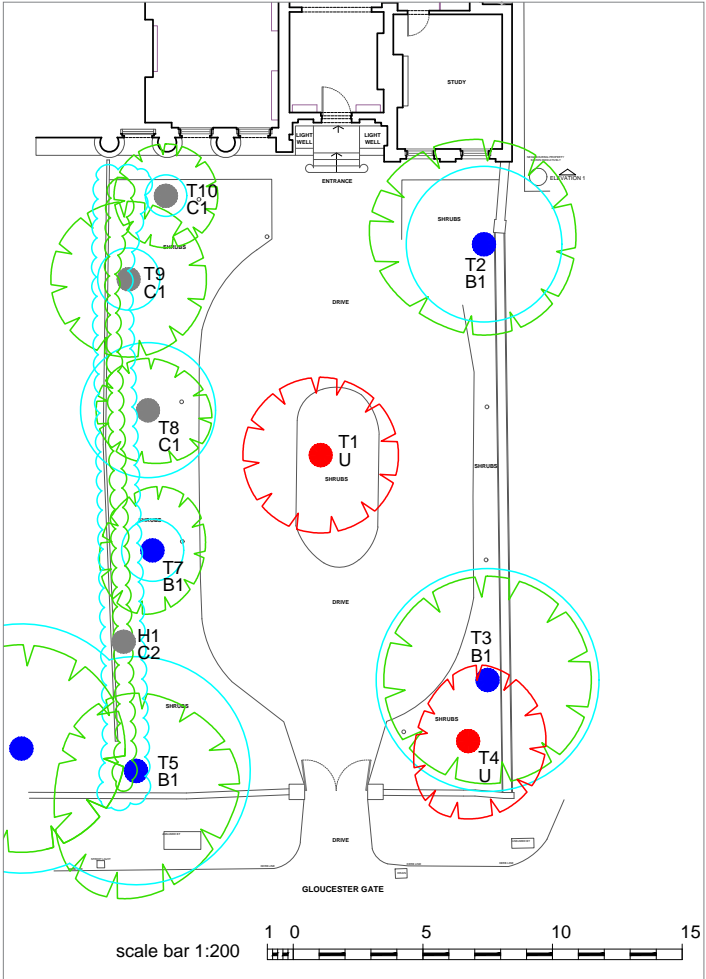
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Exterior: forecourt

Proposal

The forecourt's planted boundary is visible from the Outer Circle. It has historically been used as a drop-off for carriages. The current configuration dates back to Papworth's remodelling in 1836, when the building was divided into two properties.

A large dead weeping ash in its centre creates a dramatic sculptural focal point to the garden. To enhance the space, the proposal looks to replace the dead weeping ash (located in the centre of the forecourt) with a healthy specimen of the same kind. The proposal also seeks to replace a small deceased cherry tree on the perimeter of the site to improve the setting.



Tree constraint plan (deceased weeping ash and cherry tree highlighted in red)



Existing courtyard



Proposal seeks to replace the dead weeping ash with a healthy specimen



Illustration of courtyard

Scale and amount

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Exterior: main building

Proposal

Front elevation

- No proposed works on the main elevation.

Side elevation

- No proposed works on the side elevations.

Rear elevation

- Rear elevation of the dining room to be altered to receive a single-storey extension.
- Top of single-storey extension at sill level of dining room.
- Height of extension will not be detrimental to daylight received by neighbouring properties (please refer to daylight and sunlight report).
- Dining room window to be replaced. Replacement will be in keeping with existing.

Roof

- Proposed rooflight on the lower roof level of the main building to bring light down into the central stairs.



Proposed massing is subservient to the setting of the existing building



Existing elevation- no proposed change

Scale and amount

Exterior: mews



Front elevation

- Front facade is retained
- Mews is remodelled to allow consistent floor levels through both buildings
- Roof of No. 13 Gloucester Gate Mews is rebuilt to match the existing height and appearance
- A new hipped roof on No. 12 Gloucester Gate Mews to complete the roofline of the street

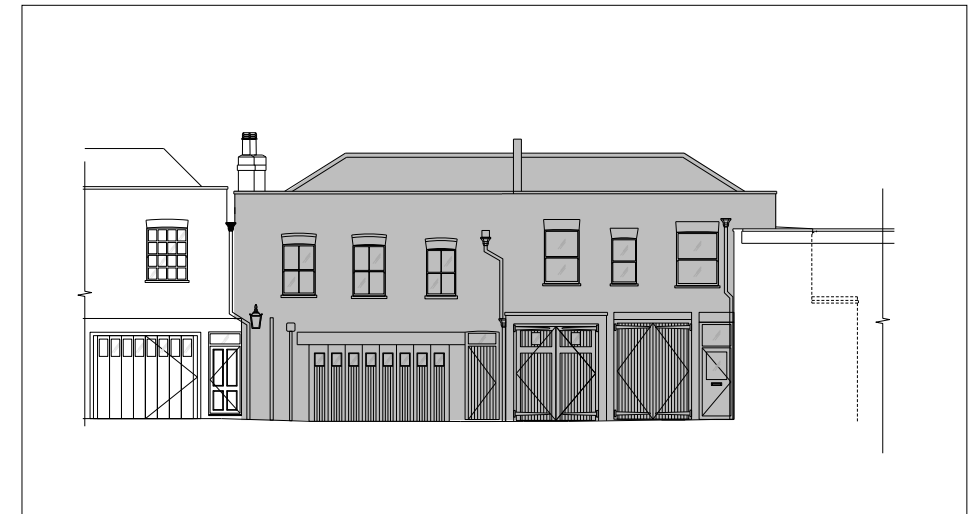


Rear elevation

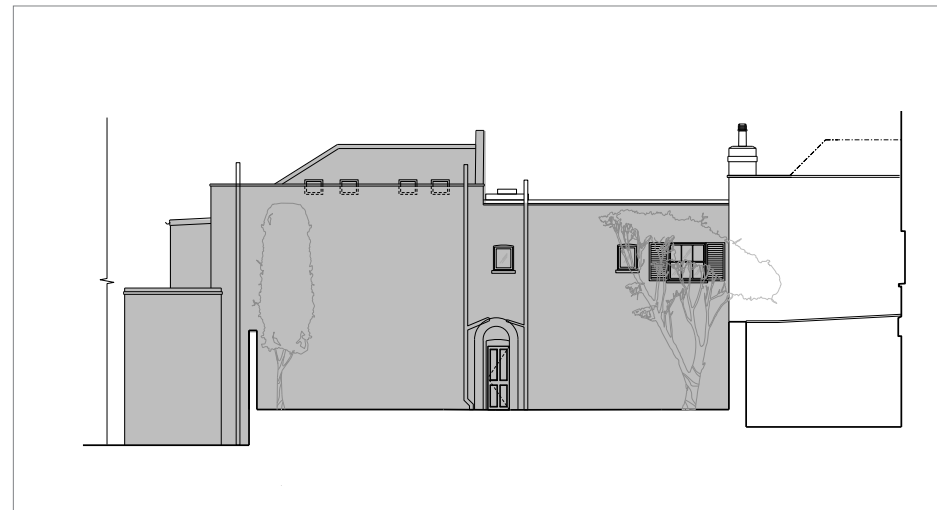
- Rear elevation is rebuilt new window positions
- Window frames to be consistent with the front elevation of the mews
- Parapet line on both mews are raised to be level with neighbours
- Downpipe locations to be relocated away from centre of the elevation



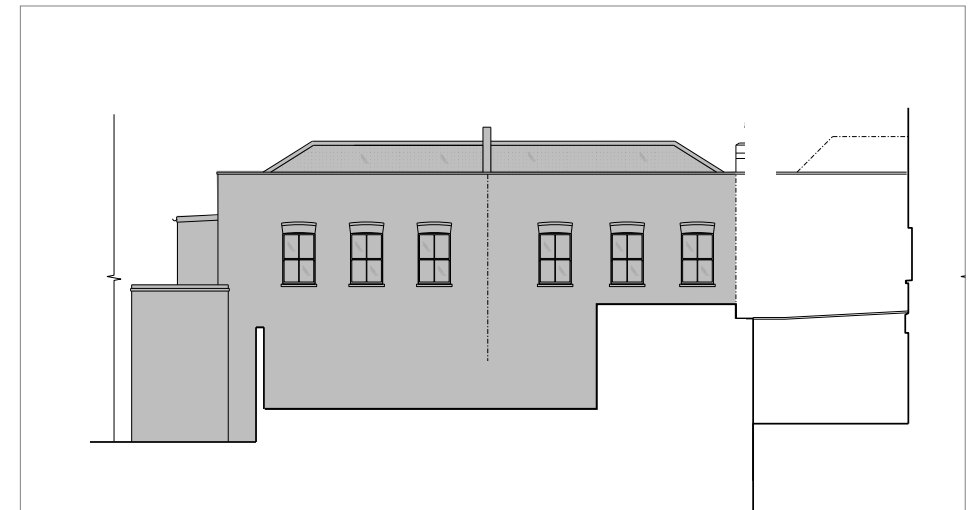
Existing front elevation



Proposed facade retention with the remodelling of the building and its roof



Existing rear elevation



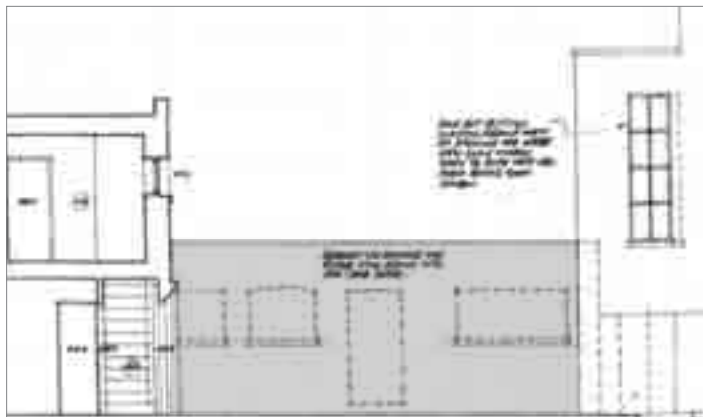
Proposed facade retention with the remodelling of roof and rear elevation

Scale and amount

Garden room and courtyard

Proposal

- Following the construction to reinstate the courtyard to its current arrangement
- The proposal seeks to reinstate the historic extension demolished in the 1990's
- The extension will be single storey.
- The space will allow an internal connection from the main house to the mews.
- Contrary to the annex building that once stood on the same location, the design aspiration for this modern intervention is to create a 'garden room' that visually allows the full width of courtyard to be enjoyed.
- The extension is subtle and subservient to both the main house and the mews.



Original courtyard extension, 1990s Donald Insall Associates drawing



Existing courtyard



Illustration of proposed garden room in courtyard

Appearance

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Materiality and expression of the courtyard



Metal frame



York stone



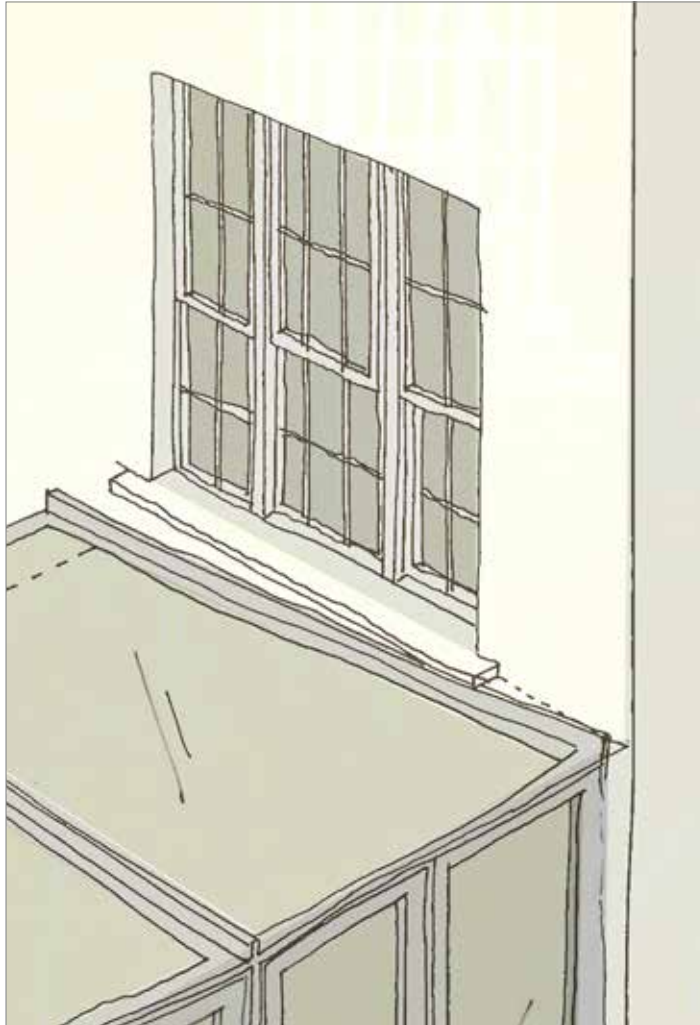
Planted boundary



Planted screen

Design response

Garden room expression



Sketch: Garden room is designed to be subservient to the existing fabric. The elegant glass structure provides a subtle and respectful contemporary design within in the setting of the architectural heritage. The interior of the garden room will designed so that it is read as a continuation of the external courtyard.

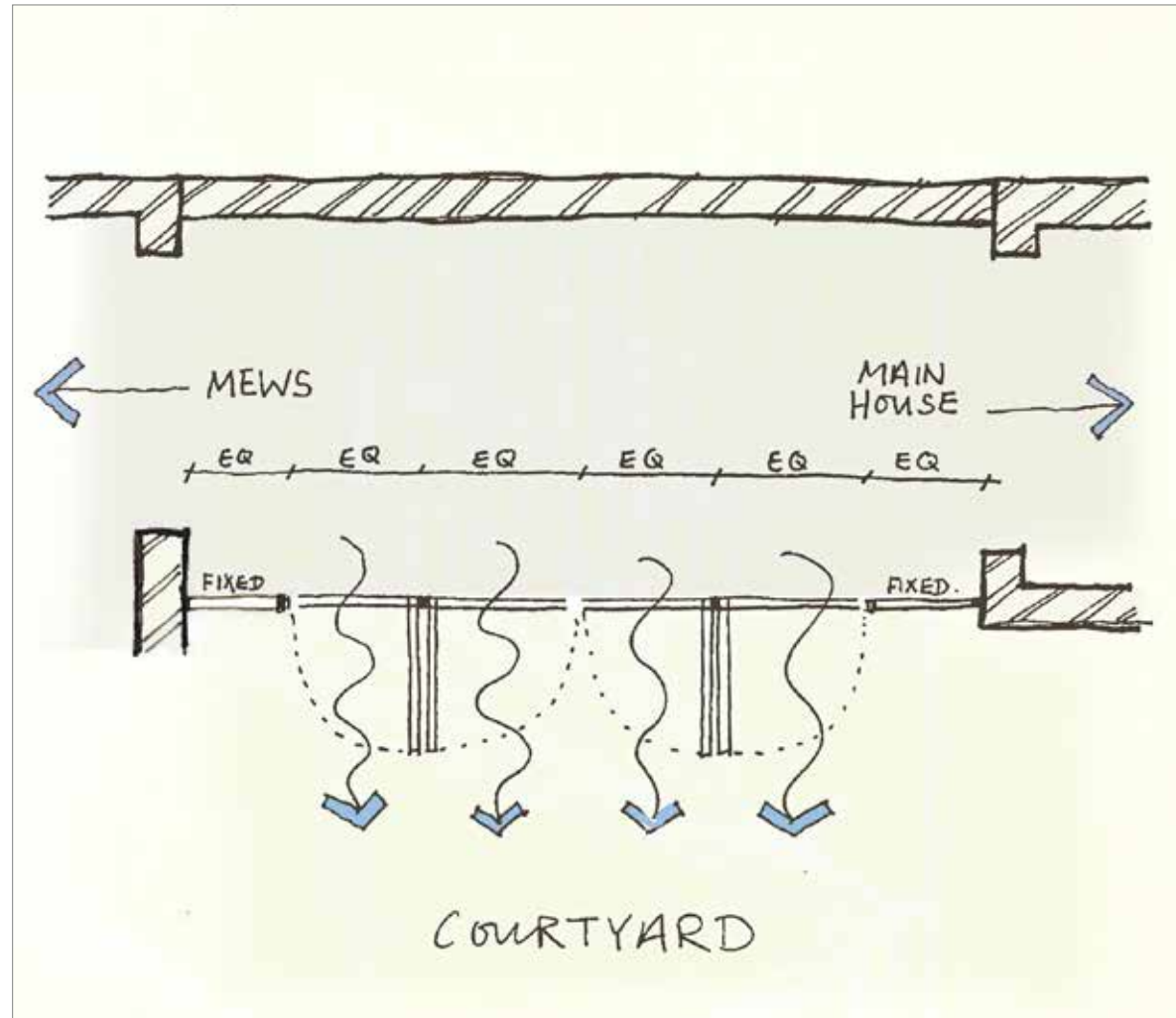
Glass roof utilises fritted glass to mitigate overlooking and provide solar shading.



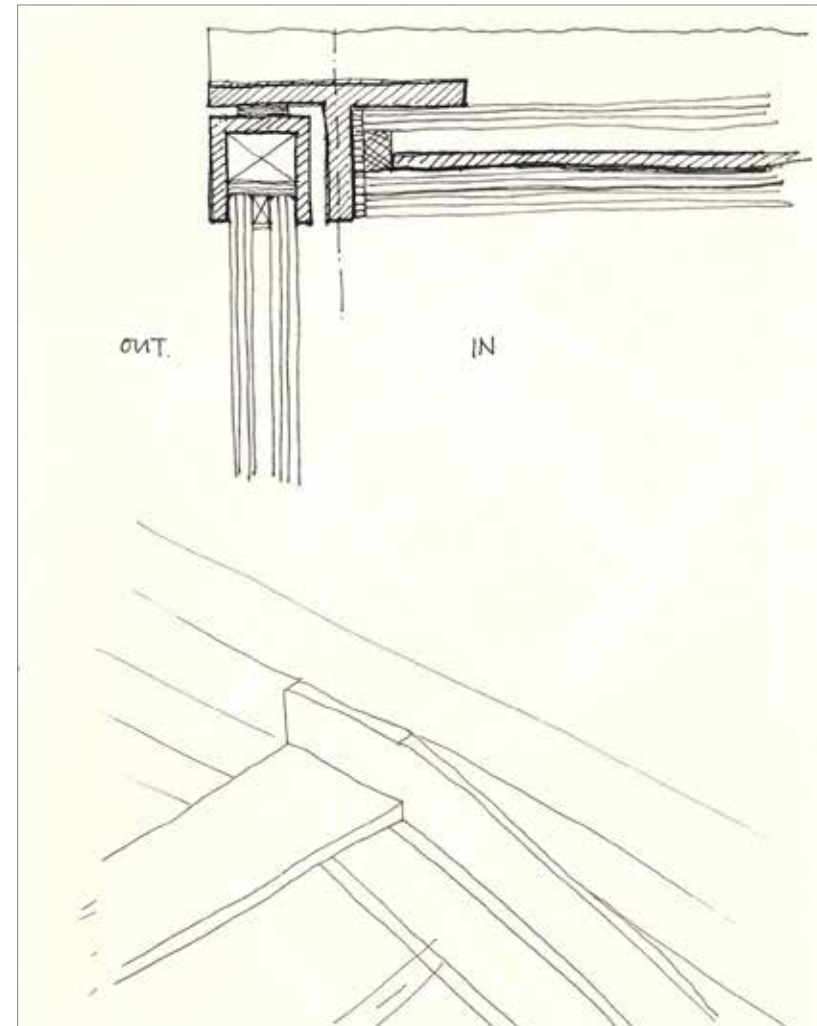
Illustration of proposed garden room in courtyard

Design response

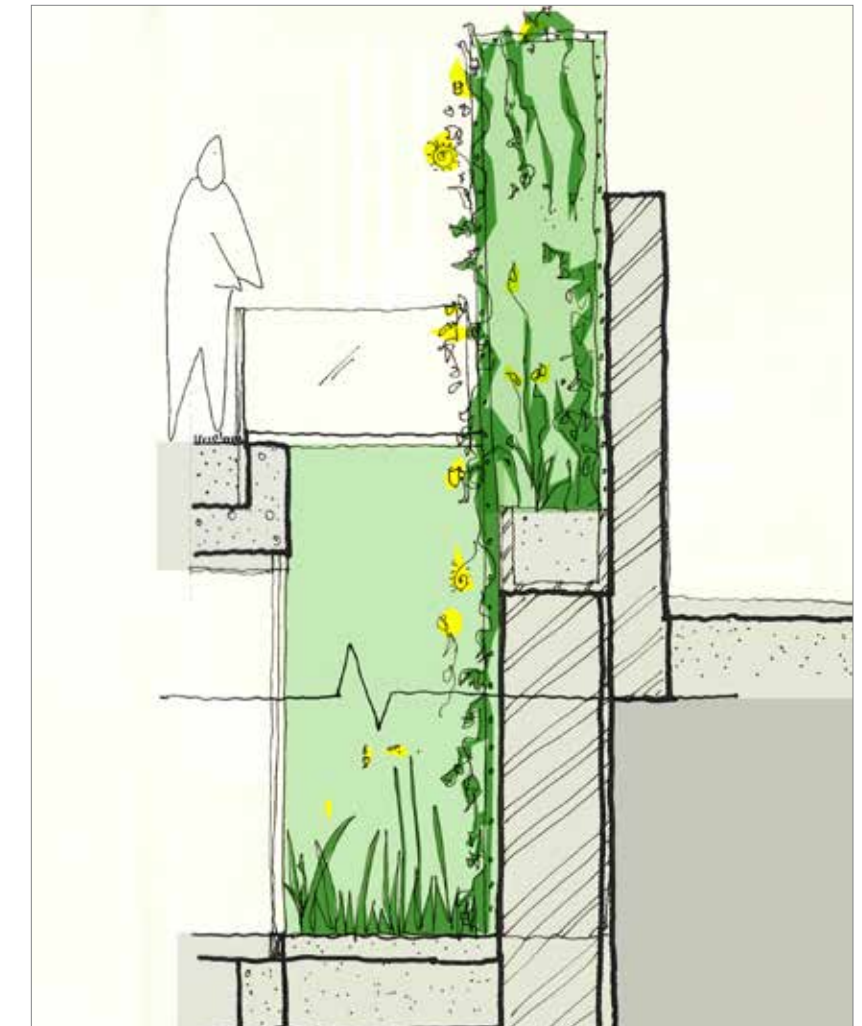
Sketches



Sketch: Garden room panel division. The Garden room is designed to be column-free, which utilises the fixed glass panel and pivot hinged door to provide support



Sketch: Minimal frame pivot hinge detail. The predominant structural components of the extension is integrated within the glass.



Sketch: Planted trellis
A new boundary wall is built against the existing garden wall. A trellis allows planting to grow up and over to provide a similar level of privacy as currently enjoyed. Suitable planting will encourage biodiversity to the site.

Access

Pedestrians and vehicles

Access

- Vehicle and pedestrian access is retained as existing: off the Outer Circle and Gloucester Gate Mews.
- Current access is discreet and gated into the property.
- The existing forecourt is accessed via a security gate equipped with an intercom system. The same or a similar system will be adopted in line with the guidelines provided by the Crown Estate Paving Commission (CEPC).
- The forecourt is also accessed via a pedestrian gate on the side. This is currently used infrequently as the planting in this area is heavily overgrown.
- No alterations to the existing junctions are proposed or required.
- As the facades of No. 12 and No. 13 Gloucester Gate Mews are both retained, the existing front doors will remain for pedestrian access.
- The provision of a pedestrian lift in the main house will allow wheelchair users to access between the floors.

Car

- Provision of two car parking spaces within an enclosed secure garage is proposed. One space will have sufficient width suitable for wheelchair users.
- As the forecourt is to be retained, the existing parking arrangement in this area will be the same.
- There is a secure internal door from the garage into the house.

Cycle

- Provision of wall-hung cycle storage is proposed within the garage.

Refuse

- The refuse and recycling area is located in the garage, with sufficient space for wheelie bins.
- The dedicated space has been designed to adapt to changing recycling and refuse requirements.

Key

A Gate

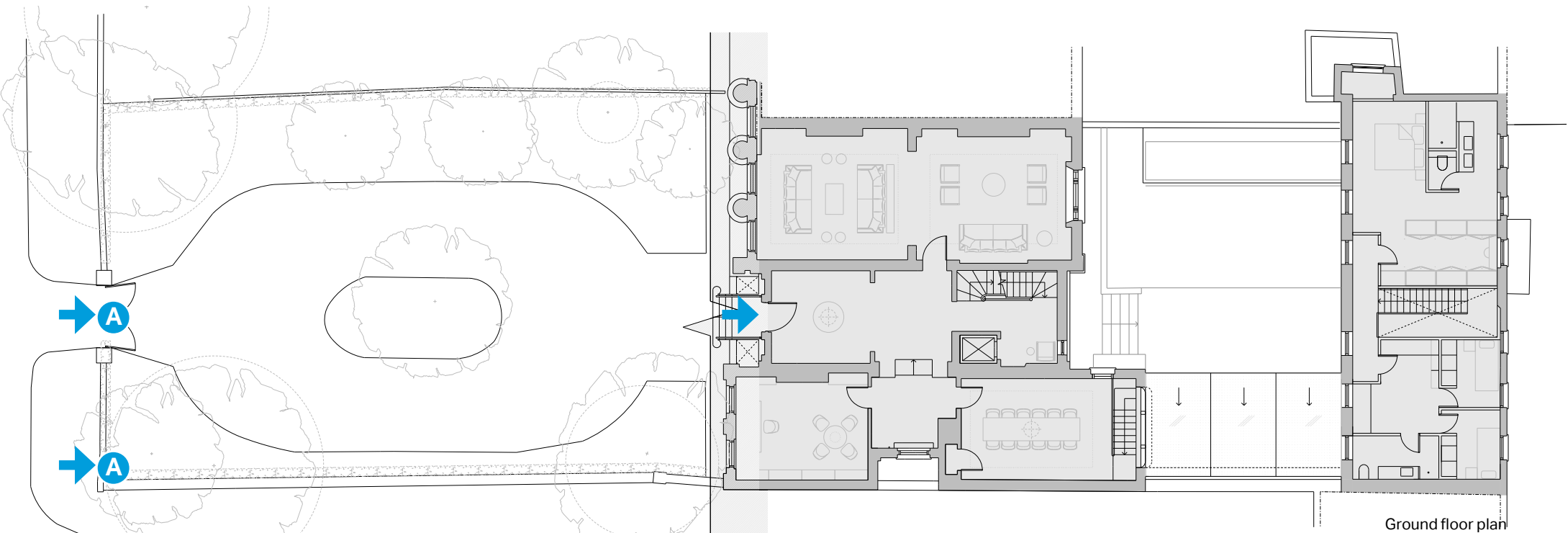
Entrance

1 Car parking space

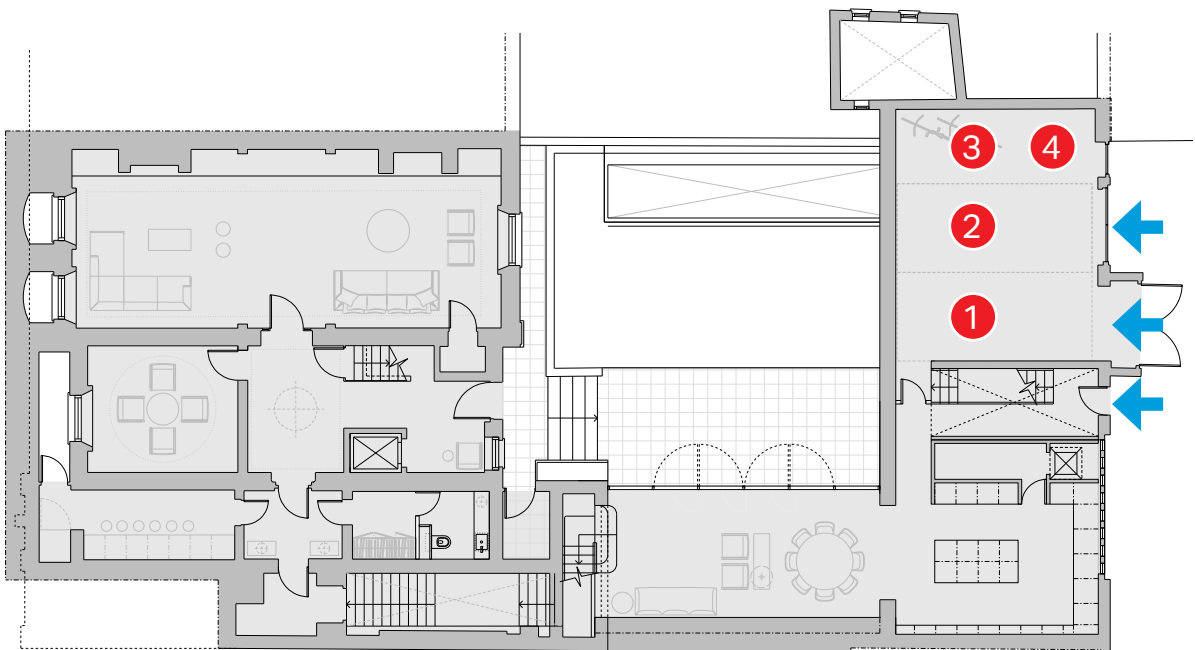
2 Car parking space (with wheelchair user provisions)

3 Cycle parking space

4 Refuse



Ground floor plan



Lower ground floor plan

Landscaping

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Landscape and ecology

Forecourt

- There is a series of existing mature trees on the site.
- The proposals will need to safeguard and retain the trees of positive contribution.
- The proposal does not seek to change the existing configuration of the forecourt to maximise the retention of all mature trees.
- The large dead weeping ash in the centre of the forecourt will be replaced by another sample of the same species.
- A small cherry tree on the south-west corner.

Courtyard

- The proposed courtyard will consolidate the green spaces of the existing paved area.
- The proposal will remove the smaller trees in the courtyard and reinstate similar or better specimens to improve privacy and biodiversity.
- Following the construction of the new basement below the courtyard, the existing levels will be reinstated. A generous soil depth is proposed to allow a wide range of planting suitable for the area.

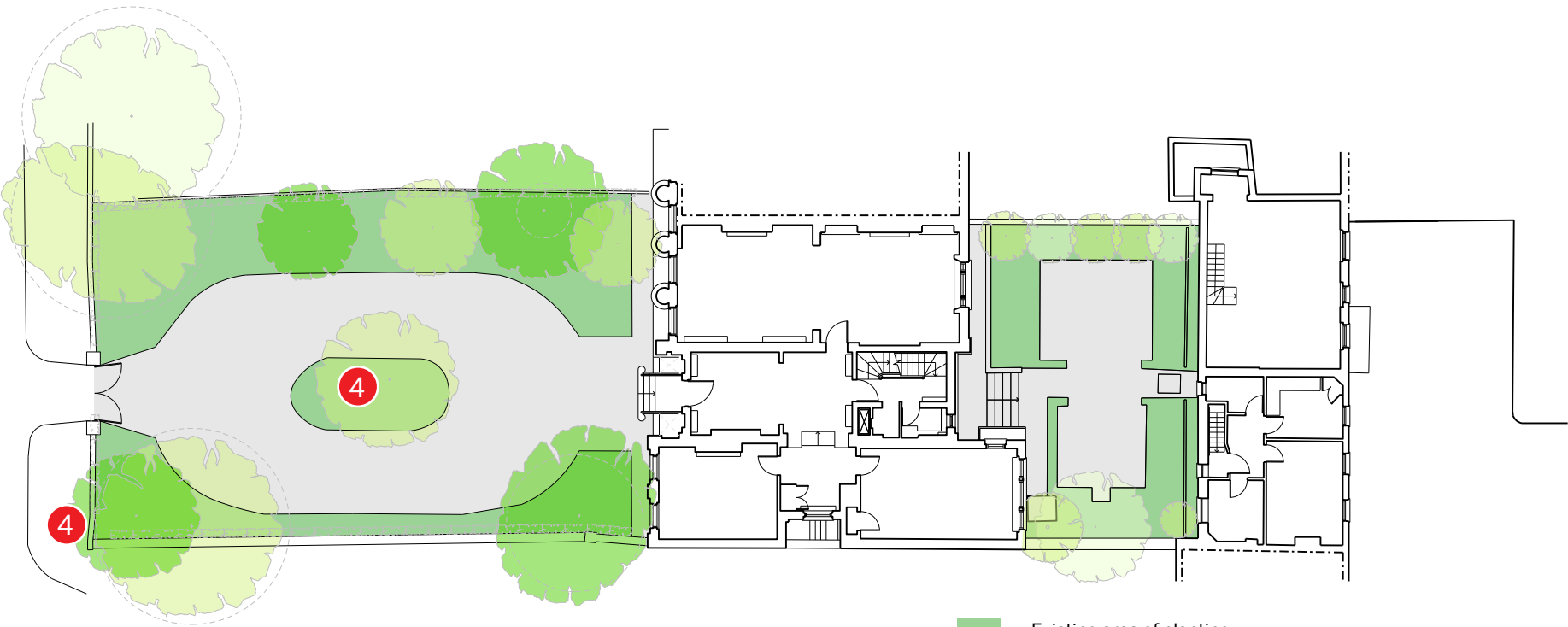


Proposed replacement of large weeping ash in forecourt



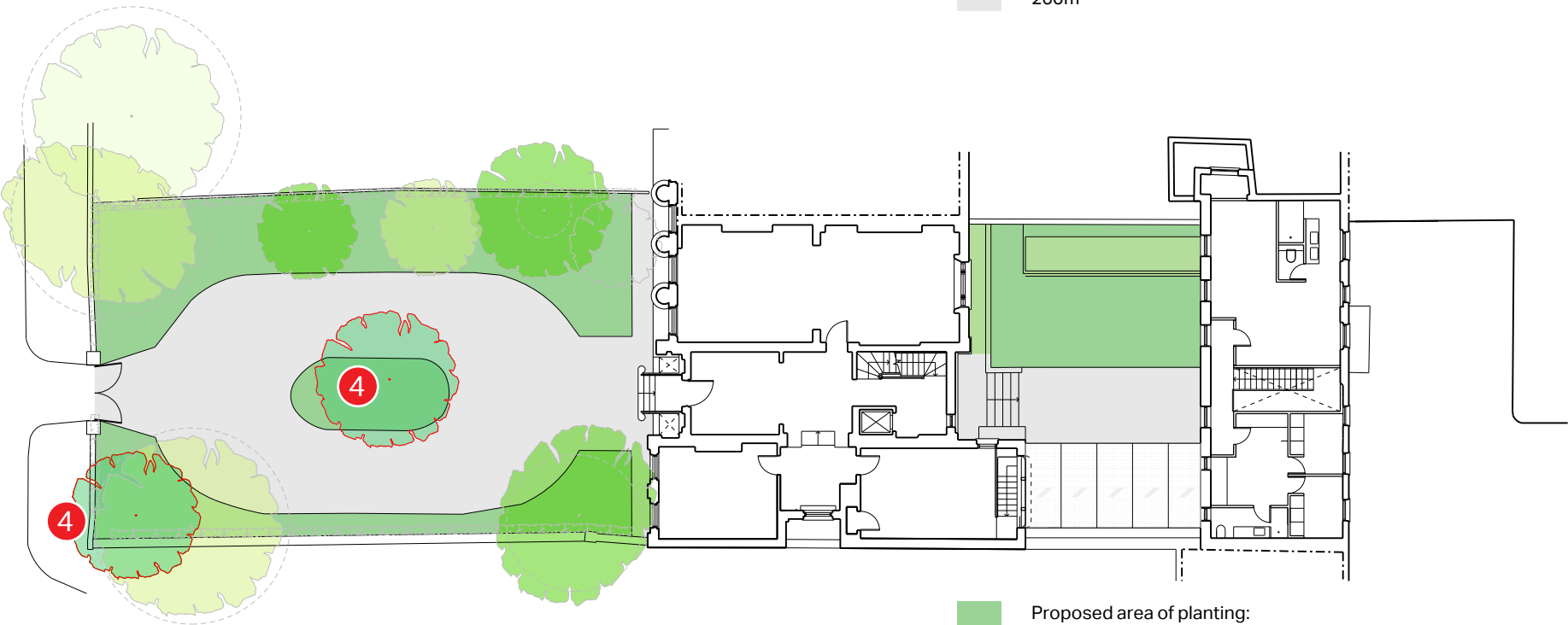
Proposed Sophora japonica in walled garden

4 Proposed to be replaced with a new tree of the same species



Existing area of planting:
230m²

Existing area of hardstanding:
260m²



Proposed area of planting:
230m²

Proposed area of hardstanding:
245m²