

Gloucester Lodge Design and Access Statement Addendum S.73 Amendment

Date
Nov 2017 (Rev. 01)

Stage
Planning





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The purpose of this document

This report is being submitted in support of applications for minor material amendments (S.73 of TCPA '90) and listed building consent.

This statement does not seek to replicate information previously submitted, but highlights where there are variations and updates the previous Design and Access Statement where necessary.

The statement should be read in conjunction with the original submission documents, planning permission and listed building consent.

A number of elements of the design, including particulars of space planning, interior (including methodology of works to listed fabric) and landscaping will be finalised at the detailed design stage and therefore will be either the subject of planning conditions to be agreed with Camden Council, or are not considered to be planning related matters. Where these details are shown within the Design and Access Statement, they are included for illustrative purposes only and are clearly identified as such.

Reference should also be made to addendum commentary submitted as part of the application under separate cover, including the following:

- Planning drawings
- Planning statement
- Daylight/ sunlight assessment addendum note
- Basement impact assessment
- Construction Management plan
- Heritage Statement
- Arboricultural assessment

Introduction

Further to the 2016 submission and consent, the proposals have been reviewed and developed in response to the following developments and opportunities.

Please note there is:

- **No changes to the front elevation**
- **Minor changes to the external form within the courtyard**
- **Minor changes to mews property facades**
- **Internal layout**
The internal layout has been further reviewed by the design team including, heritage consultants and heritage expert William Bertram. The proposed amends are of a positive contribution to the design and sensitive to the heritage of the existing building.

- **Consultation includes:**

7th March
Pre-application meeting with Historic England

12th April
Pre-application meeting with Camden Council
Conservation officer

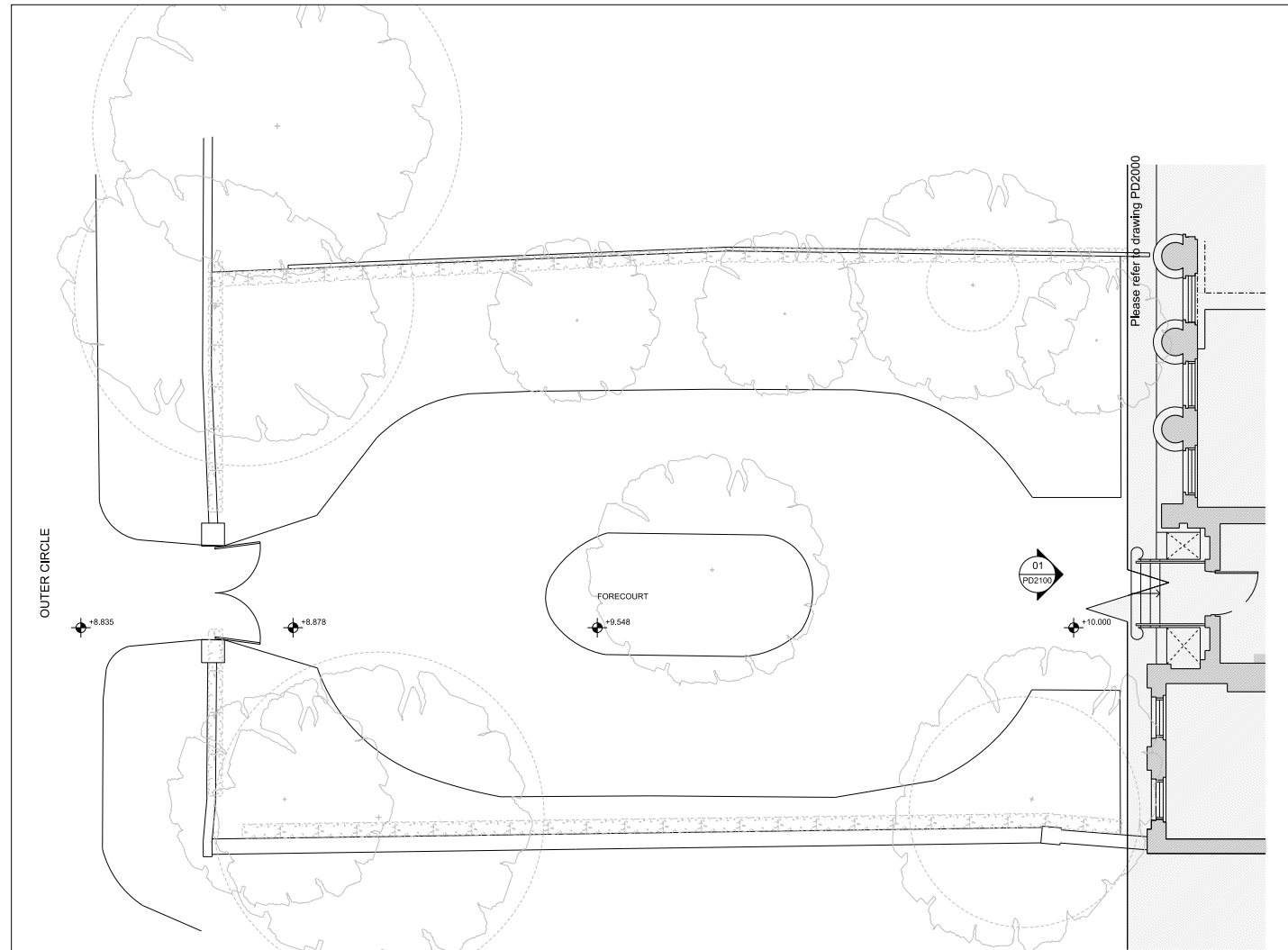
19th May
Pre-application correspondence with Historic
England

1st Nov
Consultation with Camden Council Conservation
officer

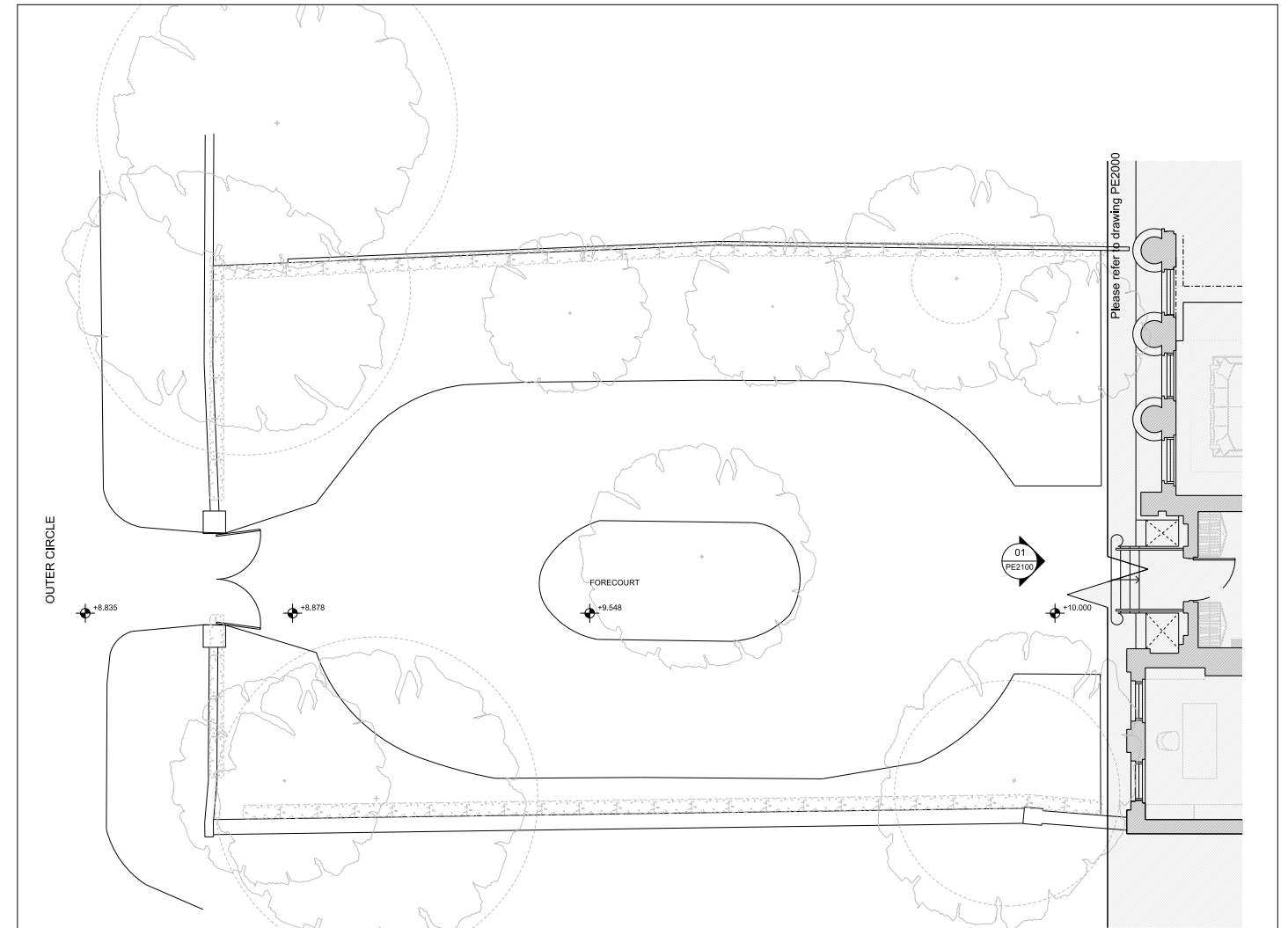
Checked by: JC/KG
Date of issue: Nov 2017
Reason for issue: Section 73
Revision number: 01

Proposed amendments to consented scheme

Ground floor: forecourt



Consented



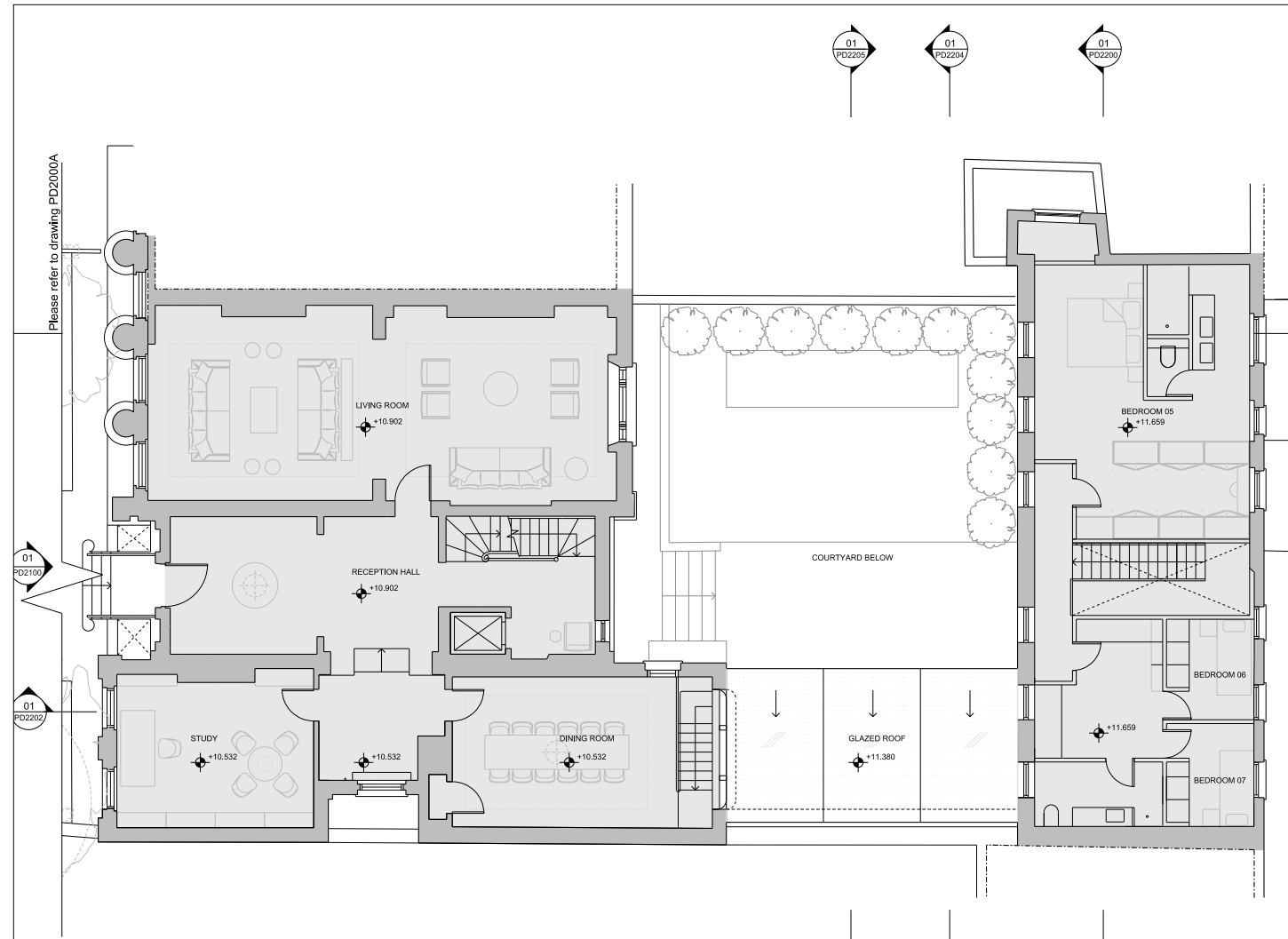
Proposed

Commentary

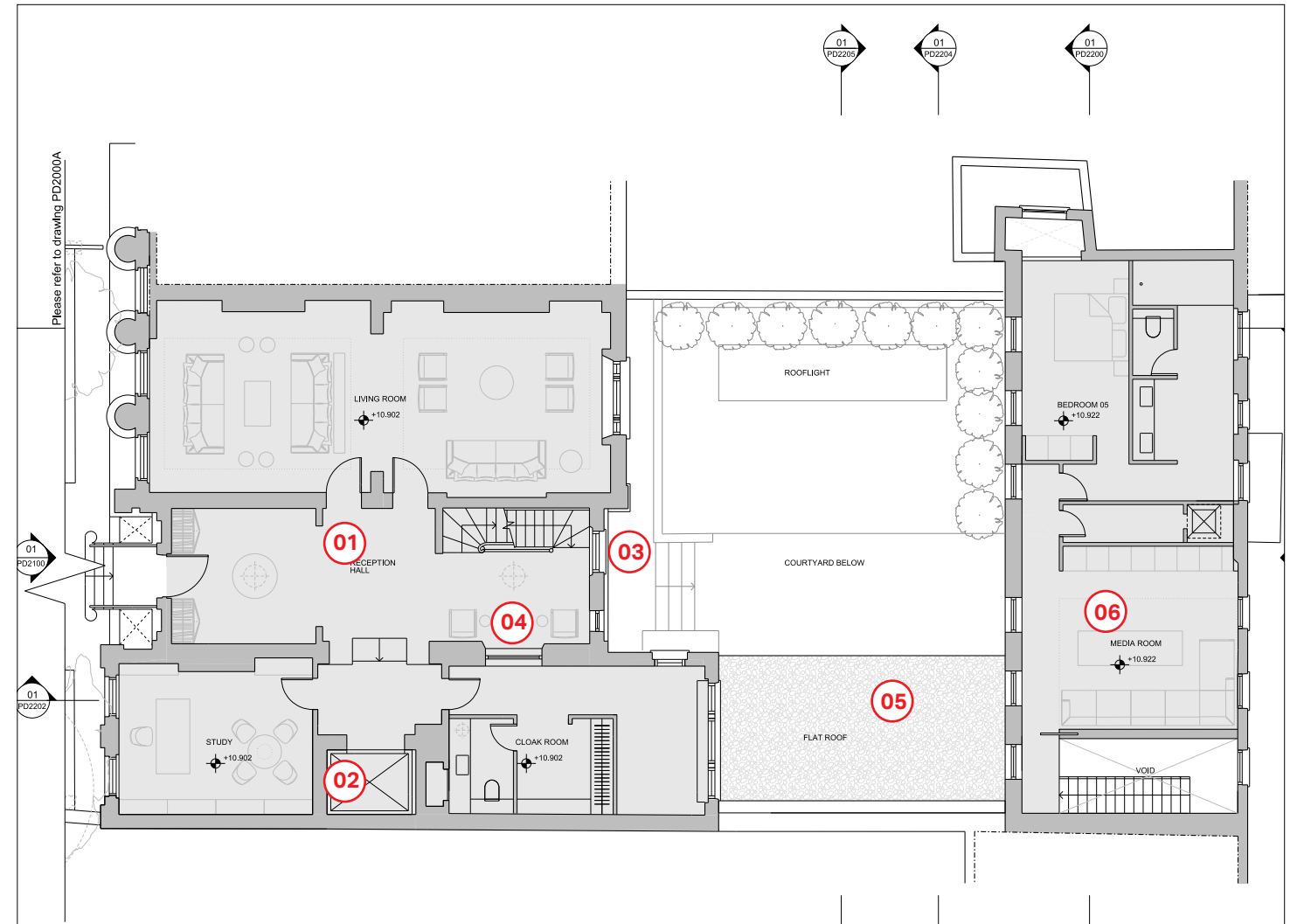
There is no proposed changes to the forecourt or the front elevation addressing Regents park

Proposed amendments to consented scheme

Ground floor



Consented



Proposed

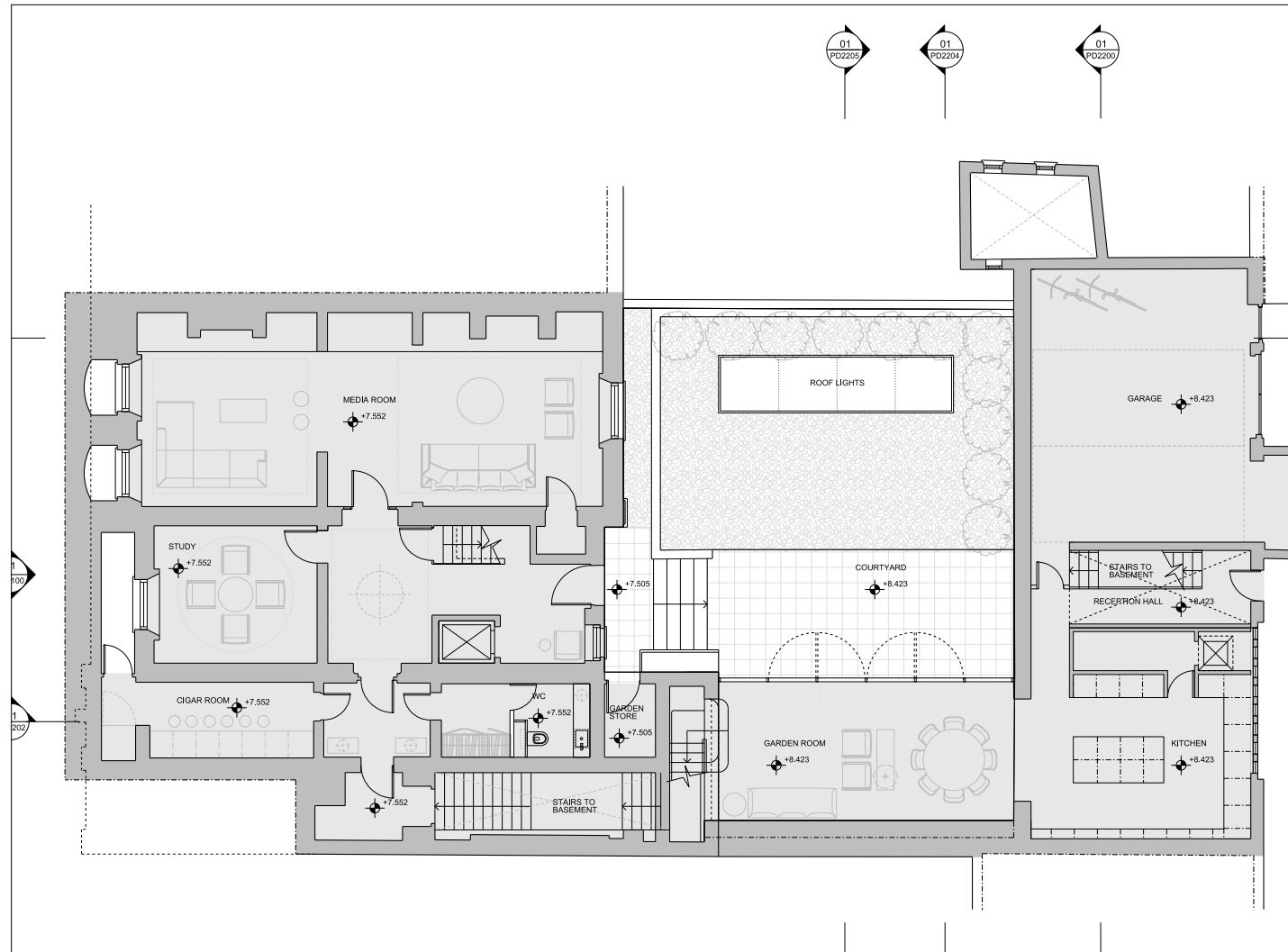
Commentary

- 01 An additional door into the living room
- 02 Lift has been relocated into the lightwell
- 03 New window on the rear elevation aligned with the upper floor windows above
- 04 Proposed window (internal) in the position of the original 1830s layout

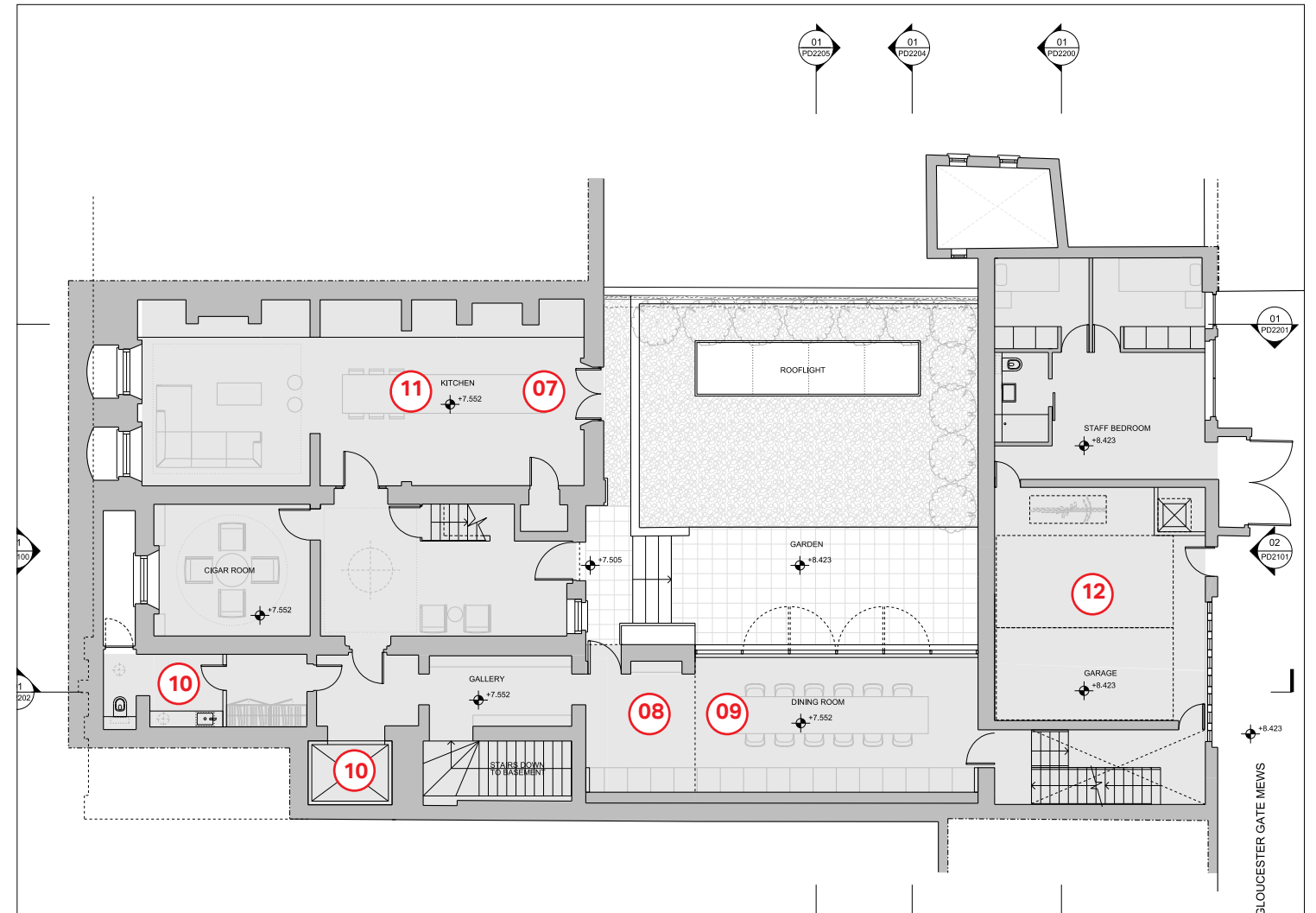
- 05 Link building to change from fully glazed roof to a solid roof.
- 06 New stairs position. Bedrooms relocated to the lower ground level.

Proposed amendments to consented scheme

Lower ground floor



Consented



Proposed

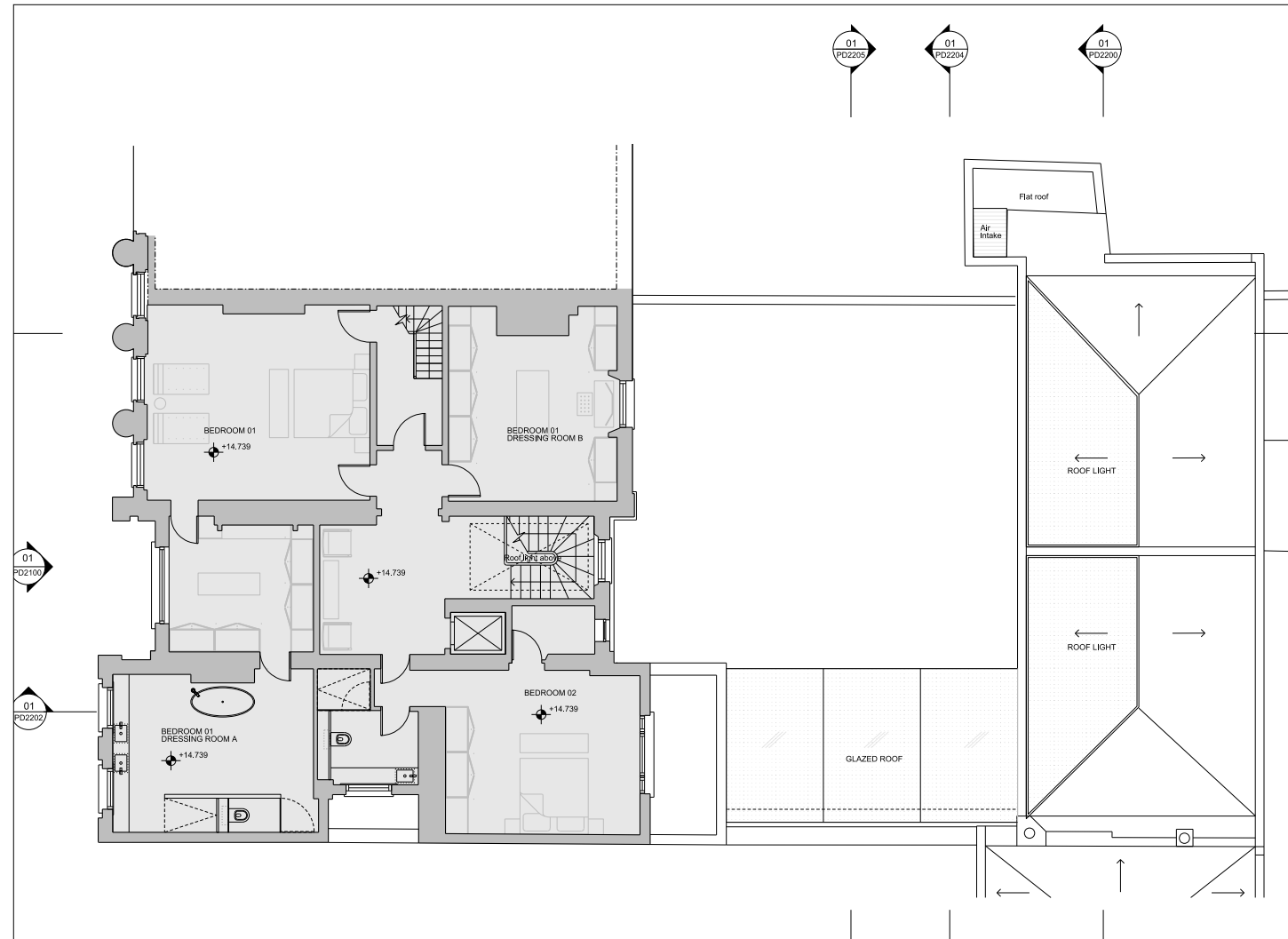
Commentary

- 07 Proposed doors from the relocated dining room into the courtyard
- 08 Lowering the floor level of the link to match corresponding level of the main house
- 09 Removal of stairs from the ground floor into the link
- 10 Lift relocated into lightwell as per ground floor. Landing of staircase to basement re-positioned to suit. Relocated cloakroom/ WC

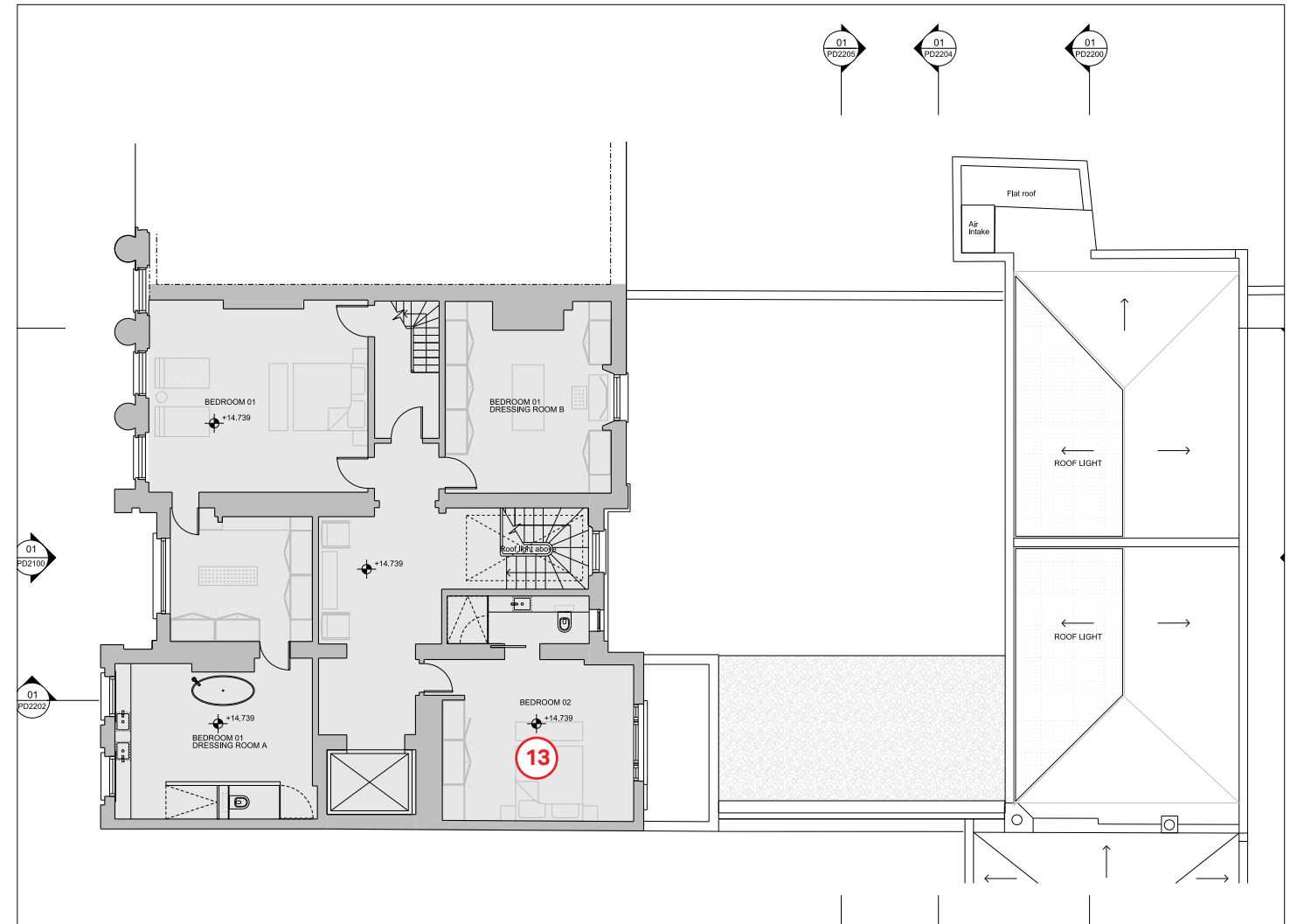
- 11 Kitchen to remain in the same location as per existing
- 12 Garage relocated within No. 12 Gloucester Gate Mews. Facade retention as per consented scheme

Proposed amendments to consented scheme

First floor



Consented



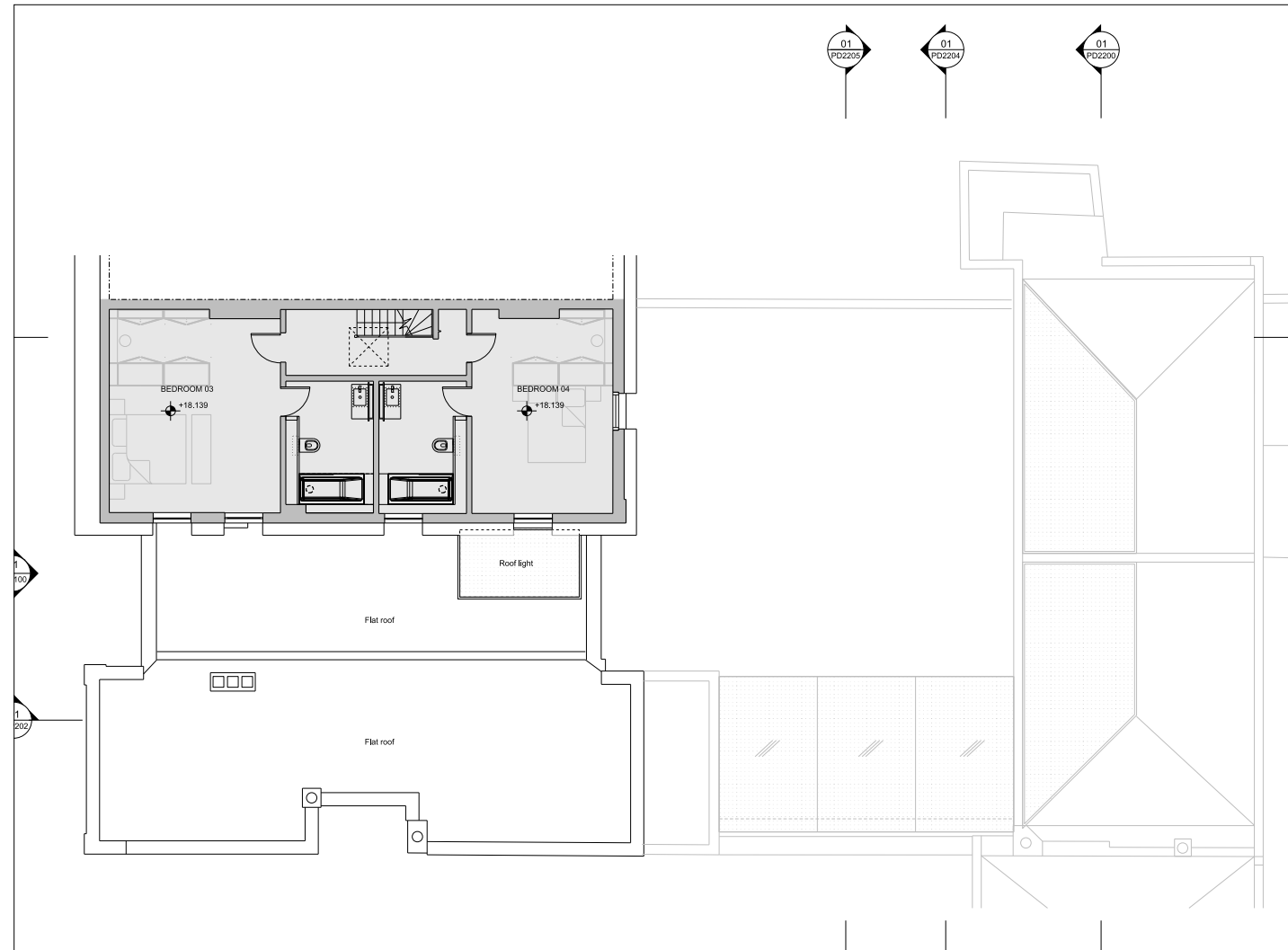
Proposed

Commentary

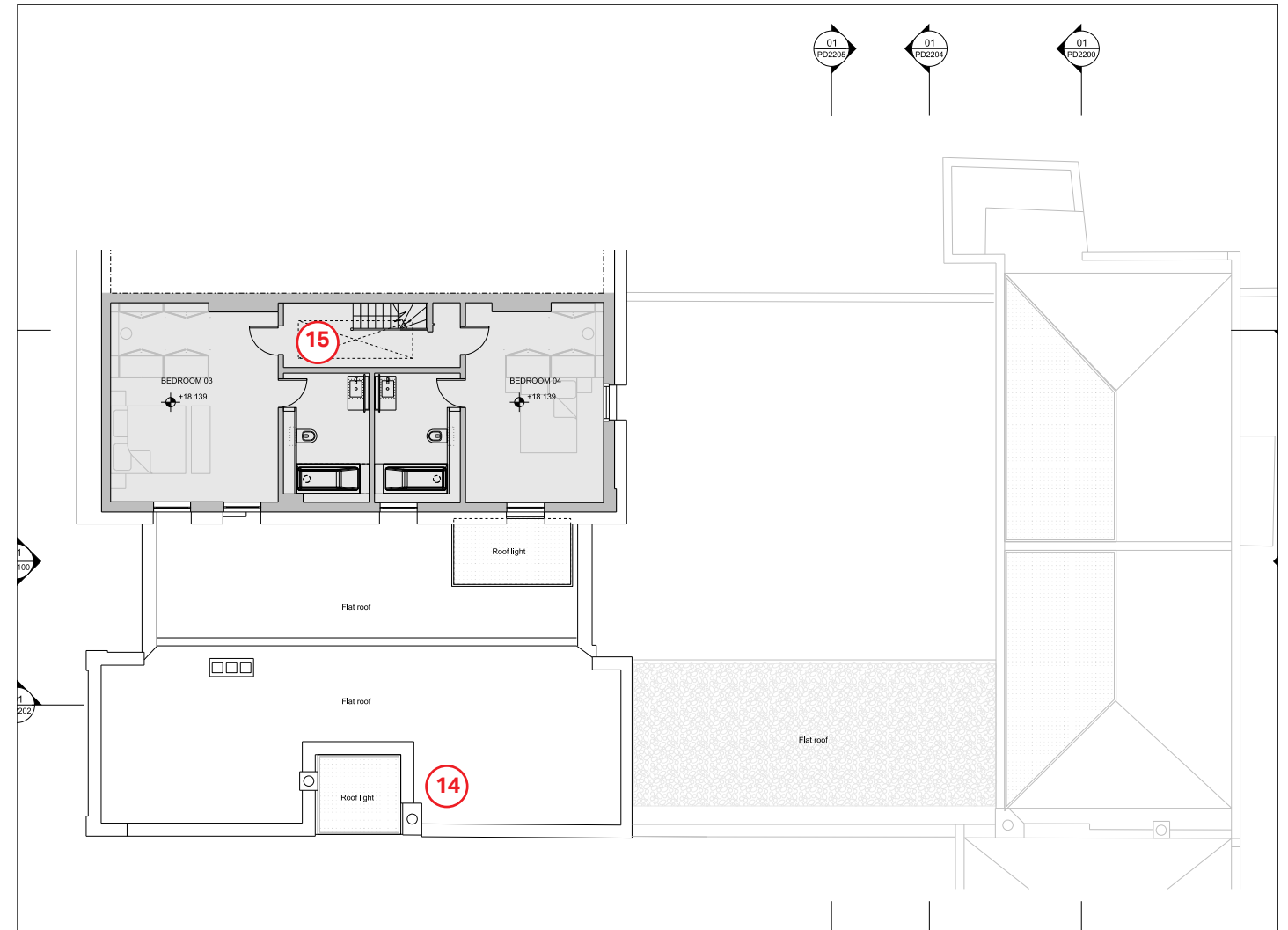
13 Reconfigured Bedroom 02 layout to address new location of lift

Scale and amount

— Second floor



Consented



Proposed

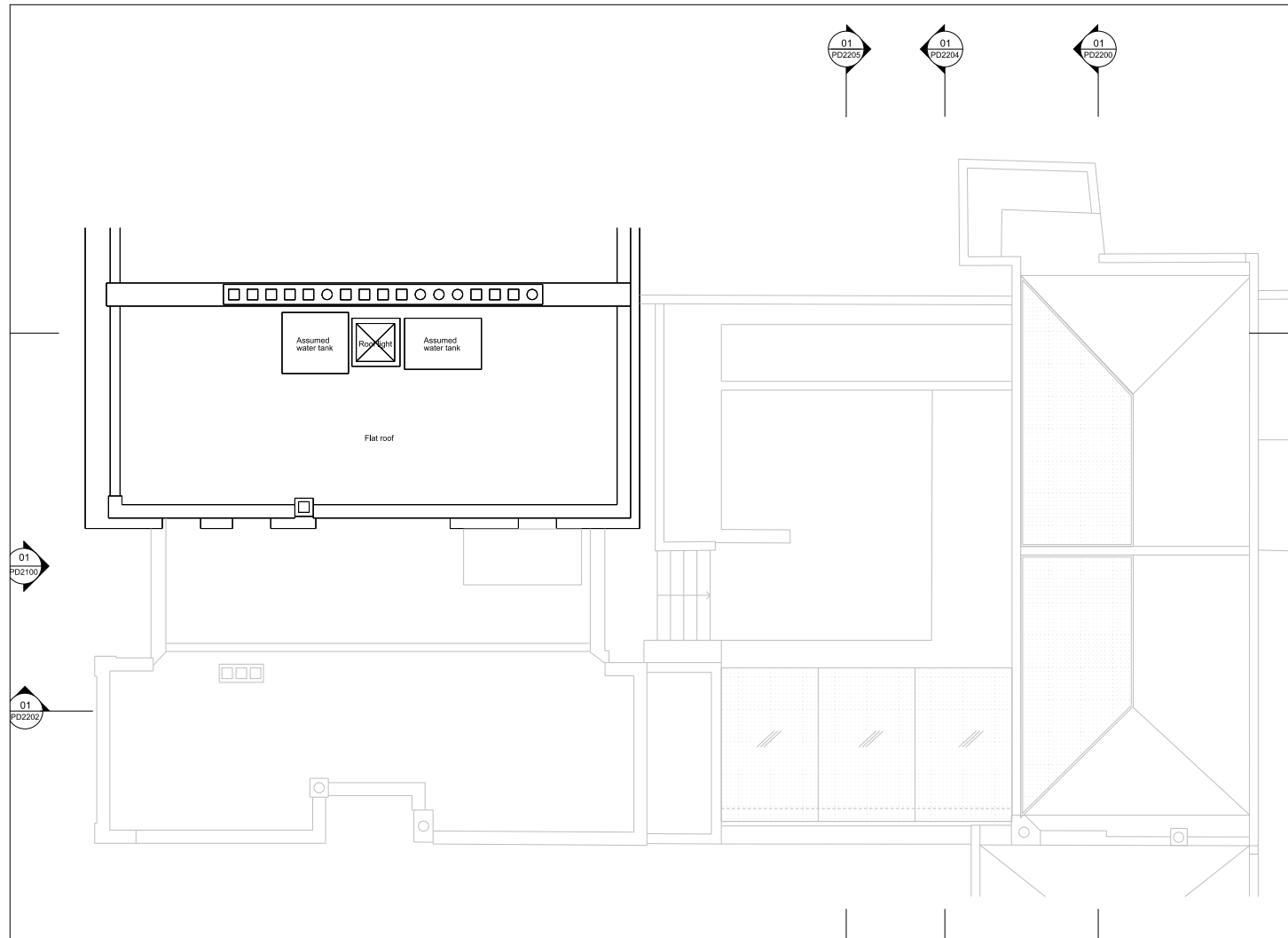
Commentary

14 Flushed roof light over new lift shaft with amendment to parapet

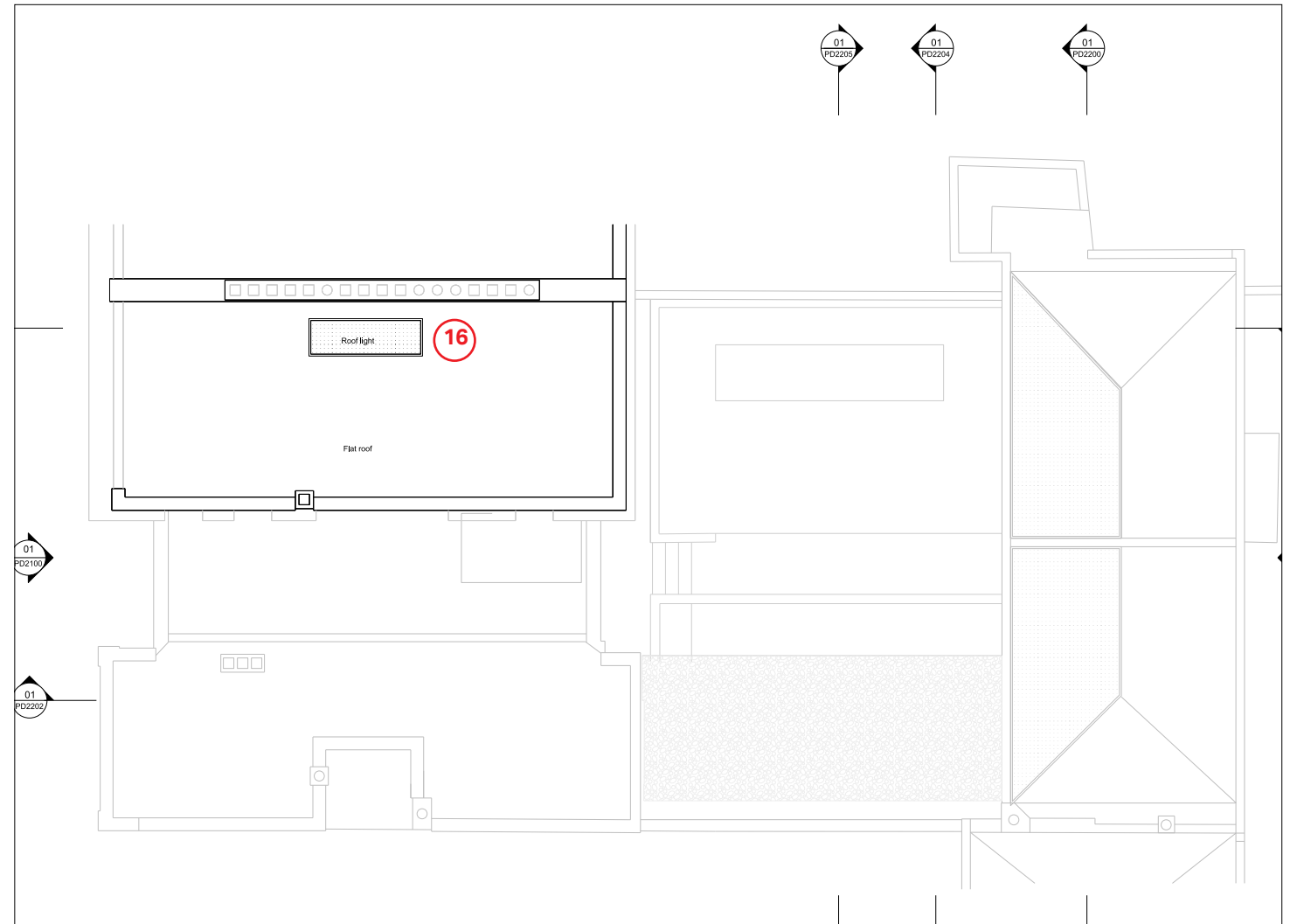
15 New roof light above

Scale and amount

Roof



Consented



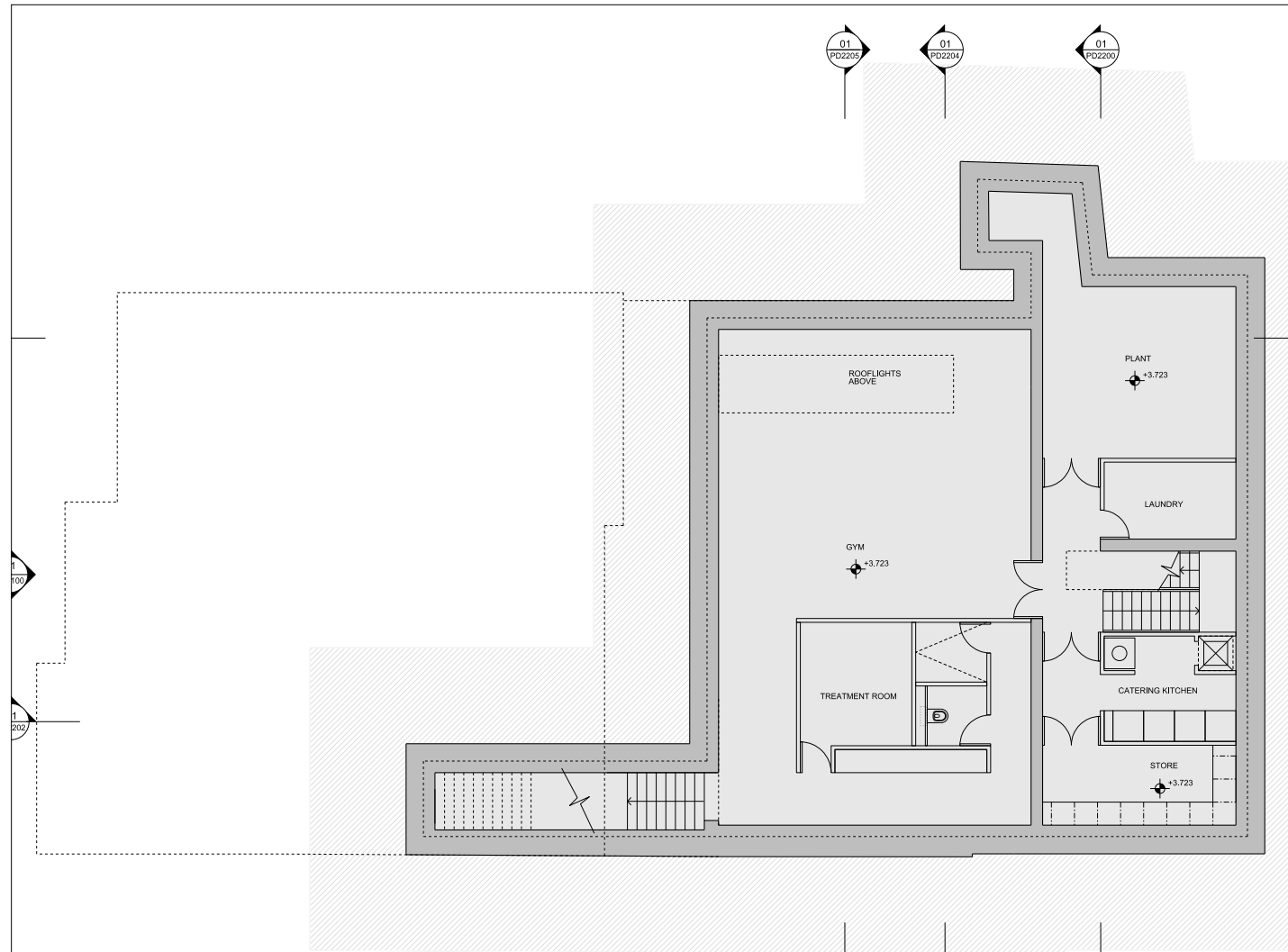
Proposed

Commentary

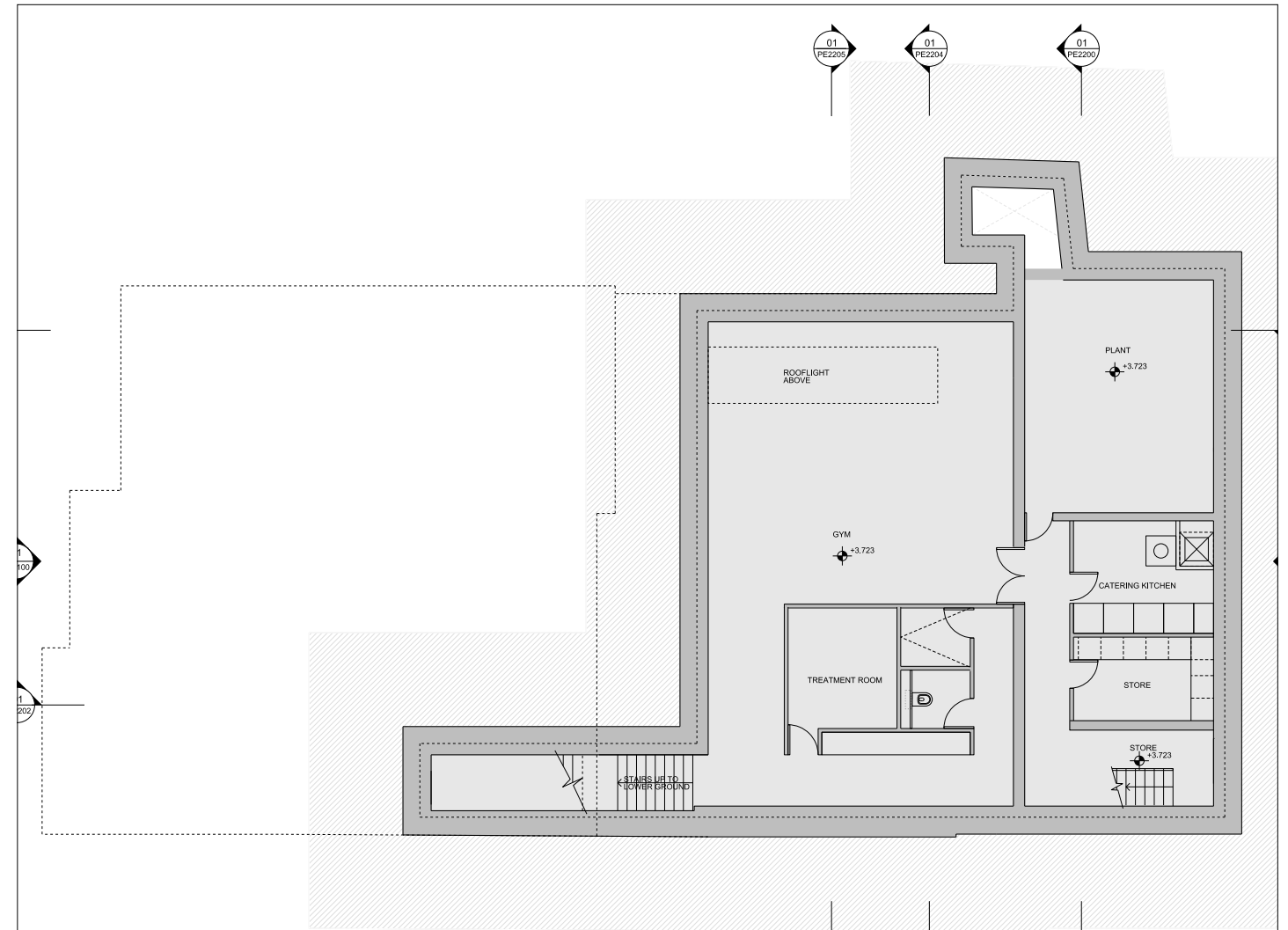
16 Existing roof light and redundant water tanks removed. Replaced by new roof light.

Scale and amount

Basement



Consented



Proposed

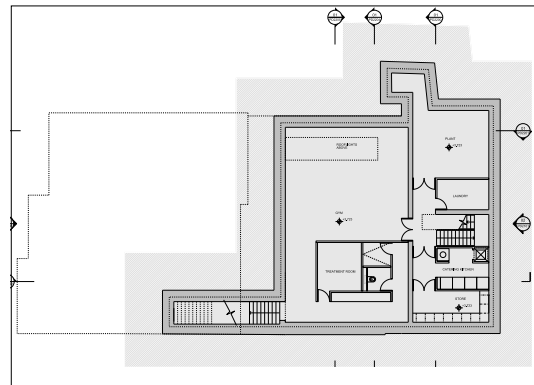
Commentary

No changes to the extent of the basement. Layout amendments only

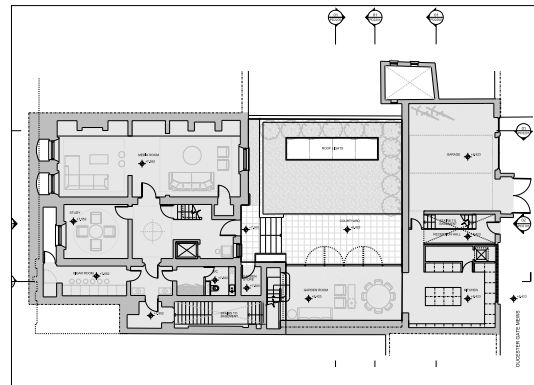
Amount

Area schedule

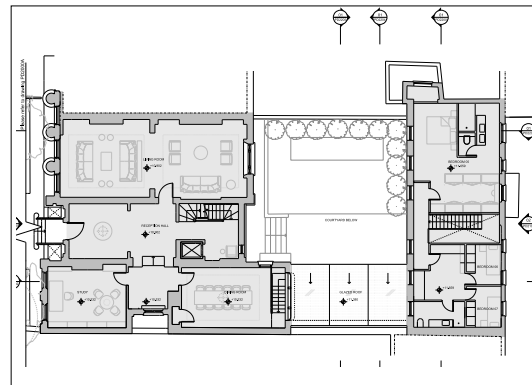
Consented



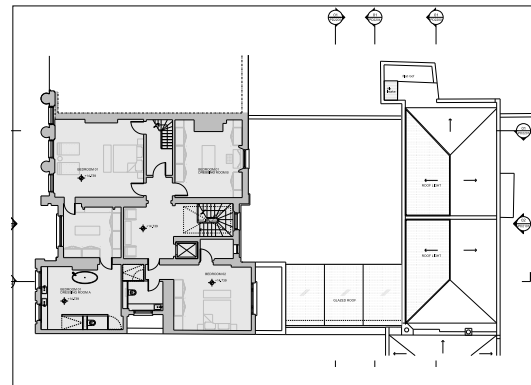
Consented
Basement floor: 207m²/2,228ft²



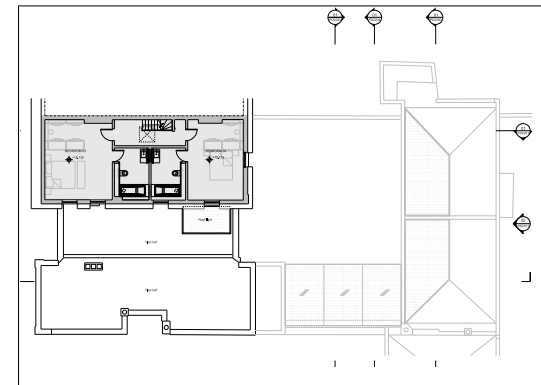
Consented
Lower ground floor: 265m²/2,850ft²



Consented
Ground floor: 245m²/2,637ft²

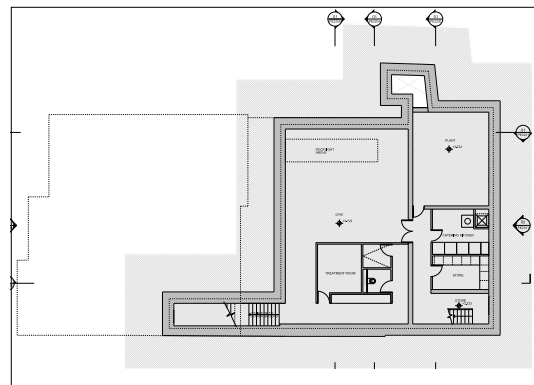


Consented
First floor: 152m²/1,636ft²

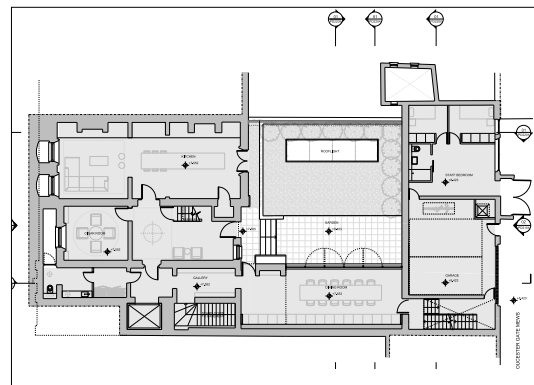


Consented
Second floor: 64m²/689ft²

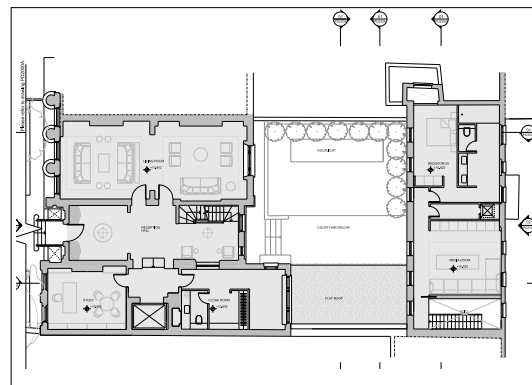
S.73 Proposed Amendment



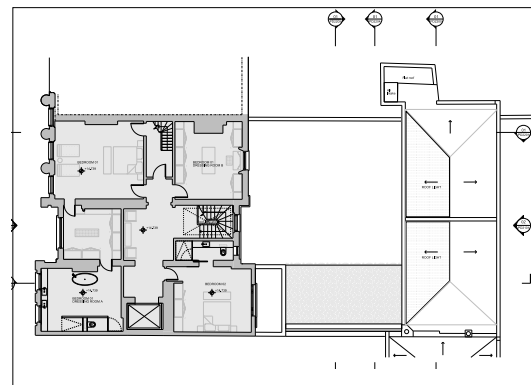
Proposed
Basement floor: 207m²/2,228ft²



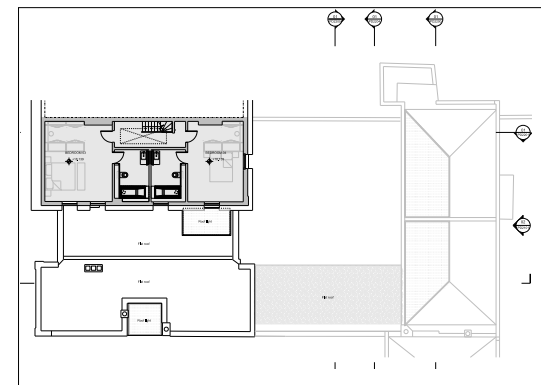
Proposed
Lower ground floor: 267m²/2,873ft²



Proposed
Ground floor: 247m²/2,658ft²



Proposed
First floor: 154m²/1,657ft²



Proposed
Second floor: 64m²/689ft²

Existing Gross Internal Area
933m²/10,043 ft²

Proposed Gross Internal Area
939m²/10,107 ft²

Total floor area uplift from consented scheme
6m²/65ft²

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