



ANDYSTURGEON DESIGN

GLOUCESTER LODGE
CONDITIONS REPORT

SEPTEMBER 2021

V1	04.10.2021	Planning condition	MP
Version	Date	Version Notes	Author

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Purpose of Report

This report has been prepared to discharge the requirements of condition 4 of planning permission ref: 2020/0441/P: “No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include details of the replacement Cherry tree, planted screen adjoining 14 Gloucester Gate and courtyard planting. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved”.

The following pages will set design principles and clarify the proposed material palette. The proposal responds to the historical context (as per Gloucester Lodge Design comparison report prepared by Make, in January 2020).

Gloucester Lodge forms one half of a semi-detached Regency villa, Designed by James Burton in 1828 and located within John Nash's Prestigious Regents 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.

Positioned in the north-east corner of Regents 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, which allow glimpsed views of the building itself from the Outer Circle.

The rear elevation and courtyard have 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.

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.

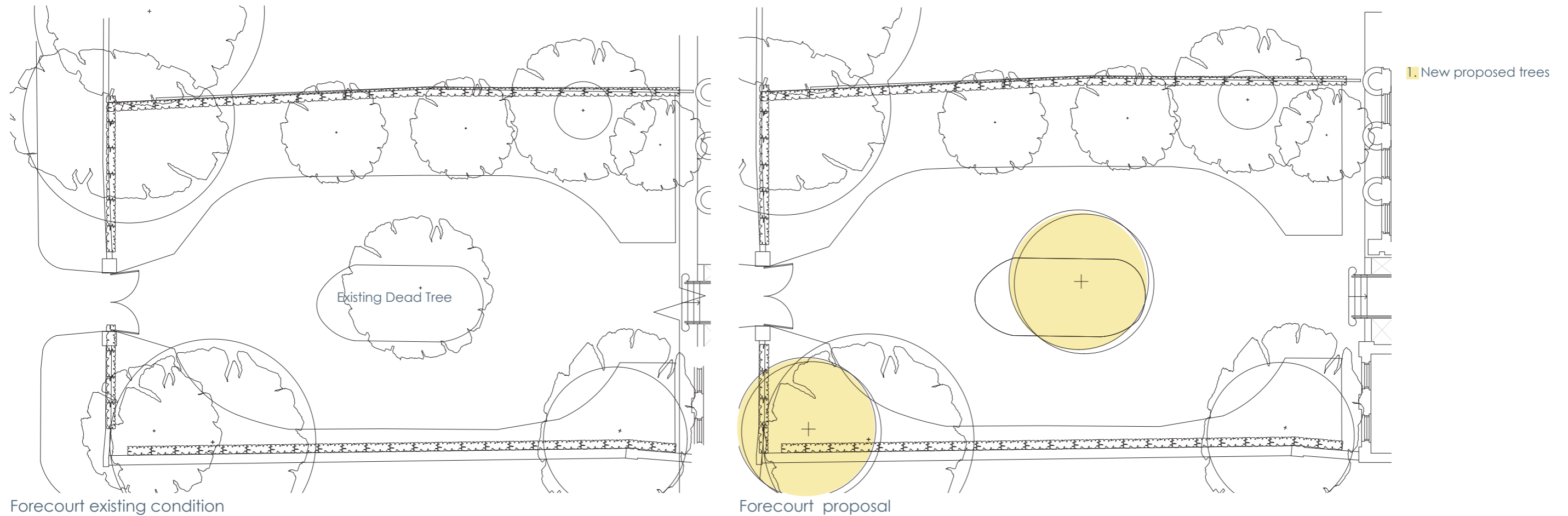
The application proposals have been developed to preserve, and in parts, better reveal the special interest of Gloucester Lodge. Changes are restricted to the areas of least historic sensitivity, which have been subject to successive phases of change and renewal.

The proposals seek to enhance the setting of the listed building and

the character and appearance of the Regents Park Conservation Area through works to the forecourt, including the replacement of the deceased ash which 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 1990's), later replaced the southernmost 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 a garden room as an opportunity to introduce a similar feature of contemporary design in this space.



Existing dead tree in the forecourt

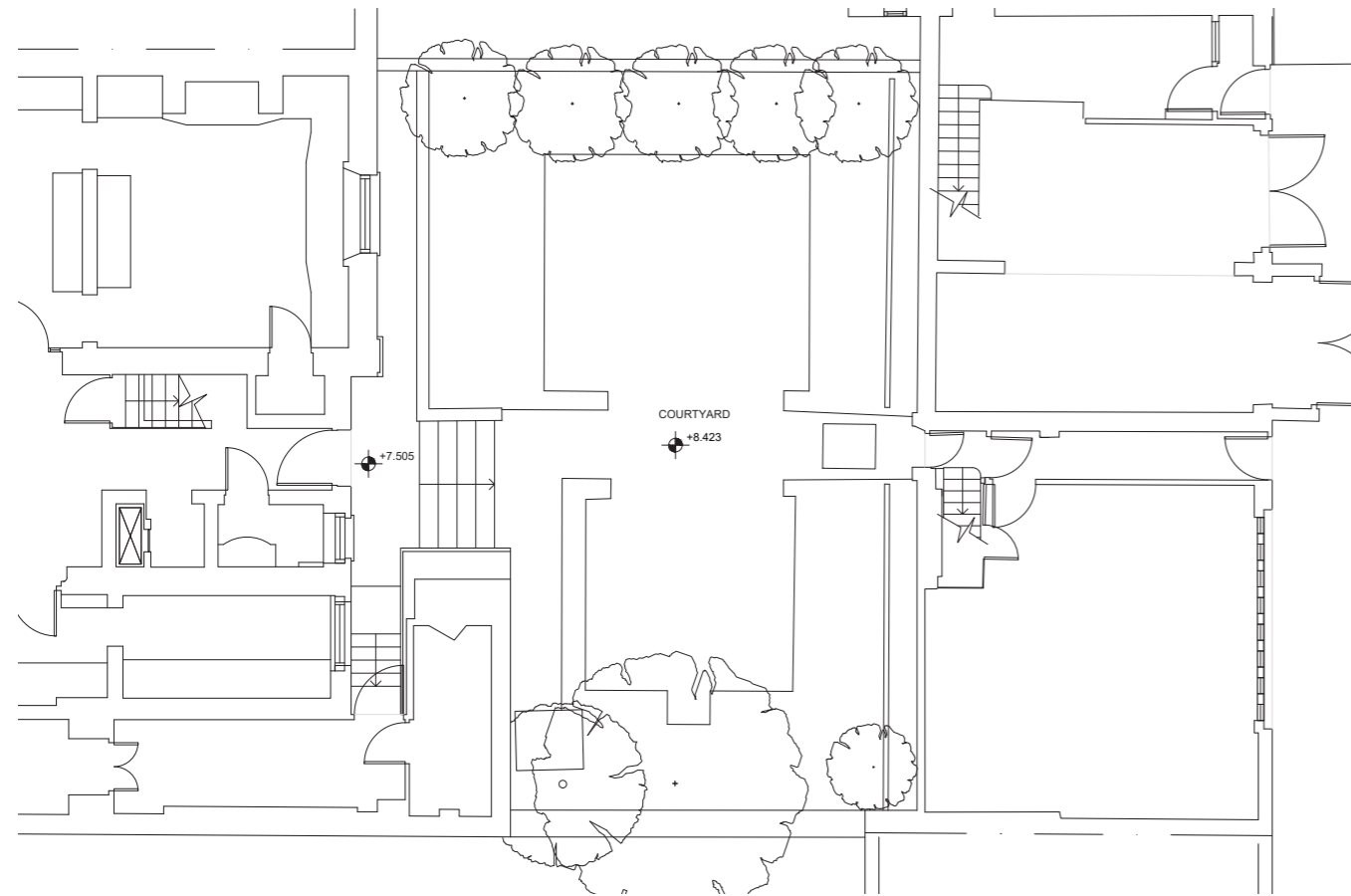
The proposal includes replacement of the dead Ash tree. Due to Ash die-back disease, there is now also a ban on the transport of any live ash inside the UK. The effect of these measures is that the sale of all ash trees (irrespective of size, variety or origin) in the UK is no longer possible and will remain impossible for the foreseeable future. Ash dieback has the potential to cause significant damage to the UK's ash population. Experience indicates that it can kill young and coppiced ash trees quite quickly. Older trees can resist it until another pest attacking them.

We propose to substitute the Ash tree for another species of similar size. One of the most majestic trees available in large sizes at some of the most well know tree nurseries is the Liquidambar styraciflua. A beautiful tree with a broad shape and interest through all the seasons.

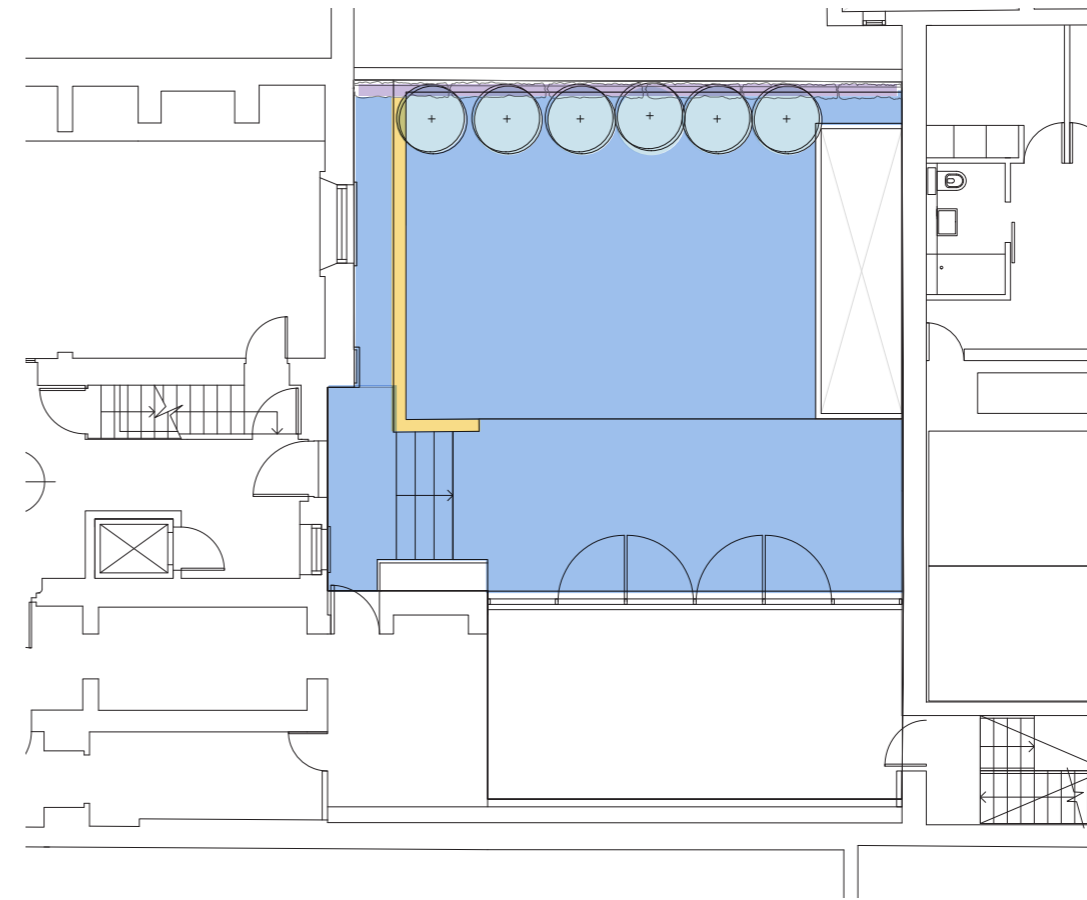
Also, as part of the proposal and responding to Condition 4, we are replacing the dead Cherry tree on the corner, by the access fence, for a new Cherry tree.



Cherry tree replacement



Existing condition of courtyard



- 1. Proposed trellis similar to existing
- 2. Proposed Hornbeam trees to replace existing
- 3. Sitting edge
- 4. Hard surface material to match interior finishes

Courtyard proposal



Material continuation indoors and outdoors

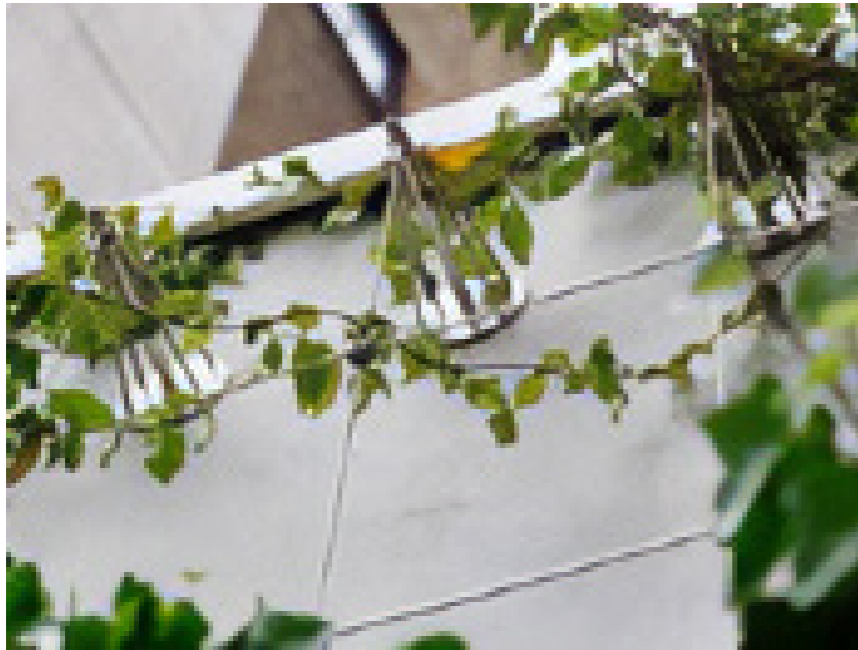


Metal trellis painted black



Wall border as sitting space.

The redesign of the courtyard reinstates an enclosed area. The finishes and materials will respond to historic context. The black metal trellis will compliment the existing material pallet.



Jacobs bespoke metal trellis system for climbers, also available in black.

The material palette consists of simple, robust natural materials complimenting existing materials of the property.

We propose to use Portland stone throughout the courtyard.

The screening of the property to the North will be enhanced with powder coated metal trellis.



Whitbed Portland stone 600x300x50mm



Portland/Dorset stone chippings approx 20mm



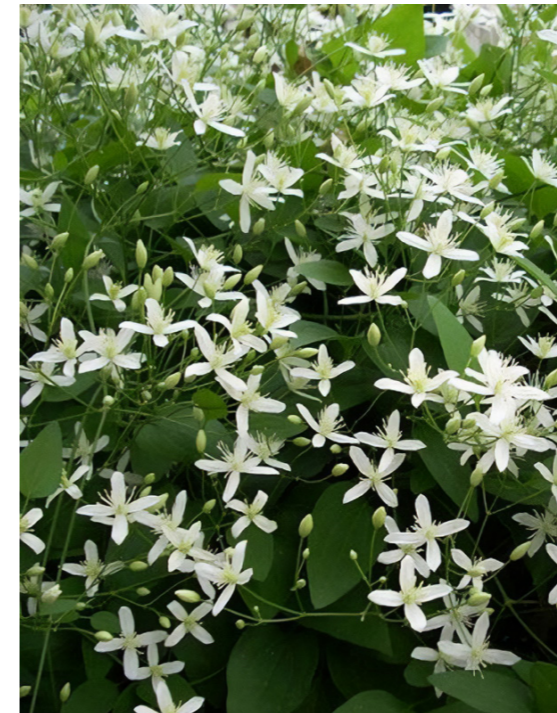
Portland stone steps



Carpinus betulus



Liquidambar styraciflua



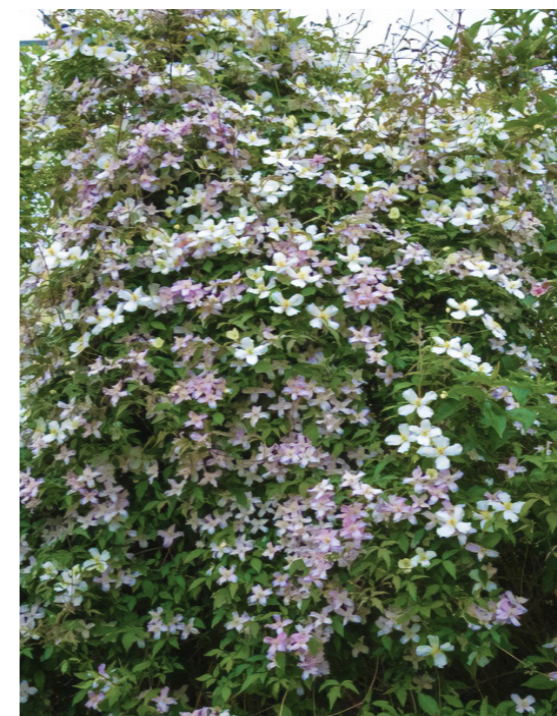
Clematis armandii 'Little White Charm'



Schizophragma hydrangeoides 'Moonlight'



Hydrangea anomala



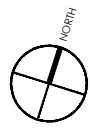
Clematis montana

The planting proposal aims to work with the existing condition whilst creating attractive space with long seasonal interest.

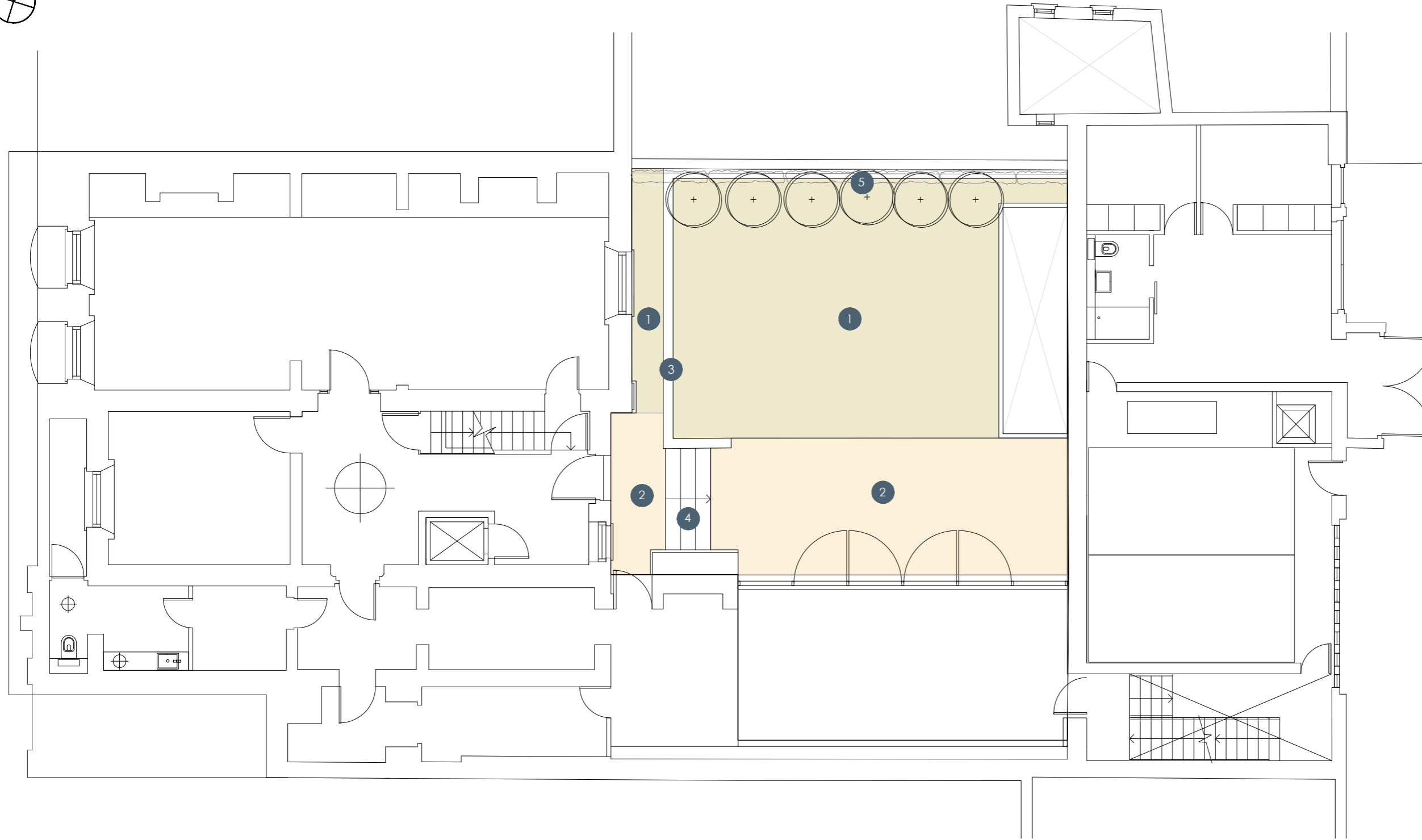
The line of proposed Hornbeams will create instant screening and interest.

The selection of climbing plants adds interest through year with consecutive flowering seasons. Some of the species are evergreen and hold interest during the winter times.

Both the dead Ash tree and Cherry tree in the forecourt will be replaced with new large Liquidambar styraciflua and new Cherry tree.



5.1 Appendix - Courtyard Hard Landscape Plan



1 20mm Portland/Dorset Loose gravel by Albion Stone



2 Portland stone 600x300x50mm flags by Albion Stone



3 Raised wall with seating in stone by Albion Stone



4 Bespoke Portland stone steps to fit size on plan by Albion Stone



5 Bespoke climbers system in black by Jakob Rope Systems

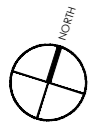
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Project no.	Issue	Date	Issue notes
P01 00.00.00	First Issue		

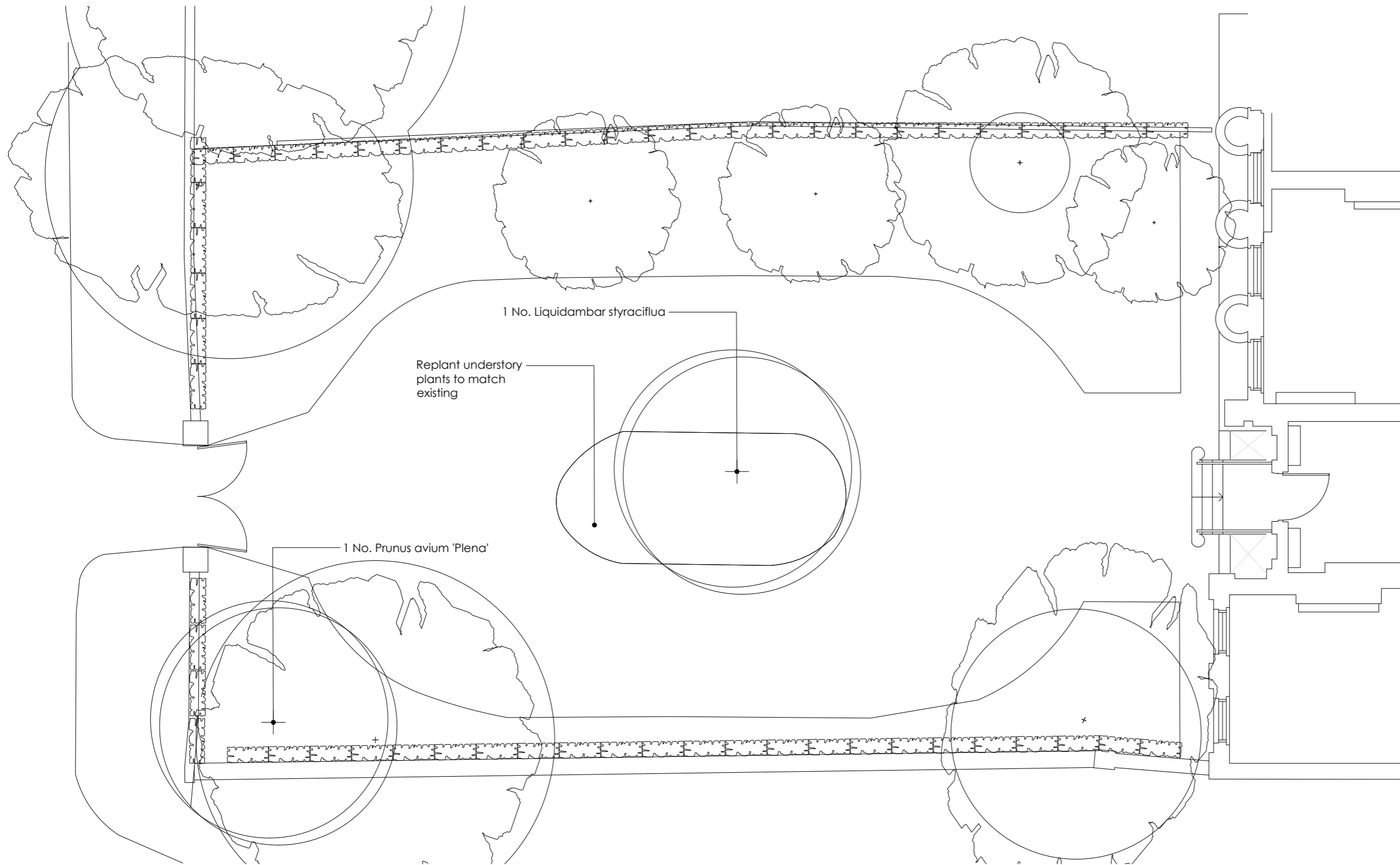
7 Marlborough Place, Brighton BN1 1UB Tel: 01273 672575 info@andysturgeon.com www.andysturgeon.com		
project no.	drawing no.	issue
682	P_00_201	P01
client	Mr M Namaki	
project	Gloucester Lodge	
drawing	Hardworks Plan	
		scale 1:50@A1 1:100@A3



5.2 Appendix - Forecourt Soft Landscape Plan

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 Proposed Tree

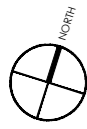


Gloucester Lodge - Front planting schedule

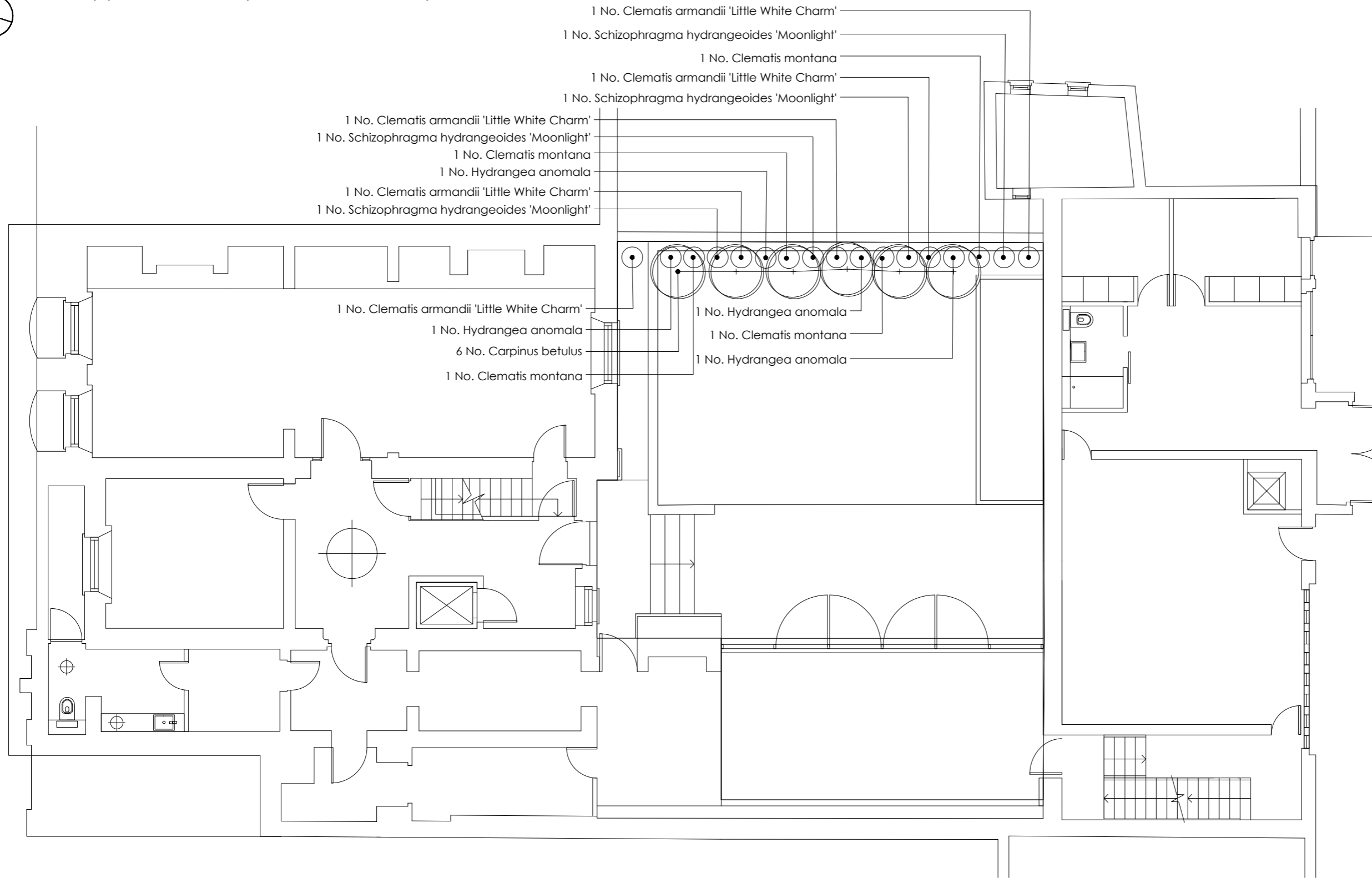
Number	Tree Species	Girth	Specification
1	Liquidambar styraciflua	60-70cm	Standard; Overall healthy tree; airpot (CG); Full crown and full pot but not pot-bound; Straight leader; 4m clear stem
1	Prunus avium 'Plena'	45-50cm	Standard; Overall healthy tree; airpot (CG); Full crown and full pot but not pot-bound; Straight leader; 2m clear stem

Replant understory plants under Liquidambar styraciflua to match existing when new tree gets planted

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 Iss Date Issue notes
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 project no. drawing no. issue
 682 P_00_300 P01
 client Mr M Namaki
 project Gloucester Lodge
 drawing Softworks Plan - Front
 scale 1:50@A1
 1:100@A3



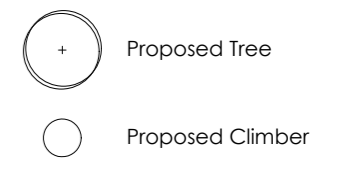
5.3 Appendix- Courtyard Soft Landscape Plan



- 1 No. Clematis armandii 'Little White Charm'
- 1 No. Schizophragma hydrangeoides 'Moonlight'
- 1 No. Clematis montana
- 1 No. Clematis armandii 'Little White Charm'
- 1 No. Schizophragma hydrangeoides 'Moonlight'
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- 1 No. Clematis armandii 'Little White Charm'
- 1 No. Schizophragma hydrangeoides 'Moonlight'

- 1 No. Clematis armandii 'Little White Charm'
- 1 No. Hydrangea anomala
- 6 No. Carpinus betulus
- 1 No. Clematis montana
- 1 No. Hydrangea anomala
- 1 No. Clematis montana
- 1 No. Hydrangea anomala

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Gloucester Lodge - Courtyard planting schedule

Number	Tree Species	Height	Specification	Pot Size
6	Carpinus betulus	4.5-5.0m	RB or C; Overall healthy tree; Full crown and full pot/RB but not pot-bound; Straight leader; 2m clear stem	45L

Number	Climber Species	Height	Specification	Pot Size
5	Clematis armandii 'Little White Charm'	150-200cm	Min 2 years growth; Overall healthy plants; full pot but not pot-bound; min 3 breaks; on Cane or Framework	2-3L
4	Schizophragma hydrangeoides 'Moonlight'	150-200cm	Min 2 years growth; Overall healthy plants; full pot but not pot-bound; min 3 breaks; on Cane or Framework	2-3L
4	Hydrangea anomala	150-200cm	Min 2 years growth; Overall healthy plants; full pot but not pot-bound; min 3 breaks; on Cane or Framework	2-3L
4	Clematis montana	150-200cm	Min 2 years growth; Overall healthy plants; full pot but not pot-bound; min 3 breaks; on Cane or Framework	2-3L

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