

12 Park Village West

Note following site visit with Nick Baxter 19th September 2024.
Summary of main issues

Studio Building

Concise historic development

1830s

- The building originally served as an artist's studio
- The building was built between 1831 and 1833
- The building was constructed as a smaller square building to the back of the existing plot
- 12 Park Village West is mentioned in the 1840 press as

'...handsome cottage residence to let, with an excellent painting and showroom...'

No.12 Park Village West was occupied by Sir Francis Grant (1803-1878) a portrait painter and later President of the Royal Academy.

1870

- The building is next shown in the 1870 OS (fig2) as double the size and on a similar footprint to that which exists today.

1890s

- 1892 press advert describes no.12 Park Village West as a 'detached residence with the adjoining studio to let or sell (studio could be adopted for billiard room)'
- In 1895 and 1899 it was advertised as 12a suggesting separation from no.12

1910

- The Lloyd George Domesday Survey, 1910 describes the building as a 'Double Studio' (fig4)

1930s

- The Lease Assignment dated 29th September 1938 states that the lease included 'adjacent building numbered 12a Park Village West aforesaid and used as a studio'

1950s

- The letter dated 11th October 1956 states that a Mr Lazzolo wished to use the Studio as a garage
- A document dated 1st July 1958 described the premises as '... comprise[ing] the house (No.12) and adjoining single-storey building (12A), now used as a garage but formerly an artistic studio'
- In 1958 the building was converted to provide "provide nursery accommodation and quarters for domestic staff"

The existing plans which accompany the 1958 works (figures 4-7).



Fig1 Original site plan 1831 (no outbuilding)



Fig 2 Extract from 1833 -In the plan, the outbuilding occupies the northwest corner of the garden of No. 12



Fig 3 OS Map of 1870 showing large rectangular out building

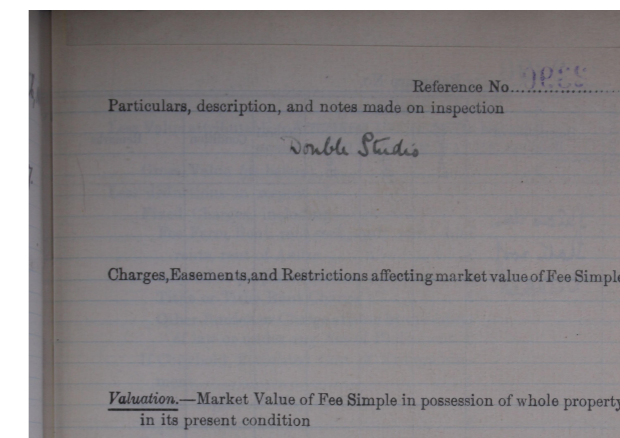


Fig 4 Lloyd George Domesday Survey, 1910 describes the building as a 'Double Studio'

Commentary:

The building originally served as an artist's studio and appears to have remained as such until the late 1950s.

This is clearly shown in the existing 1958 plans. This is consistent with the 1910 description of the building as a 'double studio' as well as the description of the studio space historically through the 19th and 20th centuries. The building is not described as having two rooms.

Studios require space as well as top light and north light.

There is no evidence to indicate there was a typical two-room plan form.

We do not know if the original 1830s structure was enlarged or replaced but the evidence suggests that the building may have been enlargement with a large opening between the two elements.

However, there is no evidence that the original front wall remains. Opening up works to the right-hand side nib and ground floor level and visual inspection of the right-hand side nib at the first floor confirms that the nibs shown in the 1958 plan are constructed of modern fabric. The fabric present is likely to date post-1958. The left-hand side nibs no longer exist and have been replaced by a staircase.

The works carried out after 1958 when the studio was converted 'to provide nursery accommodation and quarters for domestic staff.' This is likely to have included;

- The first floor
- New staircase and dividing wall
- Creation of cellular rooms at both levels
- Alterations to the front façade to provide improved vehicle garaging

The existing plan form/layout was formed during the mid-20th century and has very limited architectural or historic value.

The building was listed in 1974.

This existing layout has no discernible appreciation as an artist's studio or the former nibs and downstand from in 1958. Any vestige of the spatial quality of the former Studio has been lost with the subdivision of the original volume to create two floors and multiple rooms.

The historic value of the building as a Studio is now highly compromised in many areas due to the subdivision. Other than the chimney breasts, which are to be retained, there are no other historic features which survive.

The degree of subdivision and alteration which the interior of the building sustained at this time has undermined its original character as a large studio space. The character of the interior of the building means that it has low significance.

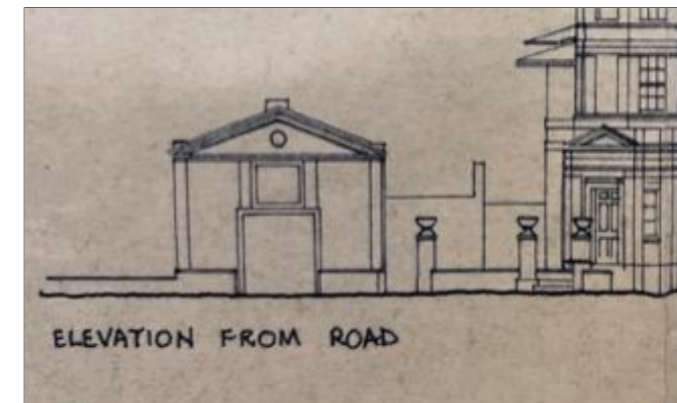
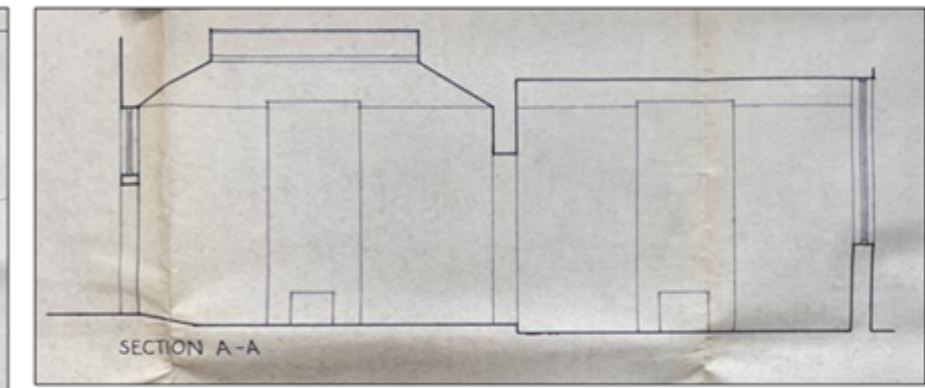
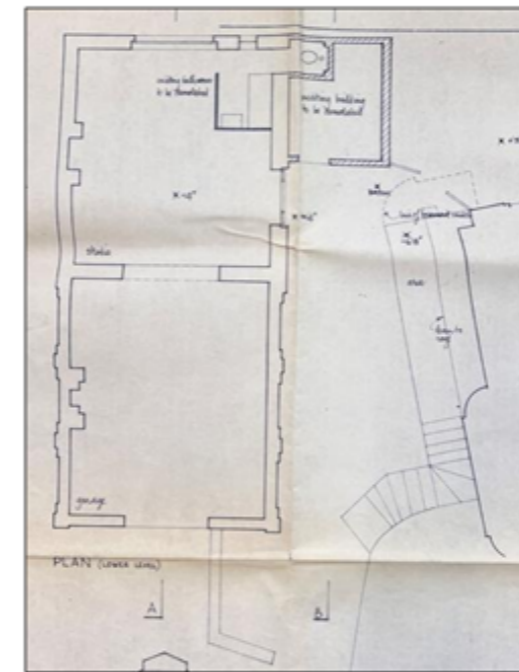


Fig 5-8 Existing plans of the Studio from 1958

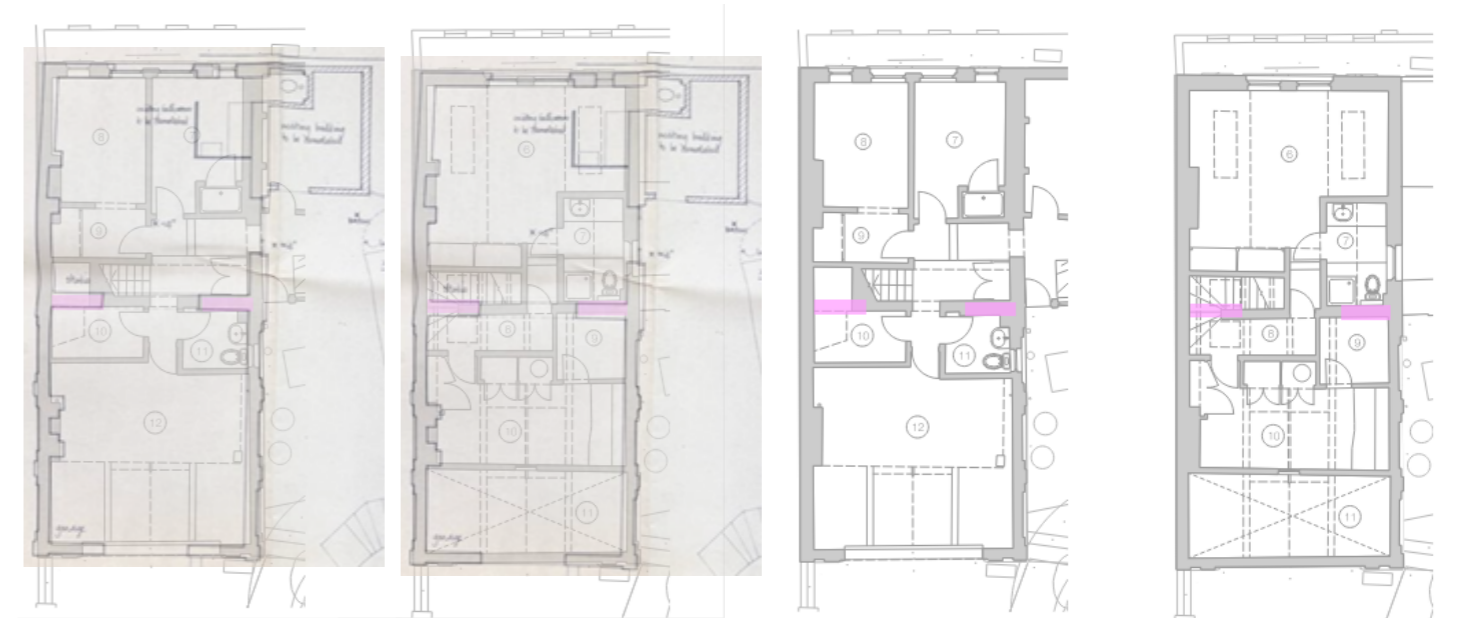


Fig 9 Existing plans overlaid with existing 1958 plans. Nibs highlighted in pink.