

10 Park Village West, London

DESIGN & ACCESS STATEMENT
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Planning Issue
Revision: P2



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DESIGN STATEMENT

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DESIGN STATEMENT

1. INTRODUCTION

This Design & Access Statement outlines the design intent for proposed works to 10 Park Village West, Camden, London, NW1 4AE. It has been prepared by Simon Morray-Jones Architects on behalf of the Applicant, Ms E Krohn.

The proposals detailed within this document have been prepared to support a Householder Planning and Listed Building Consent application and should be read in conjunction with the accompanying drawings.

The principal works can be summarised as the replacement of the existing garden fence, installation of solar panels and refinishing of the existing drive.

Ms E Krohn has recently been granted Planning and Listed Building Consent (2024/2101/P & 2024/2204/L) to carry out a high-quality refurbishment to the existing house. This application seeks to build upon this consent and is focused on reducing the property's reliance on fossil fuels by installing green technology to supplement the house with clean energy.

In addition to Simon Morray-Jones Architects, the Applicant has appointed the following consultants:

- Heritage Consultant: Kit Wedd of Spurstone Heritage Ltd.
~ Appointed to provide a Heritage Statement to accompany this application.
- Structural Engineer: Kevin Clark of Conisbee Engineers
~ Appointed to provide structural engineering advice.
- M&E Consultant: Andy Payne of CBG Consultants
~ Appointed to provide a M&E advice.
- Arboriculturalist: Crown Consulting
~ Appointed to provide a tree survey.



The Regent's Park, 1825 (National Archives) Site labelled as 'BG' for Building Ground.



10 Park Village West, 1975



10 Park Village West, 1987

DESIGN STATEMENT

2. LOCATION & CONTEXT

2.1. Location

10 Park Village West is located in the London Borough of Camden (LBC), situated to the North-East of Regent's Park.

Park Village West takes the form of a U-shape with houses positioned on both the inside and outside of a tightly formed crescent. Access to Park Village West can be gained from both ends of the road, via Albany Street.

Park Village West lies within the Regent's Park Conservation Area as illustrated within the Camden Council Conservation Area Map.

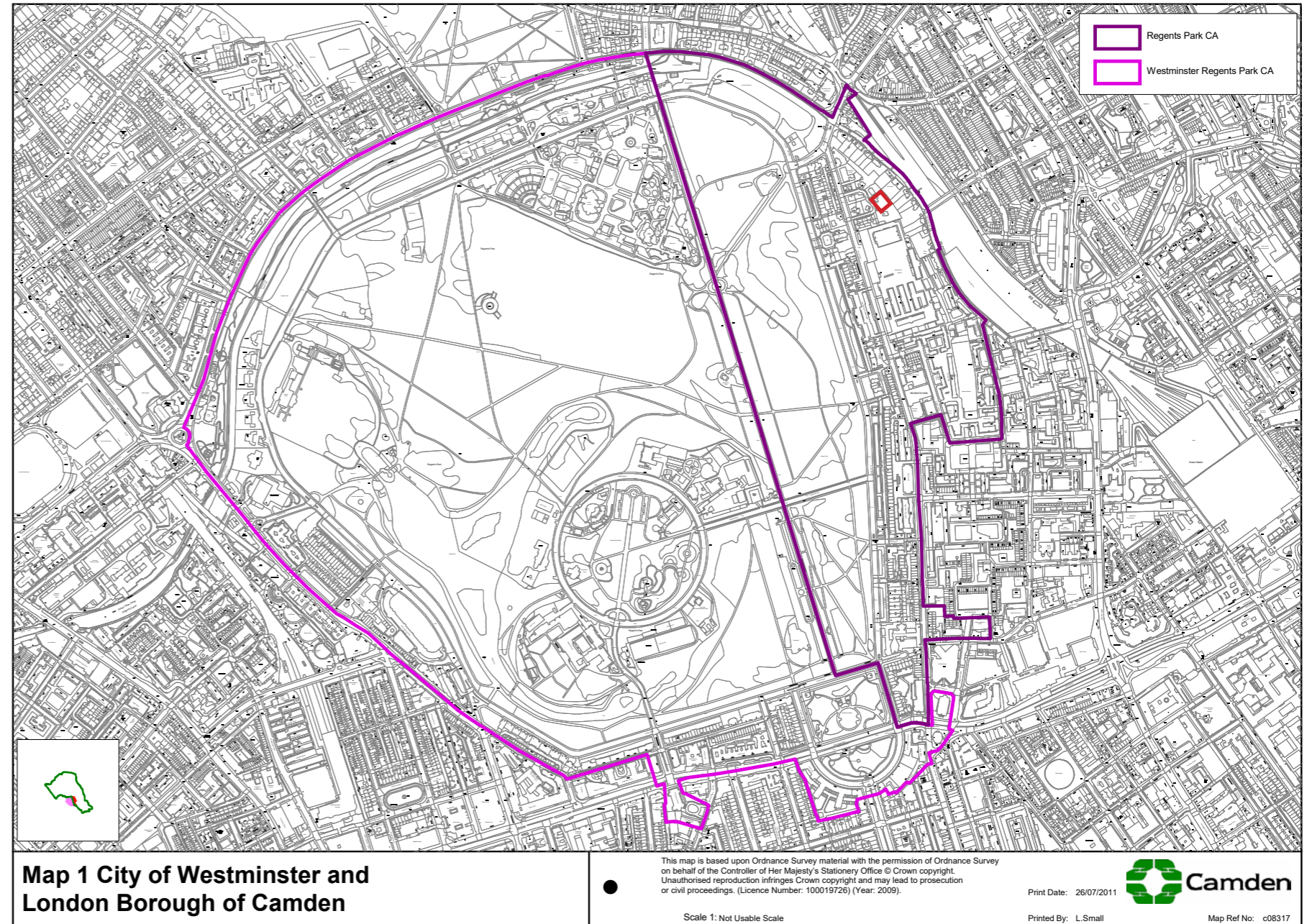
2.2. Context

10 Park Village West is of high historical and architectural significance. The property is listed as Grade II* as part of a group listing along with neighbouring properties, Nos. 1-8, 10-14 and 17-19 (Appendix A).

Park Village West was designed by John Nash and completed by his successor, James Pennethorne. The properties are designed in a variety of styles, detailed and orientated to create a picturesque community of smaller scale buildings, which are far less imposing compared to the grand terraces directly surrounding Regent's Park.

10 Park Village West is Italiante in style, with an asymmetrical facade. It is formed of two principal storeys above a lower ground floor. The building is finished in painted stucco with a hipped slate roof.

The proposals outlined within this statement have been developed with a robust understanding of the heritage asset and an intent to preserve and enhance the listed building's character and significance.



City of Westminster and London Borough of Camden Conservation Area Map (Camden Council)

 Site location highlighted in red

DESIGN STATEMENT

3. PLANNING POLICY & HISTORY

3.1. National Planning Policy Framework (NPPF) 2023

Paragraph 205 of the NPPF states ‘When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.’

Paragraph 206 of the NPPF goes on to state ‘Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from the development within its setting), should require clear and convincing justification.’

3.2. Camden Local Plan 2017

Strategic Objective 7 with Camden Council’s Local Plan states ‘To promote high quality, safe and sustainably designed buildings, places and streets and preserve and enhance the unique character of Camden and the distinctiveness of our conservation areas and our other historic and valued buildings, spaces and places.’

Section 7.3 states ‘The Council will welcome high quality contemporary design which responds to its context, however there are some places of homogenous architectural style (for example Georgian Squares) where it is important to retain it.’

Policy CC1 states ‘The Council will require all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation.’ The policy goes on to state ‘We will: support and encourage sensitive energy efficiency improvements to existing buildings.’

3.3. Planning History

A summary of the recent applications is set out below, listed chronologically from the most recent. Aside from the most recent application, submitted by Crown Consulting on behalf our client, works associated with reduction or felling of trees have been omitted from this list. The most recent applications, 2024/2101/P and 2024/2204/L, submitted Simon Morray-Jones Architects on behalf of our client.

REFERENCE		DESCRIPTION	DATE/APPROVAL
2024/2204/L 2024/2101/P	31.05.2024	Various works to facilitate refurbishment of house including: internal alterations throughout building including removal of modern fittings, alterations to entrance steps, replacement of existing conservatory with single-storey extension, alterations to external walls and windows, replacement of garden retaining walls and landscaping works to rear garden.	Status: Final Decision Decision: Granted
2024/2015/T	21.05.2024	FRONT GARDEN: 1 x Turkey Oak (T24) - Fell to ground level.	Status: Final Decision Decision: No Obj.
2024/0344/P	31.01.2024	Details of landscaping required by condition 3 of planning permission 2023/3632/P (installation of new estate railing).	Status: Final Decision Decision: Granted
2023/4692/L 2023/3632/P	01.11.2023	Removal of existing wire mesh fence and installation of new estate railing to boundary.	Status: Final Decision Decision: Granted
2020/0704/L 2019/6033/P	13.02.2020	Internal and external alterations including erection of three storey side extension and installation of rooflight on side roof slope.	Status: Final Decision Decision: Granted
2018/1718/L 2018/1258/P	11.04.2018	Erection of full height internal lift. Internal reconfiguration of partitions and installation of new sanitaryware to bathrooms and kitchen.	Status: Withdrawn
2012/6218/L 2012/6204/P	06.12.2012	Installation of handrails to existing steps at front entrance of dwelling.	Status: Final Decision Decision: Granted
9470279	08.09.1994	Internal alterations comprising changes to partition walls on basement and first floors.	Status: Final Decision Decision: Granted
8470216	01.08.1984	The erection of a timber garden pergola to span 19ft across drive and to extent 20ft from the end of the drive.	Status: Final Decision Decision: Withdrawn
CTP/ K11/6/9/31588	09.12.1981	The erection of a new garden store and conservatory at rear.	Status: Final Decision Decision: Permission
CTP/K11/6/9/ HB2574/R1	19.12.1980	Demolition of the existing garden store and terrace at the rear and part of the rear retaining wall, and the erection of a new garden store and conservatory at the rear and a new retaining wall to enlarge rear area.	Status: Final Decision Decision: Conditional
CTP/K11/6/9/ HB1724	25.07.1977	Alteration to form store enclosure.	Status: Final Decision Decision: Conditional
CTP/K11/6/9/ HB1041	29.10.1974	General repairs and alterations to windows on ground and semi-basement levels, the extension of the existing terrace with railing and the formation of new crossover and drive with 2 car standing spaces.	Status: Final Decision Decision: Conditional
CTP/ K11/6/9/196604	24.09.1974	General repairs and alterations to windows on ground and basement levels.	Status: Final Decision Decision: Conditional
CTP/ K11/6/9/18567	26.03.1974	The erection of a two-car garage in the garden, with the erection of new gates and the construction of a pavement crossover.	Status: Final Decision Decision: Conditional

DESIGN AND STATEMENT

4. DESIGN PROPOSALS

4.1. Submission Drawings & Consultant Reports

4.1.1. Existing Drawings

- 1328_EX_100 Existing Location Plan
- 1328_EX_100.1 Existing Site Plan

4.1.2. Proposed Drawings

- 1328_150 Proposed Location Plan
- 1328_151 Proposed Site Plan
- 1328_550 Proposed Fence Detail

4.1.3. Consultant Information

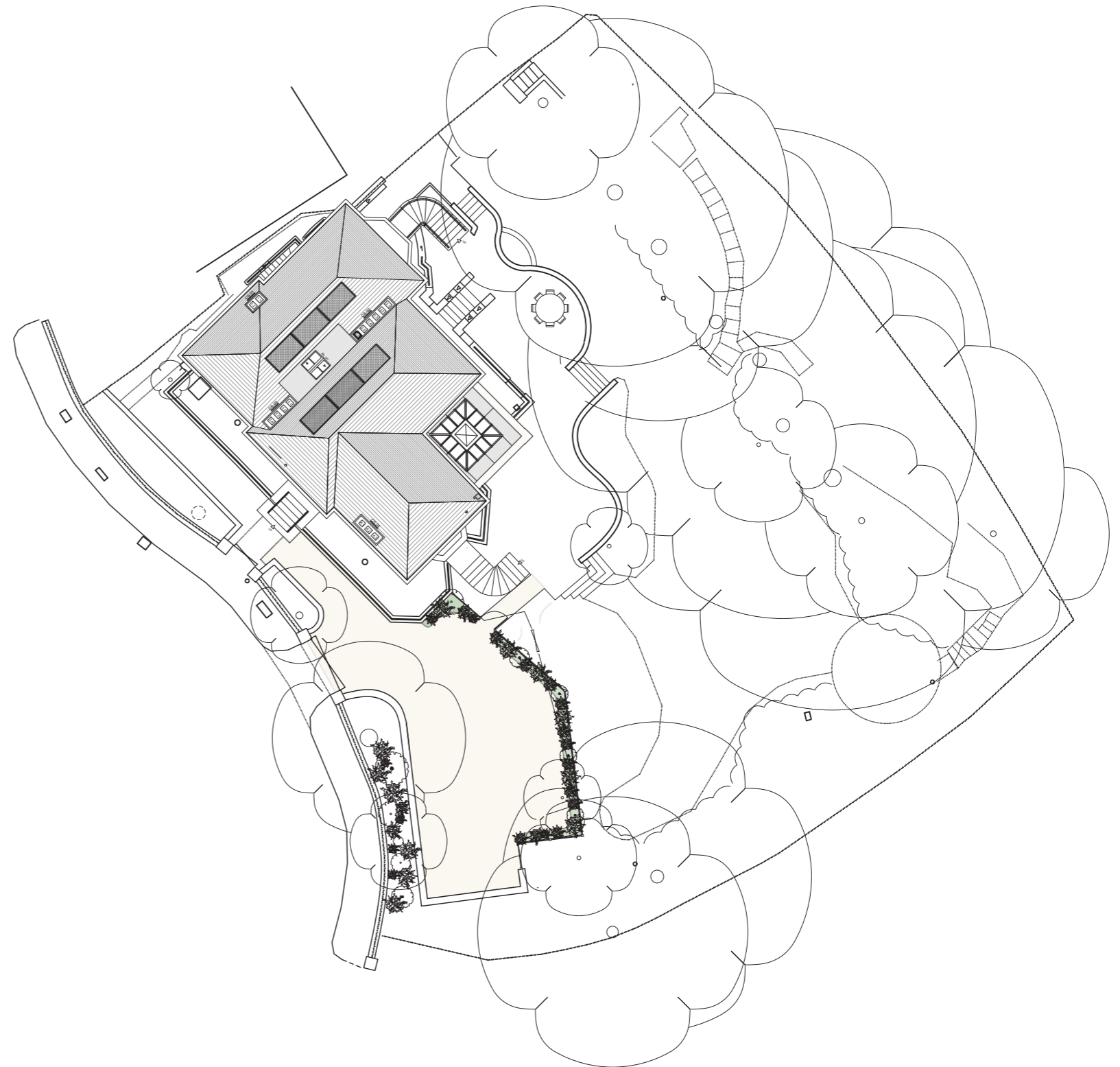
- Heritage Statement by Spurstone Heritage
- Tree Survey by Crown Consultants

4.2. Proposal Summary

The works consented as part the most recent applications, 2024/2101/P and 2024/2204/L, have not yet been implemented. The proposals outlined within this document seek to build upon what has already been granted and are to be implemented at the same time. The proposals can be summarised as follows:

- Installation of solar panels within valley of existing roof.
- Resurfacing of existing drive with new stone finishes.
- Replacement of timber garden fence located between garden and drive.
- Repair of existing low level boundary wall and railings.

The proposed site plan (Image 01) illustrates the proposals in combination with the works already approved as part of the previous scheme, namely the kitchen and rear terrace extension.



01 Proposed Site Plan, extract from drawing 1328_151.

4.3. Proposed Plant Room and Pergola

4.3.1. Replacement Fence

The garden is currently separated from the drive by a timber hit-and-miss fence. The fence provides little privacy due to the very open nature of its construction and offers limited protection from intruders due to its poor condition.

We propose to install a new fence, broadly along the line of the existing, to be constructed in timber and to receive a painted finish. The fence will be constructed with square posts, installed at regular intervals and each topped with a ball finial. Trellis style fence panels will be fitted between the posts as shown in Images 03 and 04. New planting will be planted along the perimeter of the fence and encouraged to grow between the structure to provide additional screening.

4.3.2. Resurfaced Drive

In addition to replacing the existing fence, we also seek consent to resurface the existing drive as shown in Image 07. The existing drive is finished in bound gravel and is in poor condition. We propose to remove the existing gravel finish and relay the drive in new finishes as illustrated within the example images 05 and 06. York Stone pavers are to be laid between the new pedestrian gate and existing garden terrace.

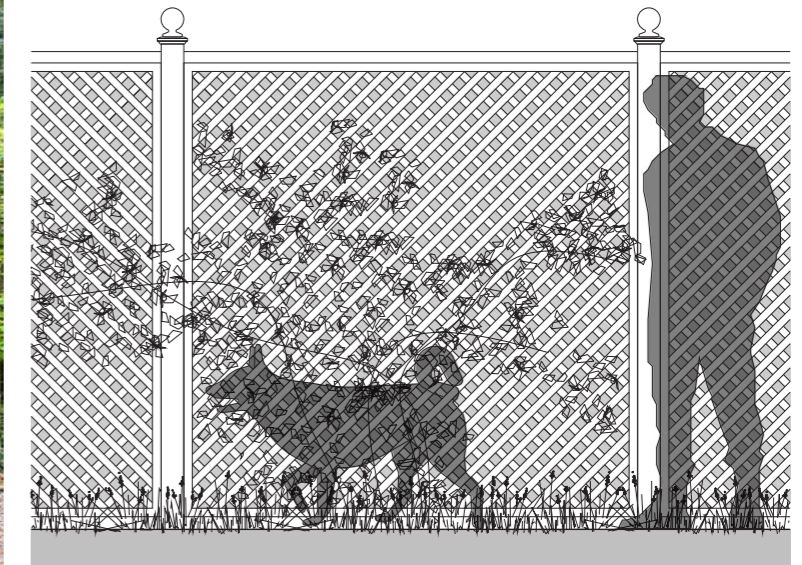
4.3.3. Repaired Boundary Wall and Railings

A Turkey Oak has recently been felled along the Western boundary of the property, planning reference: 2024/2015/T.

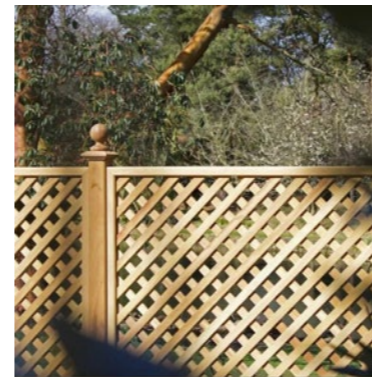
The tree root area has caused localised damage to the walls and railings as illustrated in Image 08. This application seeks consent to repair these elements now that the tree has been removed. The proposed works include repairing the damaged boundary wall, resetting the coping stone and straightening the existing railings. The wall and railings are to be redecorated to match the existing paint colours once the repairs are complete.



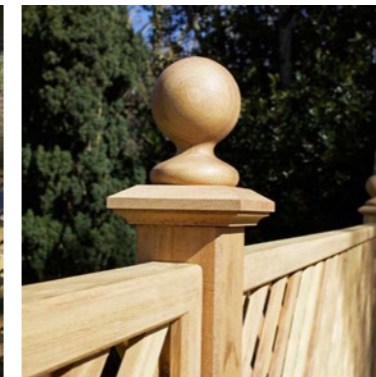
01 Existing Timber Fence



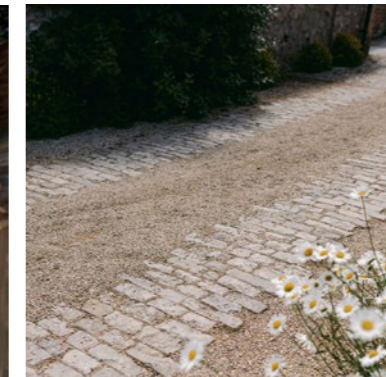
02 Proposed Fence Elevation



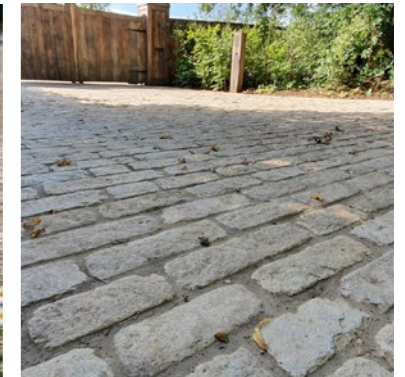
03 Trellis Fence Example



04 Post Finial Example



05 Drive Material Example



06 Drive Material Example



07 Existing Drive



08 Existing Boundary Wall & Railings

DESIGN AND STATEMENT

5. SUSTAINABILITY

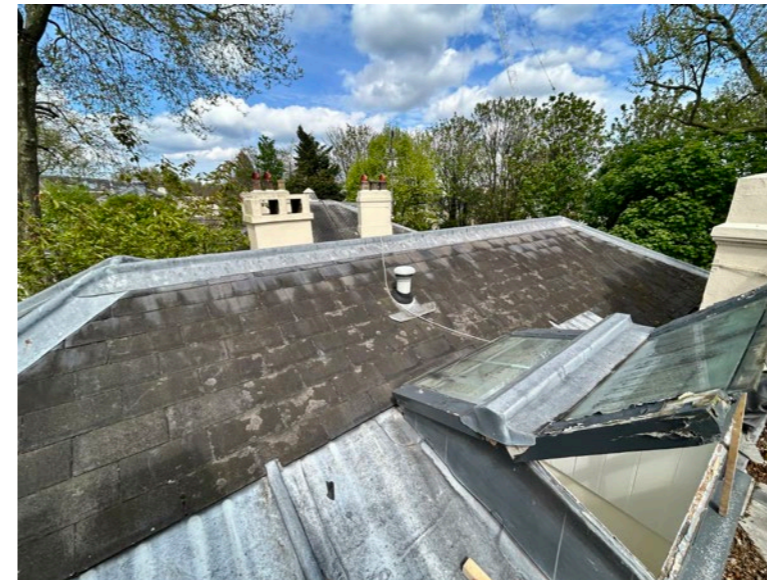
5.1. Objective

In addition to the thermal upgrades which have already been approved as part of the previous application, including new floor and roof insulation, we propose to incorporate new sustainable technology to reduce the house's consumption of fossil fuels, namely mains supplied gas by installing solar panels within the valley of the existing roof.

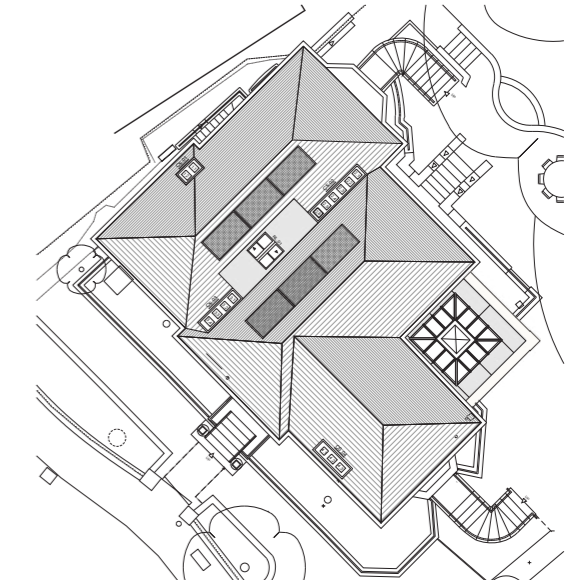
5.2. Solar Panels

As part of this application we propose to install solar panels on the roof to provide sustainable electricity for use within the property. This was discussed on site with Conservation Officer, who was amenable provided they were not visible from the ground. With this in mind, we have positioned the panels within the existing roof valley (Image 01) so they are not visible from any direction at ground floor level, as illustrated within Image 03.

An initial desktop assessment by Spirit Energy has determined that 6no. solar panels could be installed within the existing valley roof and will provide approximately 1,957 kWh per year of clean electrical energy, which equates to approximately 24% of the anticipated demand.



01 Existing South Facing Slope of Valley Roof



02 Proposed Roof Plan



01 Existing South Facing Slope of Valley Roof

DESIGN AND STATEMENT

6. SUMMARY & CONCLUSION

6.1. Summary

The house is an important heritage asset and is architecturally and historically significant at both a local and national level. The proposed works can be summarised as:

- i. Installation of solar panels within valley of existing roof.
- ii. Resurfacing of existing drive with new stone finishes.
- iii. Replacement of timber garden fence located between garden and drive.
- iv. Repair of existing low level boundary wall and railings.

6.2. Conclusion

The proposed works have been carefully considered to respond to the concerns raised by statutory consultees and other stakeholders as part of the previous planning and listed building consent application. The proposed works are visually non-intrusive and will have a neutral impact upon the host buildings significance. In addition, this scheme provides a great opportunity to install environmentally friendly technology to provide clean electricity and reduce the property's reliance on fossil fuels.

In conclusion, the proposals represent a well designed and considered scheme that accords with the local planning policy and responds to the feedback received during the previous application. It is with this in mind that we seek approval of the scheme by Camden Council.

DESIGN STATEMENT

7. APPENDICES

Appendix A - Statutory List Description

10 Park Village West, Camden, London, NW1 4AE

Heritage Category: Listed Building, Group Listing Numbers 1-8, 10-14 & 17-19

Grade: II*

List Entry Number: 1322057

Date first listed: 14-May-1974

Group of 16 related houses. 1832-7. Picturesque layout and houses by John Nash, James Pennethorne and other assistants in the Nash office. For the Commissioners of Woods, Forests and Land Revenues. All in stucco. EXTERIOR: Nos 1-7: c1832, probably by James Pennethorne. Terrace of double fronted houses with 2 houses at each end forming return wings (western wing to Albany Street). 2 storeys and basements. 3 windows each. Central doorways with four-centred arch, part-glazed doors flanked by columns supporting slated roofs forming porches and extending over flanking canted bays with 5-light transom and mullion windows.

1st floor with central 2-light casement flanked by 3-light casements. Cornice and blocking course. Tall stuccoed slab chimney-stacks. Nos 1 & 2 with attached stucco walls having trellis, grilled segmental-headed openings to light areas and pillars. SUBSIDIARY FEATURES: Nos 3-7, attached cast-iron railings on sleeper walls with piers. No.8: c1834-7 by Charles Lee for Joseph Baxendale. Slated roof with gables to 3 elevations. Asymmetrical villa. 2 storeys and attic. 3 windows. Ground floor of projecting, gabled right-hand 2 window bay, an open distyle-in-antis portico; panelled door with radial patterned fanlight. Architraved sashes. Bay at rear on cast-iron columns. SUBSIDIARY FEATURES: cast-iron railings on dwarf wall. No.10: c1834-7 by Nash office for HC Cholmondeley. Slated hipped roof with projecting eaves. Villa with asymmetrical front facade. 2 storeys and semi-basement. 3 windows. Prostyle portico with panelled door and fanlight. To right, a chimney-stack rising from ground floor level. Architraved, recessed sashes. Right and left returns with canted bay windows; 2-storey canted bay window at rear. SUBSIDIARY FEATURES: attached cast-iron railings on sleeper wall with gate piers. No.11: c1834-7 by Nash office for A Duff. Restored c1975. Slated hipped roof with bracketed eaves. Tall, stuccoed slab chimney-stacks to right and left. 2 storeys and semi-basement.

Symmetrical facade of 3 windows. Entrance in channelled stucco porch projection to left; round-arched doorway with radial fanlight and panelled door. Ground floor casements with cast-iron guards. 1st floor sashes with architraved heads

linked by impost bands. SUBSIDIARY FEATURES: attached cast-iron railings on sleeper wall. No.12 (Tower House): c1834-7 by Nash office for James Johnson, physician to William IV. Low slated pitched roofs with wide bracketed eaves and stuccoed slab stacks with dentil enrichment. Italianate design with 3 storey octagonal entrance tower based on Tower of the Winds on angle of 2 and 3 storey villa. Right-hand return with 3 window canted oriel rising through 2 storeys. Pedimented entrance porch with panelled door. Recessed sashes, those above porch blind. Casements with cast-iron balcony to ground floor of oriel. SUBSIDIARY FEATURES: attached low sleeper wall with columns carrying urns; cast-iron railings. No.12A: single storey pedimented building of later date, with tetrastyle pilaster treatment. The former coach house of No.12. No.13: c1834-7 by Nash office. Slated roof with projecting bracketed eaves and stuccoed slab chimney-stack. Semi-detached, abutting at west end on No.14. 2 storeys and basement. Double fronted with 3 windows. Rusticated pilaster strips to ground floor, plain band at 1st floor level and plain pilaster strips to 1st floor. 1st floor sill band. Central entrance with architraved doorway having panelled door and radial fanlight, flanked by tripartite windows with enriched consoles on mullions. Recessed sashes to 1st floor.

SUBSIDIARY FEATURES: attached cast-iron railings to areas on sleeper wall with piers, those flanking steps with wreaths and surmounted by urns. No.14: c1834-7 by Nash office. Built by J Johnson. Slated roof with projecting bracketed (coupled) eaves and stuccoed slab chimney-stack. Semi-detached with main facade to Albany Street, abutting at rear on No.13. 3 storeys and basement. Double fronted with 3 windows and 1 window right return. Rusticated stucco. Round-arched doorway with panelled door, radial fanlight and semicircular glass hood on cast-iron brackets, flanked by 3-light canted bay windows with enriched consoles on mullions supporting entablature which continues above doorway. Upper floors with architraved sashes having aprons and louvred shutters. SUBSIDIARY FEATURES: attached cast-iron railings on sleeper wall with openings to light areas. No.17: c1834-7 by Nash office. L-shaped villa in Tudor-Gothic style with steeply pitched slated roofs and gables with tall polygonal stacks and finials. Two storeys, attic and basement, with single storey porch and entrance hall in angle. 2 storeys, attic and basement. 1 window to each gabled facade.

