belsize
architects
48 Parkhill Road London NW3 2YP
T 020 7482 4420 F 020 7482 4186
mail@belsizearchitects.com
www.belsizearchitects.com

DESIGN AND ACCESS STATEMENT
7 PARK VILLAGE WEST, LONDON NW1

Fig 1 – Map of Area

Minor alteration of the internal layout at lower ground floor, upper ground floor and first floor, small single height rear glass extension in the rear courtyard, and the refurbishment of the rear courtyard.

1 - INTRODUCTION AND OVERVIEW – THE PROPOSED DEVELOPMENT

This application is for planning and listed building consent in connection with minor internal alterations of the house, a small single height glass extension to the rear, and the refurbishment of the rear courtyard.

The reason for the proposed intervention is to relocate and remodel the kitchen and form a small single height rear extension accessed from the kitchen at the lower ground floor, remodel the bathroom and add a WC at the lower ground floor, remodel the WC at the upper ground floor, and to remodel the bathroom and form an additional shower room and walk-in wardrobe at the first floor.

2 - HISTORICAL CONTEXT OF THE SITE

The existing house is a grade 2* listed terraced house within Regents Park Conservation area. The freeholder is the Crown Estate. The surrounding houses are all listed buildings, except for the new houses, built recently with a 3 storey high wall, to the rear of the terraced houses.

The street has a special layout with, a crescent like shape, with a combination of terraced houses and individual detached villa type listed houses. It is a very different feel to that of the main street, Albany Street, which is straight and long with heavy traffic and a different style of architecture.

Fig 2 – Front Elevation

3 - PHYSICAL CONTEXT: CONSERVATION AREA DESIGNATION AND CHARACTER

Relevant text from Conservation area Statement for Regents Park

In 1811, the Duke of Portland's lease on a large area of farmland known as Marylebone Park expired. It had been held by the nunnery of Barking until enclosed by Henry VIII as a hunting park, at which point the land reverted to the Crown. Plans for its development had been under consideration for some time. Marylebone Park lay just to the north of The New Road (Marylebone Road and Euston Road). The road had been built in 1756-7 as an alternative approach to the City, by-passing the increasingly congested Oxford Street. At that time it was well north of the built up part of the West End.

In 1793, John Fordyce, Surveyor General of His Majesty's Land Revenues, produced a scheme for developing the land as a continuation of the grid of streets to the south of the New Road. In 1809, the Duke of Portland's surveyor, John White, published a plan for villas and terraces encircling a large, landscaped park, designed to establish the new development as a high-class area in contrast to the cheaper terraces of Camden Town in the east. A limited competition to plan the new development was won by Nash, the Prince Regent's favourite architect, with a similar design to White's.

The plan, published in 1812, had a more urban character than the eventual built layout. The Inner Circle was to be lined with a double circus of terraced houses, there were to be more villas dotted around the park and a new Royal residence was proposed in the north-eastern quadrant. The development was to be tied securely to the new Regent's Street and the West End by a great circus on the New Road at the end of Portland Place (built by the Adam brothers in the 1770s). Construction of Park Crescent began at once, but the lessee went bankrupt and it was not completed until 1822. The northern half of the proposed circus was changed to a square and built between 1823 and 1825. Thomas Hardwick's St Marylebone Church was built on the south side of Marylebone Road between 1813-19 and York Gate was introduced to frame the vista of the church from the park.

The houses in Nash's terraces are similar to those in high-class speculative developments in London and elsewhere throughout the l8th and early 19th centuries. But, instead of lining them up in the usual repetitive terraces, Nash arranged them to create the impression of a series of neo-Classical palaces, articulated by triumphal arches, colonnades and pediments and smaller pavilions in front of the main frontage or set behind it. The whole composition is unified by the consistent use of cream-painted stucco, black decorative iron railings and lampposts, and by the gardens that separate the principal facades from the public road.

Detached villas and buildings of different forms and materials are placed at intervals within the park and between the grand terraces to provide variety. The perpendicular Gothic St Katharine's Chapel (now the 'Danish Church) and the surrounding precinct were built between 1826-28. Designed by Ambrose Poynter, they replaced the old hospice of St Katharine founded by Queen Matilda in 1148, which was demolished to make way for St Katharine's Dock in 1825.

Albany Street was introduced as a service street behind the grand houses, and was lined on the west side with simple terraces of modest houses and shops with mews in the space between. On the east side of Albany Street a new barracks and a working class area of small houses were built, with a branch from the Regent's Canal to serve the new district. This terminated in Cumberland Basin, lined on both sides with commercial wharves. A market at the southern end of Cumberland Basin was intended to accommodate the trade displaced from The Haymarket by Nash's improvements at the other end of Regent's Street. The railways took trade away from Cumberland Basin and the southern arm of the canal was eventually filled in with rubble from bombed buildings during the war.

At the North end Albany Street meets Gloucester Gate, which leads from the park to Camden Town. The gothic bridge of cast iron and red sandstone that spans the filled-in canal was built to replace the original bridge in 1877. On either side of the canal Nash and Pennethorne bulk a miniature village of attractive villas in a variety of styles. The villas on the east side of Park Village East were destroyed when the railway lines were built into Euston. All the early 19th century houses built to the east of Albany Street have been demolished and replaced by blocks of flats, apart from a short terrace at the southern end, Nos. 34-48 Albany Street.

The Regent's Park Conservation Area is defined by Albany Street on the east, Prince Albert Road to the north and the Broadwalk to the west, which forms the boundary between the London Borough of Camden and the City of Westminster. On the east side of Albany Street the Conservation Area also includes Park Village East and Park Village West, and two isolated blocks which have little connection with the park: Christ Church and the area around it, and a block between Longford Street and Munster Square.

On the south side of Gloucester Gate Bridge are the villas of Park Village West, grouped informally around a U-shaped lane off Albany Street and those of Park Village East, in a long row. The villas are in various styles - gothic, tudor, classical and Italianate — which are unified by the consistent use of cream stucco, slate roofs and simple iron railings set on low walls defining the front gardens. The canal, which separated the two groups, is now a wooded dell. A block of flats called Pennethorne House has been built in Albany Street among the villas of Park Village West, Although painted cream and of a similar height to its neighbours, it is / too large and rectangular to fit comfortably in this context.

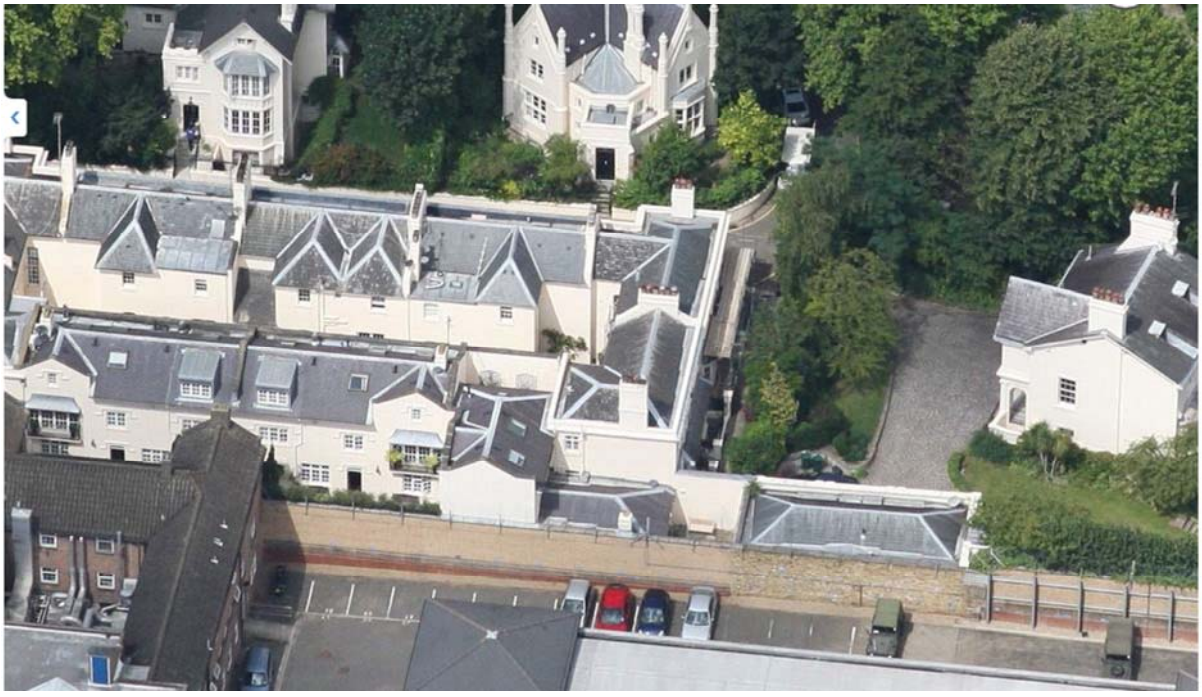

Fig 3 – Park Village West, Arial View

4 - INVOLVEMENT: CONSULTATION WITH PLANNERS AND COMMUNITY

Belsize Architects carried out the design for refurbishment, restoration and the new extension at No. 4 and No. 5 Park Village West, and submitted and obtained planning and listed building consent for the refurbishment, restoration and the new extension at No. 3 Park Village West.

The single height rear glass extension proposed at No 7 Park Village West follows very much the same principle as the previous design at No. 3, No. 4 and No. 5 Park Village West, but is slightly smaller in size, and therefore is assumed that further consultation might not be necessary.

The internal alterations are fairly minor, and it was felt that they do not require consultation.

5 - PLANNING HISTORY

The planning application search on Camden Planning website shows no previous application submissions (Camden Planning website dates back to 01 January 1923).

6 - PHYSICAL CHARACTERISTICS OF THE DESIGN

The design submitted has evolved as a result of conversations with the client, and studying the site and the impact of the surrounding buildings. Having carried out more extensive rear extensions at No. 4 and No. 5 Park Village West, it is considered that the similar, but slightly smaller, rear extension at No. 7 Park Village West would not require extensive consultation with the planners. In addition, unlike No. 4 and No. 5 Park Village West, no basement is proposed.

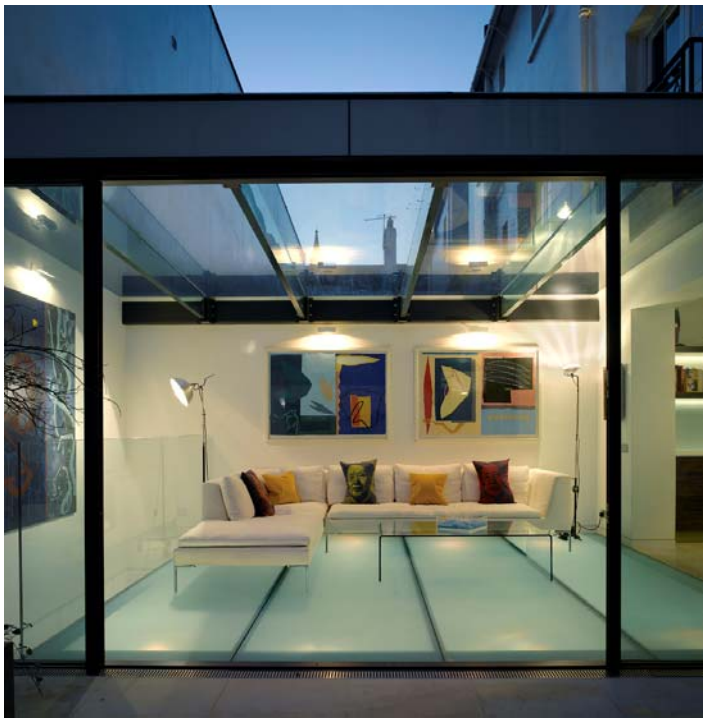

Fig 4 – No. 5 Park Village West, view of similar extension, with powder coated steel frame and sliding glass doors

One of the main considerations for the proposed design at No. 7 Park Village West is to make the rear patio more attractive and accessible to the rest of the house, and to bring more light into the lower ground floor.

The materials of the rear extension are very simple and are mostly of glass: powder coated stainless steel for the frame of the sliding glass doors and for the front plate covering the structure, and glass for the roof and sliding glass doors. We believe that this is the best way of carrying out an extension to a listed building as the result does not detract from the listed building and the new elements remain subordinate while allowing plenty of light into the new proposal.

The design is a simple design subservient to the listed building in terms of bulk and shape. It is mainly made of glass, a transparent material which allows the old building to be read very clearly and to remain intact. This type of design provides the possibility of its removal in the future without damaging the listed building. This is the same concept is used at No. 4 and No. 5 Park Village West.

7 - LAYOUT: ORIENTATION OF THE BUILDING

The proposed rear glass rear extension follows the same orientation as the house.

8 - AMOUNT: SCALE AND VOLUME

The proposal is for a single storey rear extension, which would not have an impact on the existing volume of the house. The section through the extension is almost identical to No 4. and No. 5 Park Village West.

9 - UNDERSTANDING OF THE CONTEXT

The location is a sensitive one as the house is listed and is in a conservation area. The surrounding houses to either side are also listed.

The study of the site was instrumental to the development of the idea of the design. The house is quite simple to the rear with windows of different sizes at random places. The rear elevation has its charm, and because it is not a rigid design it therefore sits comfortably with a new rear extension. The side wall to the rear patio is a 3-storey white rendered wall. The addition of an extension would help to detract from the impact of the size of the wall which does not add to the setting.

10 – DESIGN AND APPEARANCE

As the rear extension is a discrete glass extension, it is a minimal intervention and would not have any impact on the appearance of the listed building.

In arriving at the design for the extension consideration has been given to the above points as well as to the stated objective of the Planning Policy Statement which asks for good design with high quality which contributes positively to making a place better for people.

Note has also been made of recent building developments within the Regents park with such additions.

Consideration of these points led to the following conclusions;

- The new extension should not become dominant and should respect the fact that it is an addition.

- An innovative new design would be far more preferable to a “pastiche recreation”.

11 – LANDSCAPING

Even though the proposed rear extension makes the rear patio slightly smaller, the new proposed rear glass extension and hard landscaping gives a more sociable space, which can be better utilised by the family than the current design. In addition, the patio is to be refurbished so that it has new planting and new paving, so that the space can be fully utilized.

12 - ACCESSIBILITY

UDP Policy H7

Lifetime homes and wheelchair housing, advises in relation to the Joseph Rowntree Foundation (JRF) devised Lifetime Homes Standards. The Policy advocates that:

“The Council will encourage all new housing developments, including changes of use and conversions, to be accessible to all. All new housing should be built to ‘Lifetime Homes’ standards and ten per cent of new housing should be designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users. The Council will grant planning permission for proposals designed to improve existing properties to make them suitable for people with disabilities.”

The house is Grade II* listed, and the proposed alterations are minor internal alterations of the house and a small single height extension to the rear. Given the listing of the building, it is therefore not appropriate to implement the Lifetime Home standard policies in this case.

13 – ACCESS TO SITE

Park Village West is accessed by public transport via underground and buses from Camden High Street and Albany Street, a few minutes walking distance.

14 - SUSTAINABILITY ISSUES

Draft Planning Policy Statement 1: Planning and Climate Change: Supplement to PPS1 (December 2006), states in paragraph 30 that planning authorities should be concerned with the environmental performance of new development, and because of this, with the impact of individual buildings on, and their resilience to, climate change. Planning authorities should therefore engage constructively and imaginatively with developers to encourage the delivery of sustainable buildings. They should be supportive of innovation.
Paragraph 35 sets out that in the consideration of the environmental performance of proposed development LPAs should take account of a number of elements, including:

- Landform, layout, orientation of buildings and landscaping to minimize energy consumption, natural ventilation, maximizing cooling and avoiding solar gain in summer;
- Expect to gain a significant proportion of energy supply on site and renewably;
- Securing sustainable urban drainage systems;

- Require sustainable waste management.

The new extension to be designed with good air tightness through effective detailing of the window and doors and correct use of draught excluders.

Solar reflecting double-glazed glass is to be used for the rear extension. The U-Value of the glazing will comply with the current requirements of Building Regulation. The high specification of the glazing would reduce the heat gain, and the gap in the double glazed units is to be 18mm and to be filled with argon gas. The large expanse of glass would allow natural light and passive solar gain into the building and thus reduce need for electricity during the daytime. Inner leaf will be a “Type K” to retain the internal heat during winter, the outer leaf be “Low E” offering benefits in both summer and winter due to its combined low solar heat gain and low emissivity energy-efficient properties. The size of the glazing panels is to be designed so that UK glazing manufacturer could produce the glazing.

In addition, the roof space is to be insulated internally.

End