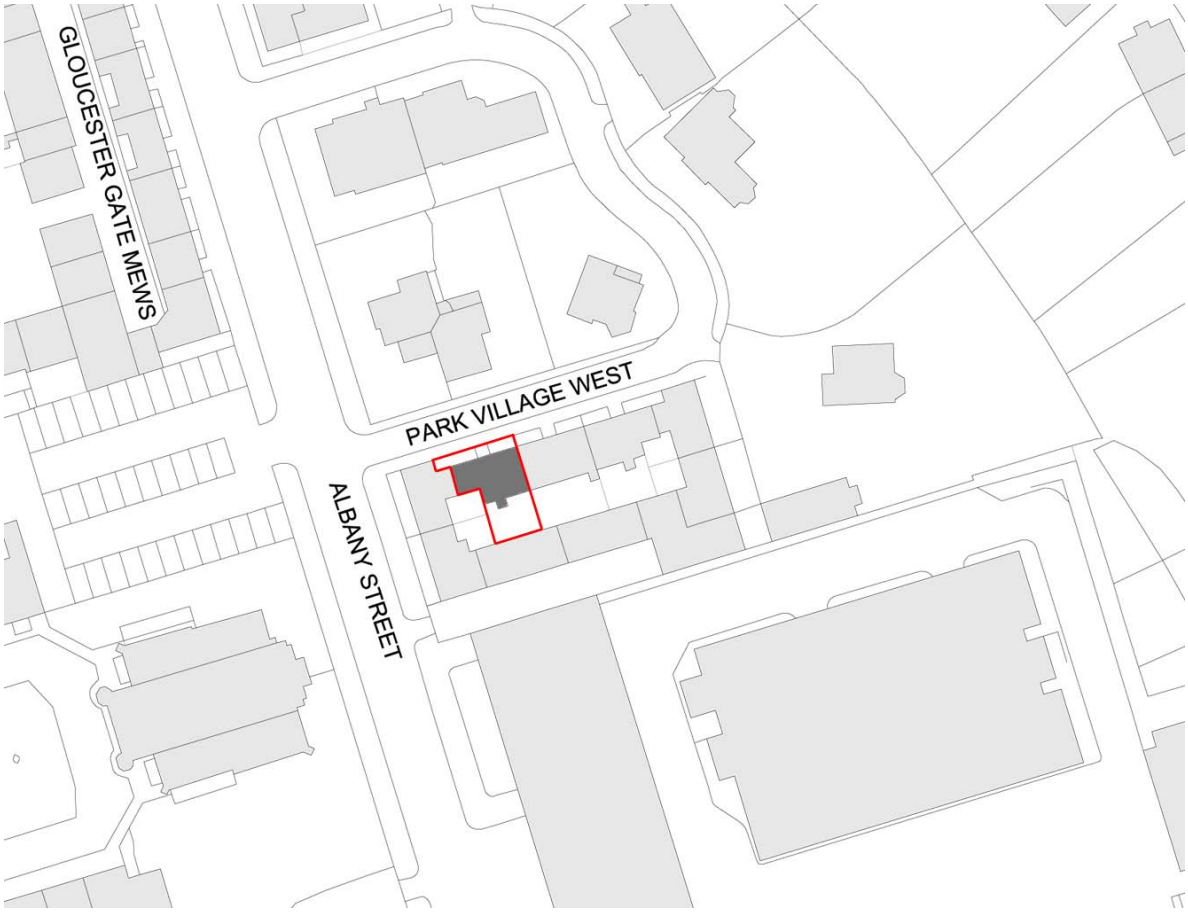
belsize
architects
48 Parkhill Road London NW3 2YP
T 020 7482 4420 F 020 7482 4186
mail@belsizearchitects.com
www.belsizearchitects.com

DESIGN AND ACCESS STATEMENT

3 PARK VILLAGE WEST, LONDON NW1



Minor alteration of the first floor internal layout, excavation of the basement to the rear garden and remodelling the rear garden at;

3 PARK VILLAGE WEST, LONDON NW1

1 - INTRODUCTION AND OVERVIEW – THE PROPOSED DEVELOPMENT

This application is for planning and listed building consent in connection with minor internal alterations to the first floor of the house and excavation of a basement mainly under the rear courtyard and the remodeling of the rear courtyard.

The reason for the proposed intervention is to form two additional bedrooms and additional bathroom facilities to accommodate the increasing size of the family of the client in the basement, and to create a more useful space on 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 free holder 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, i.e. Albany Street, which is straight and long with heavy traffic and a different style of architecture.

Fig 1 – 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, Streetscape

4 - INVOLVEMENT: CONSULTATION WITH PLANNERS AND COMMUNITY

Belsize Architects carried out the design for refurbishment, restoration and the new extension at No 4 (next door) and No 5 Park Village West.

Belsize Architects has not, in this instance, consulted the Planning Department, as they feel the application is of a reasonably uncontentious nature and would not have an impact on the area and the adjacent neighbouring properties.

The internal alterations to the first floor 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 the previous application submission;

Ref: PS9705116; Construction of a rear balcony and canopy, involving alteration to rear window openings. (Plans submitted).Withdrawn Application-revision received on 11-12-1997

Ref: LS9705117; Construction of a rear balcony and canopy, involving alteration to rear window openings. (Plans submitted).Withdrawn Application-revision received on 11-12-1997

Ref: PS9705116R1; Construction of a rear balcony and canopy, involving alteration to rear window openings. (REVISED PLANS SUBMITTED). Withdrawn Application-revision received on 19-02-1998

Ref: LS9705117R1; Construction of a rear balcony and canopy, involving alteration to rear window openings. (REVISED PLANS SUBMITTED). Withdrawn Application-revision received on 19-02-1998

Ref: PS9705116R2; The construction of a rear balcony at ground floor level, the installation of new windows and other minor internal and external alterations. Grant Full Planning Permission (conds) on 20-04-1998

Ref: LS9705117R2; Construction of a rear balcony at ground floor level, the installation of new windows and other minor internal and external alterations. Grant L B Consent with Conditions on 20-04-1998

Ref:LSX0004222; Submission of details of render repairs and decorations; sash windows; balcony; french doors; timber staircase and balusters; doors and frames; skirting and cornices; external metal staircase; chimney pieces; and rainwater goods pursuant to additional condition 2 (a, b, c, d, e, f, g, h, i, and j) of the Listed Building consent (Reg.no.LS9705117R2) dated 20 April 1998, as shown on photograph of proposed chimney pieces to rooms G3 and B3,K9713-10,11,12,13,14,15,16, repairs schedule dated 13/5/1998. Grant Approval of Details (Listed Bldg) on 25-04-2000

Ref: 2006/3768/T; Notification to Carry Out Emergency Works to Protected Tree. DDD - REAR GARDEN: 1 x Cherry - Remove - DDD. No Objection to Emergency Works (CA) on 08-09-2006

Ref: 2007/2141/T; DDD - REAR GAREDN: 1 x Cherry - Fell and treat stump – DDD. No Objection to Emergency Works (CA) on 14-05-2007

6 - PHYSICAL CHARACTERISTICS OF THE DESIGN

The design submitted has evolved as a result of the many conversations with the client as well as studying the site. One of the main issues for consideration was to allow natural light and ventilation in to the basement, without reducing the size of the rear courtyard.

The proposed basement would be located under the rear patio/garden with the main staircase continuing down to reach the new level. As it is entirely underground, it would not have any impact on the appearance of the listed building.

We are proposing a continuous bench along the perimeter of the courtyard to allow the light and natural ventilation to go in to the basement. It will also incorporate planters for vegetation.

The introduction of the bench to the rear patio camouflages the basement's need for light and ventilation, integrating function and vegetation to the landscape of the courtyard.

The material remains very simple: glass that allows the light to go in to the basement and powder coated stainless steel that forms the planters and the operable panels for natural ventilation.

7 - LAYOUT: ORIENTATION OF THE BUILDING

The proposed basement follows the same orientation as the house.

8 - AMOUNT: SCALE AND VOLUME

The basement would not have an impact on the existing volume.

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.

12 – APPEARANCE

The intervention is entirely underground and it would not have any impact on the appearance of the listed building.

13 - LANDSCAPING

This was the most interesting and challenging part of the overall proposal. The rear patio is quite small and we wanted to preserve it, making it more attractive and more useful for the family. The new proposed hard landscape gives more sociable space, which can be better utilised by the family than the current design.

14 - ACCESS - PEDESTRIAN ACCESS

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

15 - 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.

Glazing:

Solar reflecting double-glazed skylight units will be installed into the basement. 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. 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.

Insulation:

New floor slab to Basement: 100mm rigid insulation over new slab.

Air tightness:

The new basement will be designed with good air tightness through good detailing of the operable panels and doors and correct use of draught excluders.

16 - LIFETIME HOME STANDARDS

The house is existing and is not being altered and therefore it is not possible to implement the Lifetime Home standard policies in this case

End