

DESIGN AND ACCESS STATEMENT

Alteration to the wall and the window of the kitchen to the rear of the top floor flat @

No 8 Nash House, 18- 20 Park Village West, London NW1

1 - INTRODUCTION AND OVERVIEW – THE PROPOSED DEVELOPMENT

The application is for minor alteration to the rear elevation and south east side elevation of the top floor flat. The proposal is to move the kitchen wall toward the edge of the balcony so that it is in line with the glazed elevation of the rest of the flat.

The proposal is also for the increase in the width of the small window on the South-East side elevation.

2 - HISTORICAL CONTEXT OF THE SITE

The existing building is a small block of flats built in the sixties. It is formed from two blocks of flats which share the stair block in the centre. Each part includes four flats (one per floor). The building is located in Park Village East, between Camden Town and Regents Park.

The building is in the conservation area and is surrounded by many listed building. The freeholder is the Crown Estate.

The building benefit from a very large and attractive garden to the rear with very mature trees and to the rear feels very secluded. The combination of mature trees and large garden means that there is no issue of overlooking with neighbours the other side of the garden.



Fig 1 – Street view

3 - INVOLVEMENT: CONSULTATION WITH PLANNERS AND COMMUNITY

Because the alteration to the rear elevation is quite a low key, it was felt that perhaps it was not so necessary to carry out pre-application consultation.

4 - DESIGN EVALUATION

The design submitted consists of three sliding and folding doors to form the new extended kitchen. The line of the new window follows the line of the rear elevation of the rest of the flat. The sliding and folding doors are frameless so that they look minimal and unobtrusive.

5 - PHYSICAL CHARACTERISTICS OF THE DESIGN

The design is a simple design, entirely made of glass to match the design of the existing building

6 - LAYOUT: ORIENTATION OF THE BUILDING

There is no change in the orientation of the building.

7 - AMOUNT: SCALE AND VOLUME

The proposal has no impact on the scale and volume of the existing building.

8 - UNDERSTANDING OF THE CONTEXT

The location is a sensitive one, in a conservation area. The study of the site was instrumental to the development of the idea of the design. The building is a quite simple design with a rational structural design which is reflected in the elevations of the building. The idea was the design was to make sure the new change has no impact on the feel of the building.

9 - APPEARANCE

As mentioned before the building has a simple and pleasant design. It is a rationalist style of building and sits in comfortably within the context. It is rendered white externally, presumably to be in harmony with all the Nash villas surrounding it.



Fig 2 – rear elevation (Flat 8 on the top floor)

New Proposal:

The new proposal, though modern in concept, is contextual and relates itself to the existing building.

The fact that the extension is made of glass helps to fit itself with the rest of the original building. By using the glass the proposal becomes simple and attractive. It helps to keep the kitchen very light and airy which it is not the case at present.

10- ACCESS - PEDESTRIAN ACCESS

Park Village East is accessed by public transport via underground and buses from Camden Town and Regents Park. The transport connections are very good in the area.

The walk from the underground stations is no more than 10 minutes.

Internally, the access situation remains unchanged.

12- SUSTAINABILITY ISSUES

Air tightness:

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

Glazing:

Solar reflecting double-glazed units are to be installed. The gap in the double glazed units is to be 18 mm and to be filled in with argon gas. 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.

New material:

Glazing: size of the panels is designed so that UK glazing manufacturer could produce the glazing.

17 - LIFETIME HOME STANDARDS

Since the building is an existing one, it is not possible to comply with the new Life Time standards.

End