

**Extension to  
10 Park Village East  
London NW1**



**Design & Access Statement**

Applicant: Mr David Goldstein

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## **Design Statement**

### **The property**

The existing property is a semi-detached, grade II\* listed Nash villa, built between 1824 and 1828, situated in Park Village East within the Regents Park Conservation Area.

### **The proposal**

This application is for a small, single storey extension to the rear, lower ground floor of the property.

Listed Building Consent was granted in 1999 for the erection of a conservatory extension to the rear and new railing (Application No:LS9904629/R1). The applicant subsequently put in the foundations for the conservatory extension but decided not to go ahead with the construction. The consent has now lapsed, and the applicant wishes to build an extension of the same size which will utilize the foundations already in place, but which will have a different appearance to the previously approved design.



The photograph shows the rear of the property. A pergola currently occupies the site of the proposed extension. It is understood that the projecting part of the lower ground floor is a later addition. This creates a recess between the flank of the extended section, the garden wall and the retaining / parapet wall to the parking area. Access to the extension will be via a new opening created in the external wall in the recessed section.



The proposed extension is conceived as a habitable room, rather than a conservatory, and as such it is considered that rendered masonry to match the existing house will be suitable for the external wall construction. There will be glazed double doors opening out onto the garden. These will match the detailing of the existing house, i.e. they will be painted timber and in the same style.



It is proposed that the walls of the extension will be equal in height to the extended section of the lower ground floor, and that the existing lead fascia detail should be extended around the perimeter of the new structure, behind which will be a concealed gutter.

The roof will be covered in natural slate to match the existing house, with a small "Conservation" type rooflight.

The whole of the proposed extension will be concealed from view at ground floor level by the existing parapet wall to the parking area, and will be screened by the planting and trellis to the adjoining property as can be seen in the above photograph.

It is considered that the proposal responds to the historic and architectural importance of the building, the features and the setting through the use of appropriate materials and detailing, the modest scale of the addition and in that it is not visible at ground level from Park Village East. The proposal is therefore consistent with the recommendations of paragraph 3.5 of PPG15.



**Access**

The plans submitted give clear indication of how the extension will be accessed.