

DESIGN & ACCESS STATEMENT

12 PARK VILLAGE WEST, LONDON NW1 4AE

PREPARED BY

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INTRODUCTION:

This statement accompanies our planning application form and is also to be read in conjunction with both our Heritage Statement and additional supporting documentation. All documents relate to the proposed alterations at 12 Park Village West, London, NW1 4AE.

The property is, and will remain, a single family dwelling. The alterations are intended to improve the structural integrity of the coach house, the internal spatial arrangement of the property, the quality of the internal finishes, and the efficiency of the building by updating outdated services and building materials.

The proposed new works are primarily focused around a basement extension underneath the garage/coach house. Long-term subsidence has caused cracking to this building as well as the adjoining studio both of which therefore now require piling and underpinning to maintain their structural integrity. The opportunity has therefore been seized to undertake the excavation of these areas and the courtyard to extend the existing vaults and form new laundry, plant room, gym and storage spaces. Included as part of these works are the installation of flush heritage style skylights within the courtyard and the formation of a light well along the rear to get natural light and fresh air into the subterranean level; as well and the reconfiguration of the internal layout of accommodation to the first floor of the coach house. Minor internal alterations to the bathroom and kitchen within the main house are also proposed.

SCALE/APPERANCE:

The proposed new basement will give an increased floor area of approximately 116 sq. meters (1248.6 sq. ft.) to the property – all located underneath the courtyard and the coach house.

When complete, the basement will be invisible from the exterior of the building. The only elements that will be visible are the heritage style flush skylights within the York stone paving to the courtyard.

The proposed new skylights to the courtyard (providing much needed natural light into the basement) are proposed as discreet, heritage style lights that will be installed completely flush with the surrounding York stone paving, and integrated within the patchwork stone pattern so as to be as inconspicuous as possible.

LAYOUT/USE:

The proposed new basement is designed to house the utility/laundry, plant space and a gym space for the main building. This 'attendant' usage is in keeping with the original role of the coach house, i.e. as support to the main building. Therefore both in scale and usage the proposal is subordinate and subservient to the main house and as such will not harm the significance of the historic Grade II* building.

The re-location of the support services to the basement under the coach house also enables and facilitates the internal remodelling of the first floor of the coach house into guest accommodation. The proposed works will create 1no. additional guest bedroom on the first floor of the coach house, with ensuite shower room.

There are also minor internal alterations to the kitchen and master bathroom within the main house. These do not fundamentally change either the layout or use of these spaces but are minor alterations concerned with creating balanced, rationalised spaces through the spatial arrangement of the rooms as well as the internal joinery/finishes within them.

LANDSCAPE:

12 Park Village West is an early Victorian 'villa' style property, designed by the office of John Nash and comprises a three storey house in an Italian style with a octagonal tower toward the road built in 1834-37. The house is Grade-2 Listed.

The house lies within the generally gentle sloped setting toward Regents Canal. Although the areas to either side of no 12 are relatively flat, the site is divided into two levels: the front house and garage levelled with Park Village West road, and a lower ground level toward the garden facing Regents Canal area, with an approximately 3m difference in level.

The proposed basement alterations do not affect any elements of the external landscape surrounding the building, nor any trees or mature shrubs. For more information on this aspect of the application, please see the accompanying arboricultural report and BIA. The proposed works will have no impact on local existing amenities.

ACCESS:

With regard to access to the property, this will remain almost completely as existing. Whilst the service entrance to the newly formed basement area will be remodelled, it will follow the precept of the existing access, i.e. an external stair to the lower ground level within the courtyard.

The main building is accessed either by 3no. steps to the main door from the pavement and street level; or down 2no. steps into the courtyard. Due to grade 2 listing we are unable to improve the access to the building from the street and there is no intention to modify any of these access routes.