

# Design & Access Statement

## Works to listed building

15 Park Square East,

London,

NW1 4LH

*Prepared by*



## **1.0 INTRODUCTION**

This design and access statement has been prepared by BB Partnership Ltd in support of the full planning application for works to 15 Park square East and is to be read in conjunction with the submitted existing and proposed drawings, Heritage report (prepared by Heritage Collective) and photographic Survey.

## **2.0 THE EXISTING BUILDING**

No. 15 Park square East forms part of a grade 1 listed row of terraced houses built by John Nash in 1823-5. The buildings are of a typical Georgian style and dominate the character of the street. No. 15 contains five storeys including a lower ground floor accessed via a set of stairs leading down to a small garden. There are three vaults sitting under the pavement that are currently used as storage and utility/services. At some point the vaults have been rendered but seem to show signs of moisture ingress.

The front elevation consists of three large windows at ground floor that have ionic columns in between that support a cast iron entablature on first floor. At the top of the elevation there is a balustrade parapet that sits in front of the slated butterfly pitched roof.

The rear elevation is less elaborate with exposed brickwork with smaller sash windows with segmented brick arches above. The garden is paved in York stone and has a low level concrete seating and planter that runs around the perimeter of the garden wall. To the South East of the site there is a large polygonal building in brick with stone capped buttresses that forms part of No.18 Park Square East. This was the Diorama, a picture show designed by Augustus Charles Pugin and reduces the amount of sunlight received to the rear elevation.

## **4.0 PROPOSAL**

### **4.1 Proposal Summary**

The client has recently bought the property as a family home and would like to make amendments to the general layout to enable the property to function more effectively as a home. The proposal looks to update the services and create a new plant room within the vaults. This will include updating the vaults and converting the space under the entrance into habitable space and will include a new door to access the kitchen. The existing shower room will also be demolished and moved to provide an en-suite. The rear lower ground floor window will have the cill lowered and will be replaced by 'French' style doors with a glazed panel above. We are proposing to build a two storey extension into the corner of the site to provide a WC, coat storage and study.

### **4.2. Design Considerations**

The new boiler and M&E units are going to be relocated to the vaults but will retain the existing service riser. The services will be routed through existing service routes however there will be a new dropped ceiling in the hallway that will sit between two bulk heads. The boiler flue will extract next

to the door and will be hidden from the street. All other extracts will be built into new joinery that will sit behind the existing vaults door to reduce the amount of penetrations to the existing fabric.

The new door will infill the existing space under the entrance and will consist of a painted timber door with glazing panels and matching fixed side panels. There will also be further glazing panels to sit above the door.

Towards the rear of the house the cill will be lowered to provide new painted timber doors with glazing inserts and glazing panels above. This will allow access to the rear garden and will connect the two spaces.

The extension has been designed as a clear modern intervention. The structure will be built from matching brickwork to the main house and will have full height glazing where the top pane is frosted for privacy. The extension will be linked to the main house via a glass link to set the new building away from the historic fabric. The new extension will have a flat roof and the rain water will drain into the existing drainage.

On the second floor we propose to add an air conditioning unit that will sit into low level joinery. There will also be a heat exchange unit that will come in from above the dressing room and discharge from a new low level grill in the master bedroom. There will be a new radiator fitted to the study below the window.

On third floor the layouts will remain the same however we intend to replace the sanitary ware. New air conditioning units will be located in the loft and will serve the three bedrooms. All units will be vented through grills in high level fitted joinery.

A new air conditioning condenser unit will be fixed on the roof.