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Design and Access / Historic Building Statement

28 Park Village East

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Contents

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1. Introduction

1.1 Introduction

Donald Insall Associates was commissioned by Mr and Mrs Robinow in 2018 to develop secondary glazing proposals for 28 Park Village East, London, NW1 7PZ. This statement has been prepared in support of this application for planning permission and listed building consent for the addition of secondary glazing to mitigate the anticipated sound implications of the HS2 project adjacent to the building.

As Camden are aware, there has been much discussion and correspondence in connection with the HS2 project and the need for acoustic secondary glazing to be fitted to certain properties, which will not be repeated here, except to draw attention to a few key points.

1. Mr and Mrs Robinow submitted comments to LB Camden in connection with an application for secondary glazing for 34 Park Village East (made by Costain Skanska Joint Venture on behalf of HS2 Ltd), and various pertinent points made

2. As noted in the House of Lords Select Committee hearings, assurance was given to LB Camden "that noise insulation would be provided to all properties which met certain qualifying criteria)

3. Historic England's letter dated 22 March 2018, to HS2 Ltd made clear that when considering the impact of acoustic glazing (whether internal or external) "each case will need to be considered on its own merit, applying principles that seek to avoid, or if avoidance is not possible to minimise, harm to heritage significance and still achieve the desired planning benefits….."

Donald Insall Associates, architects specialising in historic buildings, are appointed by the applicant to make their own independent assessment informed by the site's significance. This is independent of any separate applications which Costain / Skanska or their consultants might make

This application addresses the matter of how to fit acoustic secondary glazing on a window by window basis. Since the detail for each existing window are unique (albeit some identical windows will share the same details) the proposals are in turn unique to that window.

Impartial and individual window assessment concludes that some windows should have internal secondary glazing, but others should have external secondary glazing. The reasoning for each window is explained in more detail later in this document.

1.2 The Building and its Legal Status

28 Park Village East is an Grade II* building located in the Regents Park Conservation Area in the London Borough of Camden.

1.3 Summary Assessment of Significance

Designed by John Nash (1752-1835) in c.1830. 28 Park Village East is an example of Nash's Italianate style within a Picturesque setting. Its listing includes a number of other dwellings on the street. Despite the loss of much of Nash's original design the significance of the building lies in its contribution to the picturesque design of the street scape.

28 Park Village East itself has suffered bomb and fire damage resulting in substantial rebuilding and loss of original fabric.

1.4 Summary of Proposals and Justification with Respect to Design, Access and Heritage

The proposals look to temporarily introduce secondary glazing to a limited number of windows of the building to mitigate the high construction noise levels relating to the HS2 project.

Each window has been assessed individually and solutions have been discussed with LB Camden and Historic England through a Pre-application Advice submission.

The proposals have been designed to avoid harm to the historic fabric and impact on the significance of the building and its setting appropriate to its designation.

2.1 Summary of Historical Context

The history of Park Village East has previously been described in detail in supporting documentation for an application a few doors away at No. 34, so is not repeated in detail here. The key points, however, are summarised below:

The Estate of Marylebone Park was a royal hunting ground until the English Commonwealth (1649-1660). In April 1811, the leases for the park reverted to the Crown. The park consisted of fields with three farms, two inns and some cottages.

John Fordyce's reports in 1793 and 1809 mapped out the parameters that John Nash (1752 - 1835) followed for the redevelopment of Marylebone Park.

In March 1811, Nash designed the first plan for Marylebone Park. The design contained a scattering of villas within the landscape vista to give the illusion of the rural ideal. This plan was rejected by the government, who wanted 'fewer buildings'.

After 1813, the Marylebone Park redevelopment was renamed 'Regent's Park' after HRH The Prince Regent. In 1820 King George III died and his son the HRH Prince Regent became George IV.

Second, third ('the definitive plan'), fourth and fifth designs were produced by Nash between 1811 and 1826. Each time Nash balanced the political pressures from Government, who wanted fewer buildings, and the Crown's commercial objectives.

Due to the Napoleonic wars, construction was delayed.

In the third design, principles of 'picturesque beauty' were embraced with small scale houses within a landscape of trees arranged in clumps with shrubberies, lakes and waterways with designed vistas planned to create a sense of the countryside.

In 1826, a final master plan was approved.

Nash was the master planner for Regent's Park, Regent Street and Park Village but was not the architect for all the buildings.

Ordnance Survey 25 inch England and Wales, surveyed 1870. London XXV. Copyright National Library of Scotland.

2.2 History of Park Village East

Nash started preparing the design for Park Village East in 1823. The design comprised two elements; Park Village East on the eastern side of the canal, and Park Village West next to the Royal Cavalry Barracks on the Western side of the canal.

Park Village East was built between 1824-1832 and Park Village West was built between 1832-1838 and was smaller in scale.

'The Village', as Nash referred to it, comprised of a series of detached and semi-detached cottages and houses of a similar scale. These were in the Italianate style set within a planned picturesque landscape. Nash's established picturesque style was developed from his work at Blaise Hamlet in Gloucestershire (model village in thatched tudor style designed in 1810).

Nash died in 1835 aged 83 and James Pennethorne oversaw much of the design and construction for 'The Village'.

Less than half of the original design of Park Village East survives. The houses on the east side of the Park Village East road were demolished to allow widening of the railway cutting c. 1900-1905.
18-20 and a detached house was lost during the WWII bombing.
The canal between Park Village East and West was filled in c. 1942/43.

As a consequence No. 28 now faces the railway track which, over a century later, will now again be the subject of major railway works (HS2).

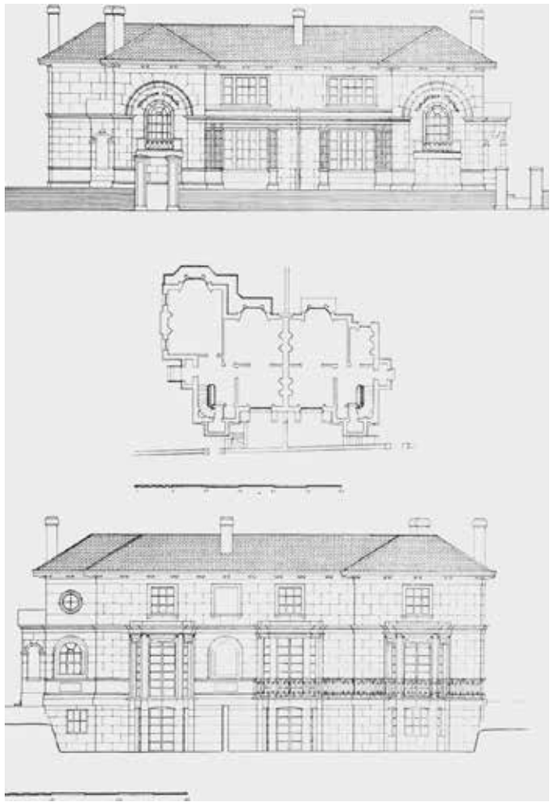
2.3 History of 28 Park Village East

28 Park Village East is one half of a pair of semi-detached villas constructed c. 1830 although the two adjoining properties are not the same. No. 28 is larger and has a different footprint and roof plan. The side and rear elevations are not the same.

The London Bomb Map shows that number 28 and its adjoining other half was bombed and seriously damaged. It was classed as "doubtful if repairable". Post-war repairs and rebuilding subsequently took place (c. 1949-50).

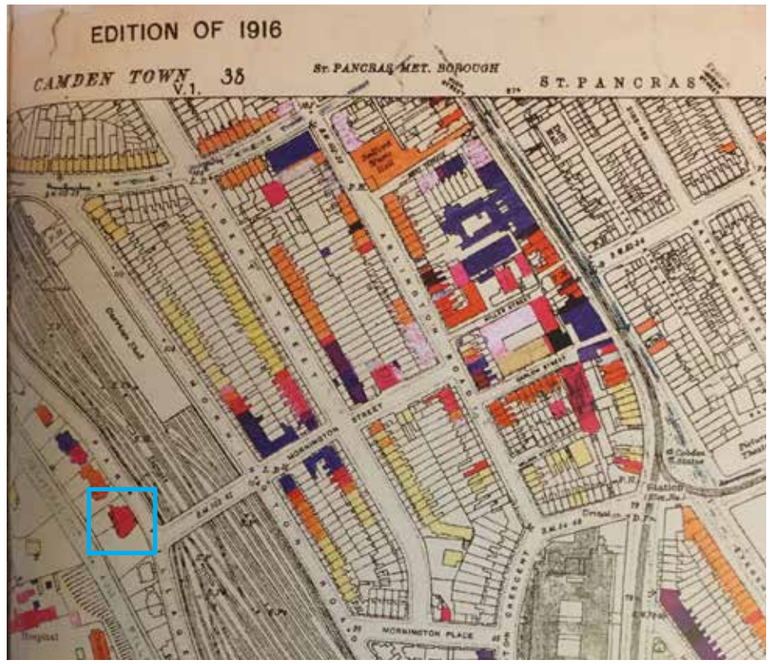
In 1980, no. 28 was again seriously damaged – this time by fire, and was again significantly rebuilt. Being significantly rebuilt twice in 3 decades explains why little historic fabric or fittings remain. This may also explain why, when examined in detail, the window detailing (relevant to this application) is not consistent or uniform.

Later renovations were carried out in 2007/2008 and listed building consent was granted for further alterations (to change a fireplace) in February 2012.



Survey of London: Volume 21, the Parish of St Pancras Part 3: Tottenham Court Road and Neighbourhood: Plate 98 Park Village East, Nos 26 and 28. Plan and Elevations.

1979 Collage, The London Picture Archive, Record Number 110314: 28-26 Park Village East



The London County Council Bomb Damage Maps 1939-1945, Page 49

1949 Survey of London: Volume 21, the Parish of St Pancras Part 3: Tottenham Court Road and Neighbourhood: Plate 96b Park Village East, Nos, 26 and 28.

3. Assessment of Significance

3.1 Assessment of Significance

28 Park Village East belongs to a group of Regency era detached and semi-detached villas within Nash's Regent's Park masterplan. The villas were designed in an Italianate style set within a picturesque landscape. 26 & 28 (Piercefield Cottage and Wyndcliff Cottage) are stucco rendered with a low pitched roof with deeply projecting bracketed eaves. Trellis piers to the front elevation forms a shallow loggia.

Much of the setting of Nash's picturesque landscape along with most of the villas was removed by the expansion of the railway. The house itself was damaged by bombs and fire and has been rebuilt.

The nationally important 'special historical and architectural interest' of the building is manifest in the fabric which has the following hierarchy of significance.

Of the **highest significance** and particularly sensitive to change is the street scape and the solid and void relationship that holds the essence of Nash's vision and its relationship with the rest of the Grade II* listed street scape.

Of **high significance** and also sensitive to change is the front street and side elevations along with the plan form which despite change and alteration over the years still conveys much of Nash's original design.

Of **lesser significance** is the rear elevation.

Of **neutral significance**, neither contributing to or detracting from the significance of the whole and therefore highly adaptable is the modern interventions mostly from 1980s rebuilding.

4. Client Brief and Design Development

4.1 Client Brief

The proposals look to improve the acoustic performance within the principal rooms of the house in line with the House of Lords Select Committee hearings to mitigate the noise of the HS2 works. Secondary glazing is proposed to try to reduce the predicted 89dB down to 64.5dB without harming the historic building.

4.1 Design Development

Historic research and a site survey was carried out on the building to inform the proposals.

Design principles:

- The building owner does **not** wish to have secondary glazing fitted to all the windows - only a limited number of windows are proposed within the principle rooms to minimise the impact and keep a functional rational to the intervention.
- Each window was assessed on its own merit and a unique proposal designed in response.
- The proposed secondary glazing is to be **temporary** (ie only for the duration of the HS2 works). The building owner wants the secondary glazing to be removed as soon as the HS2 works have finished. It is anticipated, however, that this may be for a period of some years. The temporary and short lifespan (compared with a "normal" installation will enable the timber framing to be slimmer, in many cases, than would otherwise be the case, making it easier to retain the existing glazing lines.
- The proposed details are **reversible** with no loss of historic fabric (other than screw holes).
- Proposed acoustic secondary glazing will look to match and align with the design of the existing windows. The glass thickness is required to be 8.8mm (where possible) to mitigate the construction noise levels.

Initial designs were proposed and submitted in an initial Pre-planning Advice application to LB Camden in September 2018.

Pre-application feedback was received from LB Camden and Historic England in November 2018, and the proposals modified to take into account their comments.

5. Acoustic Matters

5.1 HS2 Noise Assessment

The applicant was supplied with copies of noise assessment documents during the House of Commons Select Committee petitioning process. The most relevant is the noise assessment table which recorded existing and anticipated noise levels. Copies of these can be supplied if requested, but it is assumed that LB Camden will already have this information.

In summary, however, the existing and anticipated noise levels for 28 Park Village East are as follows:

Existing	Daytime 64.5dB	Evening/weekends 61.2dB	Night 55.7dB
Anticipated construction noise (typical/highest outdoor at the front elevation)	Daytime 82/89dB	Evening/weekends 73/83dB	Night 51/64dB

The above figures were supplied by HS2, and relate to Report Ref HO2/10018/0002.

5.2 Design Response

Windows are the most vulnerable parts of a building to noise transmission.

8.8mm thick acoustic glass has been chosen for its robust acoustic attenuation properties while still retaining a relatively thin profile to reduce the impact on the heritage setting. However, the most useful variable to best attenuate noise is by increasing the distance between the secondary and existing glass to over 150mm to 200mm. However, this has not always been possible due to the geometries of the existing windows and reveals.

Thinner secondary glazing systems were investigated but none would be able to achieve the level of noise dampening that is required in this specific circumstance.

Illustration of anticipated noise levels.

6. Window by Window Assessment

Described below is a window by window assessment of the implications of fitting secondary glazing to specific windows.

LOWER GROUND FLOOR

Basement Bedroom: Window WLG9

Survey
Externally, this window (*Fig. 1*) faces the lightwell below street level. It faces the railway tracks where the construction work will be at its noisiest. The window can be publicly seen by peering through the railings into the lightwell. Internally, security bars were previously installed, which must be kept for reasons of security.

Proposal
Due to the window being on the front elevation an internal solution was required by LB Camden and Historic England. The proposal looks to fit a sliding sash secondary glazing system to align with the existing sash window frames within the internal window reveal. This will require the temporary removal and relocation of the internal security bars.

Fig. 1

Kitchen west casement: WLG2

Survey
Modern casement window (*Fig. 3*) to rear elevation is hidden below ground level and under the ground floor balcony. The window can't be seen by anyone except the occupants. Internally, there is a security grille *(Fig. 2)*.

Proposal
Due to the window being is an obscured location with a very deep external reveal, it is proposed to replicate the existing window externally with 8.8mm acoustic glass.

The deep external reveal provides ample space for temporary secondary acoustic glazing to be fitted with minimal, if any, impact on the significance of the historic building.

Fig. 2

Fig. 3

Kitchen bay window, WLG3, WLG4, & WLG5

Survey
The kitchen is located to the rear of the house and the bay window cannot be seen by anyone except the occupants.

These functioning sash windows, which do not have the space for shutters, have external security bars *(Figs. 4*). The sash boxes are flush with the internal wall face, and have functioning radiators below the windows. Although possible to fit internal secondary glazing, there is limited space where the different planes meet. This would result in the internal secondary acoustic glazing projecting beyond the internal wall face; as well as the grille from a radiator being covered over. Although the slim thermal system produced by Storm could fit (if the pull handles are removed), the thin glass would not meet the acoustic criteria (requiring 8.8mm glass). Other systems have thicker frames and will not fit.

Proposal
The window reveals to the exterior, by contrast, are deep, which could easily accommodate secondary glazing between the existing glazing and the security bars. NB The security bars have been fitted at different distances from the existing glazing, and only 1 would require pushing out slightly. As a consequence, being located behind existing security bars, it is evident that locating secondary glazing externally will have far less impact on the building than fitting internally.

Fig. 4

Kitchen north casement: WLG6

Survey
This is a small 20th century outward opening casement window. This window cannot be seen by anyone except the residents. It is located on the side return elevation (north facing) on the rear elevation *(Fig. 5)*. The window itself is set back deep within the reveal. A security grille is fitted on the inside of the glass. (*Fig. 6*).

Proposal
Due to the window being is an obscured location with a very deep external reveal, it is proposed to replicate the existing window externally with 8.8mm acoustic glass.

The deep external reveal provides ample space for temporary secondary acoustic glazing to be fitted with minimal, if any, impact on the significance of the historic building.

Fig. 5

Fig. 6

Rear Room, bay window WLG7, WLG8, DG1

Survey
The bay window is located on the rear elevation set back from the main elevation and is covered by a balcony above. The glazing comprises of one pair of altered inward opening French doors, with fixed glazing either side. Internally there are modern shutters which cover the bay glazing (*Fig.7*). The windows and doors are set back deep within there reveals.

Proposal
The inward opening doors and existing shutters prevent acoustic secondary glazing from being fitted internally. It is proposed to fit outward opening secondary glazing and French doors to match the existing details.

Note: this approach, will be consistent with the other bay windows on the rear elevation.

Fig. 7

GROUND FLOOR

Study WG9

Survey
This window is on the front elevation and faces the railway. It is a tri-partite sash window with internal shutters, which are used daily. The side sashes are fixed shut. *Fig. 8* shows the internal view with shutters and surrounding modern joinery. The window is not original. The central sash window and shutters are to remain operational. *Fig. 9* shows the external view. A shallower external reveal can be seen here compared to the reveals of the rear windows.

Proposal
Due to the significance of the window contributing to the street scape it is proposed to install secondary glazing internally. To maintain the function of the internal shutters, a sliding secondary glazing system will be sensitively fixed to the inside of the window architrave. The sliding system will be divided to match the existing tri-partite sash window. The horizontally sliding system has been chosen so that it will not intrude into the room when open. A new architrave to match the existing will be planted over the existing to conceal the frame of the secondary glazing system. The depth of the gap between the secondary glazing system and the existing window will greatly improve the acoustic value of the secondary glazing for this highly exposed window and sound sensitive room.

Fig. 8

Fig. 9

Drawing Room fixed windows WG1 and WG2

Survey
These two matching arched south facing painted timber windows replaced a pair of crittall style windows installed after bomb damage. The windows are not openable. There is no external sill but there is a deep internal reveal *(Fig. 10 and 11).*

Proposal
Due to the recessed apron externally, it is proposed to install internal secondary glazing. The existing window has thin frame sections and thin glazing bars profiles. There is a need for the secondary glazing to be openable to be able to access the existing window for cleaning and maintenance. With the above points in mind, it is proposed to fit new secondary glazing across the front of the reveal to look like an architrave. The architrave will match the existing profiles found within the building.

Many different options have been explored for this location but it is felt that the proposed is the best from an acoustic, aesthetic and operational point of view.

Fig. 10

Fig. 11

Drawing Room bay window and French doors DG7, WG3 and WG4

Survey
The drawing room is situated to the rear of the property and the bay window is located on the rear elevation. The relatively modern French doors open inwards and are fitted with long throw hinges. The windows and doors have deep external reveals. There are internal timber shutters with no internal reveal (*Figs. 12).*

Proposal
Due to the less significant location of the windows on the rear facade, the inward opening French doors, internal shutters and the deep external reveals it is proposed to replicate the existing windows and doors in matching painted timber externally. The new French doors will open outwards. There is adequate depth within the reveal to do this without detriment.

Fig. 12

FIRST FLOOR

Master Bedroom sash windows W1.1 and W1.2

Survey
These two matching sash windows are modern and are positioned deep within their south facing reveal. The architrave around the window is modern and internally the windows have been covered with curtains and false blinds *(Fig 13)*.

Proposal
Following pre-application advice from LB Camden and Historic England, an internal secondary glazing solution is proposed. The proposal has been detailed to replicate the existing modern architrave. The internal projection will be hidden by the existing curtains.

Fig. 13

French doors W1.3

Survey
This is a pair of modern C20th French doors which open outwards, onto the bay (*Fig. 15)*. Internally there are concertina security shutters fitted on the inner face of the window architrave. There is, however, some space between the French doors (when closed) and the security shutter *(Fig. 14)*.

Proposal
External secondary glazing is not an option here due to the small reveals and outward opening French doors. The internal space between the security shutters and the existing French door only allows for a thinner sliding door secondary glazing system (that will not be able to house 8.8mm acoustic glass) that will aline with the existing French door geometries and allow ventilation while keeping the security shutters closed.

Fig.14

Fig. 15

French doors W1.4

Survey
This window is on the front elevation and faces the railway. It is a tri-partite sash window with no shutters. The side sashes are fixed shut. The window is not original. The detailing is much simpler that the ground floor study window *(Fig. 16)*.

Proposal
Due to the significance of the window contributing to the street scape it is proposed to install secondary glazing internally. To maintain the function of the internal shutters, a sliding secondary glazing system will be installed within the depth of the sill. The sliding system will be divided to match the existing tri-partite sash window. The horizontally sliding system has been chosen so that it will not intrude into the room when open. No joinery will be affected.

Fig. 16

6. Justification

The proposals are required to keep construction noise levels below the Environmental Health limit to enable the occupants to carry on living within their home without excessive disturbance.

The proposals are based on individual assessment of each window and the most appropriate solution has been put forward for each one following Pre-application advice from LB Camden and Historic England.

This approach has led to some internal and some external solutions to minimise the impact of the intervention. In all cases the proposed options are made on the basis of causing **least** harm in historic building terms, and in all cases, there is no loss of historic fabric.

All the proposals are not only reversible, but will be removed on completion of HS2's construction works that affect 28 Park Village East.

6.1 The National Planning Policy Framework (July 2018)

The NPPF states that the purpose of the planning system is to 'contribute to the achievement of sustainable development'.

The proposed scheme looks to achieve this by enabling the economic provision of the HS2 infrastructure to progress without impacting the social and environmental objectives of the NPPF by reducing the imposed noise levels down to a habitable level. Therefore complies with Paragraph 7 and point 196.

6.1 The Town and Country Planning (Listed Building and Conservation Areas) Act 1990

The proposals have paid special attention to preserve the character and appearance of the Grade II* listed building so that is does not affect its wider setting of the original Nash vision. The proposal looks to enable to continued use of the building as a dwelling through acoustic attention to mitigate the effects of the HS2 construction works on its users.