

# DESIGN & ACCESS STATEMENT

THE TOWER HOUSE  
12 PARK VILLAGE WEST  
LONDON  
NW1 4AE



## Introduction

This Design & Access Statement accompanies a resubmission of previously approved Planning and Listed Building Consents for alterations and extensions to the above property, application refs: 2015/7165/L and 2015/7005/P.

A supporting Heritage Statement is separately submitted.

## Proposals

The Tower House is a detached, single family dwelling with a coach house garage. The coach house is connected to the main volume of the parent building by a flat roofed link building. The property lies within Park Village West, a small crescent development designed by John Nash in the 1820's as part of his master plan for Regent's Park.

In recent years subsidence has been identified within the coach house and the linking building causing significant cracking. This subsidence is described in detail in engineering reports accompanying the application and requires underpinning to these structures to stabilise them and secure their long-term future. The requirement for underpinning and the associated excavation presented the opportunity to form a new single storey basement extension beneath the coach house, the linking building and the external terrace to the front of the link.

The basement extension provides additional habitable accommodation together with significant additions to plant room, storage and service areas while at the same time underpinning and properly supporting the vulnerable structure. The works include the provision of glazed lightwells to allow natural light and ventilation to the basement and improvements to the external steps and access from the front courtyard to the basement.

Other proposed alterations include minor alterations to the layout of the coach house and link accommodation and to the bathroom on the first floor of the main house and to the kitchen. A co-ordination and rationalisation of the previously hap-hazard heating, electrical and ventilation systems is also proposed.

## Scale and Appearance

The proposed new basement will give an increased floor area of approx. 116 sq. m (1248 sq. ft) to the property. All the additional space would be added below ground with no impact on the scale, massing or appearance of the existing building.

## Layout and Use

The new basement will house a gym, family room, media room, a staff rest area, a loo, utility storage space and a plant room. The housing of these rooms within new construction allows the original historic rooms in the main building to be retained for their original purposes and relieves pressure from current or future owners to adapt or repurpose them. All the new rooms provide informal or service orientated space within the home and are therefore in keeping with the original, supporting role of the coach house. The proposals are therefore subordinate to the main house and will not harm the significance of the Grade II\* building.

By relocating and rationalising plant, utility and storage areas within the new basement, space is freed up within the coach house and link to provide additional bedroom accommodation on the floors above.

The minor alterations to the kitchen and master bathroom layouts do not change the usage of these space or significantly alter their layout. The intention of the proposed design is to rationalise and better resolve these rooms in detail and within the broader plan form of the building.

## Landscape

The house sits within a sloping plot of land, the large rear garden falling away until it reaches an infilled section of the old Regents Park canal. The rear garden has linked, descending terraces with paved walks and features modern planted beds and mature trees. At the front steps rise up from pavement level to the main entrance with secondary access across the front courtyard to the link or down a set of stone and concrete steps to the basement.

The proposed basement lies beneath the coach house and the link and the existing front courtyard will be re-laid using the existing flagstones. As such the alterations will not impact on the external landscape. Further information on this aspect of the application are contained within the aboricultural report and the Basement Impact Assessment.

## Access

There is currently no level access to the ground floor of the building which is comprised of five separate levels. The original Nash design makes a feature of a raised entrance with steps up to the front door and there are also steps between the pavement and the link entrance. Given the listed status of the property and the range of internal levels it is impossible to provide level access from the street.

Alterations are proposed to the external steps that lead down to the basement, some of which are formed in concrete and vary significantly in riser height. These will be reformed in solid York stone to provide an improvement to access and to provide a more appropriate material .