



10 Park Village West

Design and Access Statement

For Mr and Mrs Wingate

April 2019

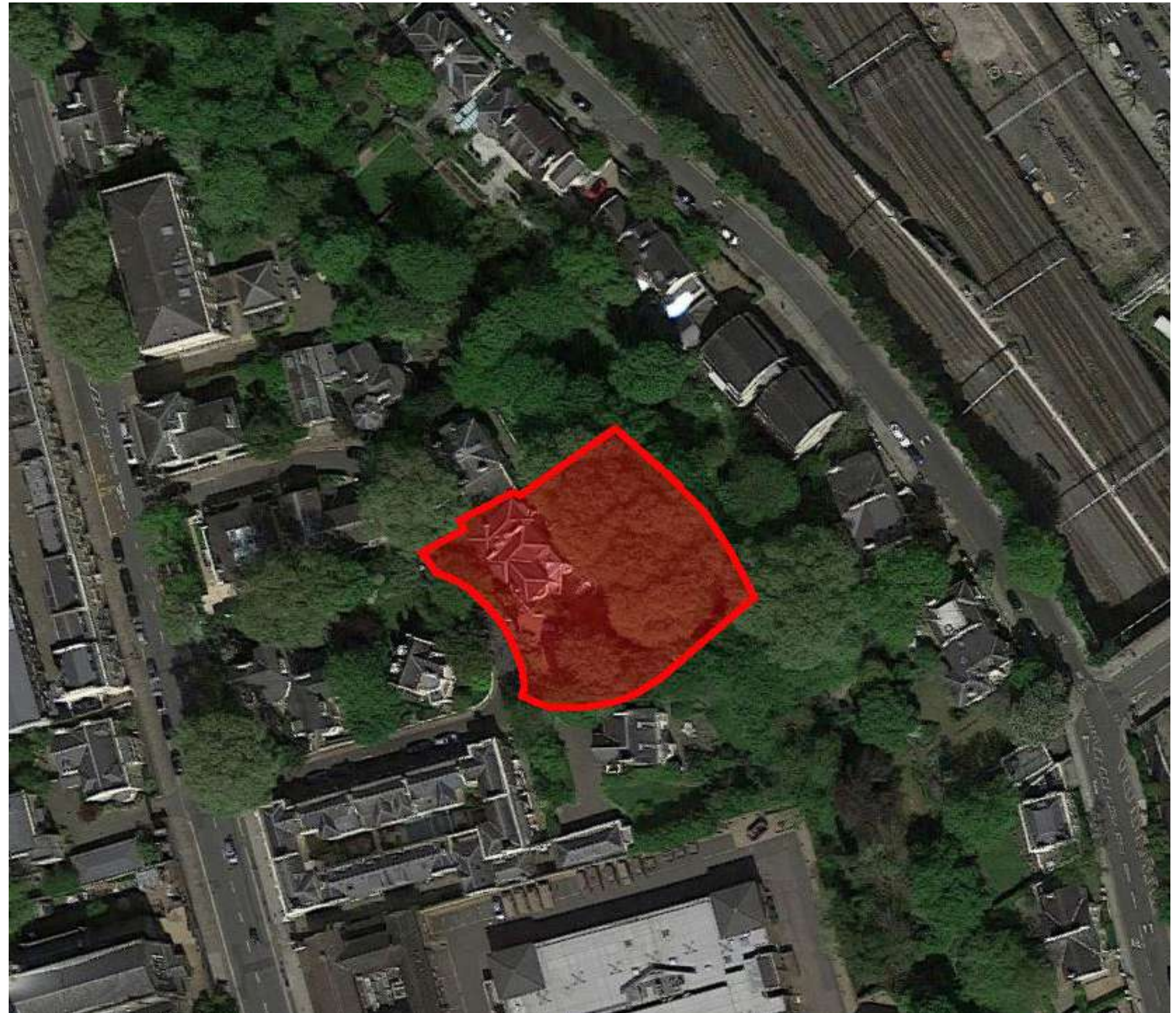
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1.0 Introduction

1.1 Overview

- 1.1.1 This design statement has been prepared by Belsize Architects Ltd on behalf of the applicants to support a full planning and listed building application for the introduction of a full height lift to the side of 10 Park Village West, NW1 4AE in the London Borough of Camden.
- 1.1.2 This Design and Access Statement should be read in conjunction with the accompanying Planning Application Drawings and a Heritage Statement prepared by Spurstone Heritage Ltd in support of this application. All figures and illustrations within the document are provided for illustrative purposes only unless otherwise noted.
- 1.1.3 This document explains how the Proposed Development has been carefully designed with input from the London Borough of Camden in pre application discussions and consultation with Historic England.
- 1.1.4 An application was made and subsequently withdrawn in Spring 2018 that proposed a full height lift and other internal re-arrangements within the building. The feedback from this has been taken into account in the proposal as described in this document.
- 1.1.5 Section 2.0 outlines the site extents, site evaluation, historical development of the site and the contextual analysis of the surrounding urban environment. Section 3.0 and 4.0 deal with design and accessibility issues.



Aerial Photo - 10 Park Village West. Courtesy Google

1.2 Client and Professional Team

- 1.2.1

Applicant

Architect

Heritage

Mr & Mrs Wingate

Belsize Architects Ltd

Spurstone Heritage Ltd
- 1.2.2

The applicants are the owners and residents of the property and would like to determine a lift in the size and position as shown is acceptable. The lift is required to serve the current owners in their later years.
- 1.2.3

Belsize Architects have extensive experience having worked on Listed Building restorations for over 20 years. With particular expertise in Nash terraces, Belsize Architects have successfully restored and made considered alterations at 5 Park Village West. In close proximity the practice has also worked on properties in Hanover Terrace, Kent Terrace and Gloucester Gate.
- 1.2.4

Spurstone Heritage Ltd provides independent expert advice on all aspects of the historic built environment, with specific experience of a numerous projects within LB Camden.

1.3 Statement of Special Case

- 1.3.1

The applicants have made a Statement of Special Case that sets out the unique circumstances that make the insertion of a lift into this building a necessity.
- 1.3.2

We acquired 10 Park Village West in 1976. It has been our London home for 43 years. During that period, we have invested in numerous improvements, including replacing a dilapidated balcony with a conservatory. The house has also been adapted on more than one occasion as our children grew up and, eventually, left home.

I am 78 and my wife is 75. At the moment we are still mobile, but we have both had experiences of being dependent on crutches as a result of accidents, which taught us that stairs are impossible under those circumstances. Being realistic, we must assume that age will take its toll and have decided to invest in a lift as a necessary condition of continuing to live in the house indefinitely. If consent for a lift were not to be granted, we should be forced to sell it without delay but with enormously painful regret, as so much of our lives is tied up with 10 Park Village West.

Roger Wingate



Image of Park Village West looking towards Number 10

2.0 Site and Context Appraisal

2.1 Site Location

- 2.1.1 The Site is located at 10 Park Village West, Regents Park, London NW1 4AE, and is a Grade II* Listed Villa designed by John Nash and built between 1832-1837. The site is located within the Regents Park Conservation Area.
- 2.1.2 Regent's Park Conservation Area is bounded by Primrose Hill Conservation Area to the north and the Westminster Regent's Park Conservation Area to the west.

2.2 Site Context

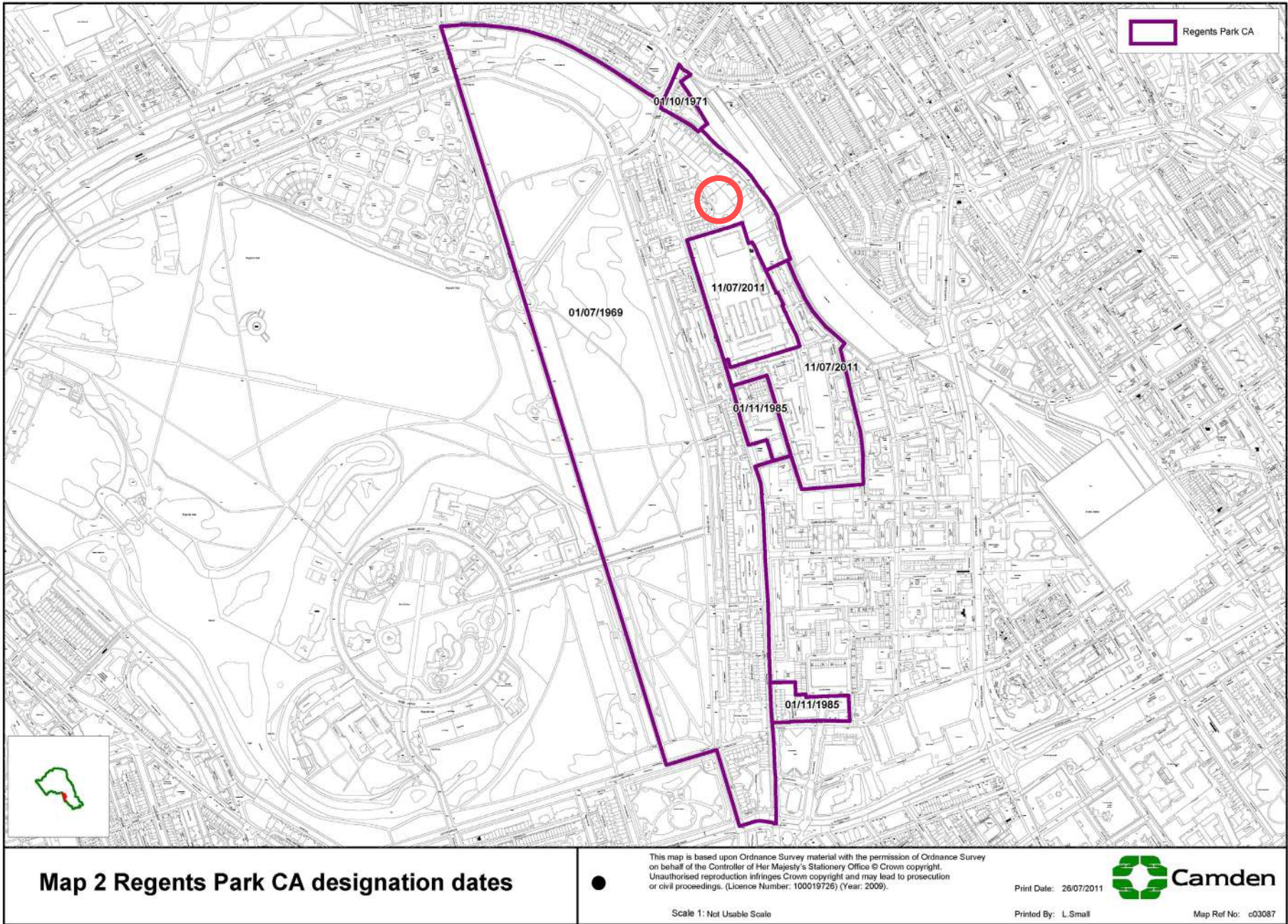
- 2.2.1 The site is in close proximity to Regents Park and sits to the east of Albany Street. Regents Park is a Grade I Registered Historic Park.
- 2.2.2 Park Village West lies within a triangle formed by Albany Street, the Regents canal and the former Barracks. The picturesque 16 Villas in Park Village West are arranged around an irregular horse shoe that leaves and re-enters Albany Street.
- 2.2.3 The Park Village West development along with what remains of Park Village East are an example of Nash's romantic village scenes with trees, charming arrangements and fanciful detailing.
- 2.2.4 10 Park Village West is listed as part of a group listing with its neighbours Nos. 1-8, 12-14 and 17-19 Park Village West and the attached railings to each of these buildings.

2.3 Property Description

- 2.3.1 The property is a conventional Villa design in stucco. The building consists of 2 storeys and a semi-basement.
- 2.3.2 The Historic England Listing Description describes the property as;

No.10: c1834-7 by Nash office for HC Cholmondeley. Slated hipped roof with projecting eaves. Villa with asymmetrical front facade. 2 storeys and semi-basement. 3 windows. Prostyle portico with panelled door and fanlight. To right, a chimney-stack rising from ground floor level. Architraved, recessed sashes. Right and left returns with canted bay windows; 2-storey canted bay window at rear. SUBSIDIARY FEATURES: attached cast-iron railings on sleeper wall with gate piers.

- 2.3.3 For over 40 years the house has been occupied by the current residents and used as a family dwelling.
- 2.3.4 A full and detailed description of the historic development of the house is available in the Heritage Impact Assessment which accompanies this report.



Site Map - Regents Park Conservation Area

2.4 Site Photographs

2.4.1 Photographs of the site and surrounding context are shown on the left and the following pages.



Site Photo - Conservatory from the Rear Garden



Site Photo - Front Elevation from the Street



Site Photo - Side of Property Showing Proposed Lift Location



Site Photo - View of the Property from the Street



Site Photo - View of 11 Park Village West



Site Photo - Street elevation showing proposed lift location



Site Photo - A view from outside 11 Park Village West looking towards the side elevation of number 10



Site Photo - Front entrance steps



Aerial Photo - View from the east. Courtesy Bing



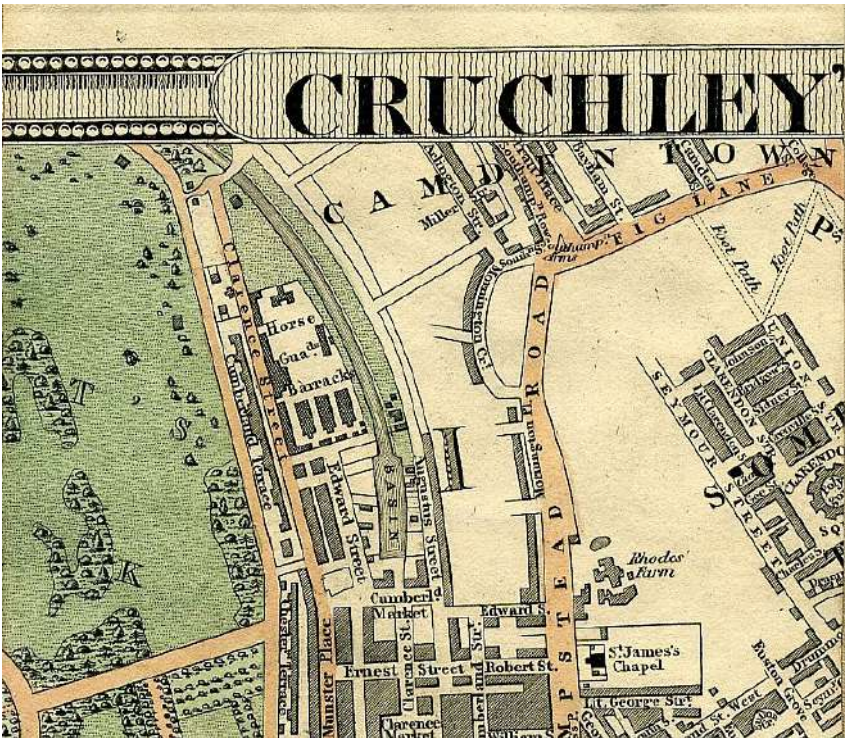
Aerial Photo - View from the north Courtesy Bing

2.5 Site History

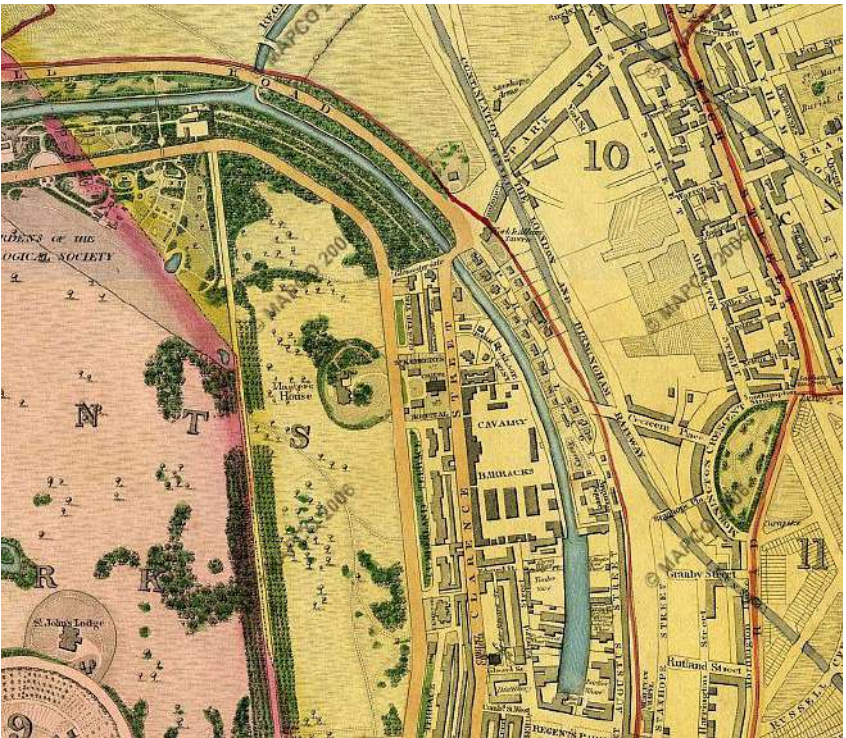
2.5.1 The following text is extracted from the London Borough of Camden Regent's Park Conservation Area Appraisal and Management Strategy;

The Park Villages are a distinct and distinctive part of Nash's wider scheme for Regent's Park. They are clearly of different form and layout from the other areas of the Park. Individually composed of a mix of villas, paired houses, and groups of smaller terraced houses, their design ranges from 'Italianate' to gothic. The buildings are unified by the setting, a picturesque landscape which largely survives. The balance of building to landscape is often visible in views between buildings and across intriguing sight lines and is a fundamental element in the special character of the Park Villages.

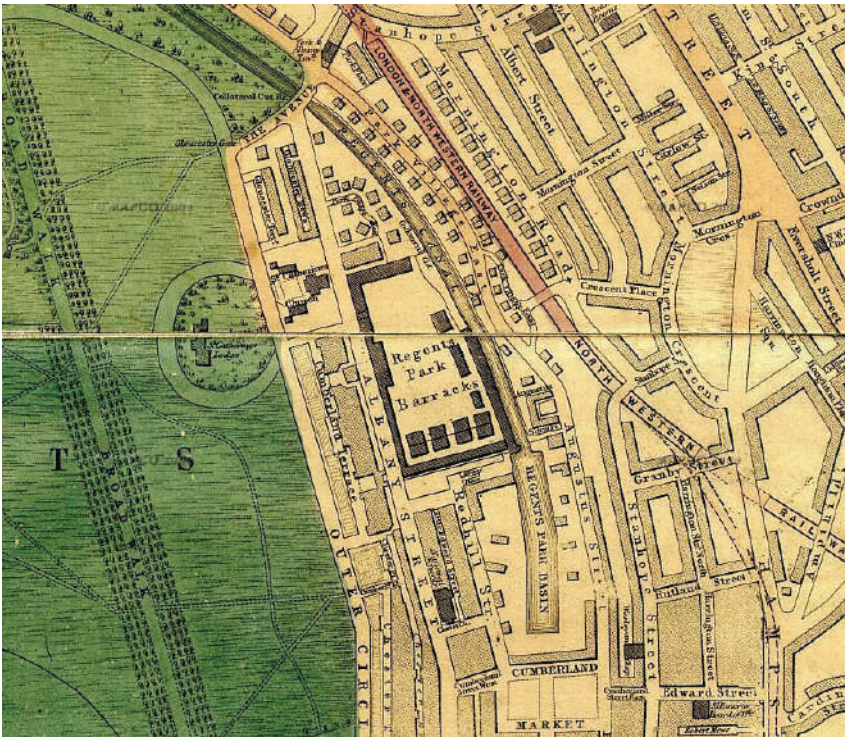
Park Village West forms a loop off the east side of Albany Street. Here the houses by Nash and Pennethorne are arranged individualistically, they are inventive and 'Italianate'. The corner house at number 12 has a distinctive corner entrance and a side view of the pediment to the studio behind. The canal formerly ran at the rear of the properties forming the boundary between Park Villages West and East.



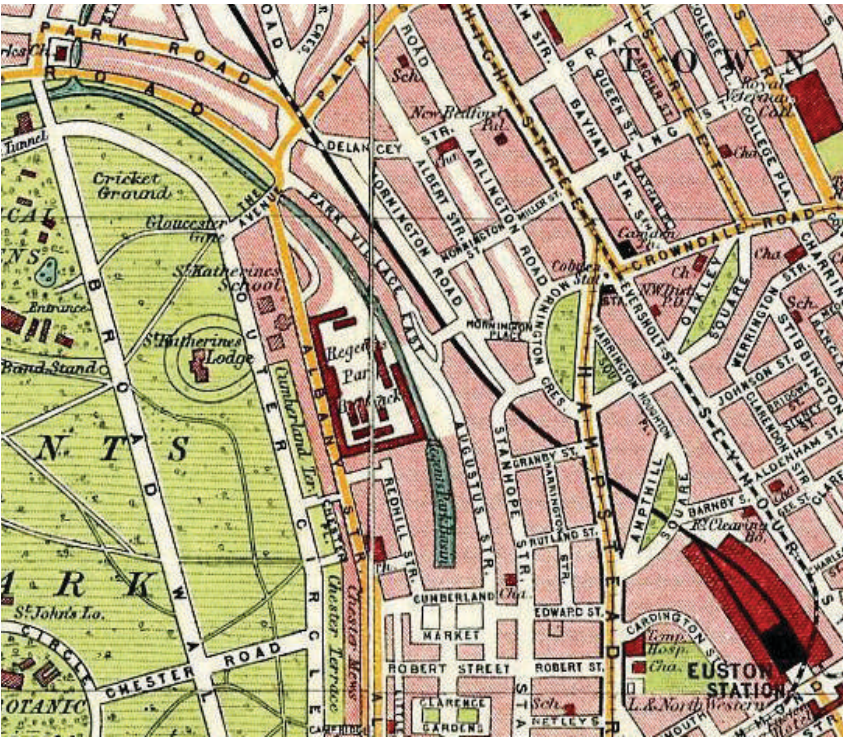
Historic Site Map - 1827



Historic Site Map - 1834



Historic Site Map - 1868



Historic Site Map - 1908

2.6 Planning Context

2.6.1 There has been a specific application made for the introduction of a passenger lift to 10 Park Village West in April 2018 which was subsequently withdrawn.

2.6.2 2018/1718/LBC
FINAL DECISION: Withdrawn Decision
Erection of full height internal lift which serves all levels of the house along with associated external and internal alterations.
Internal reconfiguration of partitions and the installation of new sanitary ware to bathrooms and kitchen units / fittings to kitchen (refer to associated PP ref: 2018 2018/1258/P)

2018/1258/P
FINAL DECISION: Withdrawn Decision
The erection of a roof level lift overrun to facilitate a proposed internal lift to serve basement to first floor (Refer to associated LB consent ref: 2018/1718/LBC)

2.6.3 The application was subsequently withdrawn as a result of an absence of support from Historic England as per their recommendation within their letter dated 8th May 2018 Ref: L00862391.

2.7 Policy Context

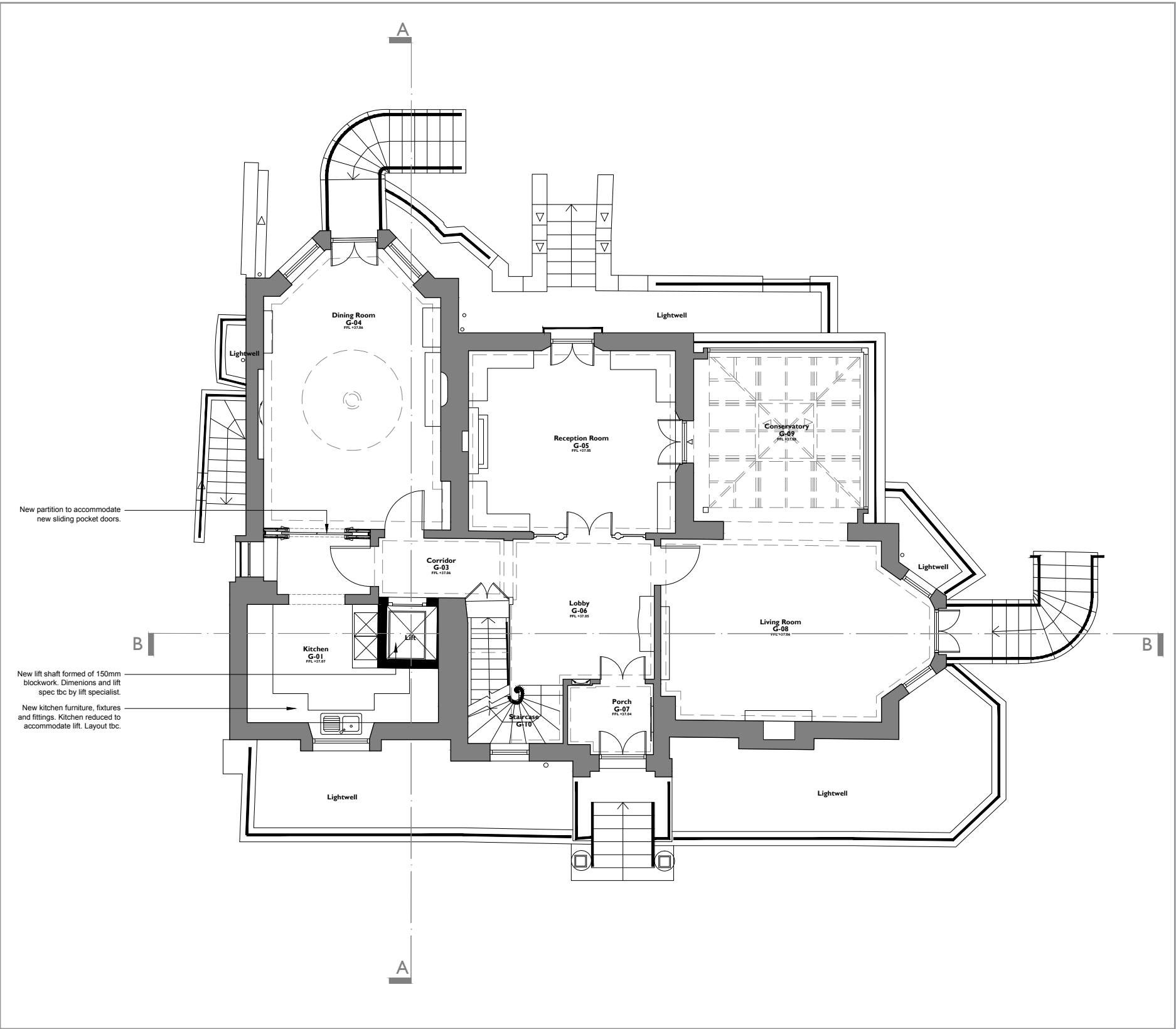
2.7.1 Relevant policy and guidance has been taken into consideration when developing these proposals.

2.7.2 The National Planning Policy Framework states in Paragraph 193 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation'.

2.7.3 Paragraph 196 states 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.

2.7.4 Historic England publication 'Easy Access to Historic Buildings' states 'Passenger and platform lifts are best located in the less-sensitive parts of historic buildings, for example secondary staircases and light wells or in areas that have already been disturbed or altered'. It goes on to say 'certain passenger lifts and most platform lifts avoid the need for expensive and space-consuming overruns and lifts pits'.

2.7.5 The publication also states 'by undertaking a careful process of research, brief-taking, consultation and creative exploration of alternatives, good quality solutions that add a new layer of history to our historic buildings are usually possible'.

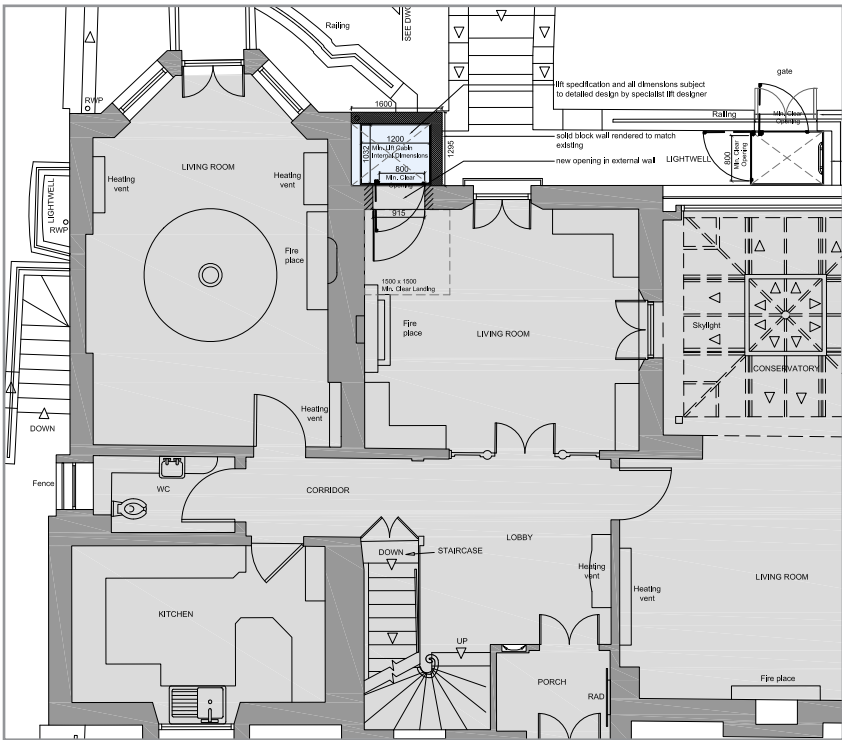


Architectural Drawings of the Ground Floor for the Application 2018/1718/LBC & 2018/1258/P. Courtesy of Purcell

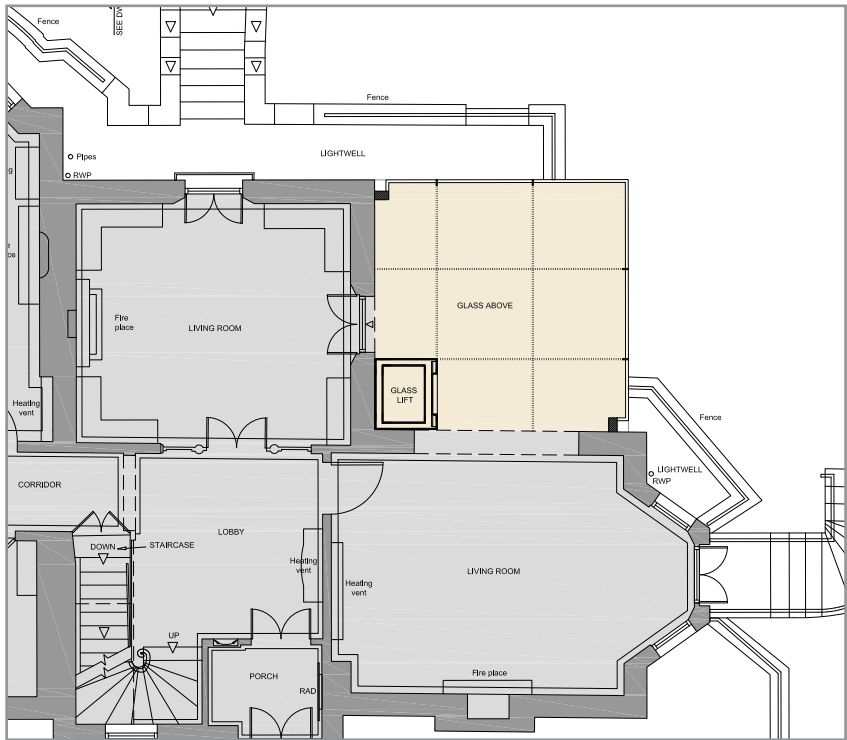
3.0 Design Principles & Evolution

3.1 Design Development

- 3.1.1 In developing this proposal other locations were considered and rejected leading us to what we believe is the optimal location and design.
- 3.1.2 A lift internal to the historic demise line was considered too disruptive to the buildings plan form and would result in significant loss of fabric.
- 3.1.3 A lift as part of a new conservatory was considered and rejected as it required redesign and remodelling of large parts of ground and lower ground floor and leaves a lift in a less than ideal position for circulation.
- 3.1.4 A lift on the rear (Garden) elevation was considered and taken to pre-app. This option was rejected due to discussions with Historic England at pre-application stage.



Design Development Sketch Plan - Lift On North Elevation with Ramp



Design Development Sketch Plan - Lift Within New Conservatory



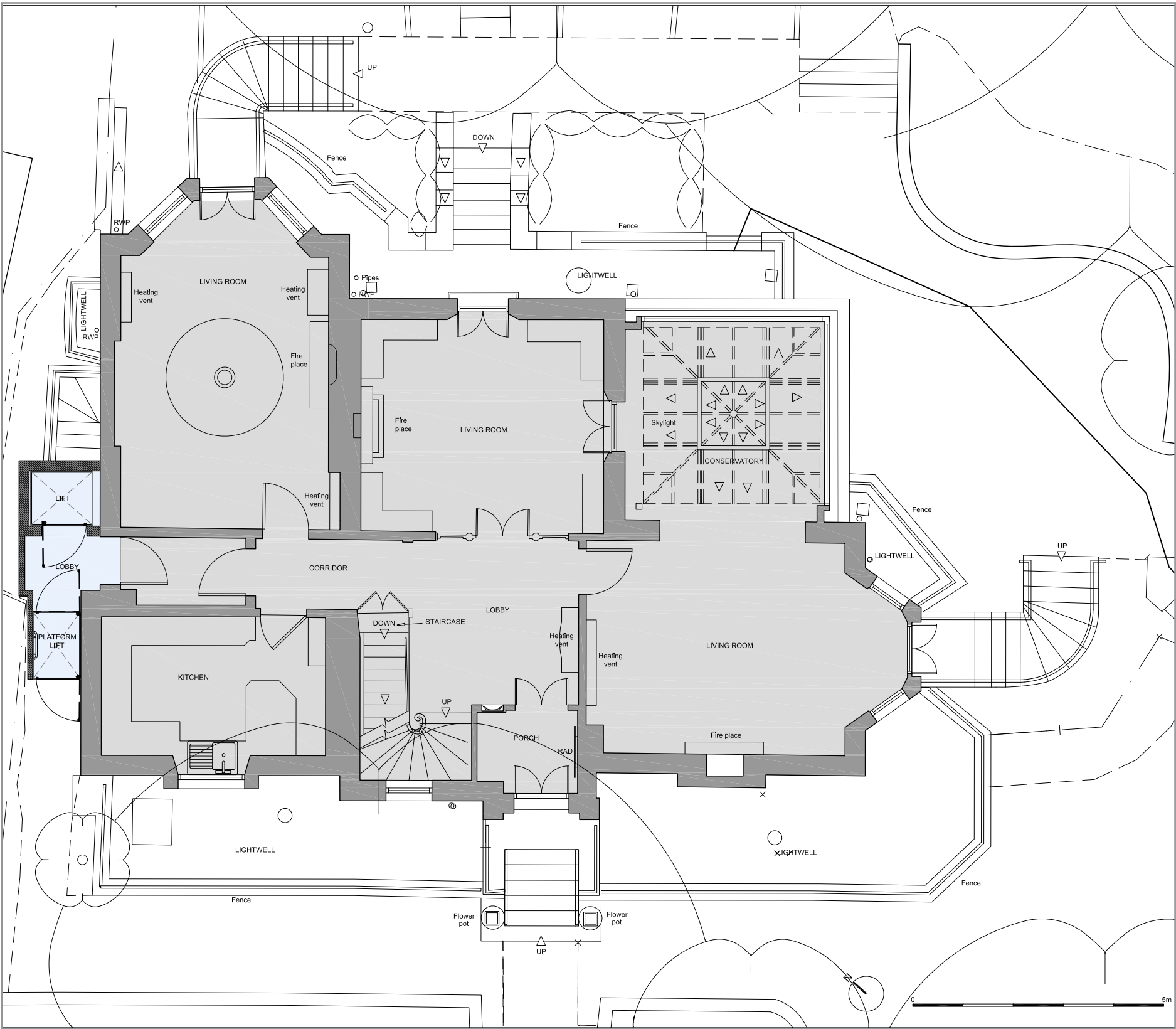
Design Development 3D - Lift Within New Conservatory

3.2 Pre-Application Advice and Consultation

- 3.2.1 Pre-Planning Application advice was sought from the London Borough of Camden on the 31st October 2018 and from Historic England on the 29th November 2018.
- 3.2.2 Initially the application was made on the basis of the lift enclosure added to the rear (Garden) elevation. The proposal sought to locate a lift in the rear lightwell in the recess created by the addition of two rooms to the north next to the projected full height window bay.
- 3.2.3 The issues and implications were discussed in detail and can be summarised as follows:
- there was reasonable sympathy to the motive for installing a lift, in accordance with HE's policy on improving access to historic buildings
 - the proposal could not be supported due to the effect on the garden elevation and the symmetry of the window bay
 - there was also concern raised on the impact on the interiors, especially the study on the ground floor
 - the north elevation option was discussed, at all levels inside and out. Disruption to the interior was less concerning because it was restricted to basement and bathrooms. It was advised and agreed that this option should be explored in full
- 3.2.4 As a result of initial discussions an updated option was provided that set out a proposal for the north elevation. Formal feedback was received on this option from both the London Borough of Camden and Historic England and is included within the Spurstone Heritage Ltd Heritage Statement Appendix D & Appendix E.
- 3.2.5 The meetings with and feedback from the London Borough of Camden and Historic England has resulted in the scheme contained within this application.

3.3 Key Design Rationale

- 3.3.1 The following were key design rationales that were employed during the evolution of the design:
- allow a suitable disabled lift with sensible and practical approach routes and circulation on all levels.
 - any addition to be located outside of the historic plan form such that it appears sympathetic and subservient to the existing building.
 - appearance of the addition to be in keeping of historic fabric.
 - locate and design the proposals such that any harmful 'knock on' effects are avoided



Architectural Drawings of the Ground Floor Pre App Update

4.0 The Proposals

4.1 Overview of the Proposals

4.1.1 The Proposals seek to build a new lift shaft containing a platform lift serving 3 storeys, ground floor side entrance lobby, associated external platform lift, partial re paving of the external areas, a conservation rooflight added above the first floor bathroom and minor internal rearrangements.

4.1.2 The Proposals take their cue from number 11 Park Village West that has a stucco rendered extension set back from the front elevation that forms its entrance. It is traditionally detailed with a deep cornice and has windows. Number 11 also has examples of dropped sill juliette windows on the front elevation.

4.1.3 Front (Street Elevation);
The new lift shaft is proposed on the north elevation and, although set back from the front elevation and heavily screened by vegetation, is visible from certain parts of the street.

The lobby is accessed via a traditional timber french door replicating adjacent number 11.

There is a traditional timber sash window first floor replicating existing adjacent.

4.1.4 Side (North Elevation);
The new lift shaft is proposed on the north elevation. The solid shaft enclosure is proposed to be rendered externally in stucco to match the existing building with all proposed works to be as per the Crown Estates specification.

The two windows that are affected by the addition of the lift are to be re-used in the same position on the outside of the enclosure.

4.1.5 Rear (Garden Elevation);
The new lift shaft is proposed on the north elevation and, although set back from the rear elevation, is visible from certain parts of the garden.

There are traditional timber sash windows at ground floor and first floor replicating existing adjacent.

4.1.6 Rear (South Elevation);
None of the proposed alterations taking place are visible from this elevation.

4.1.7 Lower Ground Floor;
The proposal requires for the side lightwell stairs to be amended to allow for the new lift shaft. The remaining section of stair is proposed to be left open.

The lift shaft will require the storage area to be amended.

The bathroom and adjacent cupboards will need to be rearranged to allow a lobby and space for the lift oil tank and machinery within a joinery unit.

4.1.8 Ground Floor;
The proposal requires some external areas to be repaved to allow a level access route from the car parking space.

A discreet platform lift is also proposed adjacent to the lift lobby to allow step free access from the street and entrance driveway.

The WC is to be amended as a corridor area with joinery.

An enlargement of an existing opening in the building fabric connects the newly formed lobby with this corridor.

4.1.9 First Floor;
The proposal requires some minor amendments to the bathroom.

An enlargement of an existing opening in the building fabric connects the lift with the bathroom.

An enlargement of the existing opening to the bathroom including a replacement of the existing door with a new door to match

existing.

4.1.10 Roof;
The proposal allows the lift to finish below the cornice line of the building.

A conservation skylight is proposed to add light into the bathroom.

4.2 Accessibility; Approach and Circulation

4.2.1 The car parking area is located on the south side of the plot adjacent to the road.

4.2.2 The re paving of the external area provides safe and convenient step free access to the platform lift and the building beyond.

4.2.3 Internal circulation will be as much as possible as per existing arrangements.

4.2.4 The lift and associated arrangements will be developed to ensure compliance with building regulations and code where this is possible due to Planning considerations.



Proposed Elevation

4.3 Detailed Design

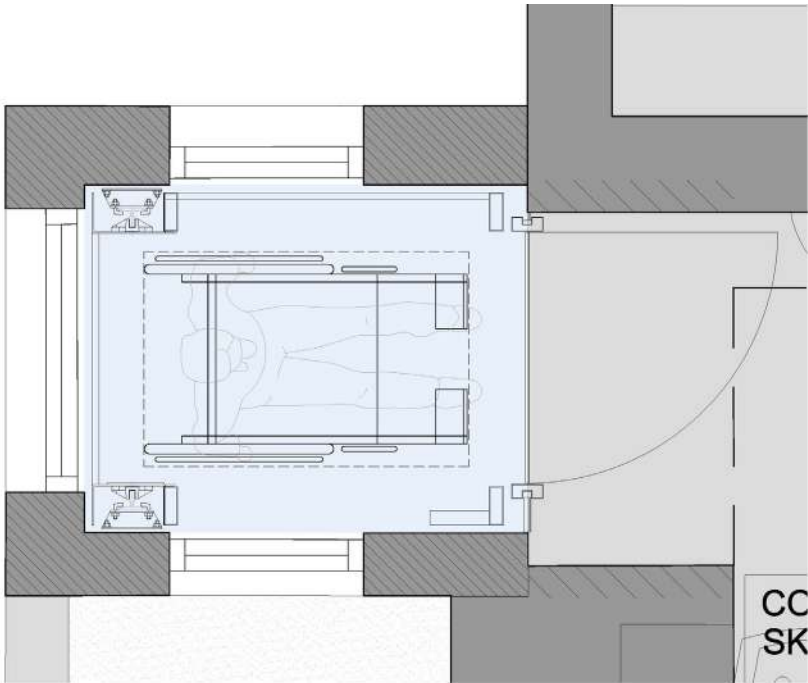
- 4.3.1 The proposals are designed to be reticent and in keeping with what one would expect to see from a building of this age. All detailing and materiality is to be to match existing with the Crown Estate Specification offering guidelines.
- 4.3.2 The volume proposes several windows which were carefully considered in order to maintain a balance of solid to void but still allow sufficient light into the new areas.
- 4.3.3 Consideration has been given to the impact that might be felt at night. The lift will have to be suitably lit and we will limit excessive light spilling out through the windows.
- 4.3.4 As highlighted in the Pre App feedback from the Conservation Officer, we have taken our cues from the two storey side porch extension on No. 11 and seek to replicate its projected moulding cornice and dentil blocks.
- 4.3.5 No. 11 also provides a precedent of the French doors which we are proposing will provide access to the newly formed lobby.
- 4.3.6 The current arrangement with the ground floor lobby puts the lift in its best location for all three floors. If we were to propose a lift that served in essence 4 levels and allowed direct access from street level (if it was technically possible) the lift would have to be repositioned in the area currently shown as the lobby. This would create issues at first floor where it would need to break through the much thicker wall that houses plumbing for the toilet/bidet and chimney flue.
- 4.3.7 All new roofs are designed to be flat roof systems with parapets capped in lead. All new drainage to be concealed within new construction.

4.4 Lift Technical Design & Detail

- 4.4.1 The proposals provide a space efficient safe and reliable lift serving three levels. It is a light and minimalistic installation using high quality components chosen for low noise and smooth and gentle operation.
- 4.4.2 Subject to cost and access for drilling the proposed solution is to provide a single hydraulic ram within a borehole below the cabin. This arrangement is very space efficient both in plan and headroom and imposes minimum loads into the building. The simplicity of the actuation provides the highest level of safety and reliability with low future maintenance cost and disruption.
- 4.4.3 The design team and the client understand that the lift speed is likely to be limited as a result of the limited headroom available in providing the smallest lift shaft as possible. A slower proposal is

simpler, greener and less impactful than a faster version. In short a faster version would increase the size of the lift shaft in plan and height.

- 4.4.4 The cabin size shall accommodate a wheelchair and attendant. The lift shall be designed to maximise the available space the cabin. The lift can be designed to operate without cabin doors. The landing doors are on adjacent sides and are proposed as a frameless glass system.



Lift Plan



No. 11 Park Village West - Two Storey Side Porch Extension



No. 11 Park Village West - Raised Ground Floor French Windows

4.4 3D Visualisation

4.4.1 View from the Street



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