

DESIGN + ACCESS STATEMENT.

2 Park Village East, NW1 7PX



View of property from road

1. SITE ASSESSMENT:

2 Park Village East is a Grade 2* Listed property on a wedge-shaped plot in the Regents Park Conservation Area. The building is on the corner of Park Village East and Gloucester Gate Bridge. The supporting Heritage Statement provides additional information relating to the property.

The property is enclosed by a combination of walls and wrought iron railings. The plot contains a number of mature trees of varying condition. The garden surrounding the house is arranged on 2 principal levels and is either paved or laid to lawn. The area of land beyond the parking area contains a shed and trees leading up the boundary to Gloucester Gate Bridge.

Vehicular access to the property is via a pair of timber gates that lead onto an area covered in modern granite sets. There is on plot parking for two vehicles.

Planning History:

A planning application was submitted in 2021 (2021/5053), on the advice of the planning officer the application was withdrawn. Following the planning application, the design was developed with a significantly reduced scope of work. A pre-application submission (2022/2298/NEW) was made. The proposals were generally supported.

2. PROPOSAL:

This application seeks approval for the following works:

- a) Replace timber gates to the boundary on a like for like basis.
- b) Replacement of granite setts with free-draining gravel to the parking area.
- c) Removal of 5 trees (one of which is dead).
- d) New hard and soft landscaping works including construction of new patio areas and retaining walls.

3. DESIGN:

a) Replace timber gates.

Vehicular access to the property is via set of asymmetric timber gates. Due to the property's location on a busy road the gates are automated to allow for swift and safe entry. The existing gates have been used for a number of years and have undergone various repairs over recent years. The gates will be replaced with a pair of like-for like hardwood, frame ledged and braced gates. The gates will be painted RAL 9005 (jet black). The dimensions of the new gates will be identical to the existing pair. All ironmongery will match the existing gates.



Images of existing gates

b) Replacement of surface to parking area.

The existing parking surface is finished in granite setts. The setts are not believed to be original. On wet or icy days, the finish is particularly slippery and dangerous. This application seeks to remove the setts and lay a geo-grid filled and covered with 20mm diameter Cotswold chippings. The gravel surface will be free draining and not increase the likelihood of flooding on site or elsewhere. To reduce the risk of chippings migrating onto the public footpath a modest rumble strip will be installed on the inside of the entrance gates. Images of the proposed materials shown within the 'schedule of materials' document.



Granite setts to parking area.

c) Removal of 5 trees.

To the West of the site are a large number of mature trees of varying quality. Many of the trees are self-seeded. The trees create a significant amount of shade on the rest of the garden.

An arboriculturist has been employed to assess the quality of the trees and consider the benefit they offer the site and wider environment. Based on the results of the survey and the Applicant's wish to remove as few trees as possible it is proposed to remove a total of 5 trees, one of which (T10) is dead. None of the trees that will be removed contribute to the setting of either the Listed property or wider Conservation Area.

Although 5 trees will be removed from the site the trees in question are of a low quality and do not contribute to the wider bio-diversity of the site. The removal of the trees will allow for the healthier trees receive more daylight without having to compete so fiercely for nutrients in the soil.



View from road showing mature trees within the site.

d). New hard and soft landscaping works including construction of new patio areas and retaining walls.

2 Park Village East is one of the few properties in the road that has not benefited from a new landscape design in recent years. The existing layout does not compliment the property, many of the retaining walls are now failing due to the proximity of mature trees on the site.

The Applicants want to make a number of sensitive enhancements to the hard landscaping to allow the potential of the garden to be exploited in a manner that is sympathetic to the Grade 2* Listed property.



Proposed site layout.

Hard Landscaping:

The amount of external paving to the south of the house is very limited. To allow the Applicants space for a garden table and additional furniture this application seeks approval to extend the amount of paving. Due to the levels of the site a new retaining wall will be created forward to the existing (failing) retaining walls. To ensure that the location of the existing walls is not removed completely they will remain in-situ and the new walls will be built in front of them. The new retaining walls will be finished with painted render (Dulux Trade Weathershield Masonry Gloss Regents Park Cream). The extended areas of paving will use reclaimed Yorkstone.

To allow the Applicants to navigate their new garden design with it's extended planting beds a 'no-dig' path will be constructed. The path will be finished with free draining gravel.

Soft Landscaping:

The Applicant is a perfumer and has a passion for scents. In addition to the hard landscaping works a new soft landscaping scheme will be implemented. The amount of grass will be reduced significantly and replaced with well stocked planting beds. The planting will be carefully selected using native species to offer a variety of textures, scents, and colours. The new planting will encourage bio-diversity on the site attracting a variety of birds and bees.

The area around the existing garden shed will be left 'wild' to ensure there remains an area undisturbed for small mammals such as hedgehogs. A number of bat boxes will be attached to trees at high level.

A new scheme of both hard and soft landscaping using native species is proposed. The existing retaining walls will be left intact and 'built in front of' as necessary.

5. ACCESS:

There will be no change to pedestrian or vehicular access to the property. The existing painted hardwood vehicular gates will be replaced on a like for like basis.

6. SUMMARY

- The comments raised at 'pre-application stage' have been considered and have informed the submission.
 - The proposals are of a reduced scale to the original submission.
 - The contentious work relating to the boundary wall has been omitted.
 - The car port and greenhouse has been omitted.
 - The existing terrace levels have been retained
 - The amount of 'structural landscaping' has been reduced.
 - The extent of planting has been increased; the amount of paving reduced.
 - The pond has been omitted.
 - No neighbouring properties will be affected by the work.
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