

**Report in connection with the revised proposals to 35 Queens Grove****1. Introduction**

- 1.1 35 Queens Grove is a grade II listed property located within the St John's Wood Conservation Area. The property is currently vacant and in a poor state of repair requiring full refurbishment to reinstate it back into the family home it was intended to be.
- 1.2 This application focuses on increasing the size of the existing extension rather than attempting to divide principal spaces within the parent building in order to meet the client requirements. The areas of development are focused in secondary spaces within the property, for example, the basement and existing side extension, leaving principal areas of architectural and historical features undisturbed. Following our original inspection of 35 Queens Grove with the Planning and Conservation Officers on Tuesday, 17 August 2010, we have noted the importance of symmetry among the properties and applied this within our revised proposal.

**2. Revised proposals**

- 2.1 The revised proposal aims to provide the extra space to house a suitably sized ensuite to the first floor as well as an extra guest bathroom. Essentially, the proposal includes the demolition of the existing side extension to be rebuilt in such a way that would compliment the main space within the parent building. This new side extension will extend forwards to meet the front elevation of the parent building on the ground floor. The first and second floors will extend forwards by approximately 2m. To the rear, the ground and first floors will extend to meet the rear elevation of the parent building with the second floor stepped back. These proposals aim to match the side addition to No 34 Queens Grove as much as possible to create symmetry amongst these two properties. (Please refer to drawings).

**3. Variation amongst surrounding properties**

Please refer to attached photo schedule.

- 3.1 Photographs 1 and 2 of the photo schedule show the differences in the existing side extensions at No 34 and 35 Queens Grove. The side extension at No 34 Queens Grove illustrates the style and design that this revised proposal hopes to achieve. Being situated on a corner plot, No 34 was able to create a side extension with an increased width compared to that which is proposed for No 35. The scale of the two side additions therefore differs slightly.
- 3.2 The surrounding properties vary in the alterations undertaken to the side additions, differing in construction methods and design. Photograph No 5 demonstrates a side extension and mansard roof at No 36 Queens Grove. We believe the side addition to No 34 Queens Grove is rather more sympathetic to the existing building and those surrounding it.



## **35 Queens Grove, London NW8**

Chartered Surveyors • Property Consultants

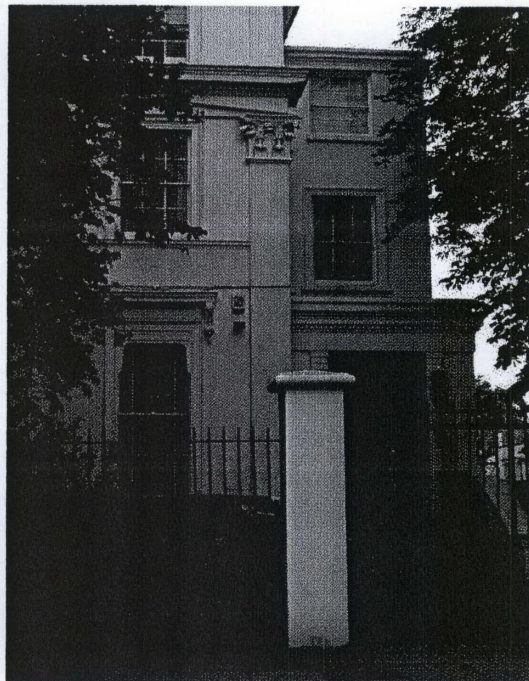
- 3.3 Photograph 6 shows No 39 and No. 40 Queens Grove, both of which are situated opposite No 35. As can be seen from the photographs the properties differ in their period of construction. The design and style of these properties is therefore less relevant than No 34 when considering the side extension to No 35 Queens Grove.
- 3.4 To the rear of Nos. 34, 35 and 36 Queens Grove, variations are apparent in the side additions level of protrusion from the parent building. With reference to photograph No 12, No 34 Queens Grove visibly steps back further than the main building. Our proposal would bring the side addition to meet the rear elevation of the parent building, similar to that of No 35.

### **4.0 Conclusion**

- 4.1 In conclusion, following advice from the Conservation Officer during the previous inspection we have altered the proposals to provide a layout which we believe would be more favourable than the previous application. With the property's location and size taken into consideration and the client's requirement to reinstate the property back into a family home, we believe that a master en-suite is a requirement of this scheme. The proposed side extension could provide this in such a way sympathetic of the existing building and those immediately surrounding it.
- 4.2 The works to the side addition at No 34 Queens Grove appear to be the most relevant when considering the size, style and design of the revised proposals. This is not only due to the two properties proximity, but also the fact that the properties in the surrounding areas vary in period and style to that of No 35 Queens Grove.



1. Front elevation of No.35 Queens Grove



2. Front Elevation of No.34 Queens Grove,  
note side extension taken to the  
underside of the eaves

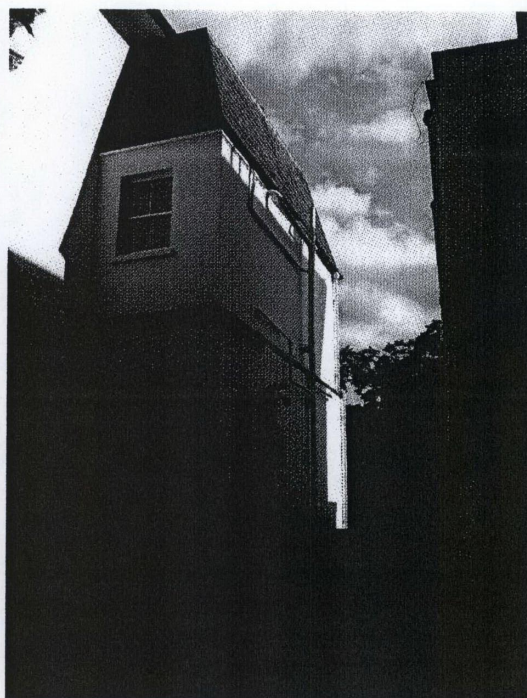


3. Front Elevation of No. 34 & 35 Queens Grove, note extension pushing ground floor  
forwards at No. 34





4. Existing side addition to No. 35 Queens Grove

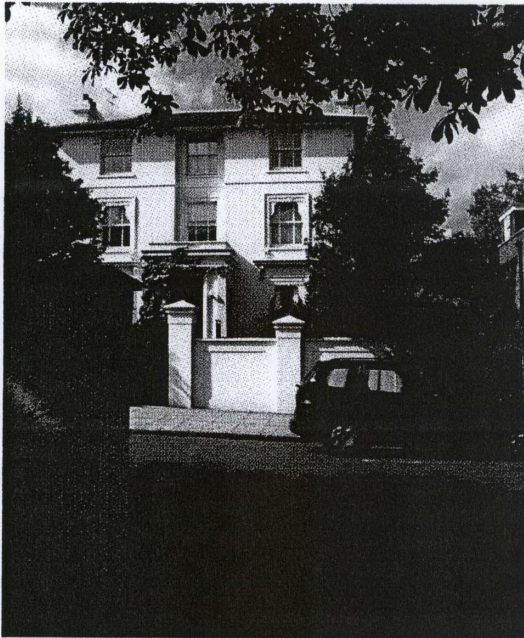


5. Extension to No. 36 Queens Grove, note the differing construction methods to that of the extension at No.34

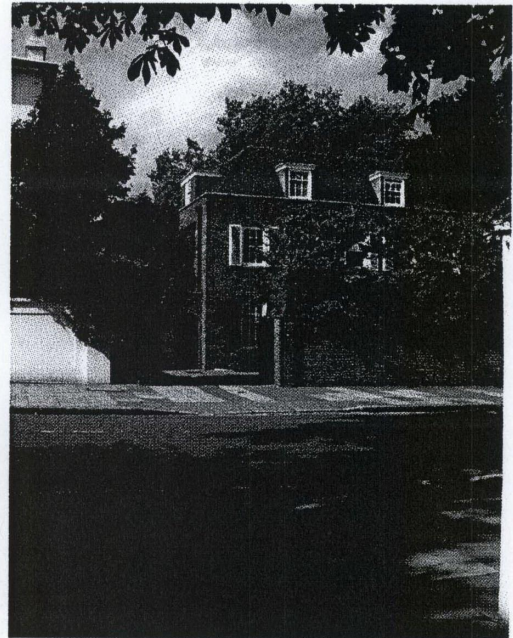


6. No. 39 & No. 40 Queens Grove, opposite No. 35, note the differing periods of construction





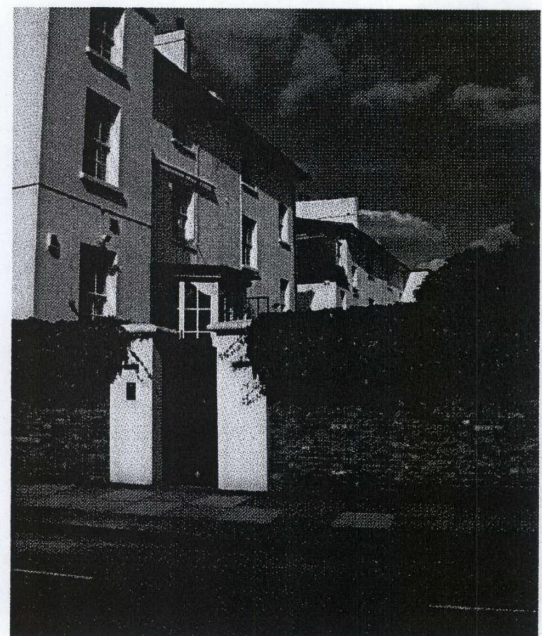
7. Front Elevation of No. 39 Queens Grove



8. Front Elevation of No. 38 Queens Grove

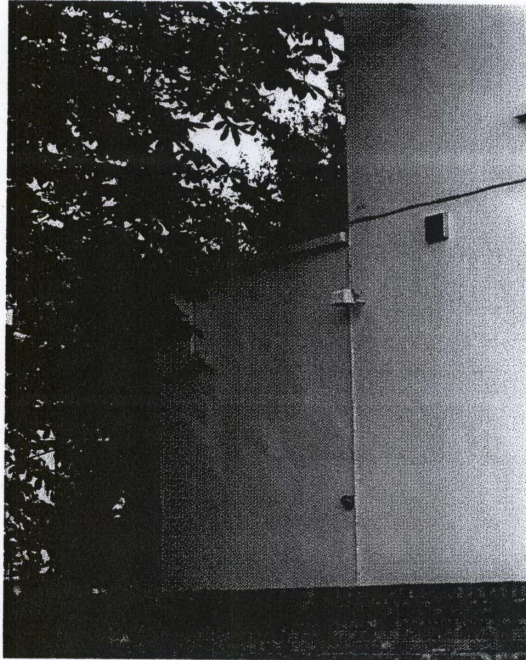


9. No. 33 Queens Grove (this property falls within The City of Westminster)



10. Rear Elevations of No. 34, 35 & 36 Queens Grove, note extension to No. 36 is level with the rear of the parent building





11. Side Elevation of No. 34 Queens Grove, ground level has been extended to meet the front of the parent building



12. Rear Elevations of No. 34, 35 & 36 Queens Grove, note the rear extension of No. 34 protruding past parent building