

# **Design & Access Statement**

## **to accompany the application for Planning Permission**

**On behalf of**

**The Trustees of The Eyre Estate  
25 Woronzow Road  
London  
NW8 6AY**

**September 2010**

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Note: This report should be viewed in conjunction with the relevant plans

## **1.0 Introduction**

- 1.1 35 Queens Grove, owned by the Trustees of the Eyre Estate, is a residential property located in St. Johns Wood. The property consists of a basement plus three storeys above, a large rear garden and a paved front drive.
- 1.2 The property has a Grade 2 Listing and is also located within the St. Johns Wood Conservation Area. This has been an important factor in the proposals which focus on utilising the property to its full potential whilst also ensuring that any alterations are in keeping with the existing and surrounding buildings.
- 1.3 Currently vacant and in a poor state of repair the property requires full refurbishment before it can be tenanted. In particular the internal layout of the basement, created by the previous lease holder, does not make the most effective use of the space, especially when considering the requirements of prospective tenants likely to be attracted to the property. With this in mind, the Client is keen to reinstate the property back into the family home that it was intended to be.
- 1.4.1 The proposals for 35 Queens Grove will see the property fully refurbished, with a new side extension comprising a new basement plus 3 storeys to replace the existing to house a sixth bedroom, master ensuite and one further bathroom. Essentially the refurbishment will provide:
  - 6 bedrooms
  - 5 bathrooms
  - 2 cloakrooms
  - 2 reception rooms
  - A kitchen/utility
  - A 'family living area'.
  - The installation of an electric sliding gate to the front drive, similar to that found at No.36 Queens Grove is also being proposed.
- 1.5 It is known that extensive refurbishment works have been undertaken to the internal layout of No.36 and 34 Queens Grove. Both adjoining properties have had a small side extension, similar to what this proposal is hoping to achieve. This proposal has been made to consider the importance of symmetry among the properties and where possible the proposal for the extension seeks to match the side extension of No. 34 Queens Grove.

## **2.0 Design**

### **2.1 Size**

- 2.1.1 The majority of the refurbishment works are confined to the existing building. The property's listing will create restrictions and careful consideration has been given to not disturb any significant architectural features or produce proposals which are unsympathetic to the existing building.
- 2.1.2 The proposed basement plus 3 storey extension will create an approximate overall increase of 15.64m<sup>2</sup> to the existing floor area of the property (gross internal area).

## **2.2 Layout**

- 2.2.1 The existing side addition is proposed to be demolished and replaced with a larger version, creating only a small impact on the footprint of the building of approximately 6.63m<sup>2</sup> (gross external area). In order to create sufficient floor to ceiling height in the extension, a section of the second floor landing is to be lowered with a small step up to the other rooms on the floor.
- 2.2.2 Alterations to the internal layout of the remaining building are concentrated in the basement and second floors.
- The basement, which has previously been segregated from the floors above, is to be used as the main living space of the house, with a large kitchen/utility, family room, cloakroom and small en-suite bedroom.
  - The Ground Floor is to remain largely as it currently stands, the only addition being the fitting of double doors to the existing opening between the front and rear reception rooms.
  - The first floor landing will provide an entrance to the proposed second bathroom and by way of the extension the master ensuite will be accessible through the master bedroom.
  - The second floor will hold the entrance to the proposed extension and two en-suite bedrooms.
- 2.2.3 The proposed routes of all new services have been considered and where possible discretely concealed behind studwork to remove the need for lowering ceilings, raising floor levels and disturbing features such as cornicing.
- 2.2.4 Details of the above are illustrated on the relevant drawings.

## **2.3 Scale**

- 2.3.1 The proposed extension is to be basement plus three storey's and is to have a flat roof and parapet wall in the same design as that of No. 34 Queens Grove. The extension will be larger than the existing side addition but the scale of the extension will still be subservient to the parent building.

## **2.4 Landscape**

- 2.4.1 Both the front and rear gardens are to be landscaped and an electronic sliding gate installed to the entrance of the property. The rear steps and balcony leading to the existing kitchen are to be removed and replaced with a Juliette balcony in a style matching the existing ironmongery to the property.
- 2.4.2 Low hedge boxing is to run the perimeter of the basement light well retaining wall to act as edge protection.
- 2.4.3 There is currently Japanese Knotweed growing at the far back of the rear garden. This is to be removed and disposed of by a specialist contractor.

## **2.5 Appearance**

- 2.5.1 The proposal is to pick up the characteristics of the parent building by using the same materials as the existing. The extension to No. 34 Queens Grove provides an example of the style and finish that is being proposed.
- 2.5.2 The existing front elevation has a textured paint coating which is defective and contaminated with ivy. This coating is to be appropriately removed and the surface finished to match adjoining properties or as agreed with the Conservation Officer. A test area will be removed and repaired for agreement prior to full removal being undertaken.
- 2.5.3 The extension will be rendered and painted white in a smooth coat to allow a visible difference between 'old' and 'new' structures.
- 2.5.4 A recessed postbox to the front brick wall, a similar size and style to that of No. 36 is also being proposed.
- 2.5.5 The brick wall to the front drive is to hold an intercom for the entry security system.
- 2.5.6 The satellite dish, to be white in colour to blend in with the background, is to be positioned in a more discrete location to the rear of the second floor where the side addition is proposed to step back.
- 2.5.7 All external pipework is to be cast iron and the number of existing pipes rationalised.
- 2.5.8 The extract for the cooker in the kitchen will be located at a low level on the front elevation, white in colour to allow it to blend in with the background. The alternative option of extracting by way of the existing chimney was researched, however, the distance between the basement and roof would be excessive for a residential sized extractor.
- 2.5.9 Internally, in the parent building the proposals ensure that existing cornicing is not disturbed by the works. Cornicing detail can however, be found to the Ground Floor Entrance located within the existing side addition. Although this cornicing is not reflective of the period that the parent building was constructed, if seen necessary by the Conservation Officer, a cast can be taken and applied to the internal faces of the new extension. Existing cornicing will be restored and cleaned to other rooms.
- 2.5.10 Slimlite double glazing is being proposed for the new windows to the side extension. The design and scale of the windows is to match the existing windows found on the parent building.
- 2.5.11 As part of the design brief the alterations have been kept discreet, environmentally responsible and without significant impact on neighbours.

### **3.0 Access**

- 3.1 Currently the main access to the property is through the front door. There is also a side gate leading to the rear of the property where there are two sets of double doors opening from the basement. No changes in the access to the property are being proposed.
- 3.2 The existing flowerbeds to the front drive are proposed to be removed to allow to accommodate two cars.

### **4.0 Relevant Planning Policies**

- 4.1 Recognising that the proposal needs to be judged against development plan policy the national, regional and local planning policies relevant to the proposals are considered in this section.

#### **PPS1: Delivering Sustainable Development (2005)**

- 4.2 PPS1 encourages sustainable development. We have proposed Slimlite double glazing for use in the new windows of the side extension, improving the thermal insulation of the property.

#### **PPG15: Planning and the Historic Environment (1994)**

- 4.3 PPG15 provides a full statement of government policies for the protection of historic buildings and conservation areas. It is recognised that 35 Queens Grove is of architectural and historic interest since it is Grade II listed. When considering the best possible use of listed buildings, national guidance advises that the use that the building was originally designed for should be the first option in encouraging a future use. The Grade II listing of the property does not preclude alterations being made to the building that will result in restoration and sympathetic changes.
- 4.4 Criteria are set out in PPG15 against which listed building consent applications are to be judged. The relevant criteria are set out below:
  - i. *The importance of the building, its intrinsic architectural and historic interest and rarity, in both national and local terms.*
  - ii. *The particular physical features of the building (which may include its design, plan, material or location) which justify its inclusion in the list.*

- iii. *The building's setting and its contribution to the local scene, which may be very important e.g. where it forms an element in a group, park, garden or other townscape or landscape, or where it shares a particular architectural forms or details with other buildings nearby.*

- 4.5 The changes to the building in this proposal, both internal and external, respect the architectural and historic interest of the surrounding properties. The external changes proposed to the property are in keeping with those that have been undertaken at No. 34 Queens Grove and are sympathetic to the existing structure. As such, the proposal respects the historic features of the listed building and for these reasons we believe the proposals are worthy of listed building consent when judged on the criteria above.

#### **Regional Guidance – The London Plan (2004 as altered 2008)**

- 4.6 Policy 4B.11 London's Built Heritage seeks to protect and enhance London's historic environment. As mentioned previously, 35 Queens Grove is a grade II listed building and the proposals do take consideration of the historic character.

#### **Camden's Unitary Development Plan (UPD) Adopted 2006**

The proposed changes to 35 Queens Grove support a number of the Council's Key statements:

- 4.7 B6 3.60 The setting of a listed building is of great importance and should not be harmed by unsympathetic neighbouring development. While the setting of a listed building may be limited to its immediate surroundings, it often can extend some distance from it. The value of a listed building can be greatly diminished if unsympathetic development nearby harms its appearance or its harmonious relationship with its surroundings.

Works proposed to 35 Queens Grove are in keeping with those undertaken to No. 34 Queens Grove, which are sympathetic to the original building and the properties surrounding it.

- 4.8 B7 3.64: The architectural characteristics of a conservation area derive from, among other things, the detailing of existing buildings and the particular materials used in their construction. The Council will encourage the use of high quality and sustainable materials that complement and enhance the conservation area.

The proposals ensure that wherever possible architectural characteristics to the building are preserved and that when constructing the proposed extension the materials used are to match the original materials or complement those used on surrounding properties. These revised proposals focus on alterations to the later side addition rather than attempting to divide principal areas of the original building, again preserving any historical or architectural features.