

DESIGN AND ACCESS STATEMENT 21 November 08

7 GREVILLE PLACE – ST JOHN’S WOOD, LONDON NW6 5JP

DESIGN AND ACCESS ASSESSMENT FOR THE PROPOSED ALTERATIONS TO A PLANNING PERMISSION DURING THE COURSE OF CONSTRUCTION. PLANNING APPROVAL APPLICATION REFERENCE 2008/3675/P 28 October 2008

ALSO TO BE READ IN CONJUNCTION WITH PLANNING APPROVAL - Application No. 2008/1111/P – 20 May 2008

LOCATION

The property lies within The St John’s Wood Conservation Area. No 7 lies to the West of the junction between Greville Place and Greville Road.

It forms one part of a double villa, the other half being no.32 Greville Road. Although the houses are semi-detached, they are far from identical. No 7 having its entrance from facing Greville Place while no 32 Greville Road fronts Greville Road with false windows facing west. No 7 Greville Place and no. 32 Greville Road are quite distinct within this location, and were added in the mid twentieth century and reinforce the junction between Greville Place and Greville Road. No. 32 Greville Road has a rear extension built to the party wall with no.7 Greville Place

Immediately to the left is no 5 Greville Place, a large detached villa that has been extended to the far side forming 5A Greville Place.

The majority of properties in this location are large detached villas on sizeable plots dating back to the mid nineteenth century. A number have been extended, and several of the side extensions form separate dwellings.

No 7 Greville Place is constructed from London stock bricks with a feature string course below the First floor windows. The majority of the windows are timber sash – painted white with rendered reveals.

The rear elevation has a similar feature string course at First floor window cill level with two major openings extended to the ground level and have glass doors leading to the garden.

The garden is some 1.5 metres lower than the Ground level and access is via steps down to garden level.

PROPOSAL - USE

The current and proposed use of the building is that as a single-family house

It is intended to create additional accommodation for the members of the immediate family in the new Lower Ground floor level. Extend the First floor over the side extension and form a further bedroom in the loft space. These alterations and additions will help construct an exciting home for a large family. In this way the house will become more SUSTAINABLE for the growing family.

The present application is to redesign the side extension to improve the detailing of the connection between the side extension and the main house. See below + photographs

HISTORY

An planning approval was granted on 28 October 2008 – ref 2008/3675/P for “the erection of a rear conservatory extension, first floor side extension, excavation of new basement including front and rear light wells and a loft conversion including the insertion of two roof lights in the rear and front (on the side) roof slope, all to create additional accommodation for existing dwelling house” to remove the rear light well from the scheme, relocation of the rear chimney to the front corner of the building, alterations to the rear ground floor level fenestration and increased width and depth of the approved rear conservatory.

PROPOSAL

First floor extension

The first floor extension over the existing side extension has to be as approved on application 2008/1111/P – 20 May 2008.

Presently the side extension abuts the original house in a very awkward detail where the side extension meets the original house. The red bricks are hidden and there is a vertical mortar joint right on the corner that is particularly unsightly.

It is proposed that the side extension at the ground floor level is set back by 450mm to enable the red feature bricks that form the corner of the original house to be fully expressed.

It would then be sensible to take the extension to the first floor level – repeating the red feature brick detail to the corner of the main house.

Two timber sash windows would line over each other and the side extension would sit, set back from corner of the main house. It would remain below the fascia and soffit level of the main house as already approved on application 2008/1111/P

REASON FOR THE PROPOSAL

The approved application 208/3675/P allows the Ground floor extension to be retained as built on site. However the junction is particularly poor – the flat roof over is also adding to the unsightly nature of the side extension and the whole is not contributing towards a harmonious side extension.

It is proposed to greatly improve the architectural detailing by rebuilding the Ground floor extension set back from the corner of the original house by 450mm. This will allow the feature red bricks to wrap around the corner.

Taking the First floor directly over the ground floor avoids the need for a small flat roof to be introduced that would have also add further awkward and unsightly details to the front of the house.

The present application offers a more simple side extension that is subservient to the main house. Set back from corner so that the feature red corner brickwork can be seen at Ground floor level and at First floor level.

The loss of the side window is not significant and in itself would not require approval as it would come within permitted development rights for a single family house. The gain of providing a side extension that abuts the main house set back from the corner outweighs the loss of one window.

ACCESS

Unfortunately the main front door has a step access to this property. However it would be possible to create ramped access to the front door to allow wheelchair accessibility to the Ground floor accommodation – should this be required in the future. The doors at Ground floor level will be a minimum of 900mm wide allowing wheelchair access. There is a W.C. at Ground floor level and the separate family room at the front of the house could become a bedroom should this be required in the future.

SUMMARY

The revised side extension gives a greater simplicity that avoids the awkward and complicated detailing where the side extension abuts the main house.

The side extension remains at a lower height to the main house and keeps its subservient appearance when viewed from the public highway.

There is no increase in overall floor space as the loss of space at Ground floor equates to the increase in space at First floor

The floor to ceiling height at Ground floor can be maintained rather than have a lower ceiling with an internal step down to the W.C. area.