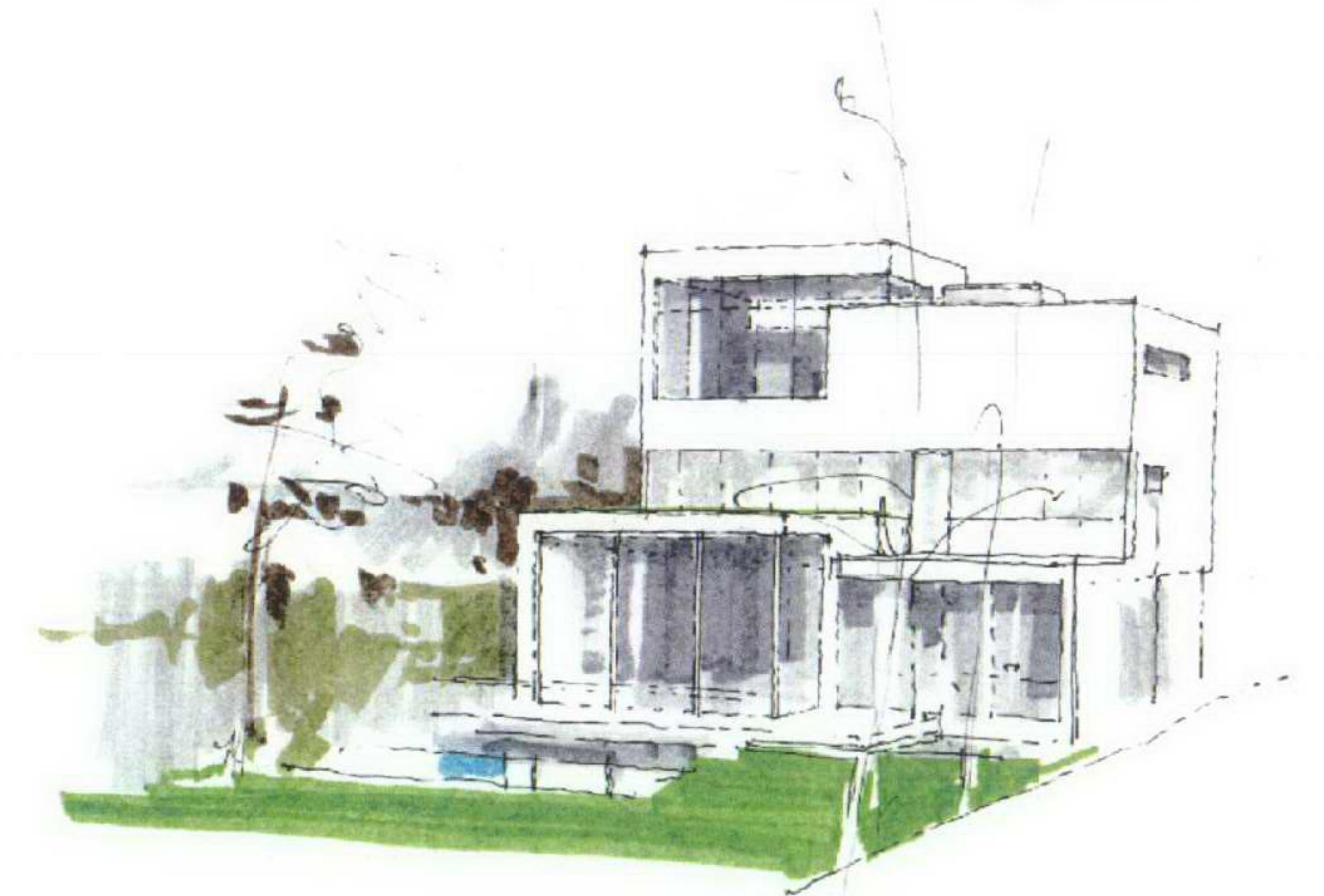


40 Queen's Grove, NW8

Planning Application
January 2008



Eric Parry Architects

Contents

	Introduction	1
1.0	Existing House in its Context	2
1.1	St. John’s Wood Conservation Area	2
1.2	Queen’s Grove	6
1.3	No. 40 Queen’s Grove	9
1.4	Previous Consented Scheme - August 2005	11
2.0	Proposed New House	12
2.1	Incorporating the Characteristics of the Conservation Area	13
2.2	Massing and Proportions	20
2.3	Elevations	22
2.4	Garden and Landscape Design	26
2.5	Window Details for Street Elevation- 1st and 2nd Floors	27
2.6	Materials	28
3.0	Accessibility	29
4.0	Description of Structure	31
	Appendix 1: Planning Drawings	
	Appendix 2: Consented Extension August 2005	
	Appendix 3: Eric Parry Architects - Relevant Projects	

Introduction

This report summarises the proposals for the rebuilding of 40 Queen's Grove for the long term owners. The design by Eric Parry Architects responds to the clients' changing needs and those of their visiting family. The owners are committed to the high quality design both of the interior and the exterior and that this can contribute to this residential street which forms part of London Borough of Camden's St John's Wood Conservation Area.

Through the process of consultations with Camden's planning and conservation officers, the evolution of the design proposals has carefully considered the characteristics of the conservation area and adopted principles of the original stucco villas and the use of high quality materials.

The existing house was built in the 1930s and replaced the original nineteenth century stucco villa. It is in the Queen Anne Style with brickwork elevations with painted timber Georgian sash windows to the south facing street elevation and painted metal windows to the side and garden elevations. In the early 1990s a new stone clad extension and stone court was added to the rear along with a new entrance porch.

The immediate neighbours are to the east (No 39) an original stucco villa which has been extended and rebuilt behind the retained front facade, and to the west two more 1930s detached houses (Nos 41 & 42). The later are variants of the neo-Georgian styles.

The proposed massing of the new house lowers the ground floor to make it more accessible from the pavement level. This lowering allows the main street elevation of the building to be of three storeys which is similar to the frontage of No 39. This front elevation will have vertically proportioned windows in a rendered facade, to maintain the rhythm and scale of the street.

To the garden side, the design is more open with the volumes of the larger rooms expressed both at lower garden levels and at the second floor.

The proposed façade arrangement acknowledges the difference of the street and garden frontages whilst maximising the daylight into the most significant rooms. This design is in the spirit of modernist tradition and equal to the exemplar modern movement houses in Camden.

The rebuilding of this house allows the upgrading of the fabric, and the replacement of the building services to achieve far greater energy efficiency and the use of renewable energy sources both solar and geothermal. The materials will be selected with careful consideration of their environmental impact and to maximise reuse and recycling in the construction.

This design represents the clients' wish to rebuild their own home in this part of London Borough of Camden in a manner that adds to the tradition of the contemporary suburban villa.

40 Queen's Grove, NW8

1.0 Existing House in its Context

1.1 St. John's Wood Conservation Area

The Ordnance Survey County Series Map dated 1871-80 shows clearly the scale and consistency of the development of St. John's Wood which was one of London's first suburbs.

Queen's Grove is part of the northward expansion of the more modest terraced houses of the time. Queen's Grove had regular plot sizes with either detached or paired villas that gave the impression of an impression of an increased scale and granduer to the area.

The pattern of the planted gardens with lawns, paths and drives is also meticulously portrayed.



An illustration showing typical St. John's Wood villas of the 1820-30 period.

Source: John Summerson's 'Georgian London' (1945)

1860 St. John's Wood plan

40 Queen's Grove, NW8

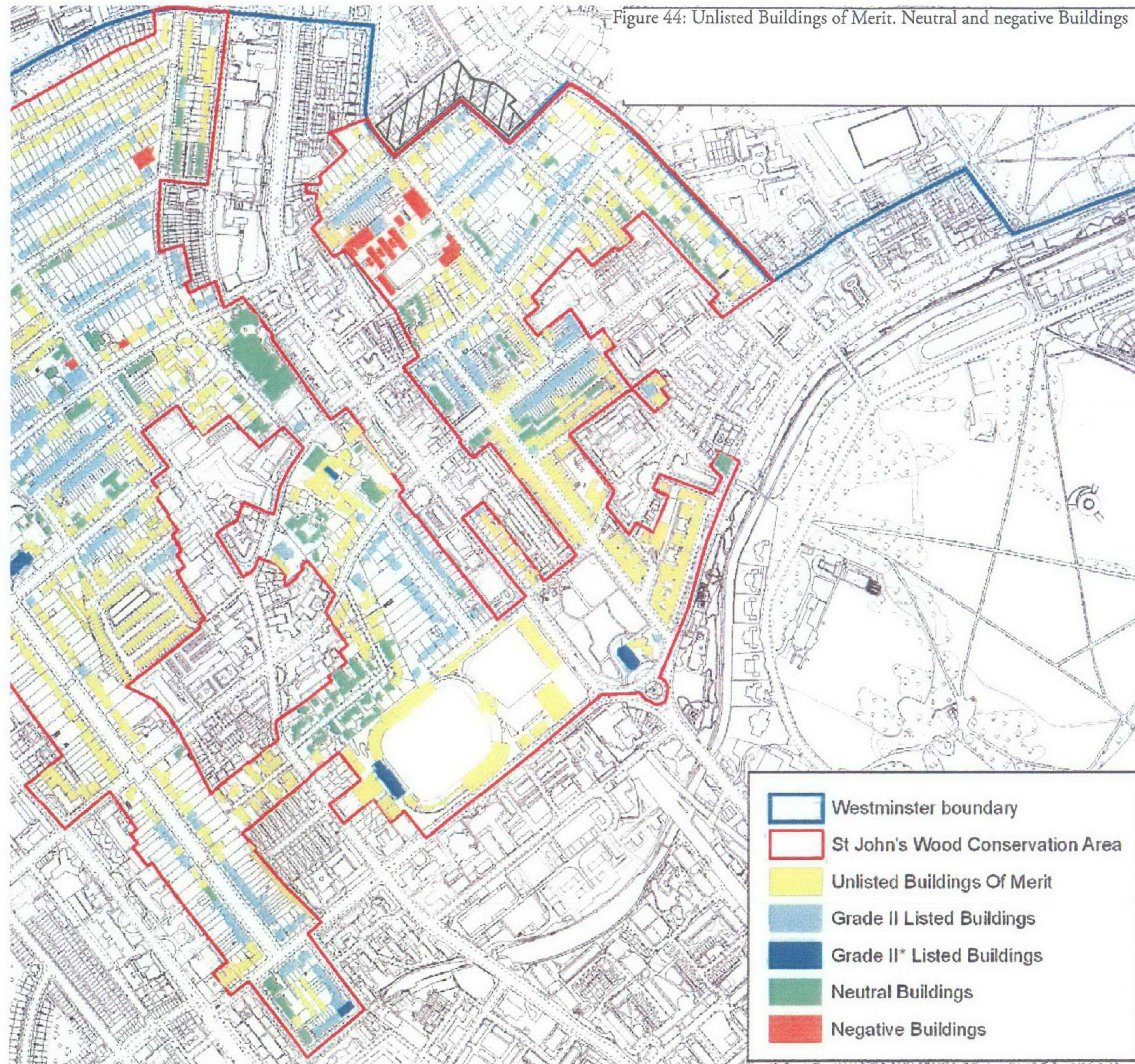
By the early 1930s the leases for these properties built in the 1840s began to expire and the Eyre Estate encouraged the replacement of the houses that were beyond repair. This redevelopment was promoted by individuals, not by the estate.

Of the original villas on the north side of Queen's Grove east of Ordnance Road, six were rebuilt in the 1930s: Nos 38, 40, 41, 42, 48 & 49, the latter two being amalgamated into one larger plot.

In the early 1960s, interest in the architectural character and heritage of these suburbs lead to the protection of groups of these Regency villas in the area this in turn resulted in the subsequent listing of the best examples and ultimately the establishment of the conservation areas in both City of Westminster (the greater part) and London Borough of Camden (the northern part).

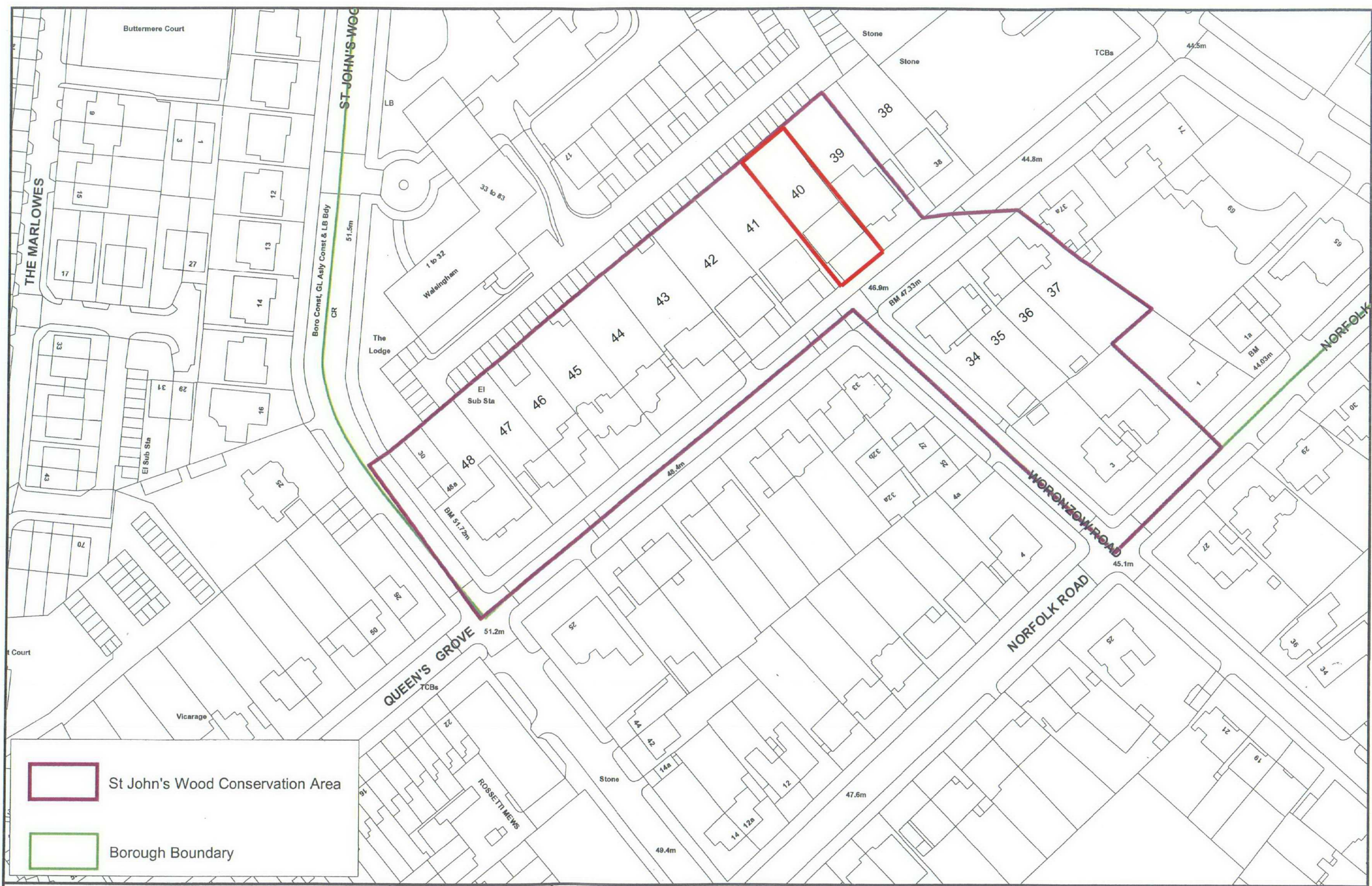


1930 St. John's Wood plan



No. 40 Queen's Grove is in the London Borough of Camden's part of St. John's Wood Conservation Area, which is formed of properties Nos. 39-48 on the north side as well as properties Nos. 34-37 to the south side, and the two properties on Norfolk Street further to the south east.

Conservation Area St. John's Wood



London Borough of Camden
Conservation Area St. John's Wood

40 Queen's Grove, NW8

1.2 Queen's Grove

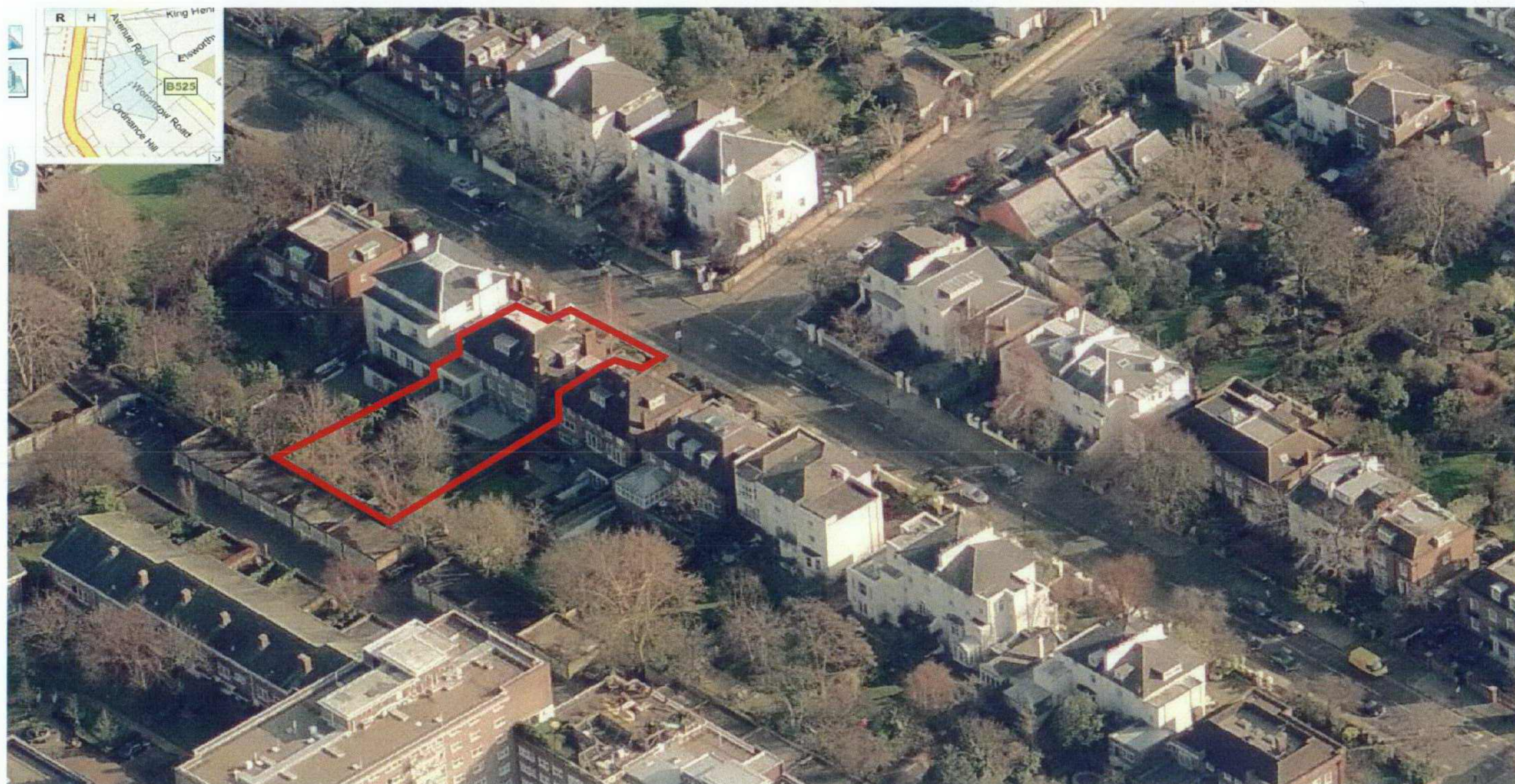
Queen's Grove today is a mix of the original stucco villas and the later 1930s brick faced houses. These redevelopments are generally lower in overall height and scale with lower ceiling heights and second floor attic rooms within the pitched tiled roofs.

The north side of the street is 'anchored' at both ends with the wide No. 48 and the grand property onto Avenue Road to the east. The 1930s houses are typically wider than the original villas but these too have now been extended above the side entrances creating a more continuous frontage to the street.

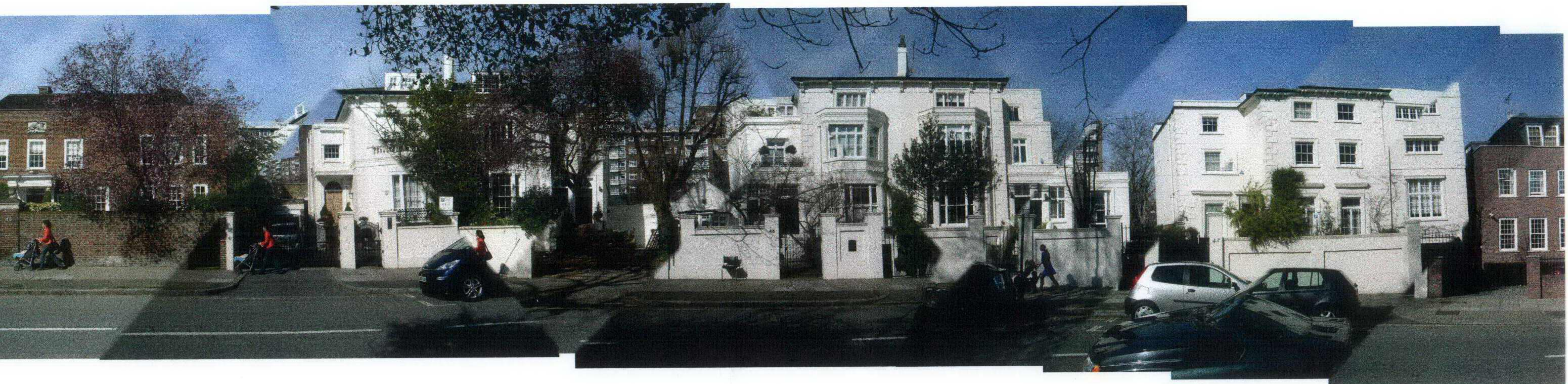
To the south side of Queen's Grove rises in level to Ordance Road to the west. The tallest properties are Nos. 44 & 45 and these appear noticeably higher than the lower 1930s houses.



Aerial View looking North West



Aerial View looking South East



Queen's Grove: Street Frontages

40 Queen's Grove, NW8



40

40 Queen's Grove, NW8

The south side of Queen's Grove has similar juxtaposition of the original villas and 1930s redevelopments.

The pairs of villas at Nos 34 - 35 and 36 - 37 are particularly consistent group.

To the west of these and in City of Westminster, the following villas are listed Grade II: Nos 33, 32, 31, 30 & 26.



Example building types and adjacencies on Queen's Grove