

Balcony of 34 Queen's Grove, NW8 6HN
Design and Access Statement

Prepared for Lesley Clarke by Inglis Badrashi Loddo Architects
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1.0 Introduction and Aims

The following design and access statement has been issued by Inglis Badrashi Ltd, 11 Wells Mews, London, W1T 3HD (Tel 020 7580 8808). It has been prepared in support of our listed building application for the reinstatement of an original feature to the Listed Building of 34 Queen's Grove, NW8 6HN. The reinstatement comprises the erection of a balcony to the rear façade of the building. The balcony will extend the extruding bay window on the ground floor into the garden.

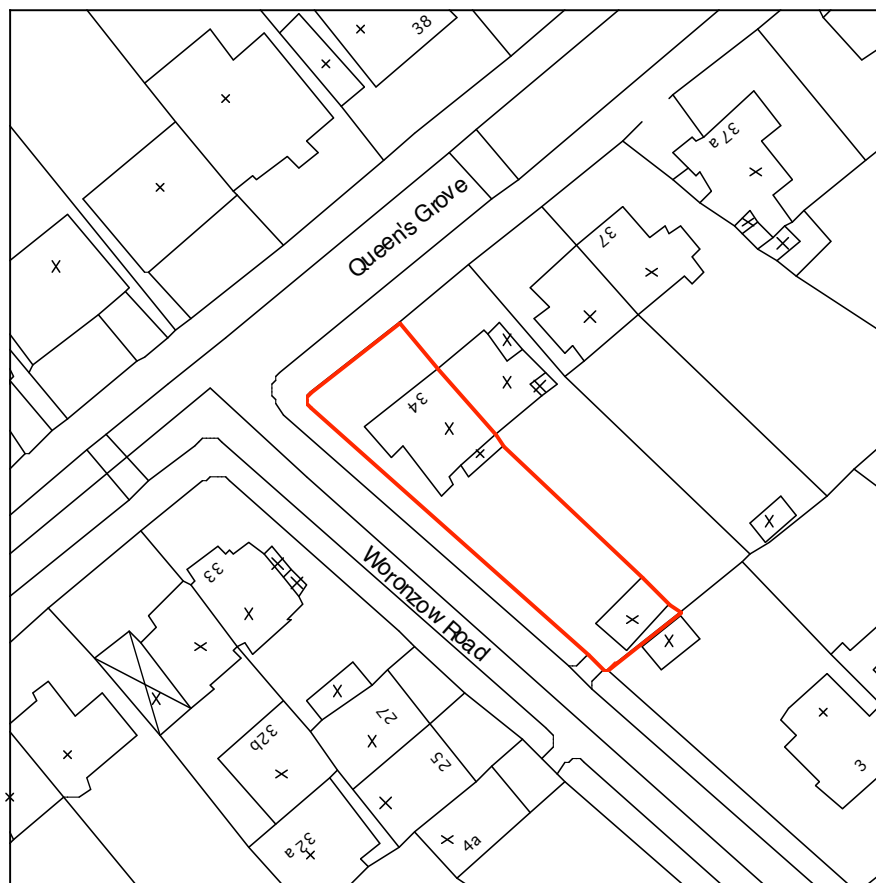
This statement demonstrates that our proposal does not conflict with planning policies, and describes how the design will be a positive contribution to the building by reinstating an original feature. The alterations will be of a very high quality, with careful attention to detail. Additionally, and in keeping with our 'environmentally responsible' ethos, external materials will all be natural and sustainable. The design of the development will also address the local context, constituting a positive contribution to the of St. John's Wood Conversation Area, by considering and reflecting existing architectural surroundings and features.

Please note that this statement, in support of our planning application, was prepared on the basis of the Commission for Architecture and Built Environment's (CABE) guidelines for the formal requirements of high quality design and access (CABE, 2006. Design and Access Statements).

2.0 The Existing Site

The site address is 34 Queen's Grove, London, NW8 6HN. It is located in St. Johns Wood at the south east corner of Queen's Grove and Woronzow Road, and accessed from 34 Queen's Grove. The site lies within the St Johns Wood conservation area.

Public transport connections are good, with St Johns Wood tube station 0.3 miles (0.5km) and South Hampstead Railway Station 0.5 miles (0.8km) away. A number of well serviced bus routes run nearby 13, 46, 82, 113, 187 and Finchley Road is close. The M1 Junction1 is 3.3 miles (5.3km) away.



Location Plan



Front Elevation of no.34 Queens Grove



Rear Elevation of no.34 Queens Grove showing the garden



Rear Elevation of no.34 Queens Grove



Bay Window of Rear Elevation

3.0 Site Analysis

Assessment

The Surrounding Area

The surrounding area is made up of predominantly early 20th century detached and semi detached large villas on moderate sized plots. Within the immediate area of the site particularly on Queen's Grove there are mostly substantial semi-detached buildings with stuccoed external walls such as the appeal site or red brick finish. It appears that most neighbouring sites are characterised by long landscape gardens with single storey garden buildings and slate roofs being visible over the boundary walls. At the corner of Woronzow Road and Norfolk Road lies a two-storey detached villas No3 Norfolk Road (c1830) with a one-storey garage building in the back garden.

The dwelling no.33 Queen's Grove at the southwest corner of Queen's Grove and Woronzow Road has a one-storey outbuilding in its garden. The two-storey residential buildings no. 25 and 27 Woronzow Road have been built in what used to be rear gardens of houses fronting Queen's Grove and Norfolk Road. All first floors can be viewed from Woronzow Road. Furthermore no.4 Norfolk Road has a two-storey residential mews building (4a) in its garden, which is located directly opposite the garage at no.34 Queen's Grove.

The boundary line between the Boroughs of Camden and Westminster runs along Woronzow Road.

The Site

The buildings, nos.34-37 Queen's Grove are two pairs of semi-detached villas, built in the mid 19th century. They consist of three storeys and a semi basement; both are Grade II listed buildings within the St. Johns Wood conservation area. The façade is pebbledash except for no.34, which is stuccoed. The slate roofs are hipped and have bracketed eaves and central slab chimneystacks. The façade of the villa comprises of two windows and one single window to the two-storey entrance bay on each floor. The houses of no.35 and 37 have doorways, which are flanked by pilasters, carrying entablature with dentil cornices. The doorways of no.34 and 35 have been altered in the 20th century and composite pilasters rise through the ground and first floor carrying entablature with dentil cornice at the second floor level. The upper storey sash windows have an architrave surround and the ground floor windows have a margin glazing with console-bracketed cornices. The houses no.34 and 35 have blind boxes on the ground floor and no.37 has cast-iron balconies.

The site - no.34 Queen's Grove is the end property of the terrace at the corner of Queen's Grove and Woronzow Road. The front façade faces Queen's Grove. The back garden is approximately 27m long, has landscaped flower and plant beds and several semi mature trees. There is an existing detached garage at the end of it, which has a vehicular entrance onto Woronzow Road.

High brick boundary walls (1.90m -2.10m) surround the site. The boundary wall between no.34 and no.35 Queen's Grove is a low-level brick wall (0.60m) with fencing above. The fencing is densely planted with shrubs and bushes.

Planning Policies

As the building no.34 Queen's Grove is a Grade II Listed Building, rebuilding a balcony to match existing to the rear façade requires Listed Building Consent.

But as the balcony is considered to be a reinstatement of an original feature to the existing Listed Building, Planning permission is not required.

Involvement

There have been previous planning applications for the main building of no.34 Queen's Grove and the latest application has been designed to take account of the previous decision and planner's reports.

Previous Application

The first Planning Application and Application for Listed Building and Conservation Area Consent was submitted on the 12 July 1995 (Application No. 9501236, 9570220). The application comprised of a rear extension at the basement and ground floor of the premises and a front/side extension at first and second floor. Furthermore it included the creation of additional accommodation within the roof space and internal alterations. Both applications were initially refused. But in August 1996 - Planning, Listed Building and Conservation Area Consent was granted subject to conditions for the erection on the rear elevation of a two-storey bay window extension at the basement and ground floor levels. (Application No. P9600933R1, L9600934R1) It included the alteration of the rear window to form a bow window and the formation of a balcony at upper level. Furthermore the installation of a dormer to the rear and alterations to a flight of stairs to the front were granted. One of the standard conditions for this permission was, that the development must not begin later than the expiration of five years from the date of this permission.

New Application

As the time frame for the installation of the balcony to the rear façade has expired, Inglis Badrashi Loddo Architects were appointed to resubmit an application for the formation of a balcony to the bay window of the rear façade.

Inglis Badrashi Loddo Architects sought pre-application advice in conservation with the duty planner Kate. On the 03rd of October 2006 she confirmed that rebuilding a balcony on the Grade II Listed Building requires Listed Building Consent, but not Planning Permission, as the works are considered to be reinstating an original feature to the existing building.

4.0 The Design Proposal

General Design Strategy

The proposal is to build a new balcony attached to the existing bay window of the rear facade of the dwelling. The existing bay window is located on the upper floor and extends to the semi basement. It has double doors on both levels opening to the garden. There is a level difference of approximately 2.4m from the garden level to the upper floor level. The double doors are opening to the garden, which is situated 2.4m below ground floor level. This could create a potential danger for children as well as for adults who are staying in the living room when the doors are open.

The proposed balcony cantilevers from the bay window and rests on four posts. It has the width of a single door leaf (600mm) to allow fully opening of the bay window doors. The new balcony is designed to have a minimal impact on the existing building; it is a simple structure, designed in keeping the listed building. It is constructed in steel and timber and resembles existing structures in the area.

We believe the proposed balcony respects the existing Listed Building and the surrounding built environment by providing a structure, which is compatible with the scale, and character of the surrounding. Furthermore are we confident that the new development does not harm either the St Johns Wood conservation area or any surrounding Listed Buildings.

The residents would be able to open the bay window doors to the balcony comfortably without putting anyone at risk to fall down to the garden. The balcony itself will be level accessed from the living room.

The proposed balcony structure will be at a height of 2.7m. It will neither obstruct the doors on the lower level nor at the top level. The handrails will be installed at a height of 1m with fixed cast iron uprights for security.

The footprint measures (1.6/2.2/1.6/m x 0.6/0.6/0.6m), and it does therefore not significantly reduce the size of the garden or will it reduce the amenity value of the existing open space.

Most buildings in the immediate area of no.34 Queen's Grove display similar building materials such as brick and render. The proposed balcony has been designed with materials that match with the surrounding properties in the area and is more in keeping with other balconies in this part of the conservation e.g. cast-iron balconies of No 37 Queen's Grove. It is a very small-scale proposal, which will not look out of place but will blend in with the existing buildings and the St. John's Wood street scene.

The proposed balcony is of high quality in terms of design, materials and execution and will have a positive impact on the amenity of the surrounding area.

5.0 Accessibility

The main access entrance is from Queen's Grove, where there is an existing electronic vehicular as well as a pedestrian gate. In addition to these there are two existing entrance gates from Woronzow Road leading to the rear garden (one pedestrian and one vehicular entrance).

There is a path leading from the front yard around the main house to the back garden to provide access to the garden without going through the house.

Off-Street parking spaces for at least three cars for the residents and their guests are provided in the front yard of the main building.

6.0 Conclusion

This application is a reapplication for a previously granted scheme (Application No. P9600933R1, L9600934R1) in August 1996. As the scheme was granted subject to the condition that the development must be begun not later than the expiration of five years from the date on which the consent was granted, we would like to resubmit the application.

The idea of installing the balcony was not only to provide a new external space for the residents but also to ensure security for the residents and the visual amenity and physical environment of the site. We are confident that the proposed balcony is sensitive and compatible with the scale and character of the Listed Building and the neighbouring buildings. Furthermore we believe that it preserves as well as enhances the special character and appearance of the St Johns Wood Conversation Area and makes a positive contribution to the area's character.