

37 Greville Road London NW6 5JB

Design and Access Statement

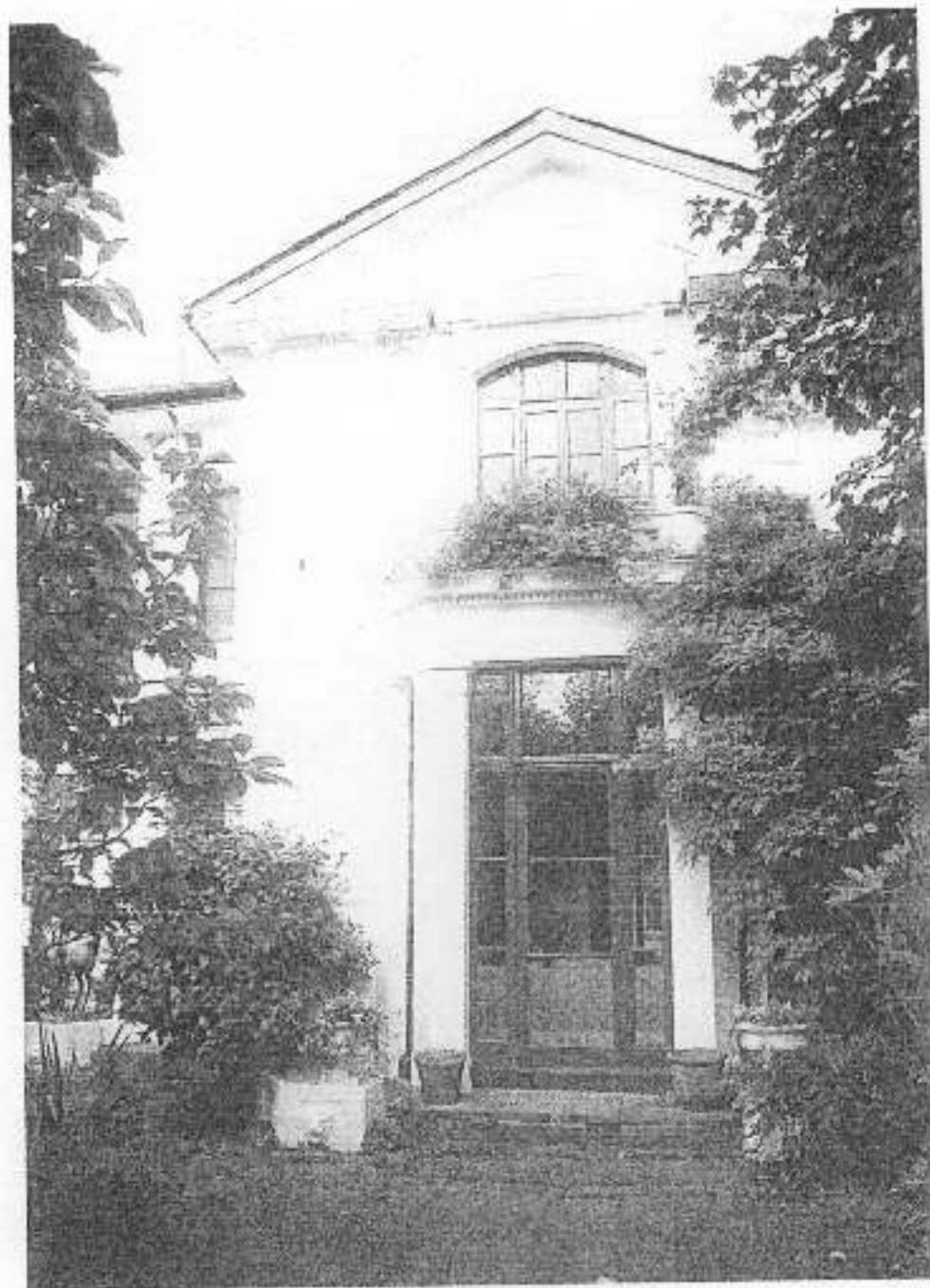


Context

The property is within Camden Borough St Johns Wood Conservation area. It was built circa 1854 is Grade II listed and now known as "Regency Lodge". The external wall of the original building is constructed of brickwork. But the south and low part of the north facade have been rendered in plaster and painted white. The south facade is the prominent elevation with most of the architectural details and features while the rest of the facades are much more low-keyed and have barely any special details. The windows and doors are painted in a green colour in the south and the rest are painted white. The slope roof is low in angle and is finished with dark slates.

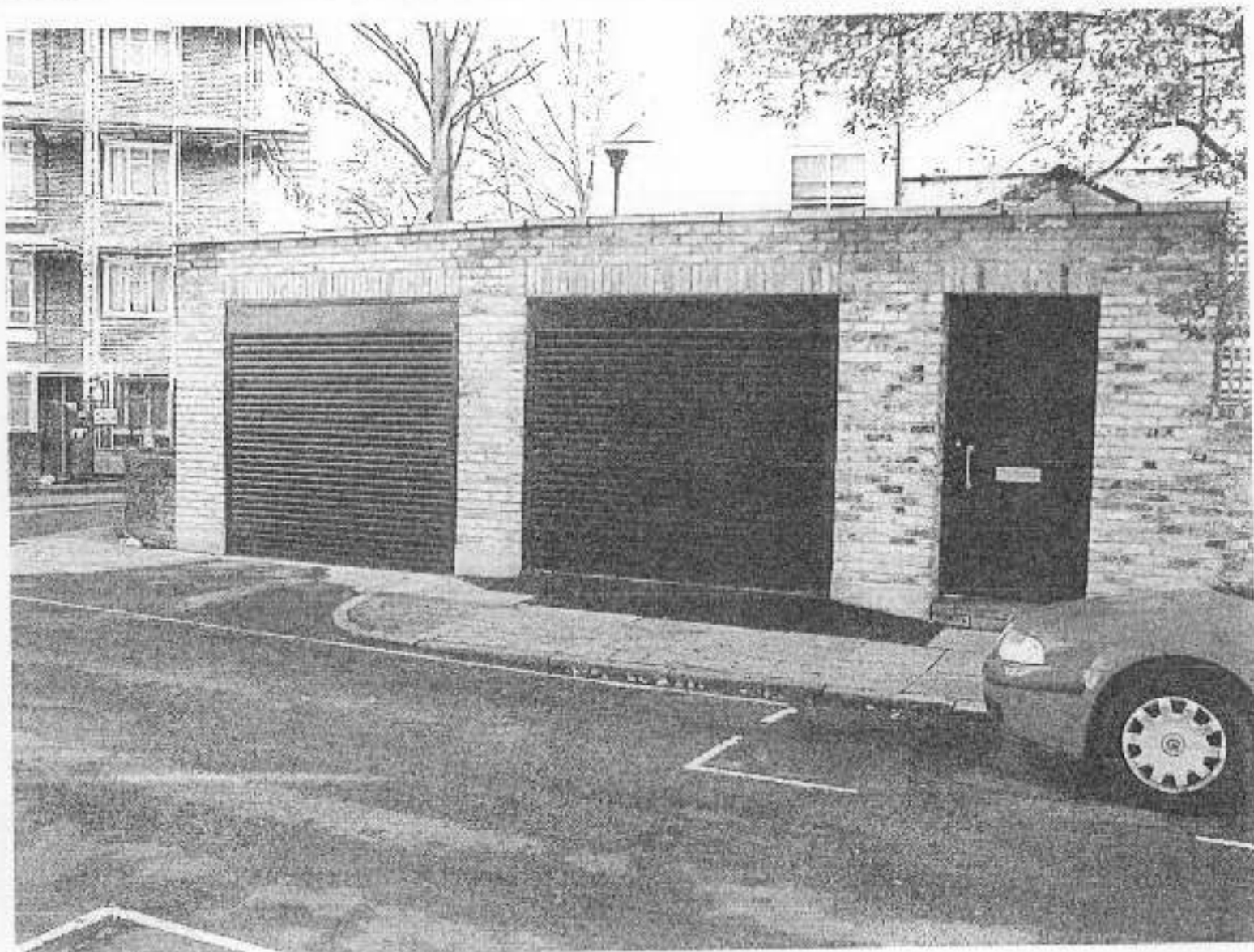
The style is that of the Regency period which plagiarises from many different styles from Grecian, Roman French and mediaeval architecture and tends to be grand and flamboyant in a classical style. As evidenced by the Nash terrace houses bounding Regents Park. They were statements as much about their occupants as the buildings themselves. They were built to be seen and be seen in by the gentleman land owners who were successful and flamboyant.

26 MAR 2007



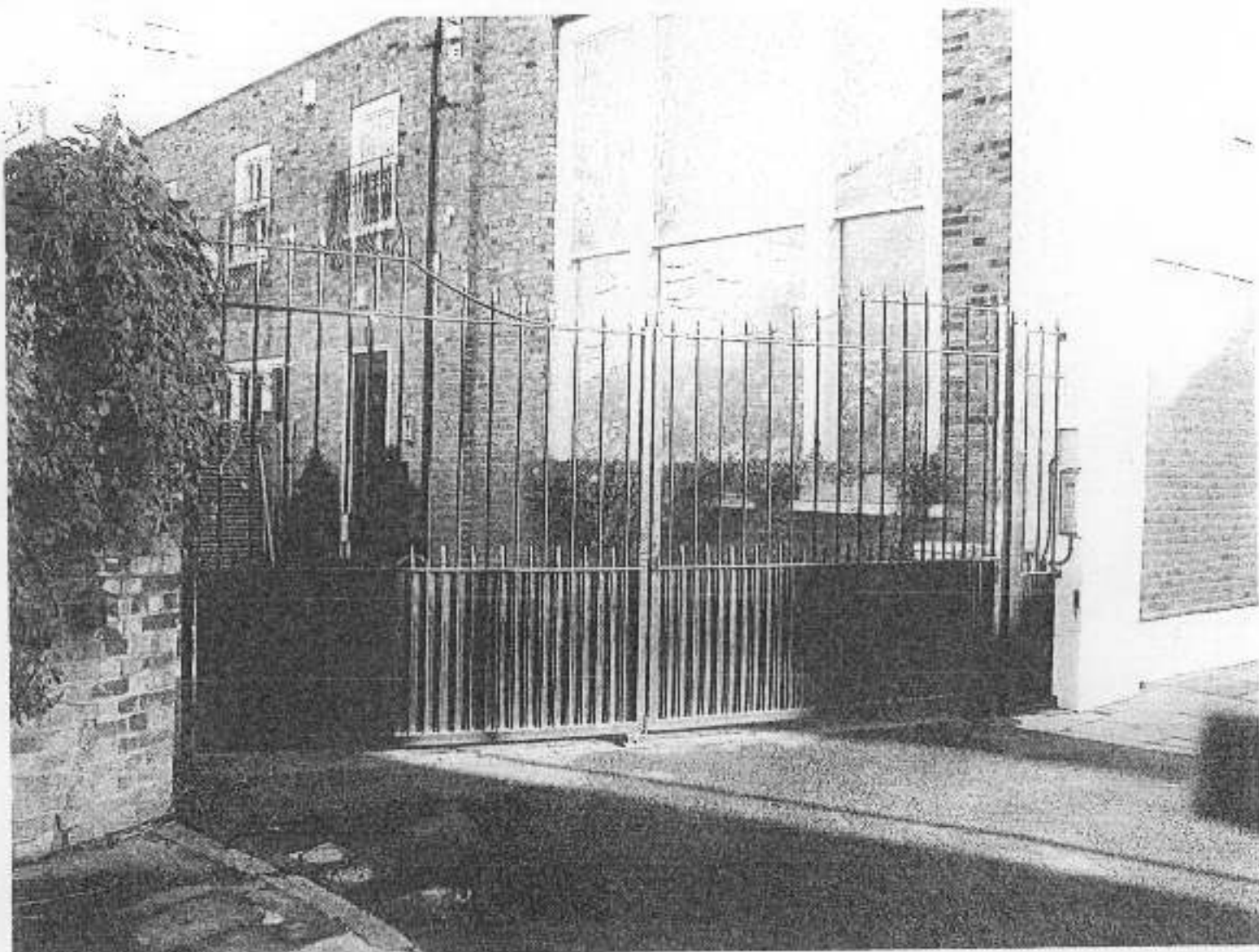
Regency Lodge, South façade. "Built to be seen and seen in"-the context of the flamboyant Regency Style.

The neighbour to the west, 35 Greville Road, has recently completed substantial excavation and additions to a very high standard including internal refurbishment and provision of substantial garaging off the adjacent Mortimer Crescent. 2003/0029/P



35 Greville Road

The neighbours to the East at **37B Greville Rd** recently completed excavations and installation of an hydraulic lift for garaging. The rest of the private Mews has off street parking along its length and is secured by wrought iron electronic gates. **2005/1950/P**



37 A Greville Road



Also at 10 Greville Place in the neighbouring Westminster the provision of forecourt parking for 2/3 cars on the front garden . 2005/0139/P

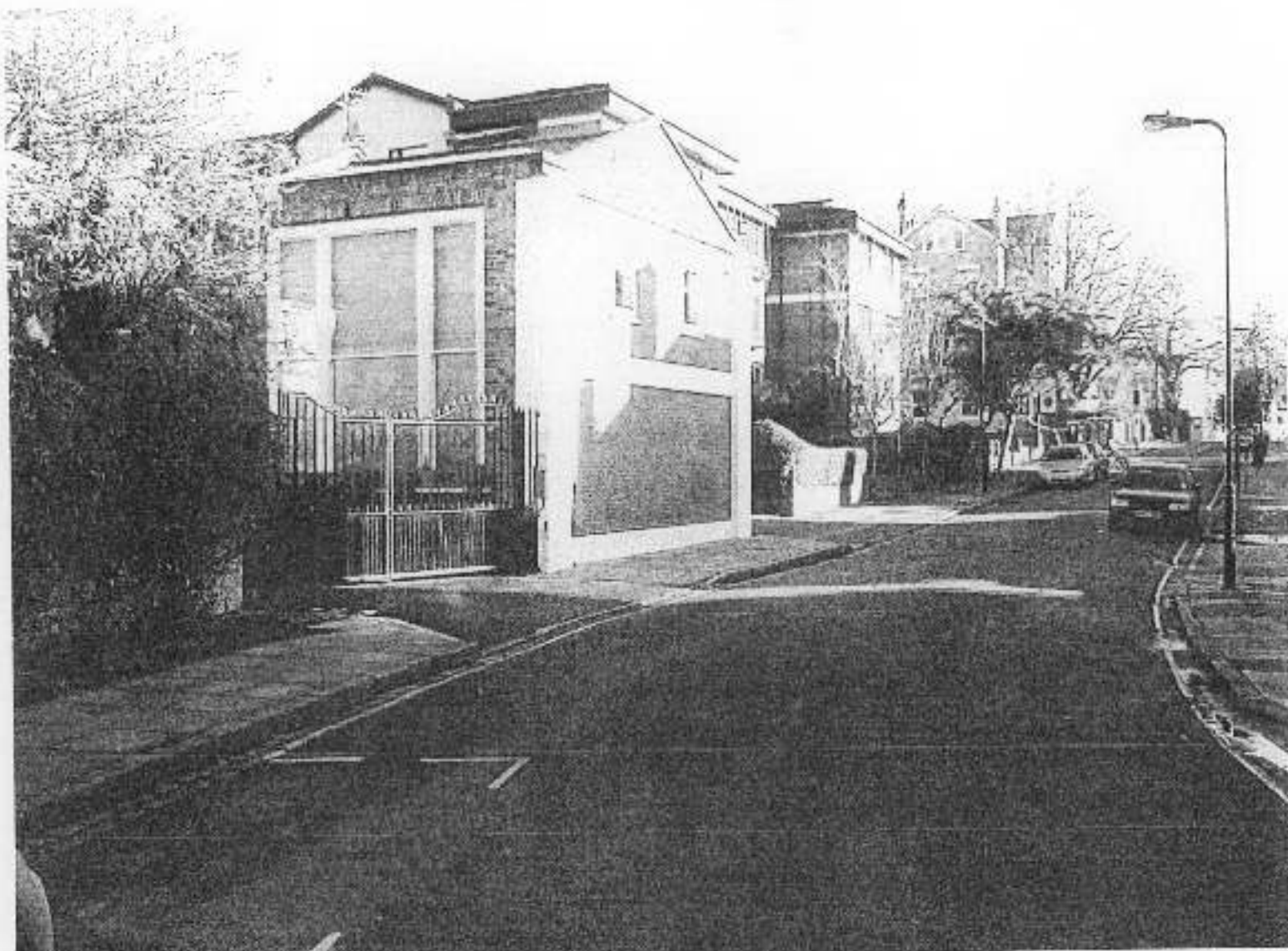
Urban Townscape

The St John's Wood Conservation area has no area statement and the context of the proposed works need to be compared with the small pocket of period properties in the immediate area and as it overlaps in styles with the Westminster borough.

That part of the conservation area is dominated by social housing at the West End of Greville Road, immediately behind the subject property Marrick House in Mortimer Crescent, 10 Bramhurst and Abbey Gate at the end of Bolton Road and further North the west side of Boundary Road is almost entirely social housing. The corner of Greville Road and Greville Place is dominated by a modern block known as Ascot Court with garage parking behind with access via Greville Road but one property East of 37 Greville Road.

Those properties that do have a period quality about them are characterised by a combination of either brick walls railings above and wrought iron gates. Examples are the neighbours opposite 28,30 and 32 Greville Road. Also several properties in Greville Place and in Mortimer Crescent.

As can be seen from the photographs ensuing the street scape of Greville Road Bolton Mortimer Crescent and Greville Place is dominated by the theme of combination of brick walls and wrought iron gates and railings in a variety of styles of the finials. Finials range from the simple to the ornate Fleur de lisle. The applicant has opted for a relatively simple finial style.



Greville Road North side looking SE towards Greville Place



Greville Road South side looking towards Greville Place.



Bolton Road, characterised by railings both on the footpath and above.



Mortimer Crescent, Hillsborough House surrounded by railings



28 Greville Road, brick wall railings and gate



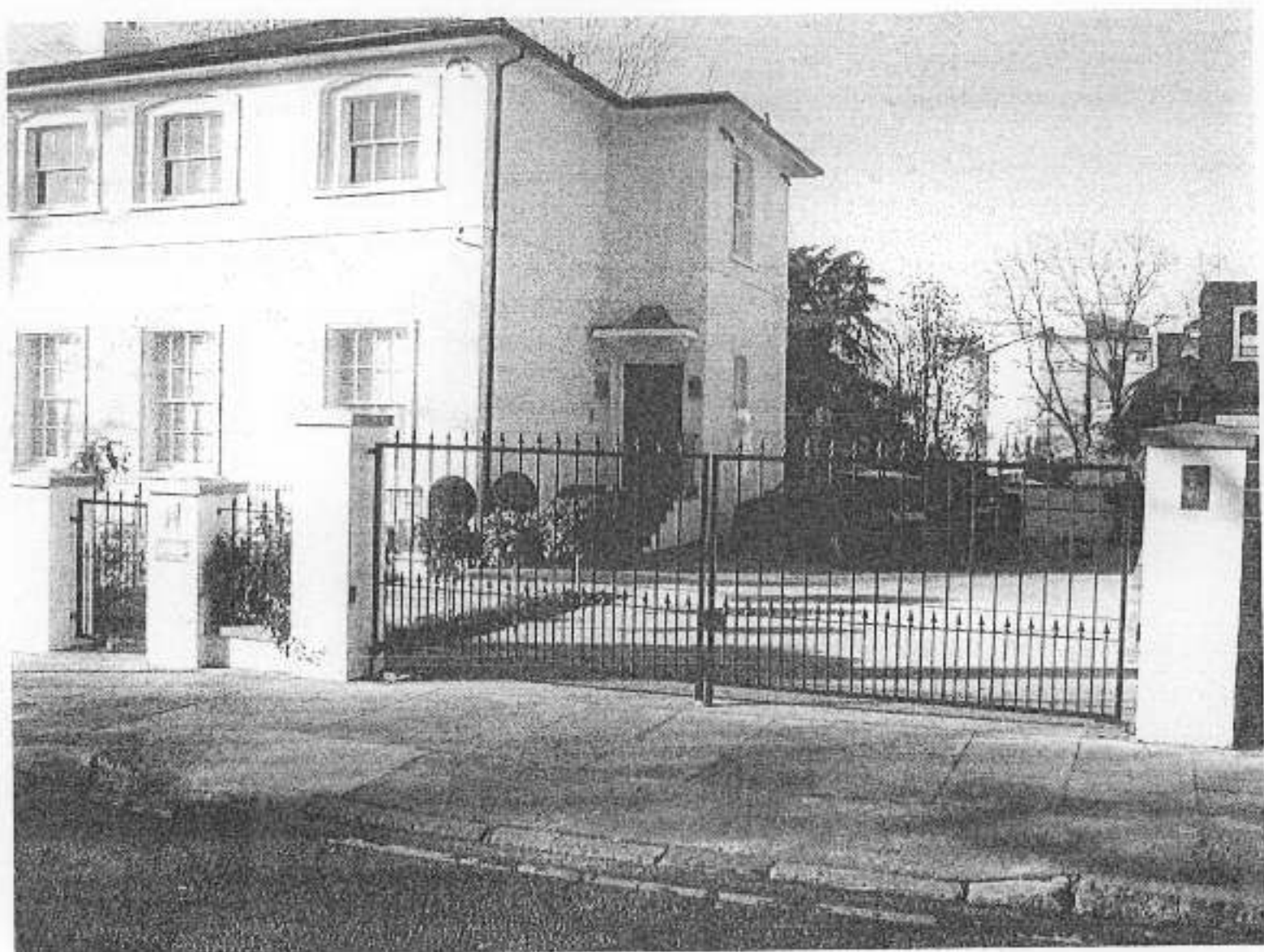
30 Greville Road, railings and hedge and railings on party wall brick fences.



32 Greville Road, off street parking and obscured steel gate.



12 Greville Place and corner with Greville Rd.



9 Greville Place



17 Greville Place



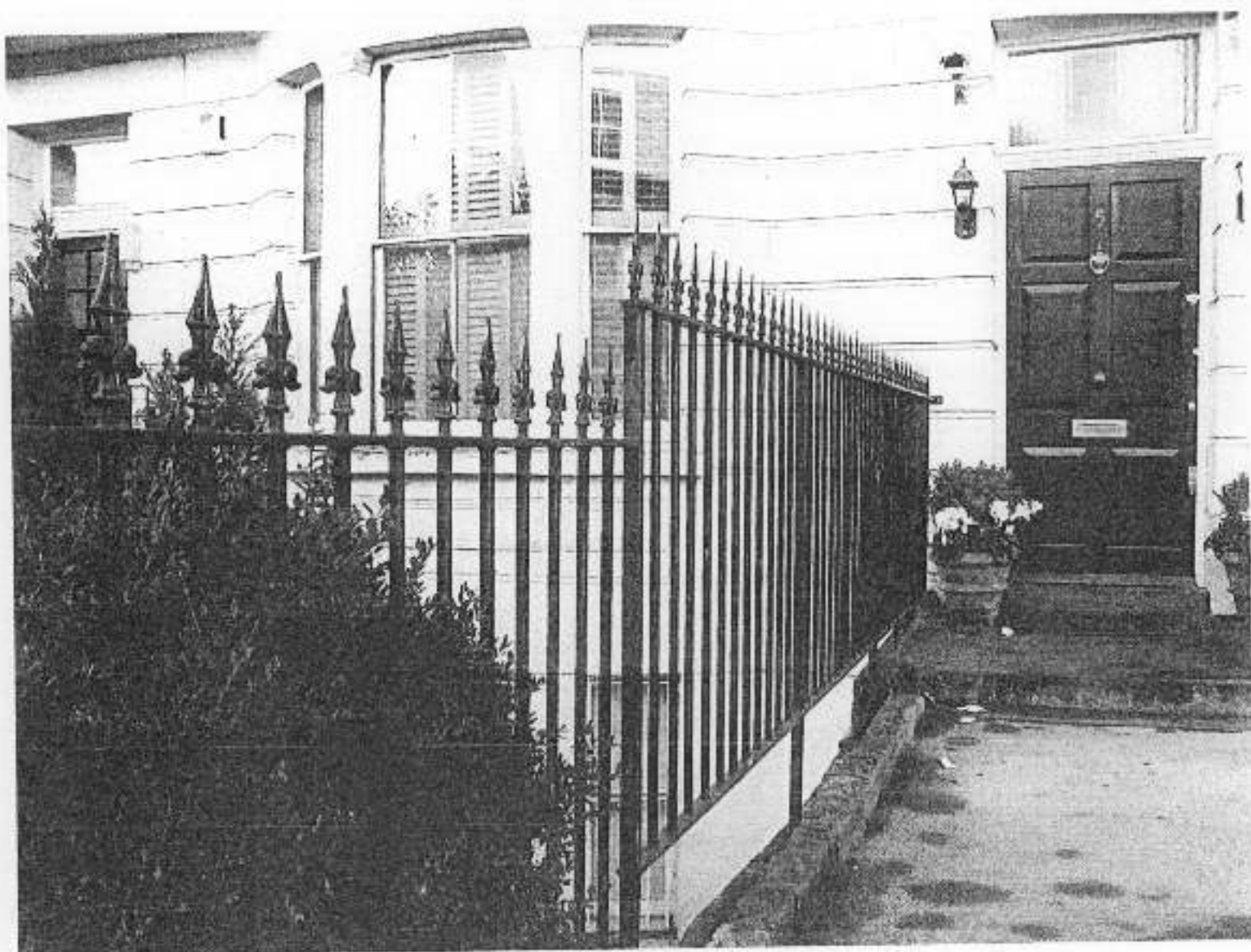
7A Mortimer Crescent



11 Mortimer Crescent



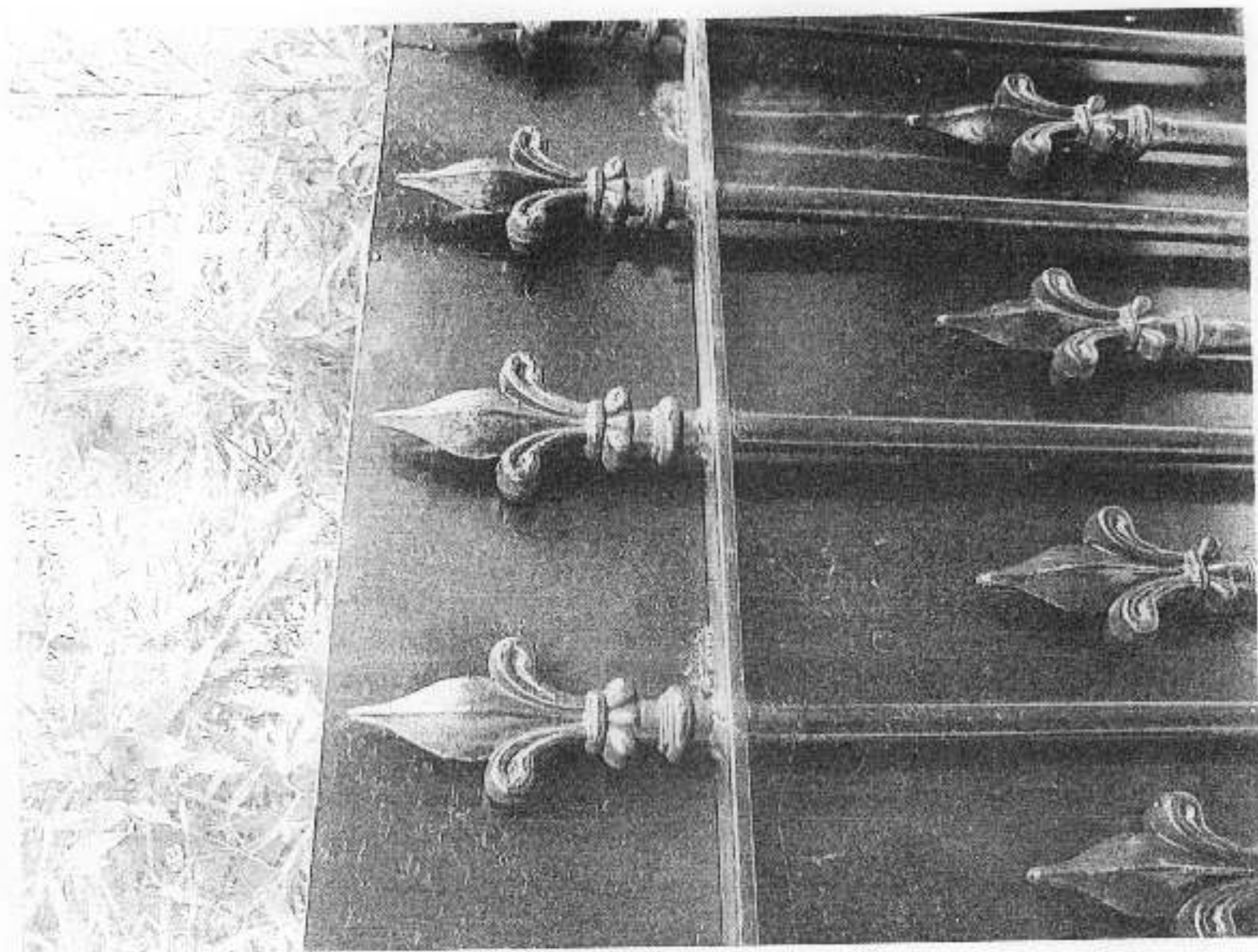
Hillsborough House Mortimer Crescent



5 Bolton Road



Mortimer Crescent



Mortimer Crescent.



Abbey Gate, Bolton Road.



10 Barmhurst, Bolton Road.

Access

The only access to the house is via a front garden gate and pedestrian access on a narrow York stone foot path. The foot path is partially obstructed and the paving stones distorted from root movement of one large Sycamore tree.

There is another application for demolition of the rear ground and first floor extension and creation of a basement and rear ground floor extension to create 5 – 6 bedrooms.

The applicants have 5 children. Provision of housing for larger households must be one of the criteria for the provision of housing under the UDP. Housing is in high demand and short supply in inner London.

Provision of greater access via off street parking for a house of the existing and proposed dimensions of 37 Greville Road require more than the somewhat restricted access of the pedestrian gate as at present. Provision of such does no prejudice the current CPZ. There is no rear access to the property.

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26 MAR 2007

