

3A Greville Place London NW6 5JP Design and Access Statement

Accompanying the Application for Planning Permission and
Listed Building Consent

3A Greville Place is a Grade II Listed residential property within the St Johns Wood Conservation Area. 3A Greville Place occupies the rear of the property facing the rear garden. We seek planning permission and listed building consent to convert the attic into a habitable space and insert windows to the roof plane on either side of the property and to the rear.

Description of the Existing Property

3A Greville Place is a three-bedroom property lived in by a growing family. While the living areas are wonderfully spacious comprising of a substantial living dining room and kitchen, the bedrooms are relatively small. The proposal includes converting the existing attic into usable room for much needed storage space and as a 'den' for the family's young children.

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Now converted into individual flats, 3 Greville Place was a detached house form circa 1819-25 – altered by George Pocock.

Design Principles and Concepts behind the Proposed Development

The proposal comprises converting the existing attic into a habitable room by removing a hallway partition to form access to a new alternate tread ladder, new opening in the ceiling, removal and replacement of roof structural elements and insertion of roof windows and a rear facing round window.

Intended Use of the Proposed Development

A secluded room in the attic for the family's young children

Layout and Scale of the Proposed Development

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The space will be limited in ceiling height and will be mostly used along the apex. The eaves knee walls would be used for much needed storage space. The area of the space is 12m² (2.5m x 4.8m) of which only the area directly under the apex is usable.

The rear window will be partially hidden from view behind the rear chimney stack but will provide some views of the rear garden.

The private and public landscaped amenity spaces will not be affected by the development.

The Appearance of the Proposed Development

The materials used will match the existing as closely as possible. While the existing roof windows do not include the central conservation style bar along their midpoints, we propose to match these windows in style, size and fenestration detail and fitting the window with a conservation area style flashing detail. The surrounding roof tiles will be removed and replaced once the roof windows are fitted. The round timber framed window will be fixed and surrounded by a single brick soldier course.

Vehicular and pedestrian access to the building will not be affected by the development.

The local context has influenced the design by matching the existing roof windows as closely as possible. While we propose to replace some of the existing internal structural elements of the roof with new structural members to facilitate the use of the attic as a habitable room, we feel that we maintain the character of the space.

This statement accompanies an Application for Planning Permission and Listed Building. Please read in conjunction with attached drawings and Heritage Statement.