

3A Greville Place London NW6 5JP Heritage 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 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.

Character and Architectural /Historical Interest

Location	(North West side) Nos.3 AND 3A-G and attached wall, railings and gate piers
English Heritage list entry	(798-1) 1271396
Date of Listing	14/05/1974

Full Description

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.

Architectural features as described by English Heritage: Stucco with plain sill bands. Slated hipped roof with tall slab chimney-stack. 2 storeys and basement. 3 windows plus 2 window extension to right and further gabled extension with round-arched studio window. Projecting stucco portico with round-arched entrance. Architraved sashes to ground floor, 1st floor casements and sashes, those above portico with Gothick glazing, those flanking in shallow segmental-arched recesses.

The INTERIOR FEATURES have not been inspected when the house was listed. SUBSIDIARY FEATURES: attached low stucco wall with cast-iron railings and

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stone capped gate piers.

The Principles and Justification for the Proposed Development

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.

The Expected Impact on the Special Interest of the Structure

The proposal includes removing a 900mm wide partition on the first floor hallway to provide access to a proposed alternate step stairs leading to the attic. The existing ceiling hatch would be sealed and a new (850mm x 970mm) opening formed in the ceiling to provide sufficient room to enter the attic.

We propose to remove two timber posts, purlins and roof struts to clear the space for habitable use. These existing structural elements will be replaced with steel alternatives as described on the structural engineer's drawings:

150mm x 75mm PFCs on both sides of the roof trusses

100mm x 100mm x 8mm RSAs bolted to PFCs and timber

150mm x 100mm x 10mm RHSs bolted together with PFCs

We propose to insert conservation type roof windows to the attic roof on either side of the slope to match the existing windows. We also propose to form a small fixed glazed round window at the rear with brick soldier course surround. While mostly hidden from view by the property's rear chimneystack this window will enjoy views of the rear garden.

Steps Taken to Minimize Adverse Impacts on the Building's Significance

The structural alterations are internal at attic level only. The elements that are

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proposed to be removed, are those that are necessary to provide access into the space making it as usable as possible. The beams and struts are proposed to be replaced with timber purlin walls. The proposed roof windows will be visible towards the North side elevation and these will match the existing roof windows as closely as possible and would be fitted as conservation type windows.

Sources considered and consulted

PPS5: Planning for the Historic Environment PRACTICE GUIDE; Ms Katrine Dean at Camden Council and English Heritage.

Structural Engineer's Details

We provide structural engineer's details of the proposed structural alterations. The retained building elements do not need to be supported other than in the method shown and described above.

Schedule of Proposed Works

3A Greville Place was not inspected or surveyed internally at the time of the Listing and there is therefore no information on the character of the internal elements.

The proposed works include:

- Protect and board off the stairs and bedrooms at first floor level during the works
- Removal of the first floor hallway landing partition to form access to the new alternate tread stair. Make good the existing walls.
- New bifold door between the hallway and new alternate tread stair

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- New pine alternate tread stair
- Block existing hatch with timber members and insulation
- Form new opening of approximately 850mm x 970mm in the existing ceiling to provide access to the attic
- Remove the two timber attic posts
- Remove the roof struts
- Remove and retain existing floor boards to be refitted
- Fit steel to structural engineer's detail and as described above
- Form insulated timber knee walls
- Form trimmed openings in existing roof to fit roof windows to match the existing in style and fitted with flush lead flashings
- Refit roof tiles where removed for insertion of windows
- Form round metal window in rear gable with surround soldier course brickwork to match existing. Make good existing wall.

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