

# **PPS 5 statement**

**48, Queen's Grove  
NW86HH  
London**

**September 2011**

## **1.0 Introduction**

The contents of this statement focus on PPS 5 paragraphs HE6.1

The building is not listed but part of the St John's Wood Conservation Area – sub area east.

The St John's Wood Conservation Areas of Camden Borough has a Conservation Area appraisal adopted on 14<sup>th</sup> July 2009.

## **2.0 - Context**

### **St John's Wood Conservation Areas**

The east section of the St John's Wood Conservation Areas of the London Borough of Camden was designated as an addition to the main CA in 1977.

In terms of urban morphology the *“Conservation Area's spatial character derives from the relatively low density residential development set out along spacious tree lined streets with generous plot sizes that create a feeling of space and openness without the need for formalised public squares and gardens. Development is predominantly of three storeys set back from the street with clearly defined front gardens.”* (From the Conservation Area appraisal)

It is noted that the views from Queen's Grove are considered notable.

A range of building typology is present in the CA with a predominant presence of semidetached villas and a number of detached single dwelling villas.

With regards to the materials used:

*'While brick is the major structural material, buildings are often faced in stucco, frequently with decorative elements. The latter can be seen in the use of rusticated stucco to mimic stone at first-floor levels, stucco columns, pilasters and capitals as well as cornices, parapets and other details such as architraves. Where stucco is the predominant facing material, it generally employed in an Italianate style. Stucco decoration has also been used to contrast with brick to create a diverse range of styles and architectural effects. Natural slate is the most widespread roofing material. [...] Later buildings, including many inter-war and post-war rebuilds, tend to be in stock or red brick adhering to neo-Georgian designs. These tend to have less profiled decoration, instead relying on contrasting colours for decorative effect.'* (From the Conservation Area appraisal)

## **3.0 The building**

The existing dwelling and coach house were built in the 1930's.

The 1914 Ordinance Survey plan of the area (ref St John's Wood Conservation Area map, published on Camden Council website) shows that a pair of semidetached houses was occupying the site. At the rear of the site a parcel of the land has already been split from the original site and built (where no 30 St John's Wood Park is today). There was no construction where the coach house is.

The attached plan from 1954-55 (ref Figure 6 of appendix) shows the present house and the coach house but no ground floor rear extension to the main house is present. The present villa is a neo Georgian styled replacement of the previous pair of semi detached houses.

*“No 48 is a large and impressive 1930s neo-Georgian villa in red brick. Although it does not represent the traditional style of the street, it is of sufficient quality to contribute positively to the overall character and appearance of the area and is representative of a phase of 20th century redevelopment.” (From the Conservation Area appraisal)*

The building is considered to make a positive contribution to the Conservation Area. Conservation area consent has been granted (**2007/6101/P**) for the demolition of the rear elevations of the main house and the complete demolition of the coach house.

*While several of the residences in this section of the Conservation Area have later additions and side extensions, almost no infill development of new properties within existing gardens has occurred, allowing the retention of the wide open character between the villas. An exception is No 48 Queen’s Grove, on the corner with Ordnance Road, where additional properties have been built in its rear garden. (From the Conservation Area appraisal)*

We deduct that the elements that are considered to make a positive contribution are the setting of the building within its plot and the two main facades facing Queen’s Grove and St. Johns Wood Park.

#### **4.0 Proposal and implications to the Conservation Area.**

The proposal involves:

- the demolition of the existing coach house and the existing roof to the main house.
- the erection of a new 2 storey coach house with a single storey link block.
- the erection of a new mansard roof with dormers to the main house. The roof profile to match the existing.
- extending the accommodation below ground forming a new basement.

The proposal does not affect the positive contribution that the building makes to the conservation area as it would not affect the main facades, the setting of the building, the front gardens and the mass of the building as viewed from the street.

#### **5.0 Conclusion.**

We are of the opinion that the proposal does not affect the Conservation Area.

**Appendix:**



**Figure 1 Relationship between No 48 and No 47 Queen's Grove**



**Figure 2 Relationship between No 48 and No 49 Queen's Grove**

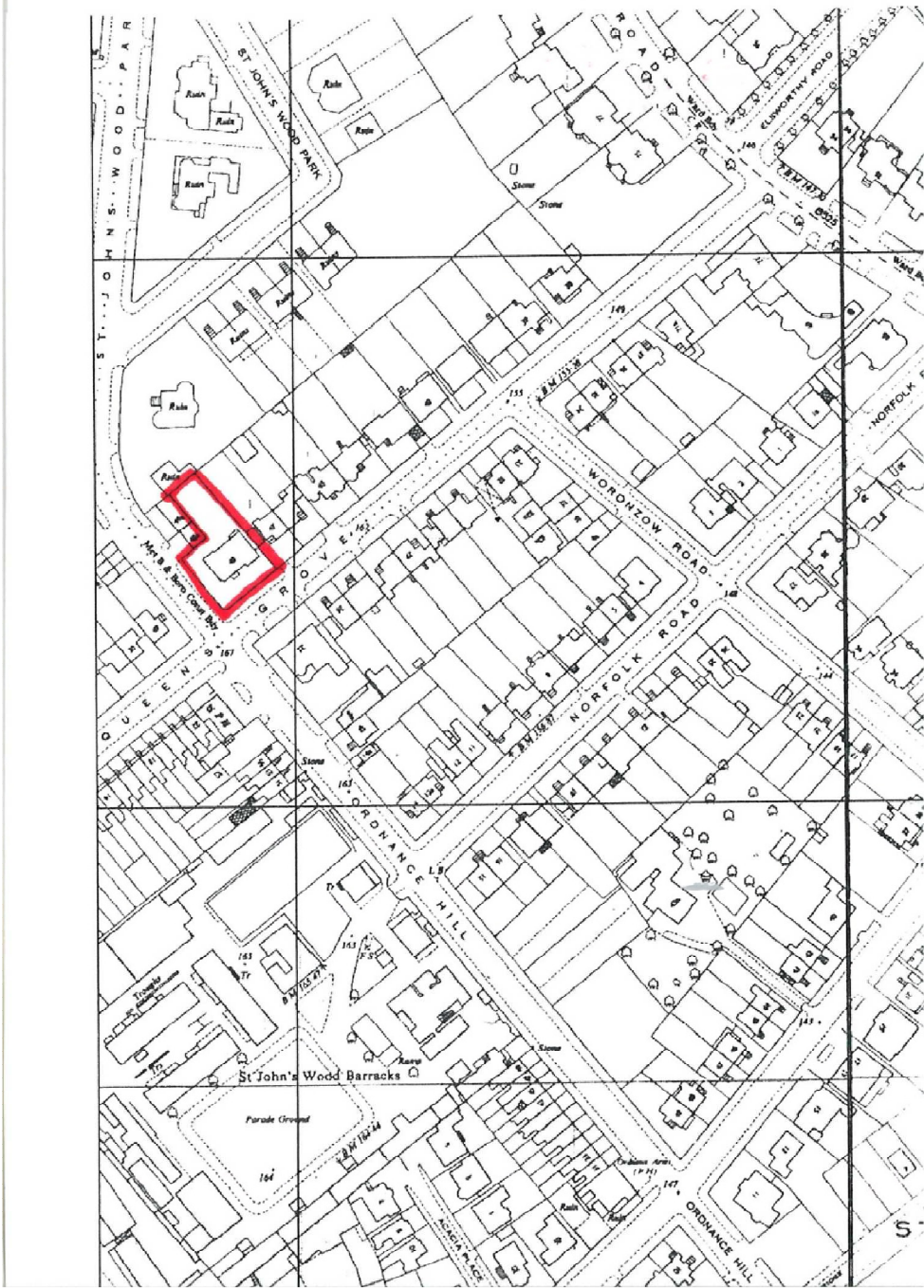


Figure 3 map of Conservation Area of 1955 site indicated in red