

3A Greville Place London NW6 5JP Revised 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 a round window to the rear roof gablet.

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 and insertion of 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

The space will be limited in ceiling height and will be mostly used along the apex.

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The eaves 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 chimneystack 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. The round-vented window will be opening and surrounded by the existing roof tiles.

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.

This statement accompanies an Application for Planning Permission and Listed Building. Please read in conjunction with revised set of drawings REV B and Revised Heritage Statement.