

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

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 form a vented (opening) glazed round window at the rear with existing tile surround. While mostly hidden from view by the property's rear chimneystack this window will enjoy some views of the rear garden.

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 strengthening of the floor.

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

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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
- New pine alternate tread stair
- Form new opening of approximately 850mm x 970mm in the existing ceiling to provide access to the attic
- Fit new timber joists in between the existing floor and ceiling joists to structural engineer's detail
- Form round window in rear gable with surround tiles to match the existing.

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