

Design & Access Statement

47 Queen's Grove, London, NW8

including photographic schedule

Proposal: Application for the minor material amendments of the previously permitted planning application **2015/5630/P** of the proposal for the erection of a two storey extension to side and rear of existing property following the demolition of the existing side garage and rear kitchen.

28.03.18 v1

Application by: Camouflage

Design & Access Statement

Introduction

1.0 Introduction

1.1 This Design and Access Statement has been prepared by Camouflage on behalf of their client; the owner of 47 Queen's Grove, London, NW8 6HH. The statement has been produced to support the proposed minor material amendments to the previously granted application **2015/5630/P**.

1.2 This statement will explain the key design principles that have been used to develop details of the amended scheme with the purpose being to demonstrate that a considered approach has been applied with careful regard to the importance of the St. Johns Wood Conservation Area and the surrounding context. Amendments to the previously granted application (**2015/5630/P**) are to meet client requirements and request and with a sympathetic approach, it is concluded that these amendments should be given further favourable consideration.

1.3 This Design and Access Statement is supported by the following documents;

- 1000.1 – Location Plan – OS Map Extract
 - 1000.2 – Location Plan – Schematic
 - 1000.3 – Location Plan – Area Plan
 - 1001.1 – Existing – Block Plan, Site Plan, Roof Plan
 - 1001.2 – Existing – Lower Ground Floor/Upper Ground Floor
 - 1001.3 – Existing – First Floor/Second Floor
 - 2001.1 – Existing – Elevations South east/North east
 - 2001.2 – Existing – Elevations North west kitchen section/South west kitchen section
 - 1002.1 – Proposed – Block Plan, Site Plan, Roof Plan
 - 1002.2 – Proposed – Lower Ground Floor/Upper Ground Floor
 - 1002.3 – Proposed – First Floor/Second Floor
 - 2002.1 – Proposed – Elevations South east/North east
 - 2002.2 – Proposed – Elevations North west kitchen section/South west kitchen section
 - 1010.1 – Front Courtyard Comparison Plans
 - 1010.2 – Rear garden Comparison plans
 - APPEND_1 – Appendix 1 - Drawing schedule of proposed amenedments
- Existing drawings overlaid with proposed amended drawings

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The Site

2.0 Overview of Site

2.1 47 Queen's Grove is a semi-detached villa located on the north side of Queen's Grove at the junction of St. Johns Wood Park, Ordnance Hill and Queens's Grove. The property lies within the St. Johns Wood Conservation Area however it is not a listed property.

2.2 The original and existing dwelling was built circa 1840 within a site totalling 545m². A front gated courtyard provides hardscaped private parking and sets the main body of the build, back from the pavement by 8.5m. The existing original dwelling has a principal massing comprising of stacked living and habitable spaces that are bay fronted at ground level. This aligns with the general front façade building line that can be seen along the length of Queen's Grove street aspect. Adjacent to this habitable block is the entrance and vertical circulation block stepped back from the bay fronted line. As seen from the street, the dwelling comprises two full floor levels above ground with a further floor within the original but now dormer windowed hipped roof. A basement level exists with a light well to the front aspect of the property and access to the rear is provided from this basement level via access through the upper ground floor. Level access is also achieved to the rear through an existing garage to the side aspect of the main body of the property. The rear garden extends to the rear boundary of the site enclosed with garages of the adjacent Queensmead residences. In total the site is roughly 12.5m wide by 45.5m deep. These parts of the property have an existing render finish painted a light colour that is predominantly evident throughout the street.

2.3 The original property has been extended previously to its existing state with a single story garage set 10.5m back from the pavement. A further 6.5m to the rear the extension rises to a kitchen at ground floor level with an un-habitable undercroft that projects 5m beyond the back of the original dwelling. Facing brickwork and glass block detail finish has been applied to the existing extended elements that offer no connected reference to the original building.

2.4 Within the rear garden a single story outbuilding has been erected close to the rear boundary. It is approximately 2.8m wide by 3.3m deep.

2.5 The property boundaries consist of a rendered wall aligning the street of similar colour to the main building with piers and metal gates allowing entrance into the site. Boundaries to the neighbouring properties and the rear are composed of facing brickwork with timber trellis fixed over. There are a number of trees within the site and within the neighbouring sites around the perimeter.

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The Site

These, along with planted perimeter borders, have allowed vegetation to provide additional natural boundary finish.

2.6 The surrounding context to the site has a mirror of detached and semi-detached properties to the south of Queen's Grove of similar scale to number 47. Number 46 Queen's Grove forms part of the semi-detached structure to the North East and is styled similar to number 47. This property has in recent years been extended to the side and rear.

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Relevant Planning

3.0 National Planning Policy Framework (2012)

The National Planning Policy Framework 2012 seeks to secure positive growth in a way that effectively balances economic, environmental and social progress for this and future generations.

Section 7, Requiring Good Design, para 56 states that “The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”

Section 12 of the NPPF offers Policy Guidance in relation to Conserving and Enhancing the historic environment. Paragraph 129 states:

129. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 134 comments as follows:

134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

The 2004 Planning & Compulsory Purchase Act requires that determination of any planning application must be in accordance with the development plan unless material considerations indicate otherwise.

In this case the development plan comprises the London Plan 2011, and Westminster's City Plan which comprises revisions to the Core Strategy 2009 following the adoption of the NPPF.

The Government's National Planning Policy Framework (March 2012) and National Practice Guidance are also of relevance.

For the purposes of the Pre-Application Consultation the Statement, though mindful of the National and London Plan Policy Guidance, focuses on the Policies of London Borough of Camden

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Relevant Planning

3.1 London Borough of Camden - Local Development Framework Camden Core Strategy 2010-2025

Policy CS1 – Distribution of Growth

This policy relates to “Making the best use of Camden’s limited land. The Council will promote the most efficient use of land and buildings in Camden by: d) seeking development that makes full use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site;”

Policy CS5 – Managing the impact of growth and development

This policy states that “The Council will manage the impact of growth and development in Camden. We will ensure that development meets the full range of objectives of the Core Strategy and other Local Development Framework documents, with particular consideration given to:

a) providing uses that meet the needs of Camden’s population and contribute to the borough’s London-wide role;”

Policy CS14 – Promoting high quality spaces and conserving our heritage

This policy specifies that “The Council will ensure that Camden’s places and buildings are attractive, safe and easy to use by:

- a) requiring development of the highest standard of design that respects local context and character;
- b) preserving and enhancing Camden’s rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens;
- c) promoting high quality landscaping and works to streets and public spaces;
- d) seeking the highest standards of access in all buildings and places and requiring schemes to be designed to be inclusive and accessible;”

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Relevant Planning

3.2 Camden Development Policies 2010-2025

Policy DP 24- Securing high quality design

“The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider: a) character, setting, context and the form and scale of neighbouring buildings;

b) the character and proportions of the existing building, where alterations and extensions are proposed;

c) the quality of materials to be used;

d) the provision of visually interesting frontages at street level;

e) the appropriate location for building services equipment;

f) existing natural features, such as topography and trees;

g) the provision of appropriate hard and soft landscaping including boundary treatments;

h) the provision of appropriate amenity space; and

i) accessibility”

Policy DP 25 – Conserving Camden’s heritage

“Conservation areas

In order to maintain the character of Camden’s conservation areas, the Council will:

a) take account of conservation area statements, appraisals and management plans when assessing applications within conservation areas;

b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;”

Policy DP 26 – Managing the impact of development on occupiers and neighbours

“The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:

a) visual privacy and overlooking;

b) overshadowing and outlook;

c) sunlight, daylight and artificial light levels;

d) noise and vibration levels;

e) odour, fumes and dust;

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- f) microclimate;
- g) the inclusion of appropriate attenuation measures.

We will also require developments to provide:

- h) an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity space;
- i) facilities for the storage, recycling and disposal of waste;
- j) facilities for bicycle storage;
- k) outdoor space for private or communal amenity space, wherever practical.”

3.3 St John's Wood Conservation Area

The St John's Wood Conservation Area covers two geographically distinct areas totalling approximately 3.83 hectares that follow the south-western boundary of the London Borough of Camden alongside the edge of the City of Westminster. The two areas are geographically separate, but they both abut the St John's Wood Conservation Area that falls within the City of Westminster. Since these two areas fall within the jurisdiction of the London Borough of Camden, they require Conservation Area Policy specific to Camden.

St John's Wood East, within which the application property lies, is the smaller of the two areas at approximately 1.38 hectares and follows the boundary between Westminster and Camden along Queen's Grove, Woronzow Road and Norfolk Road, taking in some eighteen residential dwellings including four Grade II listed properties.

The initial designation of St John's Wood as a Conservation Area (CA) in the London Borough of Camden was in March 1970. There was a subsequent extension in October 1977 that extended the western area and created the eastern area as it currently stands. The original St John's Wood Conservation Area within the City of Westminster was designated in 1968.

The spatial qualities of the CA are described in the CA Appraisal as follows:

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. These often contain mature trees and planting that create a semi-rural feel, belying the reality of the inner city location. Even in those localised areas where commercial uses predominate the layout is such

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Relevant Planning

that the area is open and pleasant.

The CA Appraisal states the following in respect of the character of St John's Wood East.

This area is purely in residential use and is characterised by large detached houses and pairs of villas facing onto Queens Grove and Norfolk Road. The large plot sizes and ease of accessibility to principal routes such as Avenue Road made this area particularly desirable for early development. The quiet nature of the streets creates a distinctive ambiance. While some of the current villas are replacements (Numbers 40, 41, 42 & 48 Queens Grove) the area retains its original layout and plot sizes.

There are six listed buildings in the sub area, comprising two detached houses (Nos 2& 3 Norfolk Road) and two pairs of stucco villas in a classical style (Nos 35, 34, 36 & 37 Queens Grove).

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.

General guidance on extensions and alterations is provided in paras 12.6 – 12.8 of the CA Management Strategy as follows:

12.6 As such, alterations and extensions to existing buildings should be carefully considered. Extensions should be subsidiary to the existing building and not detract from its character by becoming over-dominant.

12.7 Where alterations and extensions of a sympathetic scale are appropriate, attention to detail and an imitative, historicist approach are to be encouraged without allowing pastiches of historical features that may reflect current tastes, but are less appropriate to the style and detailing of the original building and which may detract from the overall integrity of the group.

12.8 Where original features and key details have survived they should be retained and preserved in all but the most mitigating circumstances, and good maintenance and repair rather than replacement is the most appropriate action to retain the original historic character of the area.

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Proposal & Design

4.0 Proposal Overview

4.1 The proposal seeks a re-appraisal of the previously granted application (**2015/5630/P**) in order to better suit the clients needs and requests. Following the sale of the property with the previous planning permission, the new owners have developed a new brief that such formulates the proposed amendments. It is proposed that the footprint and massing of the previous application will not be changed within the changes but internal ordering and schedule of amenity spaces will be revised. These revisions in turn have the effect of altering the previously proposed elevations with amendments to windows and overall styling to the rear aspects of the development only.

4.2 The revised brief for the internal configurations have been to include the addition of following accommodation...

- indoor spa area (hot tub and shower)
- sauna
- gym
- to revise the layout relocating the kitchen and family areas to the upper ground floor level

This alteration of the brief is to better suit the desired contemporary family living for the current owners.

4.3 The general principal mass and footprint of the previously approved application have been utilized with the existing single story garage being replaced with a two story habitable extension. Previous approved heights and levels have been maintained to respect the detailing as previously determined with regard to sill heights of the neighbouring property flank windows. The proposed extension to the rear of the existing kitchen and cellar footprint will be maintained at an additional 2m as previously approved. There is also no change to the proposed single story extension at lower ground floor level, rearward of the main body of the building to match the line of the adjoining semi-detached property. This will form an upper terrace matching the neighbouring property.

4.4 The current external staircase from the existing upper terrace is to be adapted to allow access to the proposed lowered rear garden patio level. It is proposed to be moved to the north west boundary from its current position. This stair has been detailed to bring the access element of the stair away from the neighbouring boundary slightly with larger double height steps directly adjacent to the boundary allowing for the placement of potted plants to act as additional natural screening of the stair access and further enhancing privacy between the two properties.

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Proposal & Design

4.5 Previous proposed and approved extensions to the existing circulation block have now been omitted from proposal.

4.6 All previously proposed and approved alterations to the existing first and second floors are no longer proposed at this time.

4.7 The previously approved general refurbishment works of the existing fabric of the building are still to be maintained within the proposal and to include, removal of metal shutters and reinstating and repair of cornicing and parapet detailing.

4.8 Amendments to proposals of the external areas are for the addition of bin and bike storage within the front courtyard. This will be for the provision of two 240lt wheelie bins and stacked recycle boxes/caddies. Adjacent to this, secure storage for four bikes is proposed.

4.9 The previously approved summer house is to be maintained within the proposal. Development of the summer house is ongoing at this time with close reference to that which has previously been approved. Size and position of the previously permitted proposal have been maintained.

5.0 Scale & Massing

5.1 There are no proposed changes to the scale and massing of the previously approved application.

5.2 There are no proposed amendments to the front façade facing the street from the previous approved application. Mass, scale and appearance are to maintained as previously detailed in order to match with the existing property and provide the sympathetic appearance to the two story proposal as viewed along the streetscape.

5.3 The proposed extension of the two story development rearward into the garden is to the same amount of 2m as previously approved and no further than neighbouring properties to follow what has been established as the building line to the rear.

5.4 The proposed parapet levels of the two story extension are to remain as previously approved throughout.

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Proposal & Design

6.0 Appearance

6.1 Careful consideration has been applied to the design of the external appearance. In order to respect planning policies with regard to maintaining the character of conservation areas, the proposal has been left unchanged facing onto the Queen's Grove street aspect. Previous considerations to include traditional coping, cornicing detailing and matching materials to help unify the proposed extension with the appearance of the existing building are all to be kept. This same treatment is to wrap around the flank south east elevation to maintain a similar appearance for the angled view from the street and from the neighbouring property.

6.2 Windows to the front elevation are proposed to be detailed as previously approved with timber sash windows, styled and finished in keeping with original features of the main building.

6.3 Rear aspects of the proposed extensions seek to employ a more contemporary styling with floor-to-ceiling bi-fold glazing on lower ground floor and upper ground floor levels. The lower ground floor proposal seeks only to increase the lengths of the previously proposed and approved bi-fold doors within the extended areas. The intent here is to take bi-fold door systems enclosing the proposed amenity spaces to the corner of the building for the opportunity to pull back the doors, opening the building out to the rear garden when the occupants so wish. A similar condition is proposed for the upper ground floor level that has now changed to the kitchen and family living area. In this case a reduced amount of bi-fold door glazing is proposed but again is brought to a corner connection detail with glass balustrading fixed externally. This proposal has replaced the previously proposed large triple bay sash window on the north west aspect and a single bay sash window on the north east aspect. No additional glazing on any other aspects has been proposed. The desire here again is for the clients to be able to enjoy open aspects with their garden without encroaching and overlooking neighbouring properties.

6.4 In line with the contemporary styling, the rear aspects of the extension are proposed to have a smooth material finish. Through coloured render is to be specified in keeping with the colour of the main property. Clean lines with flush parapet coping details are proposed. Aluminium slimline frames are proposed for the bi-fold doors to the rear. These are to be coloured dark grey throughout. Flat roofs are proposed to the extensions with a single ply membrane finish. A liner roof light is proposed between the existing mainhouse and upper ground floor extension. An additional flat roof light is

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proposed over the amenity space proposed within the side extension at upper ground floor level facing the Queen's Grove street aspect. In both cases these roof lights will be flat and therefore sit below the level of the parapet and will not be visible from street level.

7.0 Amenity Space

7.1 This revised proposal accommodates much of the original application with the addition of an indoor spa area, sauna and gym within the lower ground floor.

7.2 The existing amenity spaces within the main parts of the property will be unaffected. Existing lower ground floor areas will benefit from renovation and internal re-planning connecting into the proposed extensions and further into the rear landscape for a more coherent link through the whole site.

8.0 Landscaping and Access

8.1 Revisions to the external planning and landscaping will again be a subtle enhancement of the approved application. A more detailed plan has been submitted to show indicative proposals.

8.2 The previously submitted Arboricultural report has been thoroughly considered and followed in line with the previous application. This report has been re-submitted with this application.

8.3 Access into the site will be unchanged. The existing property front wall is to be maintained and the existing vehicular and pedestrian gates are to be left unchanged. A previously proposed tired light-well with stepped access down to the lower ground floor has been simplified within the revised proposals as access to the lower ground floor from the front courtyard has now been omitted. To the rear, an external staircase adjacent to the north east boundary of the site provides access to the rear garden from the proposed upper terrace as detailed in section 4.4

9.0 Parking, Bin & Bike Stores

9.1 Existing off street parking within the front courtyard is to be maintained for two vehicles.

9.2 Proposed within the front courtyard is storage for two 240lt wheelie bins and a stack of recycle boxes and caddies. Secure bike storage for 4 bikes has also been proposed. These storage areas are

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proposed on the back side of the front wall and to be lower than the height of the wall therefore being out of view from the street.

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S73 approval justification

10.0 Minor material amendment (S73) justification

10.1 It is argued that the proposed revisions to the previously approved application as has been described should be considered as minor-material amendments for reasons justified within the considered design approach. These include the maintenance of the original footprint, mass and scale of the proposal and the adoption of the previously approved street facade. This constitutes in a revised proposal that minimises the proposed amendments with no material change impacting the on the Queen's Grove streetscape.

10.2 Proposed amendments to the rear facade treatments are made with close consideration of previously proposed exterior materials and window positioning. It is appreciated that more contemporary styling has been applied to the treatment of the rear aspects of the proposals and although the site lies within the St. Johns Wood Conservation Area, there is strong precedents for nearby and neighbouring properties that have undergone similar development additions to their rear aspects.

10.3 As the majority of the visually differentiating changes are proposed to the rear of the site and with the adoption of the previously proposed building mass and window locations, both public and private views into the site and from the site have not been impacted. To further ensure there is no detrimental impact to the neighbouring properties, overlooking has been carefully considered with proposals of privatising boundaries with the inclusion screen planting.

10.4 APP_02 provides a schedule of design changes and shows that the proposed revisions are not of great number and do not impact parts of the proposal that will be of effect to the streetscape and therefore being of a minor nature. The adapted treatments to the rear of the proposal seeks to bring a contemporary styling to the original approved scheme taking forward the primary elements and modifying them in-line with revised internal planning.

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Summary & Conclusion

11.0 Summary and Conclusions

11.1 Generally the revised scheme looks to maintain much of the original approved application (2015/5630/P). Changes to the proposal are to meet the desired living requirements and enhance parts of the scheme for more contemporary living. Scale and massing are unchanged. The streetscape aspect of the proposal is also unaltered such as to maintain harmony with the adjoining property and be sympathetic to the character of the St. John's Wood Conservation Area. Rear aspects have taken fundamental elements of the existing approved application and enhanced them with contemporary styling. Appropriate materials have been selected and sensitive planning has been considered to overcome issues of overlooking with considered landscaping. Additional detail has been submitted within this application to provide indicative proposals for landscaping and screen planting. Provisions for bin and bike storage have also been included within the revised scheme.

11.2 The scale and mass of the proposal follows the sympathetic treatment of the previous proposal following building lines both to the front and rear of the property.

11.3 The front façade has been retained as previously approved in order to reflect the properties locations within the St. Johns Wood Conservation Area, maintaining the attractive streetscape within the area.

11.4 Although the rear aspects of the proposal have been revised to a more contemporary styling in line with internal re-planning of the amenity spaces. Due to the nature of the high walled boundaries, trees, and vegetation around the perimeter of the site. These rear aspects are not greatly overlooked and the proposed enhancements do not attempt to encroach or cause overlooking of the neighbouring properties any more so than had previously been proposed.

11.5 The revisions to the proposal have been developed with careful consideration of the relevant Policies and adopted Development Plan.

11.6 The submitted amended scheme is seen to be a sympathetic and considered approach to developing the client's desires. It is therefore hoped this application is viewed favourably and the proposed amendments to this application and a successful decision may be granted.

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Photographic Schedule



IMG-01 - Aerial - Building line established by previous neighbouring extensions



IMG-02 - Aerial - Neighbouring properties with contemporary rear extensions

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Photographic Schedule



IMG-04 - Front - Existing architectural detailing to be matched



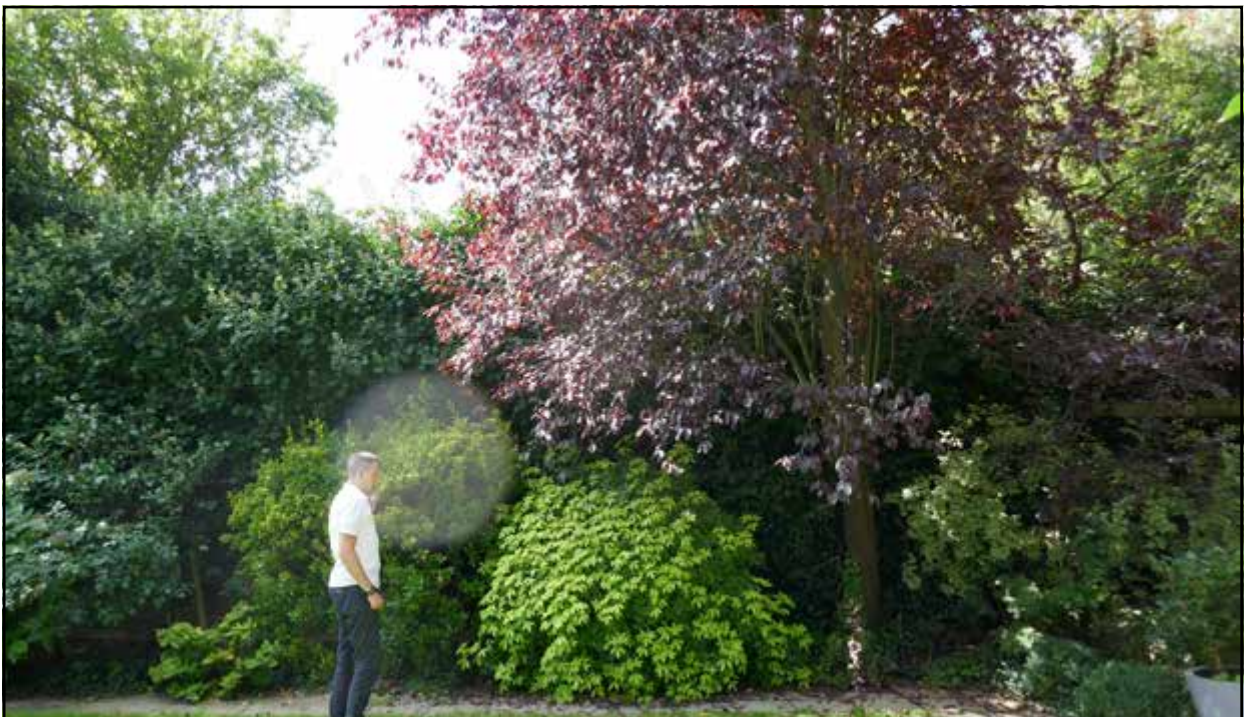
IMG-05 - Rear - Existing facing bricks to be matched where specified in proposed extension

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Photographic Schedule



IMG-10 - High site perimeter boundaries



IMG-11 - High site perimeter boundaries

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Photographic Schedule



IMG-12 - Aerial - Large and modern rear extensions to the rear of adjacent properties



IMG-13 - Aerial - Large and modern rear extensions to the rear of adjacent properties

APPENDIX

APP_01

Drawing Schedule of Proposed Amendments

Drawing Amendments Schedule			
Amend #	Approved Drawing #	Revised Drawing #	Description
AMEND_01	5862/25	1002.2	Removal of tiered planters and adjacent access stair to front courtyard for proposed reduced horizontal depth light well to same vertical depth and previously approved
AMEND_02	5862/25	1002.2	Proposed bi-fold doors as previously approved to be extended to corner junction on lower ground floor level
AMEND_03	5862/25	1002.2	Addition of external staircase from upper proposed upper terrace to lower ground floor rear patio to replace stair as currently exists
AMEND_04	5862/25	1002.2	Previously approved sash windows amended to proposed bi-fold door and sliding door configuration to corner junction on ground floor level
AMEND_05	5862/25	1002.2	Addition of external staircase from upper proposed upper terrace to lower ground floor rear patio to replace stair as currently exists
AMEND_06	5862/25	2002.1	Amendments 03 & 05 as description above as seen in elevation
AMEND_07	5862/30	2002.1	Amendments 02 & 04 as description above as seen in elevation