

PROPOSED ALTERATIONS TO PRIVATE RESIDENCE

47 QUEENS GROVE

ST JOHNS WOOD

LONDON

NW8 6HH

DESIGN AND ACCESS STATEMENT

July 2019



Contents:

1. Introduction
2. The site
3. Relevant Planning Policy
4. The brief
5. Design development, Pre-app response and Consultations
6. Site layout & Access
7. Scale & Size
8. Material Finishes
9. Precedent and reference images

1. Introduction

Mackenzie Wheeler has been engaged by the owners of 47 Queens Grove in St John's Wood London to design slight alterations to the private dwelling which is currently being constructed in line with consents: **2015/5630/P & 2018/1758/P**. The proposed works forming part of this application include:

- Provision of a new entrance to the Lower Ground Floor from the front forecourt by creating a new lightwell with external metal stair and new door into the Lower Ground Floor.
- New stairs up to the front entrance with new entrance door
- A training pool of 1.2 meters deep at Lower Ground Floor for the clients sporting and training requirements
- Small extension to the rear of both the Lower Ground and Upper Ground Floors are proposed adjacent to No. 48 Queens Grove.
- Slight alterations to the internal layouts
- Adjust positioning of Summer House
- Updated landscaping proposals to suit current scheme

2. The site

The site is located within the St John's Wood Conservation Area. 47 Queens Grove is a semi-detached private residence located on the north side of Queens Grove in close proximity to the junction of St John's Wood Park and Ordinance Hill. The site comprises an area of approximately 545 square meters and the property is not listed.

The western boundary is formed by the detached private residence found at No. 46 Queens Grove whilst No. 48 Queens Grove is attached and forms the eastern boundary. The northern boundary is formed by the parking garages serving Queensmead residential estate.

3. Relevant Planning Policy

National Planning Policy Framework (2012)

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

Camden Development Policies 2010 - 2025

St John's Wood Conservation Area

4. The brief

Following the two most recent planning consents received for the property, the client felt that they were not making the most of the granted maximising/under the following consents: **(2015/5630/P & 2018/1758/P)**

This proposed applications aims to incorporate the following changes to the above mentioned consents:

- (1) Create a new entrance from the front forecourt to the Lower Ground Floor via a new stair and lightwell. An entrance into the lower ground floor had originally been granted consent under **2015/5630/P. 2018/1758/P** then called for this access to be removed and for the provision of a very small lightwell only.

This application proposes to re-instate the proposed access into Lower Ground Floor. A slightly larger lightwell with metal stairs and handrail (to be painted black to match the existing metal railings found at the property) with new solid timber door into the Lower Ground Floor are proposed.

- (2) Replace the uneven and irregular steps up to the main entrance of the house and replace the existing double door with one larger timber door (to match the existing in appearance).
- (3) Insert a training pool into the lower ground floor. These pools are quite shallow (1.2m deep) and don't require that much more excavation than there already is as part of the consented works. A statement from our Structural Engineer is included as part of this application.
- (4) Proposed change to the building line of the rear elevation where this abuts No. 48 Queens Grove: When reviewing the proposals with the client, it was suggested that we maximise the amount of usable space in this area. This application calls for an increase in the floor area of 2.7m² at Lower Ground Floor and 1.2m² at Upper Ground Floor. The door leading out to the garden from the Utility Room under the previous consent is to be replaced by a window. Please refer to the accompanying drawings.
- (5) Adjust the positioning of the consented Summer House so that it is closer to the rear boundary wall to allow for a larger area of lawn.
- (6) The landscape design has been amended slightly from what had previously been granted consent under **2018/1758/P**. Please see the accompanying revised scheme.

5. Scale and massing

Apart from the proposed slight increase in floor area to both Lower Ground (2.7m²) and Upper Ground (1.2m²) floors, no other changes are proposed to the scale or massing of the property.

6. Appearance

A new metal balustrade is proposed to the new stair and lightwell from the forecourt into the Lower Ground Floor. This metal balustrade is to be painted black to match the existing.

On the rear elevation, as part of the slight change to the proposed building line where we abut No. 48 Queens Grove, the door (as part of the previous consent) leading from the Utility Room to garden has been replaced by an aluminium framed window in grey to match the adjacent doors/windows.

Apart from these slight alterations, no other changes are proposed to the appearance of the residence.

7. Landscaping

Subtle changes to the external planning and landscaping of the rear garden are proposed which should enhance the approved schemes. A more detailed plan is submitted alongside this application.

8. Material finishes

Apart from a new metal balustrade to the proposed stair and entrance lightwell into the Lower Ground Floor, all materials and finishes are to be in accordance with changes the previous consents.