

STUDIO 29 ARCHITECTS LTD

Design and Access Statement

13th September 2019

5a Greville Place, London NW6 5JP

1.0 Introduction

This statement forms part of the full Planning Application and Listed Planning Application in connection with a proposal to make alterations and additions to no 5A Greville Place, London, NW6 5JP, which is Grade II Listed and in the St John's Wood Conservation Area.

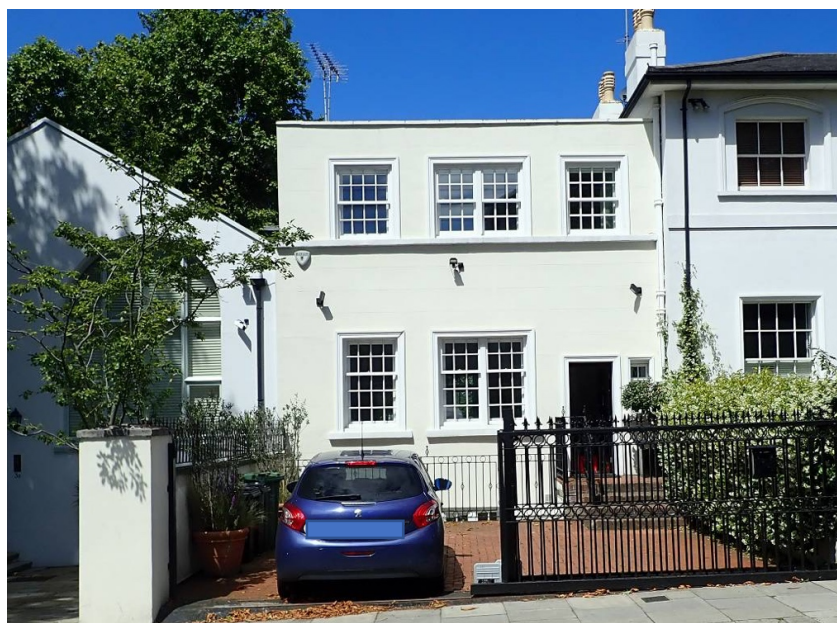
The proposal is for a new single storey roof extension and minor alterations to the front elevation of the dwelling at no 5A Greville Place.

The purpose of this statement is to seek approval for the above works by considering all the relevant planning aspects of the proposal and the national and local planning policies which are relevant to the application and how our design meets those requirements.

The immediate surrounding area mostly contains residential buildings of varying heights and architectural styles. Greville Place consists of mainly two to four storey semi-detached dwelling houses. There is no overriding architectural style or materiality – which creates a distinctive character in the area.

2.0 Existing building

No 5A Greville Place is listed along with no 5 Greville Place. The building is a two-storey high dwelling with two bedrooms and lower ground floor and rear and front garden. The property is stucco fronted with small scale mock Georgian windows and banding and flat roof.



Front elevation of no 5A Greville Place



Rear elevation of 5A Greville Place

3.0 Proposals

The proposal is to erect a new single storey roof extension to form a second floor level. The front entrance door will be widened to create a symmetrical façade with the existing windows. The remaining windows and doors will be unchanged.

The proposed front elevation will consist of a pitched gable front with new central bullseye window, slim banding will be added to the base of the gable to break up façade. Behind the gable, two new side dormer roofs with rooflights will be constructed, they will be discretely hidden behind the gable wall as the dormers will be set back from the gable wall approx 1200mm.

To the rear a similar concept will be adopted and the rear façade will be a gable wall (shaped as the dormers in this instance) with two new sash windows (to match the windows on the property).

4.0 Principle of Development

The proposed development will enlarge the property, currently the property is a two-bedroom dwelling. The proposal will add bedrooms which means the ratio of living space to sleeping space will be more balanced. The property is to be maintained as a single-family dwelling house with garden. London's increasing land values have meant that many of the properties on the street have been split into flats. The proposal ensures the mix of housing is maintained which helps to meet the variety of housing needs of communities across London.

Camdens Local Plan

Policy H6 - Seeks a diverse range of housing products in the market....to meet the need of a spectrum of household incomes.

Policy H7 - Requires a range of dwelling sizes - The Council will seek to ensure that all housing development... Includes a mix of large and small homes.

Space standards - Paragraph 143. 3.143

A high quality home should be designed to ensure sufficient space is available for furniture, activity and movement. The government has produced a 'nationally described space standard' which local plans can adopt to ensure that homes are designed with sufficient internal space. The standard sets out the minimum acceptable gross internal area in square metres depending on the number of bedrooms, the number of intended occupiers, and the number of storeys. The nationally described space standard was formally incorporated into the London Plan in March 2016 (Table 3.3 on page 103), and also forms part of Local Plan Policy H6.

The table states that a five bedroom house of 3 storey should be a minimum of 116sqm Gross internal area. 5A Greville Place including a new roof storey would be 170sqm.

The owner of the property has a young family and this property is expected to be lived in for a number of years. The property currently has a large level of living space and large rear garden for the children to play but has been designed with only two bedrooms. The new roof storey will not only increase the size of the overall layout and add much needed bedrooms but be more suitable for a family with two or more children.

5.0 Materials

All the proposed materials are to match the existing.

Slate dormer roofs as per slate of neighbouring roofs.

Stucco gables as per existing façade of property.

Timber framed sash windows to rear and bullseye window to rear and front elevations, respectively to match the existing windows.

Conservation rooflights to new roof level.

New wider panelled front entrance door as existing but with fanlight as per neighbouring buildings.

6.0 Access

The external access remains unchanged.

The internal access is unchanged apart from a new timber staircase from the first floor up to the new roof level.

7.0 Summary and conclusion

The property has had a number of extensive renovation works which took place from 1910 onwards. The floor space and external appearance has been altered a number of times to suit a variety of residents, and in doing so these acts have removed most, if not all of the historic features of interest that existed in the property.

The approach of the design was to initially assess the neighbouring properties, particularly that of no 5 which forms the listing of the terrace. It is thought that 5a was once the coach house of no 5 and so forms part of the overall Grade II listing the property is noted for. However, after the property was altered a number of times it no longer resembles the original coach house in scale nor design and so we believe the listing for this specific building is no longer significant. The design of the facades of the property no 5A have been designed to mimic that of no 5 such as the mock Georgian sashes and stucco

banding but on a much smaller scale, however the roof is flat and this does not imitate any building within the terrace (no's 1-5).

We thought that as the main objective of the design was to preserve the setting of no 5 and adjoining properties of the terrace maintaining no 5 as the more prominent building , in doing so we felt that the introduction of a gable roof would create a more typical façade of a property seen in this area and that it would associate with the neighbouring property no 3B. This in turn would create a more balanced terrace and allow both no 3, 3A and 5 to be distinctive and stand out in the Italianate Villa style against the two newer infill buildings.

It is considered that the proposal will not result in a detriment to either the character or appearance of the property as it will stay consistent with the look and of property no 3B, the local materials and scale.

We therefore request that Planning Permission and Listed Building Consent is granted for the proposal as described above and as detailed on the supporting drawings and documents.