

STUDIO 29 ARCHITECTS LTD

Heritage Statement

13th September 2019
5a Greville Place, London NW6 5JP

1.0 Introduction

This Heritage Statement has been prepared in support of the proposed works for no 5a Greville Place, which include a new roof storey extension and minor alterations to the existing at the front and rear facades.

5A Greville Place is Grade II Listed in connection with no 5 Greville Place and is located in the St Johns Wood Conservation Area.

This statement forms part of the full Planning Application and Listed Planning Application and will provide a summary of the significance of the application site and demonstrate that the proposed works will not adversely impact upon this significance.

1.1 Listing and history of 5a Greville Place

The listing description is as follows:

TQ2583SE GREVILLE PLACE 798-1/80/708 (North West side) 14/05/74 Nos.5 AND 5A (Formerly Listed as: GREVILLE PLACE Nos.1-5 (Odd))

GV

II

Detached house. Early C19, altered, with later extension. Stucco with plain 1st floor band. Slated hipped roof with slab chimney-stack and projecting eaves. 2 storeys and basement. 3 windows. Doorway in recessed entrance extension with C20 hood. Ground floor, architraved sashes; 1st floor, architraves to segmental-arched shallow recesses having square-headed sashes.

INTERIOR: not inspected.

The listing description explicitly mentions only no 5 Greville Place, 5a Greville Place we believe is noted here as the 'later extension' but no specific features of this property are mentioned. There is also a further listing for the neighbouring buildings nos. 3 and 3A. No 3B 'The Studio' appears to be unlisted but worth mentioning as the dwelling is directly attached to the left side of no 5a Greville Place - The properties numbered 3-5 form a terrace of houses on the street due to the larger properties being infilled.

No 5A is a dwelling of two storeys, with a lower ground garden level, ground floor and first floor. The property is a two bedroom house with rear and front gardens and is attached to no5 and no 3B Greville Place. The proposal seeks to add a further storey on to the building, to add extra space to create a larger family dwelling.

No 5A was originally built as a coach house and stable for no 5 Greville Place. No 5 Greville Place is positioned adjacent to no 5a Greville Place. We believe the coach house was built around 1820-1825.

Greville Place was constructed when Fulke Greville Howard, an MP at the time, purchased the Abbey Farm estate between Hampstead and St Marylebone Parishes in 1819. The first road in the estate was

laid out and built in this area which is now known as Maida Vale where new houses are erected to both sides of the road.

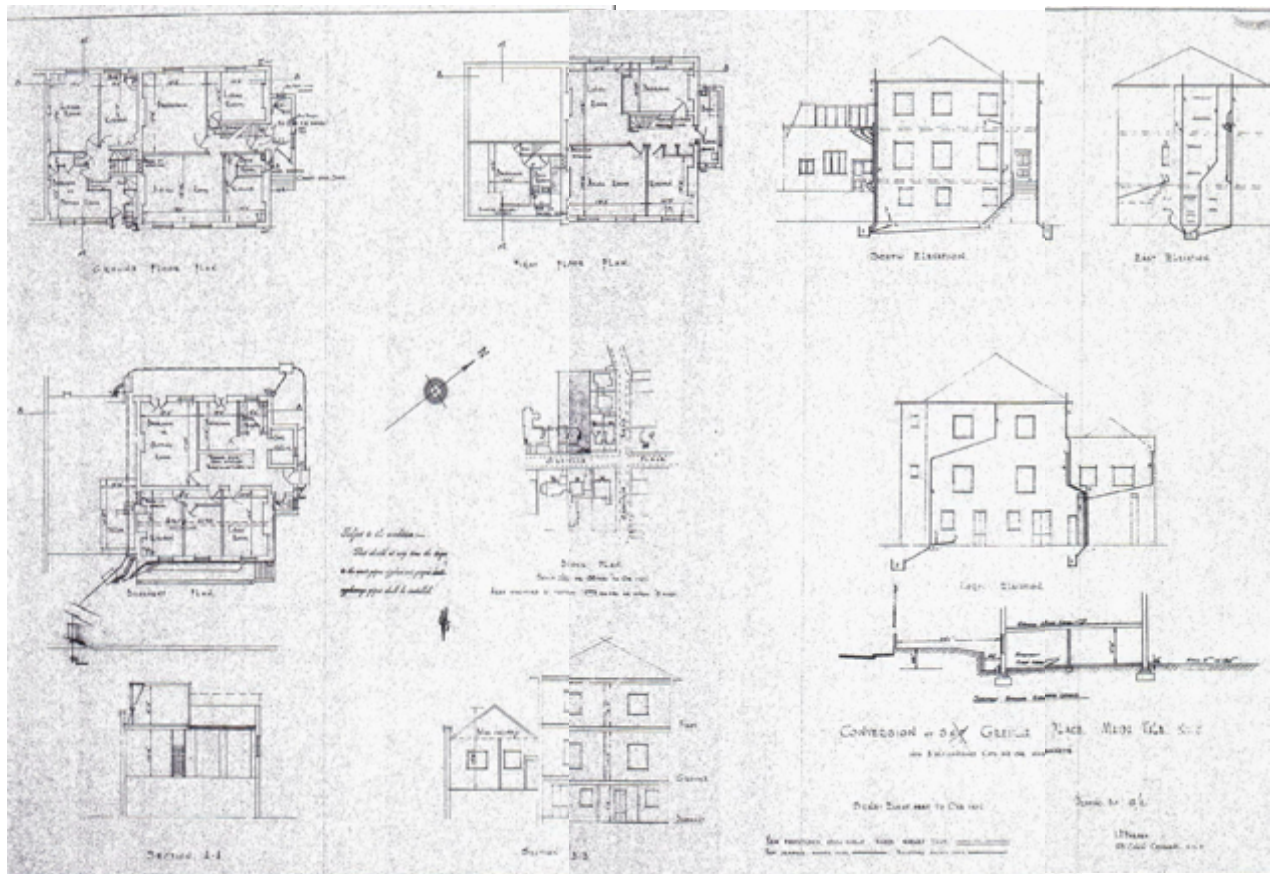
The houses built along Greville Place in the 1820s provide the benchmark of the suburban villa design which was pioneered on the Eyre Estate in St John's Wood.

Each villa was built on a large plot, some with their own stables and coach-house. No 5A Greville Place was either a stables or coach-house. It is shown in the ordnance survey map in 1866 (see image 01 (please note house 3B is not yet constructed)).

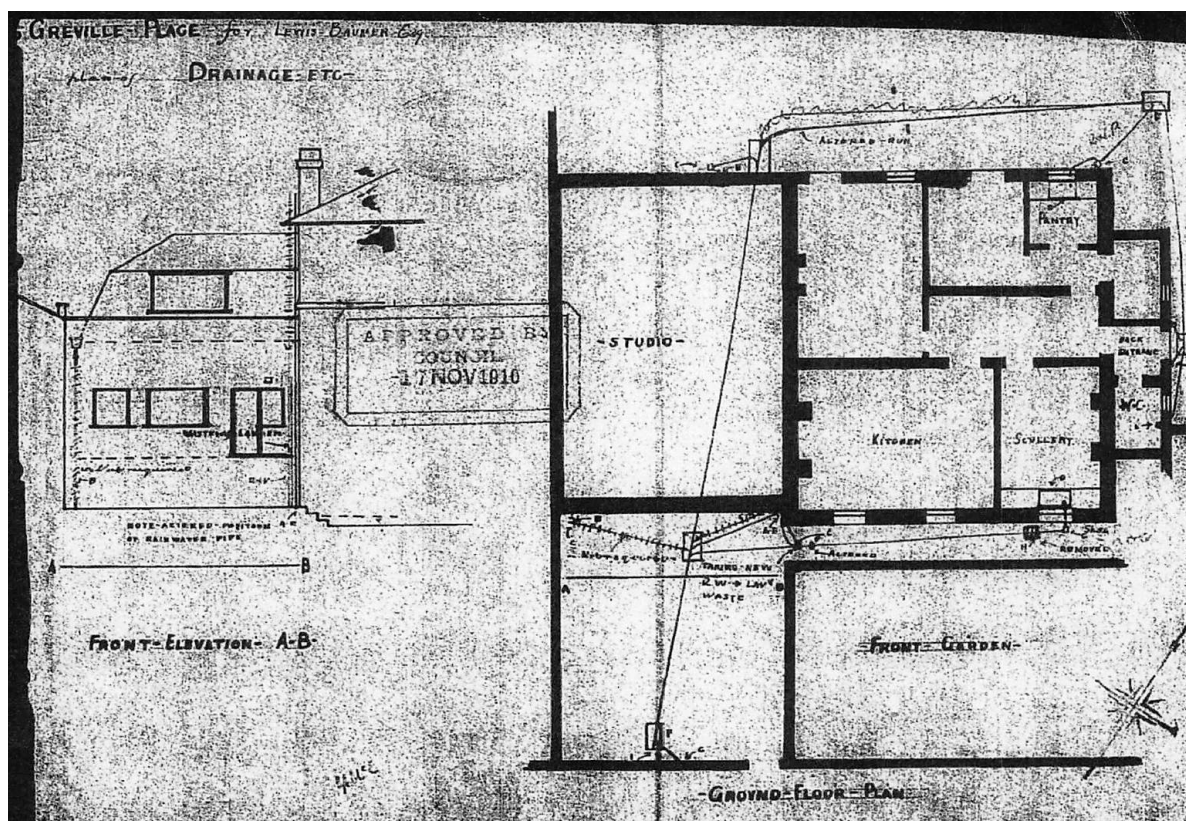


Image 01 – 1866 survey of St John's Wood showing boundary of no. 5A Greville Place (not to scale)

No. 5A Greville Place (then known as no. 5) is shown in an early illustration by Lewis Baumer in a drawing dated 17 November 1910 – the coach-house is indicated as a studio at this time. The sketch illustrates that the building is one and a half storeys tall with mansard roof on the first storey. Lewis Baumer lived at the property until around the 1940's. After the second world war 5 Greville Place was converted into three flats and a maisonette. The maisonette is thought to be the coach-house or what is now known as no. 5A Greville Place, as illustrated by drawings from 1948 found amongst the Hampstead drainage records – see next page.



The 1948 drawings show that the show the ground floor of what we know now as 5A to have a hallway, kitchen, living room and bedroom/sitting room. It appears the property is an independent dwelling with its own entrance. The difference between the front elevations of the drawings of 1910 and 1948



show the fenestration has slightly altered with additional front dormer window at first floor level and the introduction of larger window at ground floor level.

Photo 1969 of 5/5a Greville Place

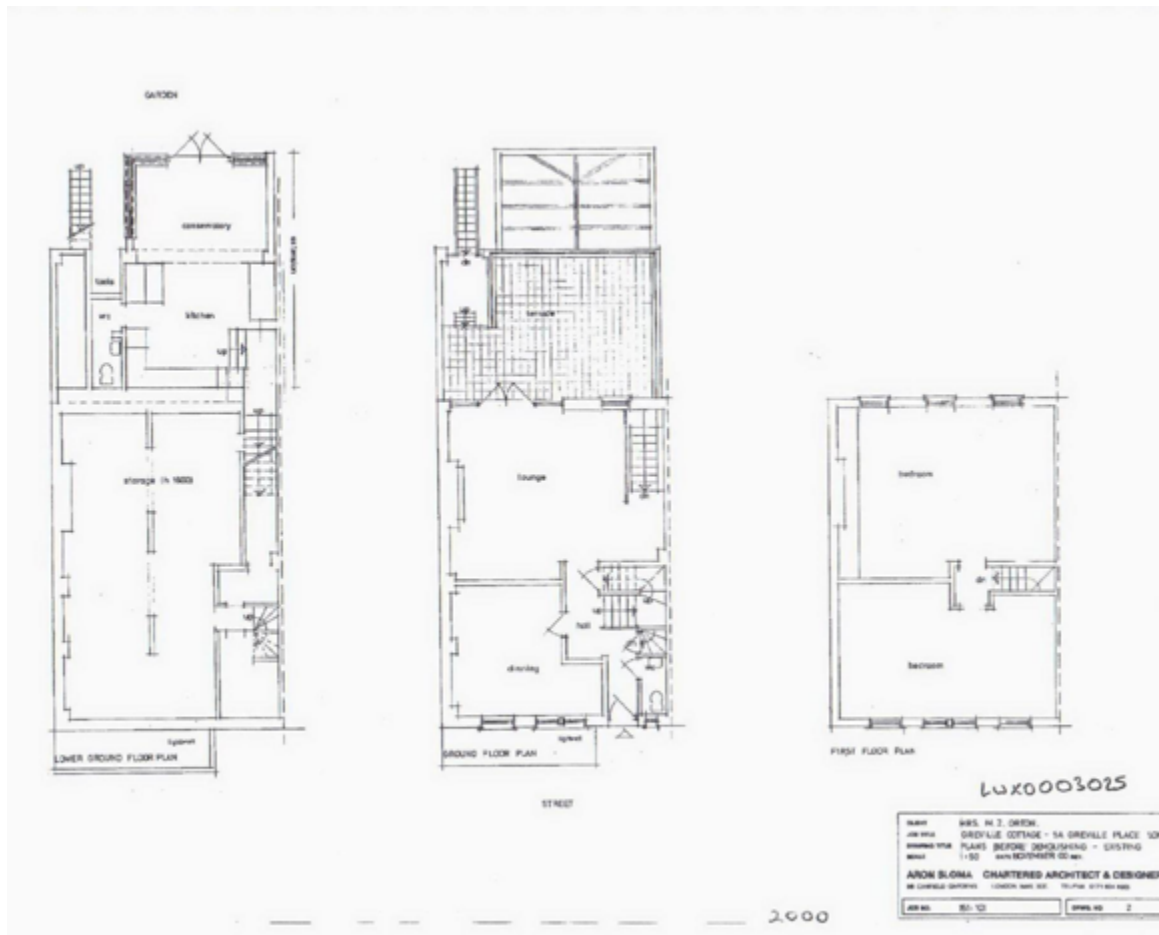


Photo 1978 of 5/5a Greville Place

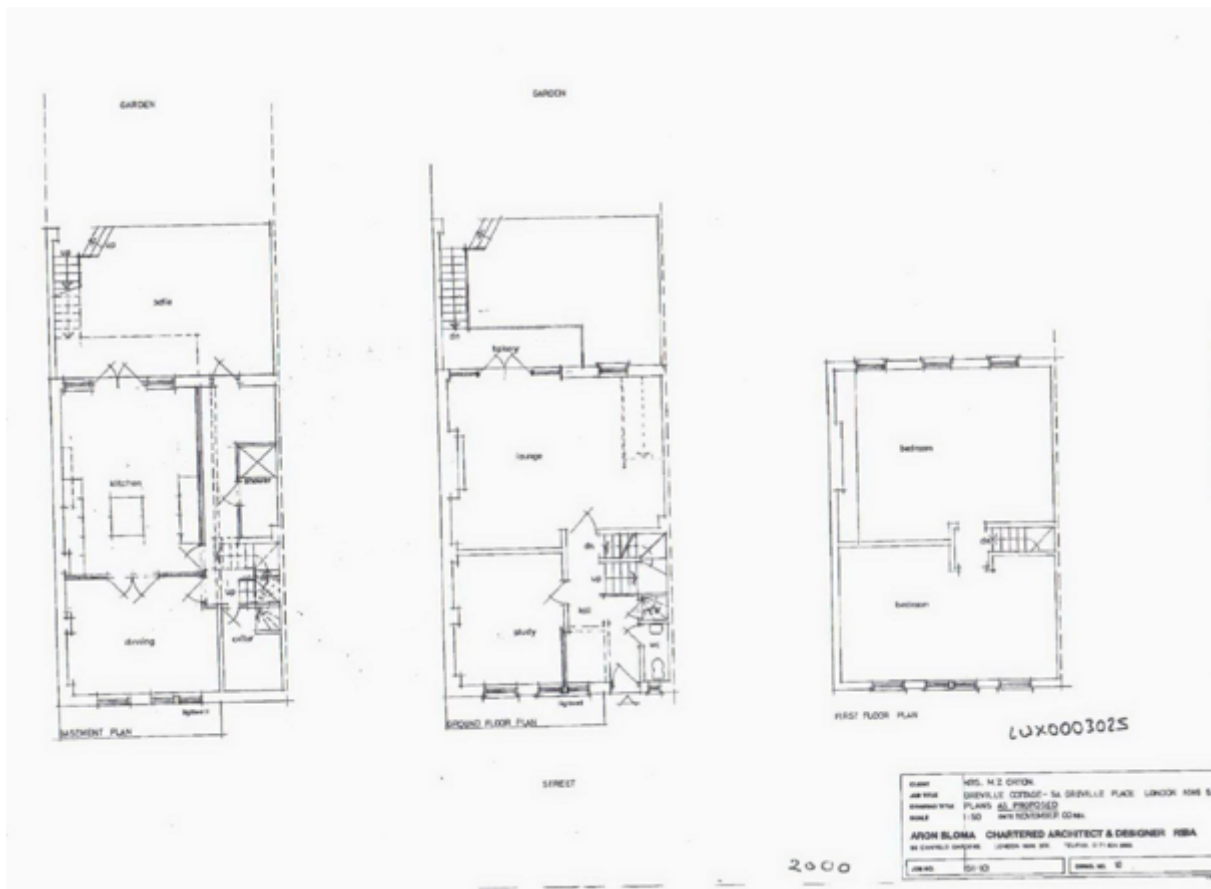


Photos of 1969 and 1978 respectively show how the property looked – they appear as shown in the drawings of 1948.

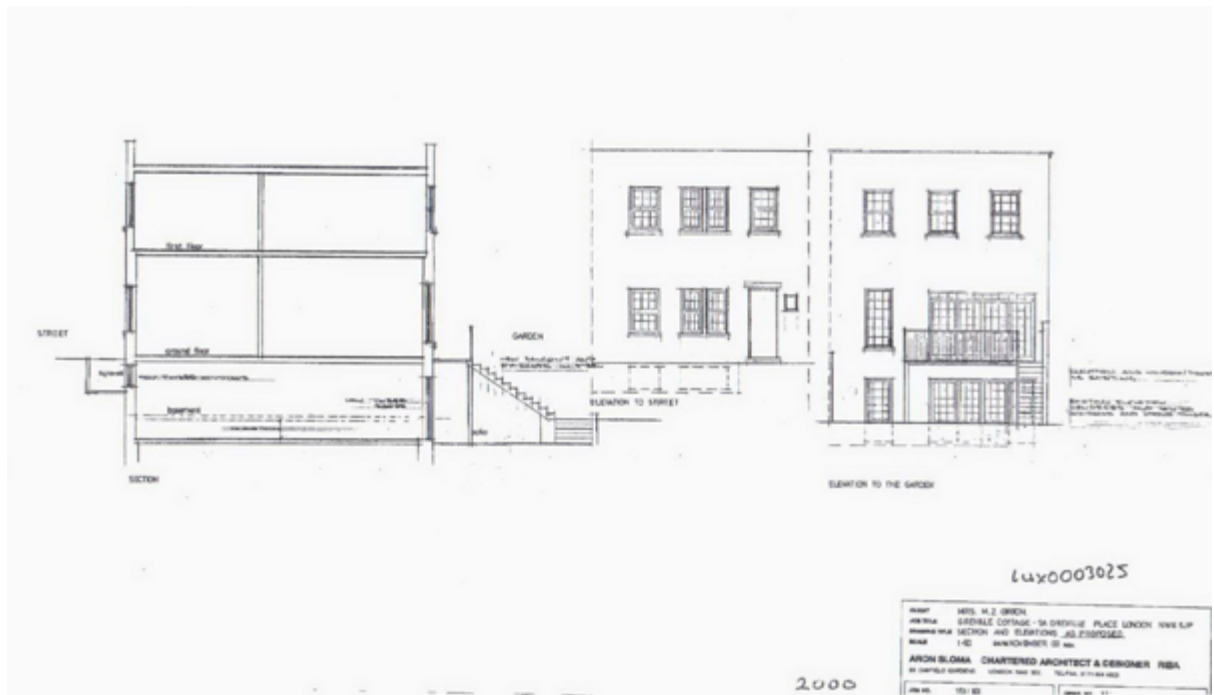
Between 1978 and 1999 the property underwent major refurbishment and the first floor mansard was converted into a full storey and extended to the full depth of the house. The planning application ref: PW9902071 in 1999 shows the coach-house property as a two-storey high building (see next page). At ground floor the plan is as shown in the previous plan of 1948 apart from the rear sitting room and kitchen which have been converted into one large sitting area. The upper floor now has 2 bedrooms. Also the basement level has been extended from what was a small cellar room, now habitable rooms form the layout with new windows to the front and rear elevations. The changes to the internal layout where consented to in 2001.



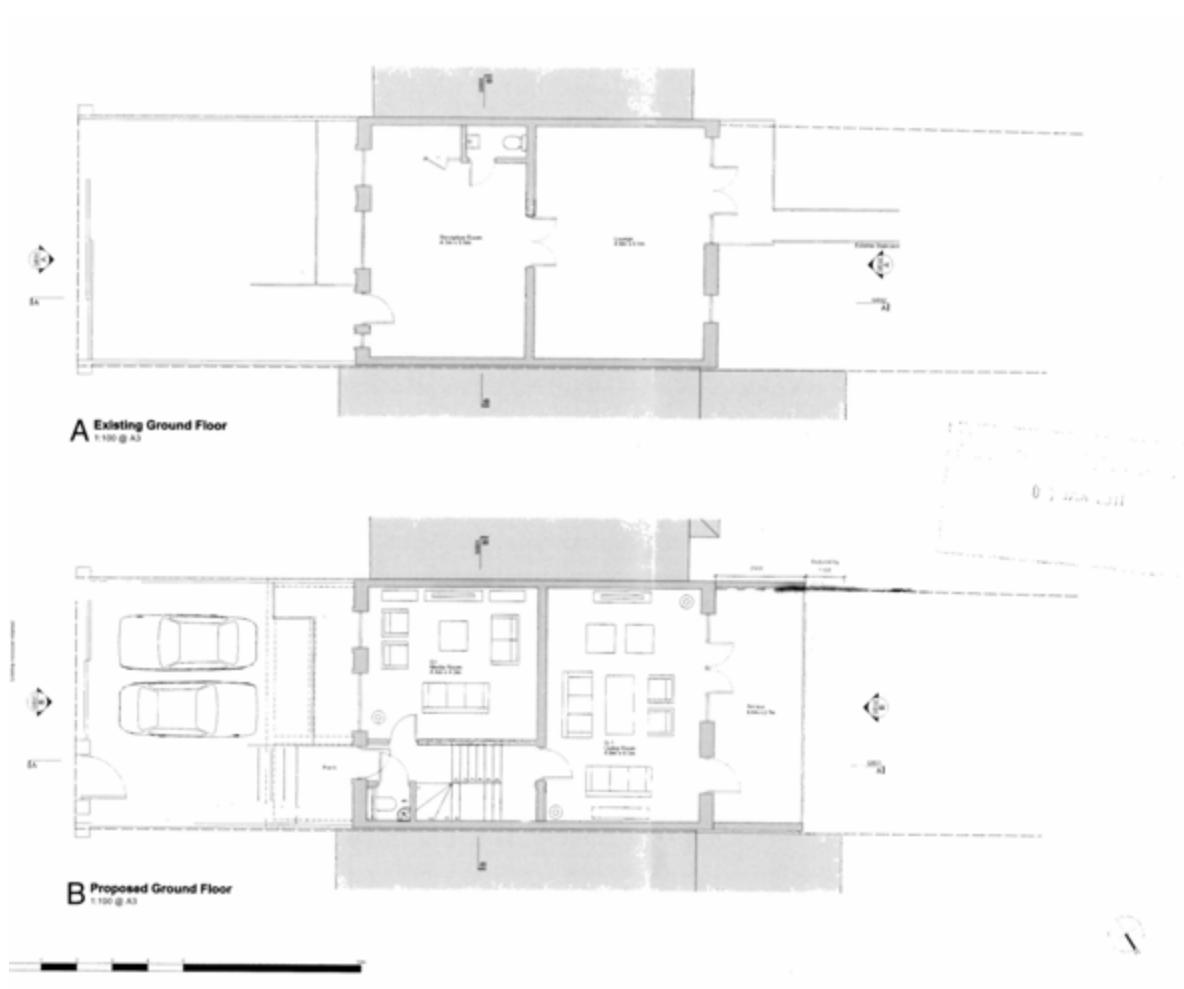
Existing plans 1999



Proposed plans 1999

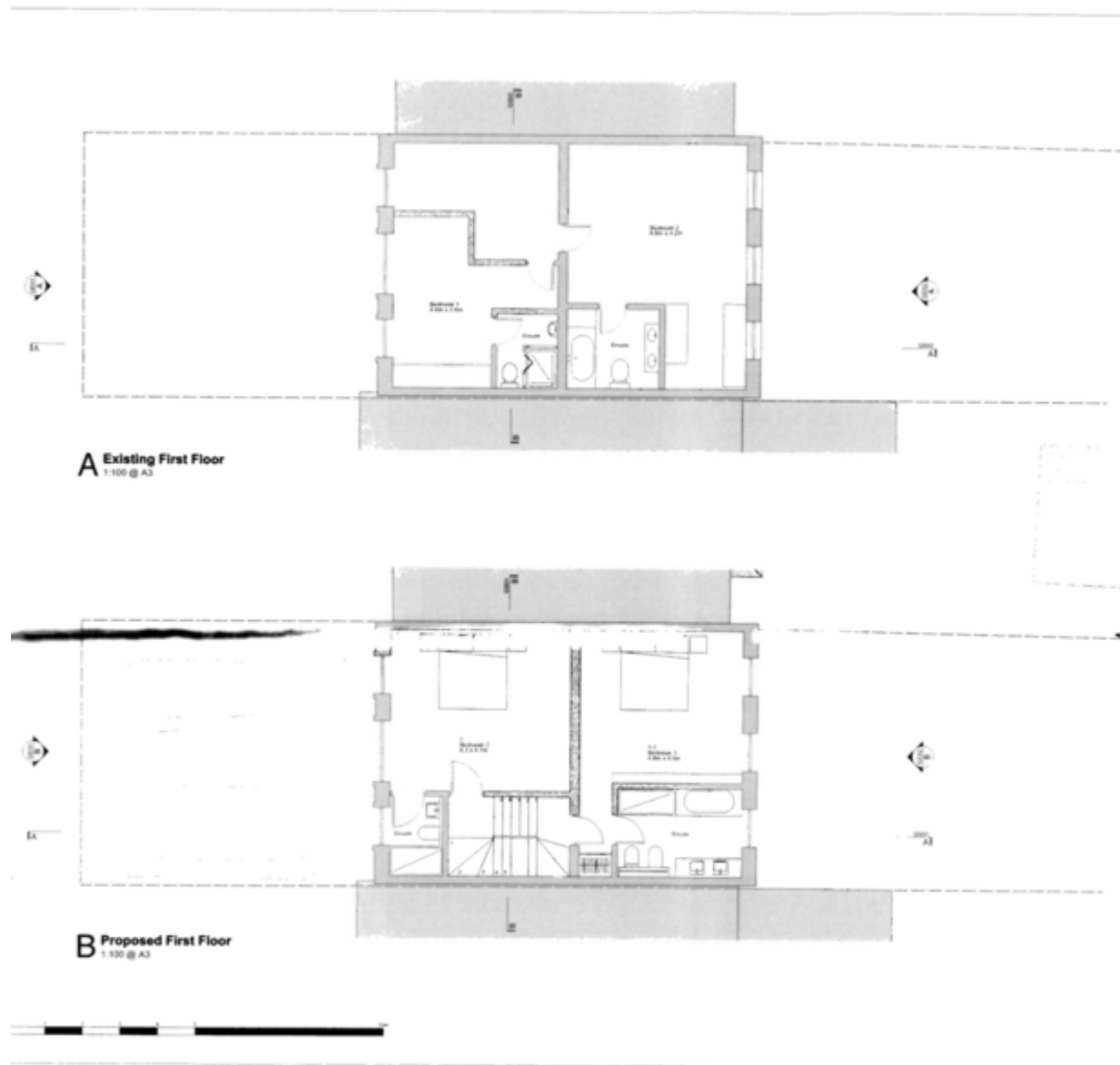


Elevations and section of 5a Greville Place in 1999 – proposed



Proposed and existing ground floor of no.5A Greville Place – 2011 plans

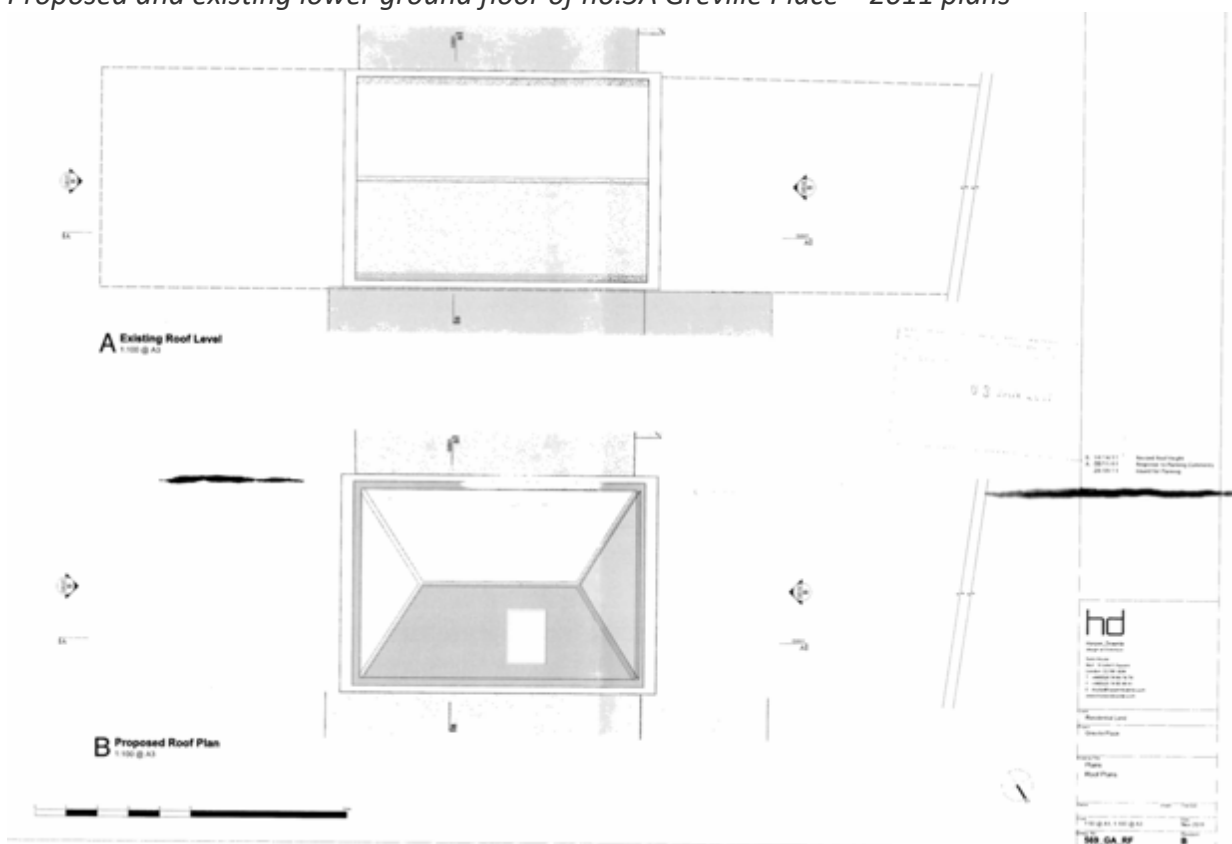
In 2011 a Planning Application and Listed Building Consent (2011/4860/P and 2011/4864/L) was sought from Camden planning department to add a new raised rear terrace at ground floor level, alter the front lightwell shape to incorporate steps down into the property, alter the internal layouts of all floors to include new staircase position, add a new rear extension to the garden and add new roof level to main house to house an additional bedroom suite. This was consented to in 2012.



Proposed and existing first floor of no.5A Greville Place – 2011 plans



Proposed and existing lower ground floor of no.5A Greville Place – 2011 plans



Existing and proposed roof level of no.5A Greville Place – 2011 plans



Existing and proposed street elevation of no.5A Greville Place – 2011 plans

Further to this application three planning conditions were required to be discharged, however only one was granted in 2014. Therefore the works shown in this planning application were never implemented.

In 2015 a further application and Listed Building Consent was submitted to the council to erect a single storey rear extension at the lower ground level, this is the same design of the application of 2011 – it is thought that this was submitted as the granted application of 2011 had then expired. The proposal was also not implemented.

1.3 Planning policy

The property is in the St Johns Wood Conservation Area. An appraisal of the Conservation Area has been prepared for the London Borough of Camden to define any special interest and key attributes of the area. Conservation Area appraisals are significantly important for development and set out the council's approach to the preservation and enhancement of that particular Conservation Area.

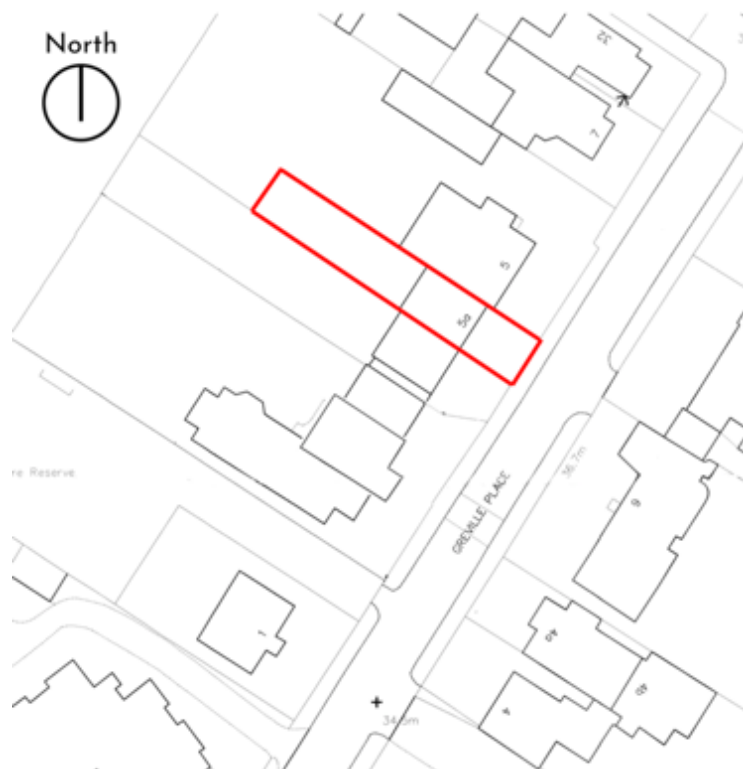
The St Johns Wood Conservation Area in the Borough of Camden was designated in 1970, with the areas border extended in 1977, before that the area was located in the City of Westminster and designated in 1968.

1.4 Effect of the proposals on heritage asset

St Johns Wood appraisal Conservation Area

As stated in the appraisal *the original pattern of development favoured individual and semi-detached villas set on generous plots, creating a vision of a rural suburb that reflected a departure from the dense urban development typical of London up until that time. The overall area also included the development of some more traditional terraces creating a mix of development density in some parts and creating a focus for small localised commercial areas and parades of shops.*

There are a mix of house types in this area ie traditional terraces mixed with villas, both semi-detached and detached. Visually the house styles differ greatly as there has been construction, alterations and new build developments particularly on Greville Place. The plots of properties from no's 2 – 5 have been subdivided over time and this has resulted in a highly dense street elevation.



Spatial Qualities

3.6 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 that the area is open and pleasant.

Greville Place is treelined but due to the infill houses amongst the larger villas this side of the street is not as spacious as in the other areas of the Conservation Area. The oddness of no 5a is that it has a flat roof and does not resemble a villa nor coach house. The property is currently two storeys high and looks awkward against its neighbouring Italianate villas.

Views and Vistas

3.7 Both sections of the Conservation Area are within wider areas of relatively low building density and as such the majority of views and vistas are into, out of and within the Conservation Area itself rather than in relation to other landmarks. The western section of the Conservation Area on its north-western boundary gives way to higher density post-war estates, which have open areas of land between estate blocks, but the resulting open views do not enhance the setting of the Conservation Area.

5a Greville place is positioned very close to the post-war estates, the street is dense and therefore there are no opportunities to views landmarks or likewise.

The appraisal mentions a notable view in St John's Wood West section which looks upon the Conservation Area to the north-east along Greville Place.

3.9 Notable views relating to the St John's Wood West section include:

ii) The view looking into the Conservation Area to the north-east along Greville Place.



This is the view looking up towards the north east on Greville Place.

No 5a Greville Place and its neighbouring properties are concealed from the aforementioned notable view as they are set back from the road line to give a more spacious feel to the street. Any roof

additions to the property at 5a will not be seen clearly until you walk or drive directly in front of the house.

3.11 Roof forms on semi-detached villas and terraces are commonly defined by relatively ornate cornices and either prominent mansard roofs or less prominent dormer windows. The smaller scale detached houses in a gothic style have ornate wooden gables and carved barge boards (such examples can be found in Norfolk Road). The majority of the 20th century neo-Georgian houses have brick parapets.

We have proposed a gable wall front to mimic the neighbouring house 3B Greville Place. Both 3b and 5a sit between two shallow pitched roofed villas and so the proposal harmonises the terrace roofs rather than disjointing the terrace as they appear now. The pitched roofs inside the gables will be slate and will be discretely hidden behind the stucco gables. This is to create a functional amount of space within the new storey for habitable use and gain sufficient light but not give an overdominating visual appearance.

3.14 ... While brick is the major structural material, buildings are often faced in stucco, frequently with decorative elements. The latter can be seen in the use of rusticated stucco to mimic stone at first-floor levels, stucco columns, pilasters and capitals as well as cornices, parapets and other details such as architraves. Where stucco is the predominant facing material, it generally employed in an Italianate style. Stucco decoration has also been used to contrast with brick to create a diverse range of styles and architectural effects. Natural slate is the most widespread roofing material.

The property at 5a is stucco faced with decorative details around the windows and pilasters around the door. We wish to retain and extend the stucco face with decorative elements to keep in style with the original building and neighbouring building features. We plan to use natural slate for the roof behind so the bulk of the roof is subtly set back from view and sensitively blends in with the surrounding context of the street.

3.19 Redevelopment of the mid 20th century often involved infill development or rebuilding of earlier properties. There was a tendency towards construction of individual residences in the neo-Georgian style, particularly from the 1930s to 1950s. These buildings dispense with the stucco elevations characteristic of the wider area and rely on darker brick or contrasting colours of brickwork to create interest.

We believe the building was constructed around 1820 and so is an older, original infill structure to no5 Greville Place. By 1910 the structure was made into a small house with stucco storey with mansard storey (as shown above), the current two-storey property with flat roof is of no particular style but the facades have elements of the Italianate decorative style. The introduction of a roof level allows the property to become more homogenous with the surrounding dwellings – rather than sticking out and detracting from the important neighbouring buildings.

3.22 Buildings across the wider St John's Wood area are represented by a number of characteristic styles that were popular in the Victorian period. The main styles include Classical and Italianate, Gothic and Arts and Crafts. Given the relatively small sizes of the two areas of the St John's Wood Conservation Area within Camden, not all of these styles are represented and the streets included tend to exhibit a predominance toward the Classical and Italianate styles with later additions of neo-Georgian buildings.

Greville Place has a number of different styles of housing from post-war brick blocks, Italianate villas, classical, neo-Georgian, terraces, and Arts and Crafts. There is no overriding style that dominates the street.

4.10 The area has retained its status as a fashionable residential neighbourhood with large family dwellings set back from the street in substantial gardens, with mature street trees and trees in private gardens. The villas have largely escaped sub-division into smaller units and are largely retained in their original use as single family dwellings.

No 5A forms part of the 'fashionable residential neighbourhood' but currently is only a 2 bedroomed property and we would like to add an additional storey to add much needed space for a young family to live in, this in turn will enable the property to be used more effectively as a single family house.

Building Character and Qualities

6.26 The south-western end of Greville Place is the oldest section of the Conservation Area developed in the early 1820s, due to its proximity to Maida Vale Road. The detached stucco villas at Nos 1, 3 and 5 are grade II listed, despite having undergone modern subdivisions and alterations. Nos 1 and 3 were built in circa 1823, by the same developer (circa 1823), George Pocock, and share several characteristics such as hipped slate roofs, slab chimney stacks, banded stucco decoration and porticos, though the detailing is in different styles representing both the fashions for classical and gothic styles. The properties also share common boundary features with low stuccoed walls, cast-iron work, and tall gate piers with stone caps.

No 5A Greville Place is adjacent to no 5 Greville Place as mentioned above, but the design of the proposed roof storey is lower than that of no. 5 and is designed in a different style to leave no 5 the more prominent building. The roof design takes into consideration the context and introduces a stucco pitched front gable wall on both front and rear elevations, banded stucco decoration and discrete slate roofs which are set behind the gable wall line.

6.27 No 5 shares similar features: stucco banding, slab chimneys and hipped slate roofs, as well as further stucco decoration in the form of square architraves at ground-floor level and arched architraves at first-floor level. Early infill development in the 19th century linked Nos 3 and 5, but the form and detail are sympathetic to the original group. The Studio adjacent to No 3 is notable for its white stucco gable end and its enormous round-arched first-floor window.

No 5A Greville Place is one of the infill buildings mentioned above built circa 1820. The Studio, no 3B is noted for its white stucco gable end and we propose to copy this to create a more harmonious rhythm between the buildings of the terrace by introducing gable ends.

Townscape Character

6.44 The character of the St John's Wood West sub area has a less formal layout than the residential streets in the Eastern area. The 'backbone' of the sub area is formed by Greville Place and Boundary Road which follow the line of the borough boundary between Westminster and Camden, rather than being part of a grid system.

The St John's Wood West Conservation Area is noted to have a less formal layout than that of the east area. The mixed typology of properties on Greville Place has indeed created an informal layout as there is not one particular type of property style or age that dominates the street.

6.45 The south-western residential portion of the sub area along Greville Place is spacious but not tree lined, as mature trees are confined to the gardens of houses lining the street. The road widens at the junction with Bolton Road, where Boundary Road begins, and the emphasis changes from residential to commercial uses at ground- floor level. Here also, the wider pavements allow the positioning of

street trees that add considerable character to the street scene. The overall effect is such that, while the terraced buildings represent a higher density and greater intensity of use, the street feels wider and more spacious. The road may be busier here due to the presence of shops and businesses but the wide pavements allow pedestrians considerable room for manoeuvre.

No 5A is located in a terrace formed from two villas and early 19th century infill buildings. The properties are set back from the pavement maintaining the openness of the street layout. Adding a further storey to no 5A Greville Place will not cause the street scene nor surrounding context to feel denser or the street less spacious.

Listed buildings

7.3 Within the St John's Wood Conservation Area there several listed buildings on the statutory list of buildings of Architectural or Historic Interest (see Appendix 8). None of these buildings are currently at risk.

St John's Wood West

Greville Place Nos 1, 1a, 1b, 1c, 3, 3a-g, 5, 5a, 13, 15, 17, 19.

Whilst we understand that no 5a Greville place is listed on account of the style of the Italianate Villa of no 5 Greville place - No, 5a Greville Place is not specifically noted on the listing for any characteristic or special features.

Buildings and groups of buildings that make a positive contribution to the Conservation Area

7.4 In addition to the buildings that are on the statutory list there are many individual buildings and groups of buildings that contribute to the character of their immediate surroundings and the Conservation Area as a whole (see Appendix 7). Whilst some of these buildings may have experienced minor alterations over the years, they contribute as part of a group. The criteria suggested by English Heritage in their guidance on Conservation Area Appraisals has been applied.

No 5A Greville place is not mentioned on this list, therefore in its current state it is not seen to be a positive contribution to the street.

Alterations to Existing Buildings

12.5 Alterations and extensions can have a detrimental impact either cumulatively or individually on the character and appearance of the Conservation Area. Examples which should not be allowed to affect the character of the area include:

- Extensions that negatively affect the scale, symmetry, or relative dominance of parts of villas or pairs of villas;*
- Roof level alterations and extensions that interrupt the consistency of otherwise uniform features or terraces;*

The rooflines of the terrace are all different heights, scales and shapes and not uniform in terms of height nor scale.

We have designed a gable end roof level which imitates the roofline of no 3B Greville Place with two gable ends one at the front and another at the rear. The gable roof structure of no 3B is noted on the Conservation Area Appraisal as being a positive feature of the building which we propose for no 5A.

'The Studio adjacent to No 3 is notable for its white stucco gable end and its enormous round-arched first-floor window'.

We propose to have side dormers between the gable ends with rooflights to allow natural light internally.

The roof scale has been determined by a few factors - the roof height of no 5, the functionality and size of the internal space, the previous approved planning application and the current appearance of the property. We have designed a roof storey where the front gable creates concealment for the dormer slopes behind - overall the roof is more compact and appears less bulky than the previous application submitted. To the rear the gable is larger and more reflective of the pitched roof shape behind to allow two new windows to be positioned to allow for views and light to enter the space. The new roof extension does not dominate the neighbouring no 5 Greville Place and the design of the roof accommodates the roof overhang of no 5 which appears as a listed feature in the Grade II listing of the building.

The proposal does not dominate no 5 nor no 3/3A but harmonises the terrace. The new roof level also helps to make the property more symmetrical - as the building appears a little off centre.

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.

The roof extension has been carefully considered. There was a previous planning application for a slate mansard roof which was rejected and subsequently an application for a shallower slate hipped roof was accepted. The former roof extension (the mansard) was thought to be too bulky against the more refined detail of the roof of no 5. The approved roof design, the shallow pitched roof, involved moving all the internal floor levels down to accommodate such a low profile shaped roof. We have designed a roof proposal which accommodates the new internal space without changing the existing floor levels of the house and is only 521mm higher than the approved shallow roof and does not create a bulky appearance when viewed from the street as the dormers are set back from the front gable wall.

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.

We have applied an approach to make the property more attractive, be fit for purpose and be sympathetic to the surrounding context.

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. Outright replacement would only be appropriate when no other reasonable alternative is available.

All of the detailing of the property is not original, but we are attempting to create a style to give the property a more complete look and fit in the context more comfortably.

General

13.21 Development proposals must preserve or enhance the character or appearance of the St John's Wood Conservation Area. This requirement applies equally to developments which are outside the Conservation Area but would affect its setting or views into or out of the area.

A new roof storey had already been consented in 2012 for this property (ref:2011/4860/P), the planners report did comment that *'Although the proposal would add yet another storey which is contrary to guidance contained within CPG1, design officers agree that the shallow roof form would improve the character and appearance of the existing building. However, it must be noted that any increases in bulk will not be considered acceptable as the property would not remain subservient to number 5 Greville Place.*

We consider our design to remain subservient to the villa at no 5 Greville Place as it is slightly taller than the consented roof form but the side pitched roofs are well concealed behind the gable as they are set back 1.2 metres.

1.5 Nation Planning Policy Framework (NPPF)

The relevant planning policies are listed below:

Paragraph 184 – a core planning principle that provides that planning should, *'conserve heritage asserts in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.'*

Paragraph 189 – requires applicants to describe the significance of heritage assets and their setting, stating that *'the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.'*

Paragraph 192 in determining planning applications, local Authorities must take into account, *'desirability of new development making a positive contribution to local character and distinctiveness'.*

Paragraph 193 states *'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage sites, should be wholly exceptional.'*

Paragraph 195 *'where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all the following apply:*

- *The nature of the heritage asset prevents all reasonable uses of the site; and*

- *No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- *The harm or loss is outweighed by the benefit of bringing the site back to use'.*

Paragraph 196 *'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.'*

Paragraph 200 discusses the setting of heritage assets *'local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably'.*

1.6 The London Plan March 2016

The relevant policy is as follows:

Policy 7.8 provides that *'development affecting heritage assets and their settings should conserve their significance , by being sympathetic to their form, scale , materials and architectural detail'.*

1.7 Camden Local Plan

Policy D2: *To preserve or enhance the borough's listed buildings, the council will:*

- *Resist the total or substantial demolition of a listed building;*
- *Resist proposals for a change or use or alterations and extensions to a listed building where this would cause harm to the special architectural and historic interest of the building; and*
- *Resist development that would cause harm to a significance of a listed building through an effect on its setting.*

1.8 Assessment of impact

The property has had a number of extensive refurbishment 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 uses, and in doing so these acts have removed most, if not all of the historic features of interest that existed in the property.

Therefore the listed status and our design proposal must be assessed in terms of its effect on the setting of the street and the immediate neighbouring buildings.

The terrace of properties from 3-5 (which includes no 3, 3A , 3B , 5A and 5) is formed from two similar Italianate villa style dwellings infilled with buildings of differing (or no particular specific) style, some efforts have been made with no 5A to introduce windows as per no 5 with decorative surrounds and banding but the flat roof does make the building appear cut off prematurely as the neighbouring buildings in the street have pitched or hipped roofs. Currently the appearance of no 5A Greville Place is quite strange as it does not resemble a house nor coach house, in terms of scale or design.

Alterations to the building are kept to a minimum, as well as adding a roof storey we plan to alter the existing façade fenestration by making the front door wider to make the front elevation appear more symmetrical as per the neighbouring houses. Internally we would like to add a new staircase and storey but we have not proposed any other alterations to the lower floors (this can be seen on the demolition drawings we enclose with this planning application package). Therefore we have minimum impact upon the significance of the listed building itself.

The alterations area are as follows:

Lower ground floor - none

Ground floor – none

First floor- new staircase added to existing landing (all existing stair flights to remain as existing).

Roof – removal of existing flat roof covering and alterations made to accommodate new roof storey with new insulated floor, internal stud walls, insulated ceilings, new bathroom with gabled ends and dormer roofs with rooflights.

External – new gable at roof level to the front façade (now second floor) with new bullseye window and decorative banding to match lower storeys.

- Widening front door and fanlight and removing small side window to door.
- Rear gable wall to have two new sash windows to match style of rear windows of property.



View of nos 3, 3A, 3B, 5A and 5 Greville Place respectively - showing how the properties are packed together without. No 5a has smaller scale windows, door and banding and looks odd in the terrace.

The external look of the property will change as we are proposing to add a further roof storey, but based on the previous approved planning application we have proposed a low gable wall to front the façade. This makes the house look visually complete and is reminiscent of the style of the neighbouring house at 3B. This approach creates a more balanced look to the terrace and allows no5 and 3/3A to stand out and be distinctive against no 5A Greville Place. It was felt this approach was better than designing something that mimicked the roof of no 5 Greville Place. Behind the new front gable wall

we intentionally set back the two side dormer roofs which sit back more than 1.2 metres to make it discrete and recede from the street, to visually reduce the impact of the roofs. The side dormers will be finished with slate to match the surrounding slate roofs to give a coherent effect. The proposed dormers contain new rooflights which will be positioned on top of the flat part of the roof (which will not be visible from street level) and to the pitched sides which are angled to prevent overlooking. To the rear the proposed gable is shaped as per the dormers and this creates a slightly wider gabled façade to house two sash windows to match the fenestration of the house.

Impact upon the Conservation Area

We have designed a new roof storey which does not compete with the property at no 5 Greville Place. Greville Place has a number of buildings which have been altered over time and this has resulted in a mixed variety of styles and imitative buildings, however our design has introduced a number of elements which are seen in the St John's Wood Conservation Area, such as the gabled facades of which many can be seen in the area and on Greville Place itself.

The gabled façade



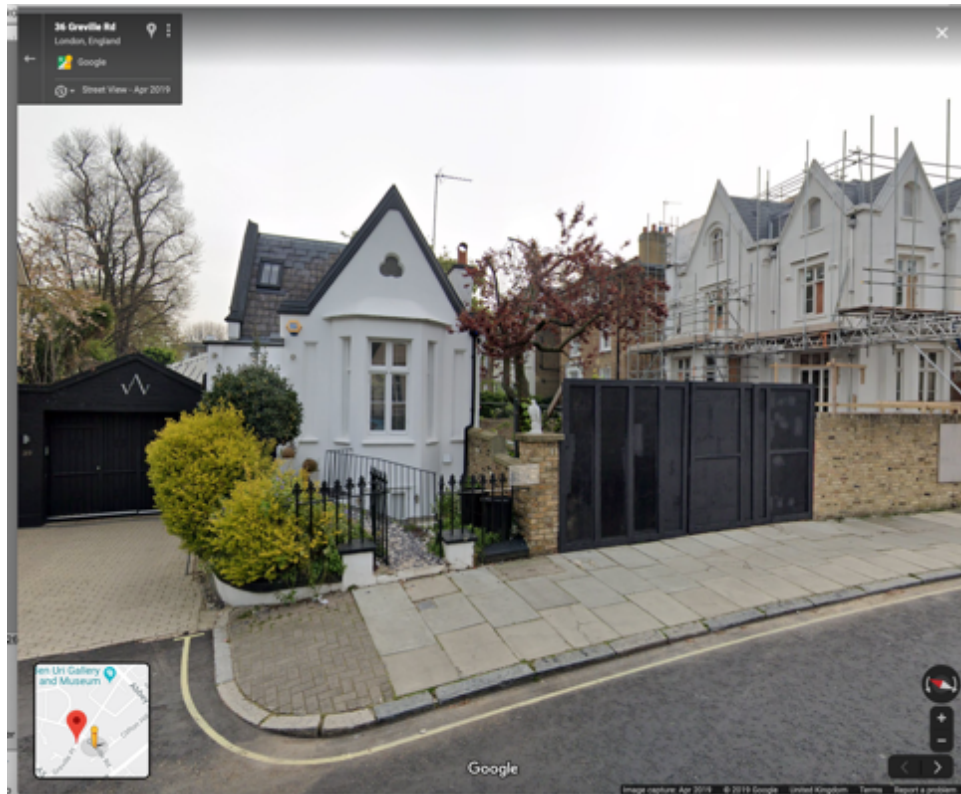
Decorative gable front to stucco property on 18/20 Greville Place with banding and bullseye window (like proposed front façade of proposal but on smaller scale).



Gable front no 4A Greville Place, flat stucco gable shaped as roof pitch behind (like gable rear façade of proposal).



Gable roofs on Greville Road – no 36 and in back ground on Clifton Hill, (stucco house with motif window in front gable)



Gable roofs on Greville Road and behind on Clifton Hill(stucco house with motif window in front gable)

Our proposed design will not have a significant impact when viewed in context as the variety of styles of properties located in the area and in fact the designed gable is in-keeping with the contextual styles of the neighbourhood. No5 Greville Place does not have a particular style and so one has to be introduced to make it feel complete based on what we have and the influence of the surrounds.

Impact on listed building

The copy of the listing identifies the features of historic interest of no 5 Greville Place, but not 5A Greville Place and so there is no direct impact on the listed features themselves.

No. 5A Greville Place was thought to be a stables or coach house to no 5 Greville Place and assume that this is referred to as 'the extension' in the listing.

It is not clear whether the two buildings were built as a pair or as we suspect no 5A Greville place was a later addition but within the boundary of no 5's plot at the time.

As noted on the Conservation Area Impact assessment the design of the roof extension has taken into account the surroundings and attempted to make the terrace look more harmonised than it does now. We have aimed to design something more in keeping with no 3B and not imitate no 5 so that the listed property can be distinctive in its Italianate style. The proposed design is distinctly visually separated from the shallow slate roof of no 5 in not only look but in physical distance. The overall roof also remains lower than that of no 5 greville Place.

Impact upon Significance

We propose an extension which has the minimum possible impact by keeping the internal floors and most of the existing elevations intact.

We are aware of the significance of the listed building and its setting and have sympathetically added a roof extension which sits separately away from the roof of no. 5 , kept the remainder of the existing façade intact and have designed an extension which makes the property fit in more with the context than it does currently.

Summary

Planning Permission and Listed Building Consent are sought to erect a new roof storey at the Grade II listed 5A Greville Place and minor alterations to the front entrance door.

The property dates from 1866 and is known to be in one of the older parts of the Conservation Area. The property was included in the listing REF: *TQ2583SE* but no features of historic interest are mentioned. It is clear that when the building was still part of the property of no 5 it was highly extended, at some point the building became 5A. The property does not make a positive nor negative contribution to the street in its current state. This heritage assessment has provided a detailed analysis of the impact of the proposal upon its significance of the listed building. The proposed works will not harm the significance of the listed building.

The proposed roof extension will not harm the special character, appearance and setting of the properties in the listing and complies with the requirements of the national, regional and local planning policy.

