

591

## **17 GREVILLE PLACE**

LONDON NW6 5JE

### **CONSERVATION DESIGN & ACCESS STATEMENT**

#### **PART ONE**

##### **DESCRIPTION OF THE PROPERTY**

A semi detached single family house on four floors, built c.1850s. Brickwork external walls with stucco ornamentation, slate roofs, timber upper floors and roof, joinery windows and doors, subject to extensive past alterations internally and externally.



The house is Listed Grade II (*full listing in Part 2*)

##### **PLANNING & DEVELOPMENT HISTORY**

- |       |  |
|-------|--|
| 1930s | adjoined with no 19 as nursing home/hostel, extensive internal alterations, external lift tower & fire escape, ward wing extending into rear garden                |
| 1974  | Listed Grade II  |
| 1993  | demolition of lift tower, fire escape and ward wing, extension and reconstruction of rear elevations and interior to return to use as single family dwelling house |

## **CURRENT USE**

- Single family house

No change of use is proposed

## **PURPOSE OF APPLICATION**

Alterations and upgrading to suit contemporary family living.

## **ACCESS**

There is no change to access arising from these proposals

## **TREES**

No trees on the application site

Ash in the front garden of no. 15, shown on the site plan, the canopy and root zone extending into the forecourt of no. 17.

- No construction work is proposed within the root zone; internal alterations to the house only are remote from and will not affect the tree
- The root protection zone to be cordoned off throughout the construction period to prevent construction traffic and/or loading/storage of materials

## **PART TWO**

### **LISTED BUILDING IMPACT ASSESSMENT**

#### **Listing**

*13-19, GREVILLE PLACE*

*Heritage Category: Listed Building*

*Grade: II*

*List Entry Number: 1246367*

*Date first listed: 14-May-1974*

*Statutory Address: 13-19, GREVILLE PLACE*

*County: Greater London Authority*

*District: Camden (London Borough)*

*National Grid Reference: TQ 25877 83525*

*Details*

*CAMDEN*

*TQ2583NE GREVILLE PLACE 798-1/70/709 (North West side) 14/05/74 Nos.13-19 (Odd)  
GV II*

*2 pairs of semi-detached houses, Nos 17 & 19 now one house. Mid C19. Yellow stock brick with stucco dressings; floor and sill bands, linked at 1st floor levels by large sill brackets and keystones. Slated hipped roofs with projecting eaves, No.15 retaining brackets, each with small central segmental pediment having keystone and shell motif. Nos 13 & 15 retain gables on entrance extensions. Round-arched doorways with keystones flanked by Corinthian pilasters carrying modified entablature; fanlights and half glazed doors, No.19 converted to a window. Ground floor windows in shaped stucco surrounds with keystones. Recessed sashes to upper floors, those above entrances in round-arched lugged architraves with keystones.*

*INTERIORS: not inspected.*

*Listing NGR: TQ2587783525*

*Legacy*

*The contents of this record have been generated from a legacy data system.*

*Legacy System number:*

*477906*

*Legacy System:*

*LBS*

*Legal*

*This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.*

*End of official listing*

#### **Documentary Evidence**

No. 17 forms part of a group of two blocks of semi-detached houses, suggesting that it was part of a speculative development. No documentary evidence is found to show the name of the builder or early occupiers.

Camden's building records indicate Nos. 17 and 19 had been joined to form a nursing home prior to the Second World War and continued in this use until 1993. Whilst used as part of a nursing home No. 17 was reconstructed on several occasions, most recently in 1990s when it was converted back to a dwelling. These works included renewal of not only the staircase but all the internal finishes, the internal & external joinery including windows, doors, frames skirtings, partitions and probably the floors. The cornices were also replaced. Externally,

substantial parts of the rear elevation together with the whole of the rear bay extension were replaced. The staircase migrated more than once and a substantial extension was erected to its rear and subsequently demolished. It appears the only fabric to have survived this mistreatment was the roof, together with the external walls less a part of the rear wall.

The HER indicates there was no development hereabouts until circa 1819. Development continued during the first two thirds of the nineteenth century, although the bulk of the area was developed circa 1820-40. The Statutory List confirms this pattern of development.

After 1860 the rate of development slowed. Subsequently there was low key development and redevelopment, with flats replacing some detached and semi-detached houses. The pace of development increased after WW2 and at the end of the twentieth century. Rebuilding latterly relates to housing and commercial pressures. Although there was bomb damage in the surrounding area this building is not identified as having been damaged on the LMA map.

### **Mapping Evidence**

OS and other maps confirm the pattern of development noted above.

### **Interpretation of the Building**

The entry in the Statutory List provides a summary description of the two pairs of semi-detached houses (15-19). It confirms Nos. 17 and 19 had been combined to form a single unit prior to 1974. By the time the list was prepared the door to No. 19 had become a window and most of the gables on the entrance extensions had been lost.

Early in 1993 the nursing home closed and Nos. 17 and 19 reverted to being two houses

External examination confirms the rear wall was substantially rebuilt and a canted bay added after the large rear extension was demolished in 1993 upon its reversion back to two houses. Whilst it was a nursing home the adjoining central roofs to Nos. 17 and 19 were partly removed and rebuilt as Mansard Roof extensions.

Internally, no original or pre-conversion fabric survives as indicated by a total lack of contemporary detailing and the introduction of alien modern detailing. The only early internal structure comprises roof trusses.

In summary, of the original fabric only the main roof, the front and side external walls, and part of rear wall survive. Its special historic interest has been greatly reduced whilst its special architectural interest only survives externally. It remains a heritage asset although the loss of so much fabric has diminished its significance.

### **The Building in its Locality**

It is one of an attractive group of four semi-detached houses of circa 1860. The immediate locality comprises semi detached houses and terraces of circa 1820 to 1860 intermingled with later Victorian terraces. St. John's Wood Conservation Area has a pronounced and attractive character to which No. 17 and the adjoining semi-detached houses contribute significantly. It is this contribution that particularly justifies No. 17 being deemed to be a heritage asset.

## **PROPOSED ALTERATIONS**

### **Interior**

#### **Ground, First & Second Floors**

On these floors the proposals are to design within character and period appropriate to the house; however in the absence of any surviving historic fabric internally there are no specific details on which to base design of joinery doors, frames & architraves, skirting boards, or plaster cornices, these have been selected and designed to be typical of the period.

#### **Ground Floor**

##### Entrance Hall

- Re-form opening through to wc/cloaks and Study with arched opening and plasterwork arrises as detailed
- Replace double doors to Drawing Room with new polished hardwood panel doors, painted joinery frame with panel reveals, and architraves
- Replace painted joinery skirtings and adapt staircase wall strings to detail as drawn
- Replace painted plaster cornice
- Repair and re-polish hardwood parquet flooring

##### Drawing Room

- Replace painted joinery skirtings
- Replace painted plaster cornices
- Repair and re-polish hardwood parquet flooring

##### WC & Cloaks

- Alter non-loadbearing studwork partition layout
- Flush painted joinery door and frame to WC
- Re-fit wc with new sanitaryware, floor & wall tile finishes
- Flush fronted joinery coats cupboard

##### Study

- New polished hardwood joinery panel part glazed door, painted frame and architraves
- Replace painted joinery skirtings
- Replace painted plaster cornice
- Lay woodblock parquet flooring in lobby and study, to match hall and drawing room.

#### **First Floor**

##### Stairwell & Landing

- New painted joinery doors frames and architraves to bedrooms
- Door from landing to bathroom to be closed up with plaster finishes flush to existing
- Replace painted joinery skirtings and adapt stair strings to profile as detailed
- Replace painted plaster cornice

##### Bed 1

- New painted joinery door frame and architraves to Bath 1
- New painted joinery 'secret' flush door and frame to Robes
- Replace painted joinery skirtings
- Replace painted plaster cornice

##### Bath 1

- No work within scope of application

#### Robes 1

- Remove partition dividing wardrobes
- Re-use/new joinery wardrobe fittings

#### Bed 2

- Re-open infilled doorway to bathroom with new painted joinery panel door, frame, reveals and architraves
- Replace door to Robes 1 with painted joinery 'secret' flush door and frame
- Replace painted joinery skirtings
- Replace painted plaster cornice

#### Bath 2

- No work within scope of application

### **Second Floor**

#### Stairwell, Landing & Lobby

- Extend existing opening to lobby area with new painted joinery linings and architraves
- Renew painted joinery doors frames and architraves to replace existing, as details
- Renew painted joinery skirtings as detail
- Renew painted plaster cornice as detail

#### Bed 3

- Renew painted joinery skirtings as detail
- Renew painted plaster cornice as detail

#### Bed 4

- Renew painted joinery skirtings as detail
- Renew painted plaster cornice as detail

#### Bed 5

- No alteration

#### Plant room

- Rearrangement of services
- Build in airing cupboard

#### Baths 3 & 4

- No work within scope of application

### **IMPACT**

Beneficial: internal works to preserve and enhance the historic building and its setting by means of small scale alterations to suit contemporary styles of living, with minimal loss of historic fabric, and reinstating characteristic detailing.

## **Basement**

Alterations finishes and detailing in a simple contemporary manner, removing and replacing the overelaborate joinery and cornices dating from 1990s

- New polished hardwood stairs to ground floor replacing existing dating from 1990s, stair balustrades within the ground floor hall remain unaltered
- New stone flag flooring
- Room doors frameless glass fire rated doors to admit natural light to the interior, maintaining fire protection of the stairwell
- Painted joinery doors and frames to utility and wc accommodation
- Flush painted joinery skirtings
- No cornices
- New fitted kitchen, utility room, wc sanitaryware and finishes etc outside scope of application

Doors to garden

Enlarging the door & window openings from the kitchen to the garden all dating from 1990s alterations to accommodate minimal frame glazed sliding doors

Externally the aperture for the new doors, and the configuration of 3 panels, aligns with the fenestration pattern above.

The proposed doors will sit behind a rendered masonry reveal, matching the fenestration detailing generally on the rear elevations.

Replacement of the joinery French windows in the bay extension built in 1990s with simple glass panels and central door, matching the sliding doors to the kitchen.

The proposed doors and glazing will greatly improve natural light and ventilation to the kitchen and dining rooms, in terms of current family usage the most intensively occupied rooms in the house, and greatly improve visual connection and access between the house and the garden to bring the house into line with current social behaviour and usage as a family house.

## **IMPACT**

Neutral/beneficial: removal of over-elaborate elements and detailing dating from 1990s forming simple contemporary styled family accommodation, maintaining legibility of original room layout, improving natural daylight and ventilation, and connections to outside space, with minimal loss of historic fabric.

## **Windows**

Painted joinery windows and French doors all date from 1990s alterations, of poor quality materials and workmanship, these all to be replaced matching all detailing and joinery profiles, incorporating draught & weatherseals to improve energy performance.

## **IMPACT**

Beneficial in maintaining character while improving energy efficiency and comfort conditions.

## **External**

Addition of oak joinery bins store against side boundary wall.

Resurfacing tarmac forecourt matching existing

## **IMPACT**

Neutral

## **Services**

Underfloor heating to be installed to basement, ground floor and upper floors all as detailed to have minimal impact on existing fabric:

- Basement rooms, existing solid floors dating from 1990s to be relaid with dampproofing membrane adhered to concrete base slab, thermal insulation, sand cement screed incorporating underfloor heating pipework
- Ground floor rooms: low temperature hot water underfloor heating pipework to be installed from below so the woodblock parquet flooring is retained undisturbed, fitted between joists together with thermal/acoustic insulation, as detailed.
- Upper floors rooms (excl bathrooms): remove existing floor finishes, setting aside boards if & where revealed to be of historic value (ie not dating from 1990s), insert thermal insulation and low temperature hot water underfloor heating pipework between joists, relay timber floorboards, reinstating existing where retained, overlay with carpet, as details.

Strategy for introduction of new plumbing heating drainage and electrical services

1. Finding routes to conceal services through the building so that no pipework, conduits, cables etc are visible or otherwise intrude into room interiors.
2. Minimising intervention to existing fabric, routing pipework etc so as to avoid historic features (eg cornicing, dado, skirting etc), utilising voids and cavities within the internal construction from ground floor upwards (ie joisted floors, timber stud partitions)
3. Removing any existing cables, pipes, conduits etc that are visible and/or encased within rooms, and restoring any past damage or discontinuity to finishes, skirtings, cornices etc using techniques and materials to match original fabric
4. The process of tracing, revealing and replacing existing services installations which already exist throughout the house is a careful and sensitive process that takes place to a great extent on site and should be flexible enough to make best use of opportunities within the building fabric
5. Existing pvc external rainwater and drainage pipework to be replaced with traditional pattern cast iron pipe and fittings.

## **IMPACT**

Neutral/beneficial upgrading services to meet contemporary styles of living without intrusion into room interiors and detailing, and no loss of historic fabric.



<b>591</b>	<b>PLANNING &amp; LISTED BUILDING : DRAWING SCHEDULE</b>		
<i>no</i>	<i>title</i>	<i>scale</i>	<i>format</i>
591 PL B LOC	Site and location plan		A1
591 PLB 001	Existing plans	1:50	A1
591 PLB 003	Existing elevations	1:50	A1
591 PLB 011	Proposed plans	1:50	A1
591 PLB 013	Proposed elevations	1:50	A1
591 PLB 031	Key to structural alterations	1:50	A1
591 PLB 041	Basement rooms existing	1:20	A1
591 PLB 042	Ground floor rooms existing	1:20	A1
591 PLB 043	First floor rooms existing	1:20	A1
591 PLB 044	Second floor rooms existing	1:20	A1
591 PLB 141	Basement room proposed	1:20	A1
591 PLB 142	Ground floor rooms proposed	1:20	A1
591 PLB 143	First floor rooms proposed	1:20	A1
591 PLB 144	Second floor rooms proposed	1:20	A1
591 PLB 167	Underfloor heating details	nts	A1
591 PLB 171	Basement doors to garden	1:20	A1
591 PLB 176	Joinery profiles	FS	A1
591 PLB 101	Forecourt & bin store	1:20	A1
	Cornices types A, B & C		A4