

**17 GREVILLE PLACE
LONDON NW6 5JE**

CONSERVATION DESIGN & ACCESS STATEMENT

PART ONE

DESCRIPTION OF THE PROPERTY

The site comprises a semi detached single family house set over four floors, built in c.1850s. The materials consist of 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 designated as a Listed Grade II building.

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

Detailed Planning History

[17 Greville Place London NW6 5JE \(2021/1344/P\)](#)

Granted (Mar 16 2022) - Householder Application

Installation of metal framed doors to ground floor rear and replacement windows, with re-surfacing or tarmac to front forecourt and installation of bin store associated to 2021/2492/L.

[17 Greville Place London NW6 5JE \(2021/2492/L\)](#)

Granted (Mar 16 2022) - Listed Building Consent

Installation of metal framed doors to ground floor rear and replacement windows, with re-surfacing or tarmac to front forecourt and installation of bin store with internal alterations.

[17 Greville Place LONDON NW6 5JE \(2013/5884/T\)](#)

No Objection to Works to Tree(s) in CA (Oct 21 2013) - Notification of Intended Works to Tree(s) in a Conservation Area

REAR GARDEN: Various small trees - Prune back to boundary line.

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

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

Please note that the works identified below also comprise the work granted planning and listed building consent in 2022, which the applicant intends to implement. No changes are intended to these consent works and are included as a holistic approach to the sensitive renovation of the building.

These are detailed further on the drawings and room schedules.

LOWER GROUND FLOOR

Kitchen & Dining Room

- New kitchen cupboards & appliances
- New security roller shutter(to be installed to the interior side of the opening) for the new sliding door to the garden. The roller shutter will be necessary for safety and security after installation of the sliding doors which has already been granted.
- Decorative moulding on the walls
- Decorative suspended ceiling to form cove light
- New recessed fire-rated track lights

Tv Room

- New shelf & storage unit
- New wooden flooring
- Decorative moulding on the walls
- Decorative suspended ceiling to form cove light
- New recessed fire-rated track lights

Mud Room

- New shelf & storage units
- Replace joinery skirtings
- Decorative moulding on the walls
- New sanitaryware and wall tiles
- New exterior door to the mud room (existing one doesn't have a handle, not in a good condition, not safe)

Hallway

- New cupboard for coats
- New studwork partition to form the cupboard area and the dining room door opening
- Replace joinery skirtings
- Decorative moulding on the walls

GROUND FLOOR

Drawing Room

- New wooden flooring
- New fire-rated, glazed, painted timber double door, painted frame and architraves
- New decorative panelling to cover two columns
- New glazed, painted wooden decorative partition to form a study corner
- Decorative moulding on the walls
- Replace the log burner fireplace and the marble cover with the new ones
- Decorative suspended ceiling to form cove light
- New recessed fire-rated track lights

Gym

- New recessed fire-rated track lights

WC

- New concealed cistern and a cabinet for it
- New sanitaryware, wall tiles/wallpaper and marble for flooring
- Decorative moulding on the walls

Entrance Hall

- New marble flooring
- Decorative moulding on the walls
- Repaint the entrance door exterior-interior sides as existing colours

FIRST FLOOR

Hallway

- New wooden flooring
- Decorative moulding on the walls
- Replacing the wall lights

WC

- Underfloor heating
- New concealed cistern and a cabinet for it
- New sanitaryware, wall tiles/wallpaper and floor tiles

Bedroom 1

- New carpet flooring
- Decorative moulding on the walls
- Decorative wallpaper

- New wardrobe
- Door from bedroom 1 to walk-in wardrobe to be closed up with plaster finishes flush to existing.

Master Bedroom

- New wooden flooring
- Decorative moulding on the walls
- New Pocket door to walk-in wardrobe
- New wardrobe fittings

En-Suite Bathroom

- Underfloor heating
- New concealed cistern and a cabinet for it
- New sanitaryware, furniture, wall tiles/wallpaper and floor tiles

SECOND FLOOR

Hallway

- New wooden flooring
- Decorative moulding on the walls
- New joinery cupboard
- Door from landing to bathroom 2 to be closed up with plaster finishes flush to existing. New painted joinery door frames and architraves to the bathroom 2
- Door from utility to hallway to be moved to fit the cupboard behind the door
- Door from bedroom 3 to hallway to be moved to fit the cupboard in the hallway

Utility Room

- New tile flooring
- New wall tiles
- New joinery cupboards
- New pipes and drainage for the sink and the washing machine
- New electric towel radiator on the wall
- Door from utility to hallway to be moved to fit the cupboard behind the door

Boiler Room

- New tile flooring

Bedroom 2

- New joinery wardrobe
- Door from landing to bathroom 2 to be closed up with plaster finishes flush to existing. New painted joinery door frames and architraves to the bathroom 2
- Decorative moulding on the walls
- Decorative wallpaper on the wall

Bathroom 2

- Underfloor heating
- New concealed cistern and a cabinet for it
- New sanitaryware, furniture, wall tiles/wallpaper and floor tiles

Bedroom 3

- New joinery wardrobe
- Decorative moulding on the walls
- Decorative wallpaper on the wall
- Door from bedroom 3 to hallway to be moved to fit the cupboard in the hallway

Bathroom 3

- Underfloor heating
- New concealed cistern and a cabinet for it
- New sanitaryware, furniture, wall tiles/wallpaper and floor tiles

Stairs

- Repaint stairs
- New runner
- New skirting with LED strip lights
- New spindles, balustrades and posts(existing ones are not fixed, not safe) from lower ground to second floor

SERVICES

- Underfloor heating to be installed in accordance with the details has been previously granted in 2022
- 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)

Strategy for introduction of new plumbing heating drainage and electrical services

- Finding routes to conceal services through the building so that no pipework, conduits, cables etc are visible or otherwise intrude into room interiors.
- 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)
- 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

- 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