



Heritage, Design and Access Statement

28 Elm Tree Road, London, NW8 9JP

1.0 The site

The site is located halfway along Elm Tree Road within the St Johns Wood Conservation Area.

The existing property is a large semi-detached single dwelling house that was constructed in the late 1990s following the demolition of a derelict house. This was further extended in 2008 with a new basement under the existing house with lightwells to front and rear.

The style of the existing house is Modern but with paired-back traditional details and materials.

Refer to drawings: ET(02)40; ET(02)43 and ET(02)44 for existing site photographs

2.0 Previous Relevant Planning Applications

95/05026/FULL – Redevelopment by the Erection of a Single Dwelling House with Garage.

07/04235/FULL – Creation of a New Basement Under Existing House with Lightwells to Front and Rear.

3.0 Heritage

The St Johns Wood Conservation Area Audit notes the following regarding Elm Tree Road:

Paragraph: '4.21 - The buildings of some streets of alder properties for instance Melina Place and Elm Tree Road are so altered and extended as to effectively conceal their original form. Frontages and plot depths vary greatly.'

Page 62 – Further south, Melina Place is unique as the houses have a most unusual plan form. They are semi-detached houses, built back-to-back in large gardens. Unfortunately, they have been much altered and the area has become rather 'ornamented; and its value has been lowered: again, an area of conservation and special control, but not, it is suggested, preservation.

To the east of Grove Road and opposite Melina Place, Elm Tree Road retains some of its original flavour but alterations have lowered its value and it would appear to be in the same category as Melina Place.

The closest listed building is: Elm Lodge, 36 Elm Tree Road that is grade II listed.

28 Elm Tree Road is a modern house and differs significantly from the original plan form (refer to historic map extract below). As a modern house 28 Elm Tree Road is much altered and does not retain any original flavour. 28 Elm Tree Road does not significantly contribute to the character of the St Johns Wood Conservation Area.



Extract of 1896 map of Elm Tree Road

The impact of the proposed on the conservation area will be negligible for the following reasons:

1. The proposals do not seek to alter a property or plot that has an original plan form or any original flavour that requires preservation.
2. The alterations are not visible to the street or from wider viewpoints of the conservation area.

3. The proposed alterations are significantly far away from unaltered neighbouring buildings including the Grade II listed building Elm Tree Lodge. Preventing any detrimental impact on their setting.
4. The proposals are purposefully in keeping with the existing architecture of the existing building to arguably be an indistinguishable change to the property once complete.

4.0 The Proposal

The aim of the design is to improve the family kitchen and back of house areas of the property that are currently a series of poor-quality spaces the approach to the design is to integrate with the existing whilst providing high, improved accommodation tailored to the current owner's requirements.

We are proposing an enlarged kitchen with a vaulted ceiling with large windows that maximise access and views of the garden.

Care has been taken to balance the additional floor space created against the potential reduction in garden space. The principal garden space utilized for the enlarged kitchen is a section of poor-quality garden that is in permanent shade where plants are not able to establish themselves (see photograph one on drawing ET(02)43 that shows this area).

The proposed extensions are set away from the site boundaries to neighbouring properties and any trees. There will be no impact from the proposal on the neighbour's properties. The closest property to the proposed extensions is 30 Elm Tree Road. 30 Elm Tree Road has been extended to the rear and side up to the boundary (see photograph two on drawing ET(02)43 that shows this wall and planning application reference (04/09682/FULL) that is formed of a tall and substantial masonry wall. The proposed extension marginally extends beyond the depth of the rear extension to 30 Elm Tree Road, however any potential impact on 30 Elm Tree Road is prevented or eased by the both the presence of this substantial boundary wall and the 45-degree chamfer to the outer corners provided by the proposed extension. The proposed pitched roof (pitch angle matches that of the existing main roof the house) also mitigates any potential impact to 30 Elm Tree Road.

The Current plot area is circa 740 sqm. Of which the current buildings footprint takes up circa 320 sqm. The proposals would increase the buildings footprint area to total circa 350 sqm that remains under 50% of the plot area.

The proposed extension forms more of a pronounced single storey L shape to the rear elevation. This creates and reinforces a pocket of the garden that makes best advantage of the aspect to the sun. Neighbouring properties, 24 Elm Tree Road and 32 Elm Tree Road, have this configuration (see photograph two on drawing ET(02)44 that makes this apparent).

The appearance of the proposed extension is kept in keeping with the existing:

Same facing brickwork is to be used as the main house. To be of high-quality and to match existing assumed to be those approved by application reference (96/007/ADFULL), namely:

Brickwork:

- Yellow stock in Flemish bond with bucket handle pointing profile.
- Gauged Arches and brick feature profiles: Buff blend to custom profiles

- Coping Stones: Reconstituted Stone
- Mortar: 'Lime Appearance'

Roof Slates:

- Prime Natural Slate

Windows:

- To new or altered openings in existing façade: Timber double glazed to match existing windows.
- New windows in new extensions: IQ Glass Minimal Windows Slim Framed Sliding Glass Doors or equal (see product information <https://www.minimal-windows.co.uk/products/minimal-sliding-glass-door/>).

Roof Light to Apex of Extension Roof and to Form New Glass Roof:

- Just Roof Lanterns Urban or equal (<https://justrooflanterns.co.uk/urban-roof-lanterns.html>).

4.0 Sustainable Design Principles

The proposals will be constructed to those set out in the current building regulations.

5.0 Access:

No Change is proposed to the current access arrangements.