

PLANNING AND DESIGN AND ACCESS STATEMENT

RELATING TO

STRUCTURAL WORKS PLANNING

AT

16 GREVILLE PLACE

LONDON

NW6 5JH

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1.0 Introduction

Potter Raper are working alongside Octavia Housing to facilitate replacement of building elements on properties by virtue of discharging statutory requirements such as planning permission.

This design and access statement will support the planning application for the development of the premises 16 Greville Place, London, NW6 5JH.

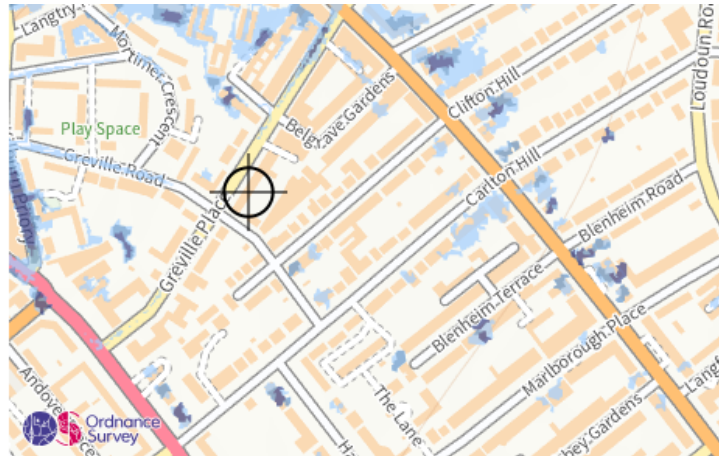
2.0 Existing Premises

The existing premises is a four-storey end of terrace property, inclusive of a basement floor below ground level which has been constructed traditionally. On the end-of-terrace side of the property, the building is attached to a lower-height, 3-storey building (18-20 Greville Place) which is a listed building. Approximately half of the side elevation is attached to this building. The subject property has been converted into several flat units. The majority of the property consists of solid brick walls with exposed brickwork, however the ground and basement levels at the front are stucco-rendered.

2.1 Planning Restrictions

This property is situated just within the boundary of the St Johns Wood conservation area in Westminster; however, the property is not a listed building. 18-20 Greville Place however, is a listed building, which will need to be taken into consideration. Any plans for works in this conservation area will need to keep in mind the significant character and architectural features that uphold the aesthetic of the building stock in the area.

The property is not situated in a flood risk area, where there is a very low risk for both surface water flooding and flooding from seas and rivers.



Extent of flooding from surface water

● High ● Medium ● Low ○ Very low ⊕ Location you selected

(Figure 1: Flood Risk Map Source: gov.uk)

St Johns Wood is a conservation area situated to the North of the City of Westminster area. The property is also on the Northern side of the conservation area, and on its eastern and western margins, the extent of development of the area is relatively low, and the townscape retains a generally consistent and domestic scale. Here a mixture of large detached and semi-detached Victorian villas, set in generous gardens and along a network of wide, tree-lined streets, creates an informal and picturesque townscape. The south-eastern part of the conservation area has a different, busier and more urban character. Here buildings are of a larger scale, generally fronting directly onto the street, with less open space and greenery. There is also a concentration of Edwardian and early 20th century mansion blocks, which contrast in scale and architectural detail with the rest of the conservation area.

2.2 Building Control Requirements

A Building Control submission will be made in relation to the proposed works included within this application.

3.0 Design Proposals

3.1 Existing Staircase/Garden Area

There is currently two sets of steps in the middle of the rear garden area which allows access from the basement flat (flat 6) to the higher level of the garden. This will not be affected by the planned works. The staircase which was previously installed in the garden and to the rear elevation of the property has now been removed as it was deemed unsafe to use or remain in situ. The removed staircase allowed access from the flat located on the first floor to a side and rear section of the garden through double doors on the rear elevation.



(Figure 2: Staircase side and upper view)



(Figure 3: Staircase side and lower view)



(Figure 4: Current Garden area with staircase removed)



(Figure 5: Existing sets of steps in garden)

The staircase has now been removed and repair works to the brickwork on the rear elevation have been carried out just underneath the rear door including the side and upper panel windows, which can be seen in figure 4 above.

3.2 Proposed Staircase

The proposed staircase will be a replacement from the previous metal staircase that was in place previously. The new staircase will be installed in a different formation, with the steps positioned next to the garden boundary wall and a larger landing that covers the length of the whole door unit including the side panels. This will provide sufficient access to and from the garden for the residents in the flat. The staircase will include handrails on each side of the steps and balustrading on the landing area to provide support and reduce the risk of falls. There will also be a requirement to create a new concrete base for the staircase to sit on in the garden area for stability when installed.

4.0 Car Parking/Transport

There is car parking on the road itself at Greville Place, although this will require a resident permit during certain time periods. This is only on one side of the road in the area just outside of the property.



(Figure 6: Greville Place Source: Google Maps)

There are also different types of public transport that can be used in the surrounding area for travel. There are Overground services running through Kilburn High Road station nearby, as well as Underground services running through Kilburn Park, St Johns Wood and Maida Vale. This is in addition to various bus routes that operate in the area.

5.0 Refuse Disposal

All refuse which arises from the works to add a new staircase in the rear garden will be carefully removed from site and disposed of in line with the building contractor's waste management plan.

6.0 Summary

This application includes works which will help with accessibility to and from the garden area for the residents living in the first floor flat to the rear of the building. These residents will then be able to utilise the side and rear garden area as was previously the case with the old staircase before it was removed.