

# EXECUTIVE SUMMARY

This Design and Access Statement has been prepared by SODA Studio as part of the Planning and Listed Building Consent Application for No.4 The Grove, London. The new owner wishes to carry out a series of sensitive alterations to the property to ensure that it serves their long term family needs, yet respects the unique, historic character of the four storey house and its gardens. This document outlines the proposed alterations and context of the project.

This document should be read in conjunction with the following documents:

- Cover Letter
- Architectural Drawings
- Heritage Impact Assessment
- Basement Impact Assessment
- Structural Report
- Flood Risk Assessment
- Arboriculture Assessment
- Archaeology Assessment

Summary of proposal as follows:

- Basement extension to Lower Ground Floor

## PROJECT DESIGN TEAM

**SODA**  
Architect

**Gerald Eve**  
Planning Consultant

**Jon Lowe Heritage**  
Heritage Consultant

**Tier Consult**  
Structural Engineer

**SJ Stephens Associates**  
Arboricultural Consultant

**Abrams Archaeology**  
Archaeology Consultant

SODA Studio





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01	INTRODUCTION
02	EXISTING CONDITION
	<i>PROPOSALS</i>
03	BASEMENT EXTENSION
04	FRONT GARDEN LANDSCAPING

# PROPOSED SITE



The site is located in the Highgate Conservation Area within the Borough of Camden. No.4 is positioned on the west side of The Grove, between Highgate West Hill and Fitzroy Park with views across Hampstead Heath. The four storey property is one of six Restoration houses built in Highgate in 1688. The proposed site sits within the grounds of the former manor, Dorchester House, built in 1600 and contains a portion of the manor's vaulted boundary wall.



# PROPOSED SITE





# LISTED BUILDING PLAN

KEY



SITE



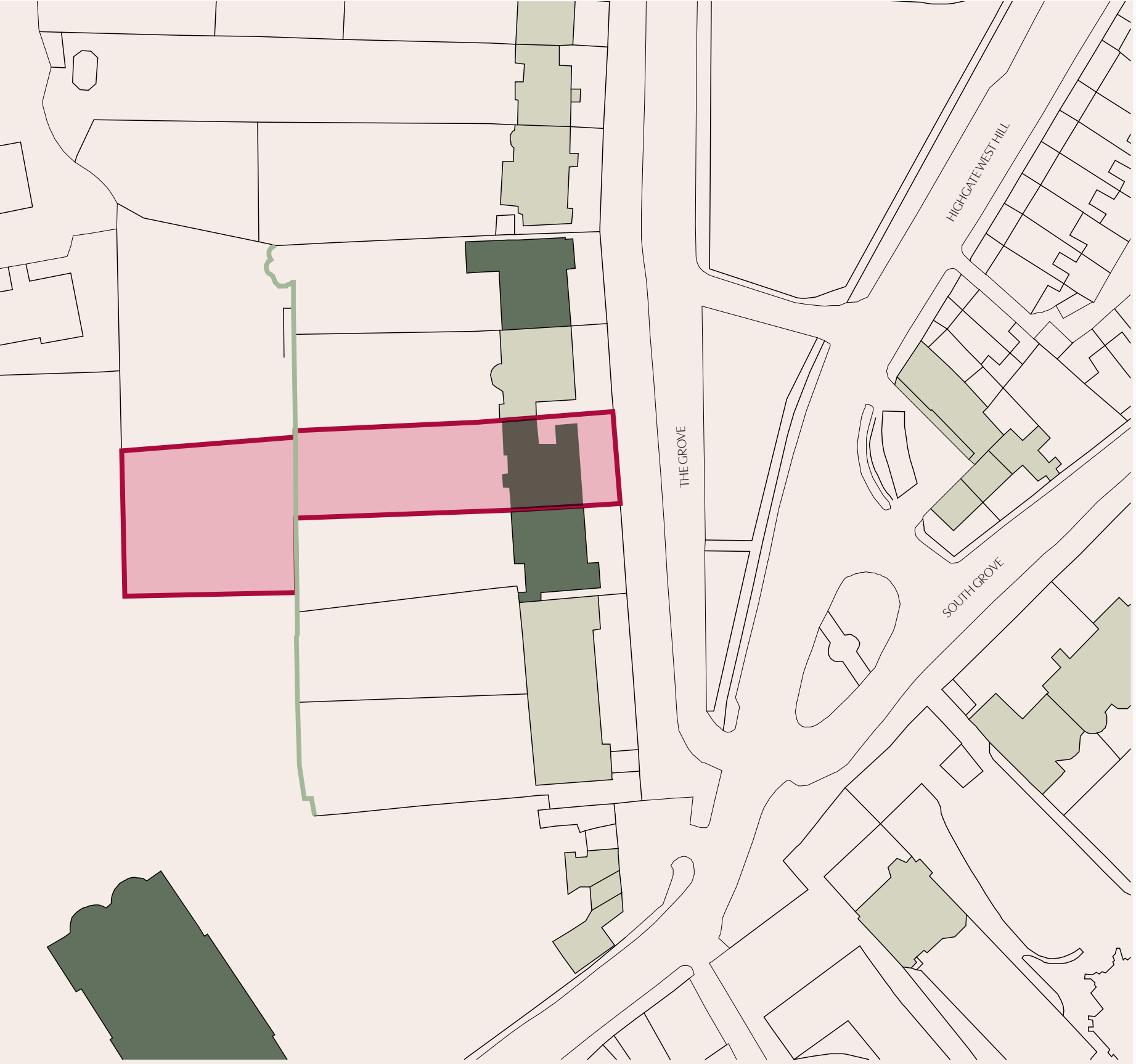
CONSERVATION AREA (entire area shown)



GRADE II LISTED BUILDINGS & STRUCTURES



GRADE II\* LISTED BUILDINGS



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125m