

OPSISDESIGN

9, The Mount Square, NW3 6SY

Design and Access Statement

09. November. 2023

Ref: 231109-2309-A-D&A Statement

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1.0 Introduction

1.1
This Design & Access Statement is prepared by Opsis Design, to accompany the application for Listed building Consent for the property known as 9, The Mount Square, NW3 6SY.

1.2
The Listed Building Application related to works including:

- Proposed works of minor interior alterations, and refurbishment.



1

2.1
9 The Mount Square, is a property formed from the conversion of the building 'New Grove House, 28 Hampstead Grove, London, NW3 6SP.



2

9 The Mount Square

1. Aerial, 9, The Mount Square
2. Aerial - Hampstead area with The Mount Square highlighted

3.0 The Building, & Historical Significance

- 3.1
New Grove House is a Grade II Listed building, listed on 14 May 1974 for its special architectural or historic interest:
- 3.2
New Grove House was converted from a single residency to 3 separate dwellings following the granting of planning and listed building consent in 12 May 1987.
- 3.3
The listing of Heritage England was updated 11 Jan 1999, reflecting the revised address associated with the building special historic interest:

*TQ2686SW HAMPSTEAD GROVE 798-1/16/739 (East side)
14/05/74 Nos.28 AND 28A New Grove House (Formerly Listed as: HAMPSTEAD GROVE No.28 New Grove House)*

*Heritage Category: Listed Building
Grade: II
List Entry Number: 1378660
Date first listed: 14-May-1974
Date of most recent amendment: 11-Jan-1999
List Entry Name: NEW GROVE HOUSE
Statutory Address 1: NEW GROVE HOUSE, 28, HAMPSTEAD GROVE*

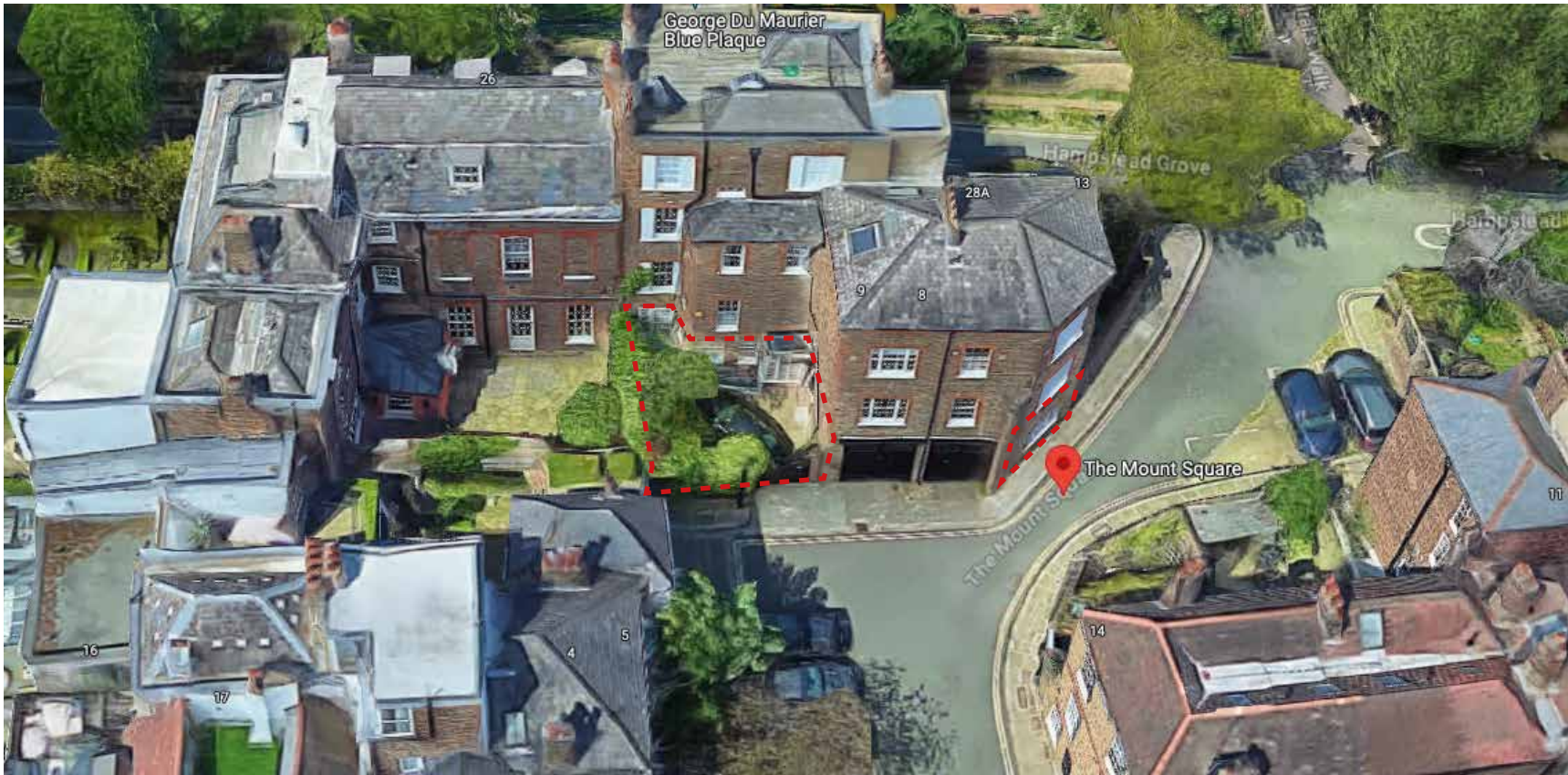
Semi-detached house. C18, remodelled in Tudor style with additions c1840. Yellow stock brick with stone and red brick dressings; stucco full-height entrance bay to right. Slated roofs. Mostly 3 storeys. Square-headed entrance with patterned fanlight and octagonal lantern. Irregular frontage with extensions and alterations. Windows of 2 & 3 lights with pointed heads and dripmoulds; small panes. Most on stuccoed bay blind. To left, square plan stair tower in angle with strings at floor levels and lancet windows with dripmoulds.

INTERIOR: not inspected.

HISTORICAL NOTE: home of George du Maurier from 1874-95 (plaque).

Listing NGR: TQ2631486063

*Source: historic england.org.uk
<https://historicengland.org.uk/listing/the-list/list-entry/1378660?section=official-list-entry>*



1



2



3

1. View toward 9, The Mount Square
2. View toward 28 / 28a Hampstead Grove
3. New Grove House, 28 Hampstead Grove, London, NW3 6SP



1



2



3



4

4.0 The Property

4.1
The Property is known as 9, The Mount Square, NW3 6SY, and is accessed from the East side of the building, was formed following the alterations granted permission on 14th May 1974.

4.2
The property consists of a Ground Floor and Basement level with a private courtyard entrance.

4.3
The property wraps the garages and has a secondary 'frontage' to the road at the window on the corner at Ground Floor level.

- 1. Aerial view highlighting extent of the property.
- 2. 9, The Mount Square Exterior
- 3. Exterior
- 4. Courtyard Entrance

6.0 Planning History

6.1
Building Planning History:

9 The Mount Square, is a property formed from the conversion of the building ‘New Grove House, 28 Hampstead Grove, London, NW3 6SP.

- This conversion was Granted permission via:
- Listed Building Consent: 8670301 (Decision Granted 12/May/1987)
 - Full Planning: 8601504 (Decision Granted 12/May/1987)

6.2
Listed Building Status:

- Currently 9, The Mount Square, Hampstead, NW3 6SY is not listed on NHLE.
- 28 and 28A, Hampstead Grove, London, NW3 6SP, are listed on the NHLE. (Listed as New Grove House, 28 Hampstead Grove)
- Number 9 The Mount Square is however on the Camden / Hampstead conservation area list Schedule 2 (Article 4 Directive)
- The above may indicate that the property ‘9 The Mount Square is not of significant historical interest, following its conversion and demise separation from the formerly New Grove House, 28 Hampstead Grove, as the listing was amended in 11, Jan 1999, and states the exterior elevations of 28 and 28a Hampstead Grove of significant importance.

7.0 Policy Context

7.1 NPPF - National Planning Policy Framework

Section 12 - Conserving & Enhancing the Historic Environment
Paragraphs: 132-134:
Dealing specifically with Designated Heritage Assets.

These paragraphs advise decision makers that any proposal should be judged against the impact that it may have on a heritage asset. As described above, the retained facade is the primary Listed Heritage asset, with any significant heritage assets being associated with the exterior facade of the West facing New Grove House, Hampstead Grove.

As such, it can viewed that the works would have no impact on the heritage asset, as it would have no impact on the retained facade, and would be internal alteration of an already modified interior.

8.0 Proposed Works

9.1
The works being proposed are intended to enable a better standard of living and access.

The primary access to the property will remain as existing.

9.2
The General Arrangement of the flat is to remain as existing. The proposed works are minor internal alterations to the WC and utility area, as well as an adjustment to the 1970's spiral staircase, and features which are not original to the building. These alterations include:

- Replacing fixtures and fittings with new
- New bespoke joinery work
- Replacement of floor finishes
- New Electrics and Plumbing
- Replacement of kitchen and bathroom suites

9.3
For a full description of the works- please see drawings and Description of works within the attached Appendix.

9.0 Summary



10.1

- 9, The Mount Square does not form part of the Heritage Asset associated with the listed building status.
- The listed building status is clearly related to the East facing facade of new Grove House, with the internals not insepcte with regards to the listing status.
- Due to conversions and redevelopments, the Heritage assets behind the facade have been lost, including original plan layout and original features. As such, it can be advised that the proposed works will not have a detrimental effect on the Heritage Assets.

10.2

Existing internal photos opposite.
(Please see additional photographs within the relevant document)

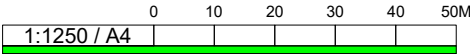


A	Drawings
B	Description of Works
C	Existing Interior Photographs
D	Historic Planning Approval

A Drawings

Title

Body text



REV.	DATE	DESCRIPTION

OPSIDESIGN

London | Athens
www.opsisdesign.com

PROJECT NAME:
THE MOUNT SQUARE

PROJECT NO.:
2309

CLIENT:

ADDRESS:
9 Mount Square,
Hampstead, London
NW3 6SY, UK

TITLE:
LOCATION PLAN

DWG #:
A-001

SCALE:
1:1250 (A4)

DATE:
19 NOV 2023

DRAWN:
NC

CHECKED:
GM / NT

STAGE:
PLANNING

REVISION:

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HAMPSTEAD GROVE

9 Mount Square

THE MOUNT SQUARE

26

10

11

12

13

14

15

Title

Body text
16

113

1

2

3

18

7

5

4

8

Captions
1. View looking West



REV.	DATE	DESCRIPTION

OPSIDESIGN

London | Athens
www.opsidesign.com

PROJECT NAME:
THE MOUNT SQUARE

PROJECT NO.:
2309

CLIENT:

ADDRESS:
9 Mount Square,
Hampstead, London
NW3 6SY, UK

TITLE:
SITE PLAN

SCALE:
1:200 (A3)

DRAWN:
NC

STAGE:
PLANNING

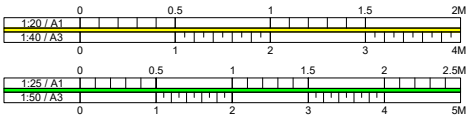
DWG.#:
A-002

DATE:
09-NOV-2023

CHECKED:
GM / NT

REVISION:

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REV.	DATE	DESCRIPTION

OPSIDESIGN

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www.opsidesign.com

PROJECT NAME:
THE MOUNT SQUARE

PROJECT NO.:
2309

CLIENT:

ADDRESS:
9 Mount Square,
Hampstead, London
NW3 6SY UK

TITLE:
**LOWER GROUND FLOOR
EXISTING PLAN**

SCALE:
1:25 (A1) / 1:50 (A3)

DRAWN:
NC

STAGE:
PLANNING

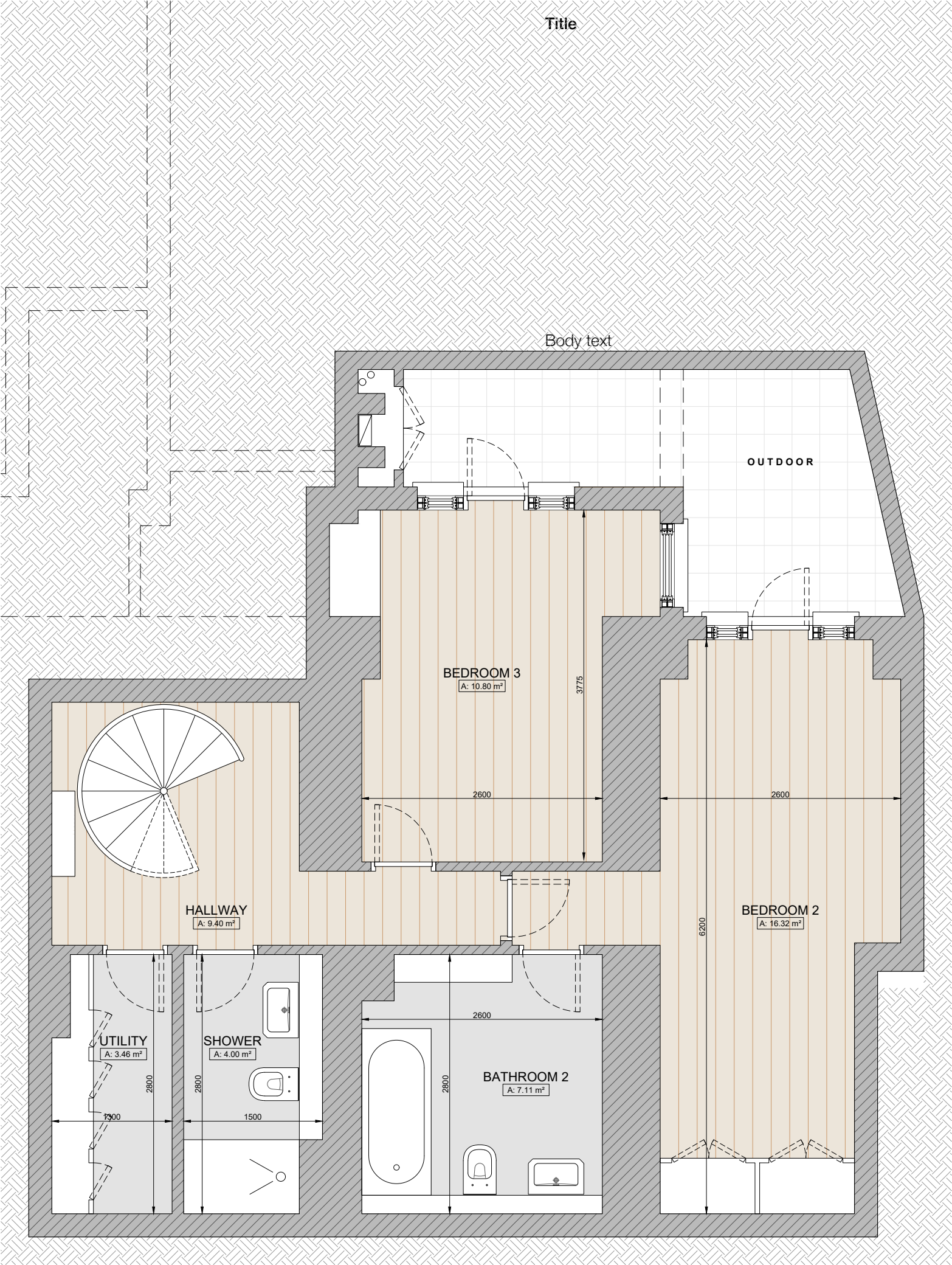
DWG.#:
A-101-LG

DATE:
09-NOV-2023

CHECKED:
GM / NT

REVISION:

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2309-A-D&A



EXISTING WALLS, DOORS, STAIRCASE
AND WINDOWS TO BE REMOVED.

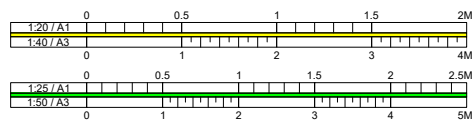
EXISTING JOINERY, SANITARYWARE
AND EQUIPMENTS TO BE REMOVED.

ALL EXISTING PLUMBING
INFRASTRUCTURE TO BE SAFELY
REMOVED BY A COMPETENT PERSON.

ALL REDUNDANT PIPES TO BE
REMOVED AND BE DISPOSED OFF
WHERE POSSIBLE.

ALL EXISTING ELECTRICAL
INFRASTRUCTURE AND FINISHES TO BE
SAFELY REMOVED BY CONTRACTOR.

ALL REDUNDANT CABLES IN WALLS TO
BE REMOVED AND BE DISPOSED OFF
WHERE POSSIBLE.

[illegible]

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www.opsisdesign.com

ADDRESS:
9 Mount Square,
Hampstead, London
NW3 6SY. UK

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Body text

OUTDOOR

BEDROOM 3
A: 10.80 m²

EXISTING CEILING, LIGHTING & CORNICES TO BE REMOVED;
ALL FLOORING AND SKIRTING BOARDS TO BE REMOVED.

— EXISTING SPIRAL STAIR TO BE REMOVED AND NEW RE-CONFIGURED STEPS AND LAYOUT TO BE INSTALLED.

HALLWAY
A: 9.40 m²

- DOORS AND PARTITION WALL TO BE REMOVED.

DOOR TO BE REMOVED. → 80

BEDROOM 2

A: 16.32 m²

EXISTING CEILING,
LIGHTING & CORNICES
TO BE REMOVED;
ALL FLOORING AND
SKIRTING BOARDS TO
BE REMOVED.

— JOINERY TO
BE REMOVED.

BATHROOM 2

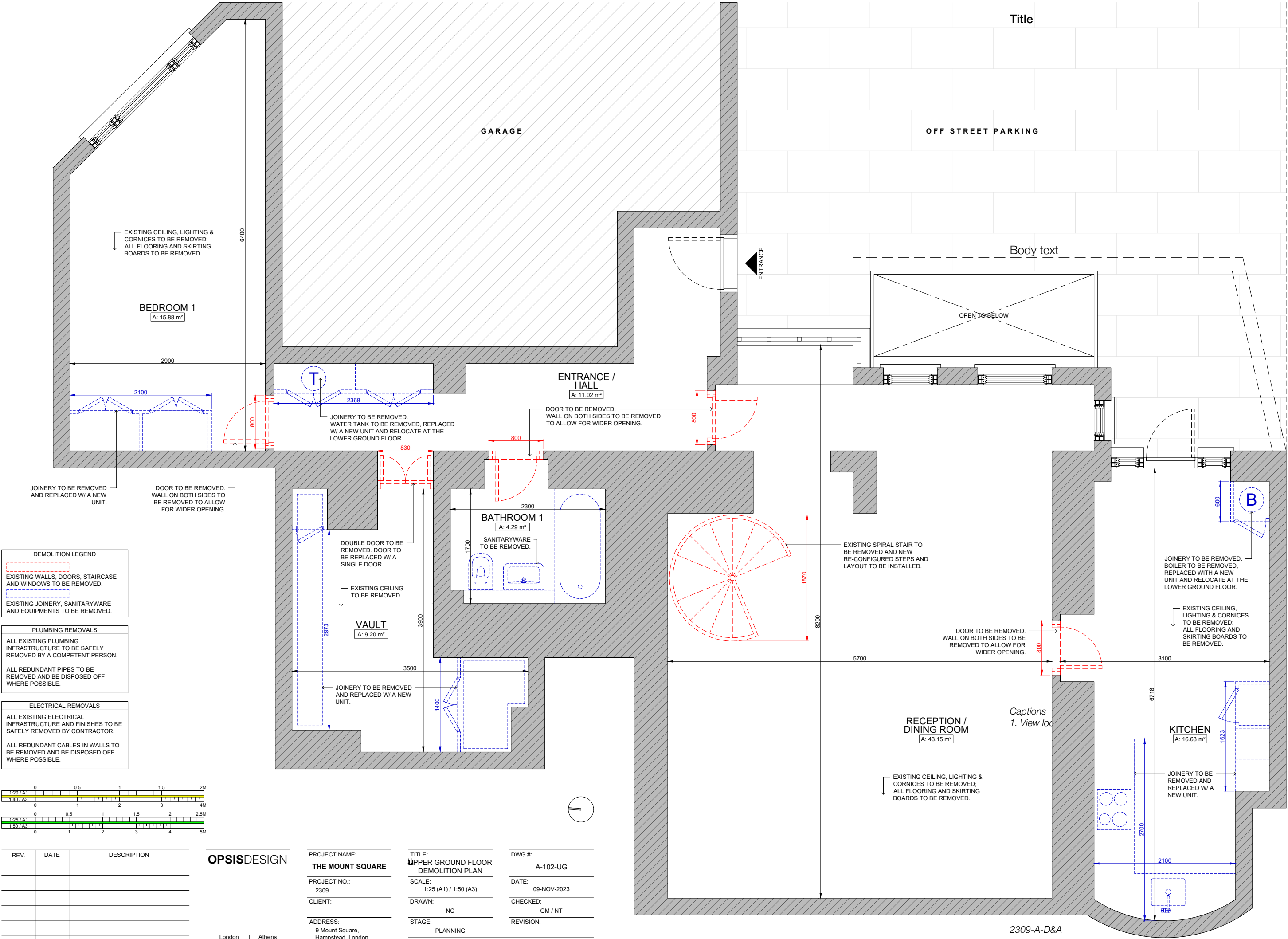
A: 7.11 m²

RE
ED.

UTILITY
A: 3.46 m²

SHOWER
A: 4.00 m²

2309-A-D&A

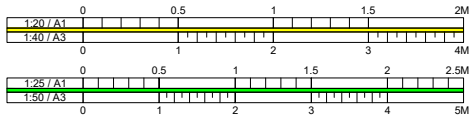


Title

Body text

Captions
1. View loc

2309-A-D&A



REV.	DATE	DESCRIPTION

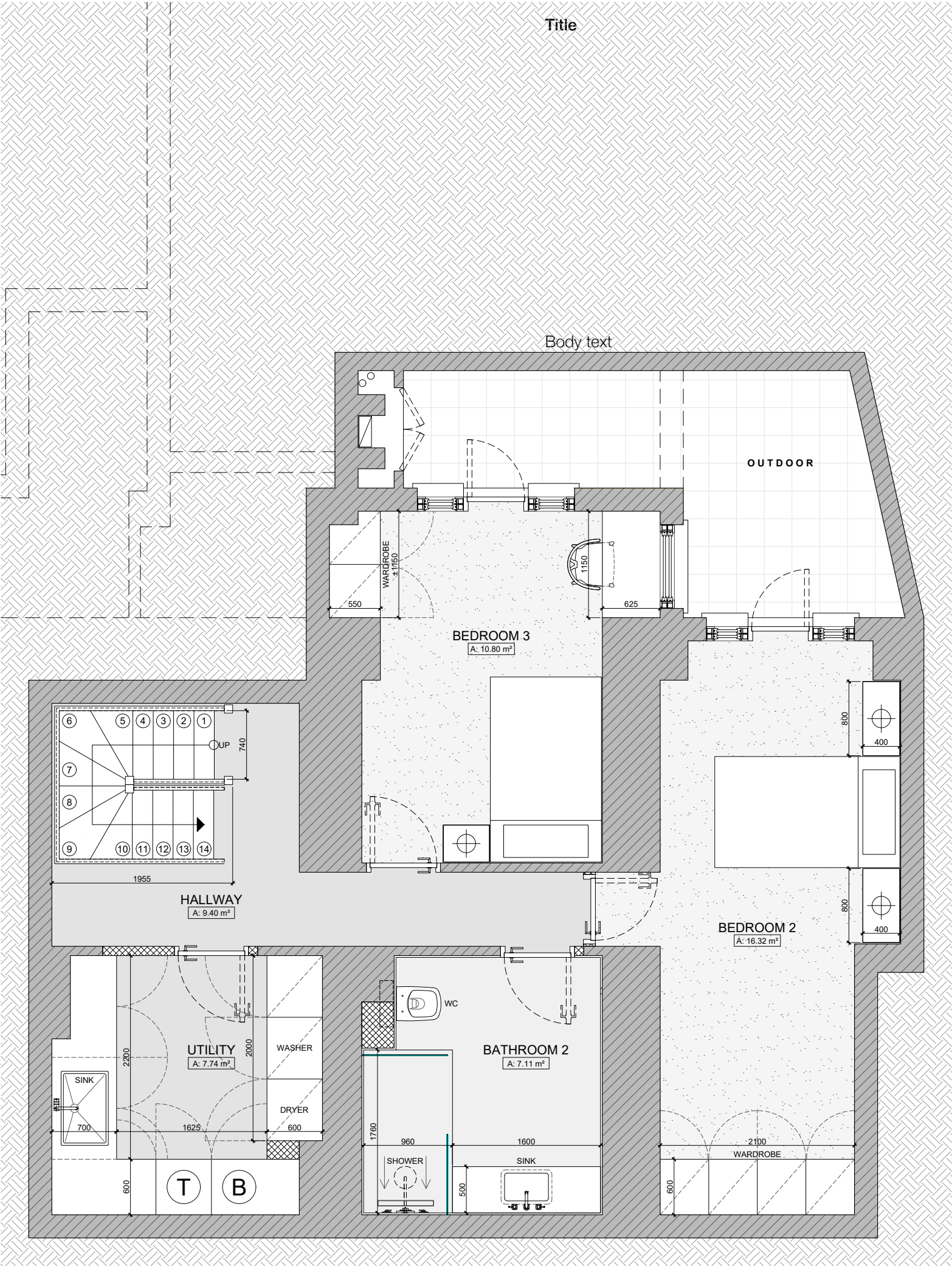
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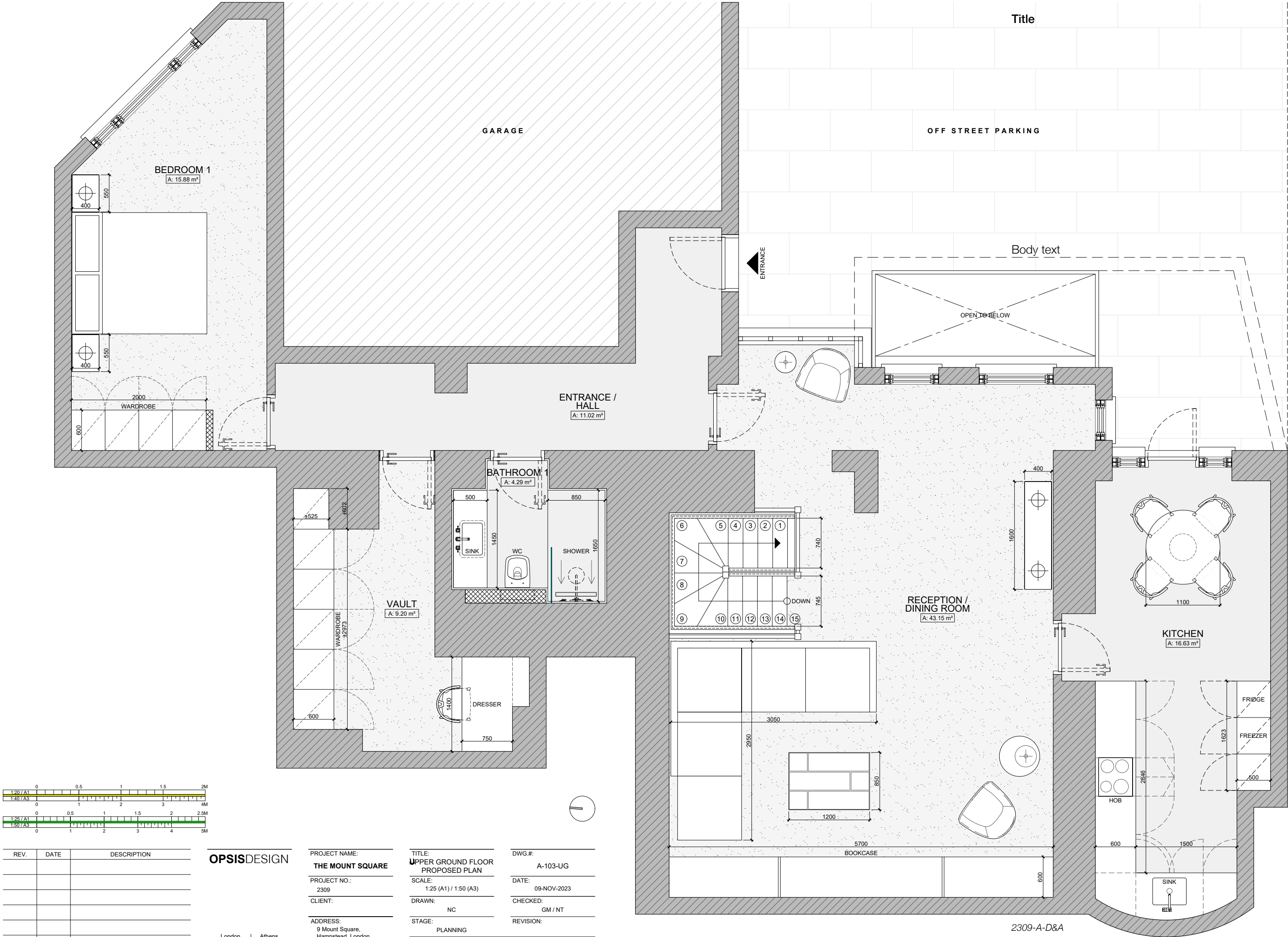
PROJECT NAME:	THE MOUNT SQUARE
PROJECT NO.:	2309
CLIENT:	
ADDRESS:	9 Mount Square, Hampstead, London NW3 6SY, UK

TITLE:	LOWER GROUND FLOOR PROPOSED PLAN
SCALE:	1:25 (A1) / 1:50 (A3)
DRAWN:	NC
STAGE:	PLANNING
	© www.opsisdesign.com

DWG.#:	A-103-LG
DATE:	09-NOV-2023
CHECKED:	GM / NT
REVISION:	



2309-A-D&A



REV.	DATE	DESCRIPTION

OPSIDESIGN

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PROJECT NAME:
THE MOUNT SQUARE

PROJECT NO.:
2309

CLIENT:

ADDRESS:
9 Mount Square,
Hampstead, London
NW3 6SY, UK

TITLE:
**UPPER GROUND FLOOR
PROPOSED PLAN**

SCALE:
1:25 (A1) / 1:50 (A3)

DRAWN:
NC

STAGE:
PLANNING

DWG.#:
A-103-UG

DATE:
09-NOV-2023

CHECKED:
GM / NT

REVISION:

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B Description of Works

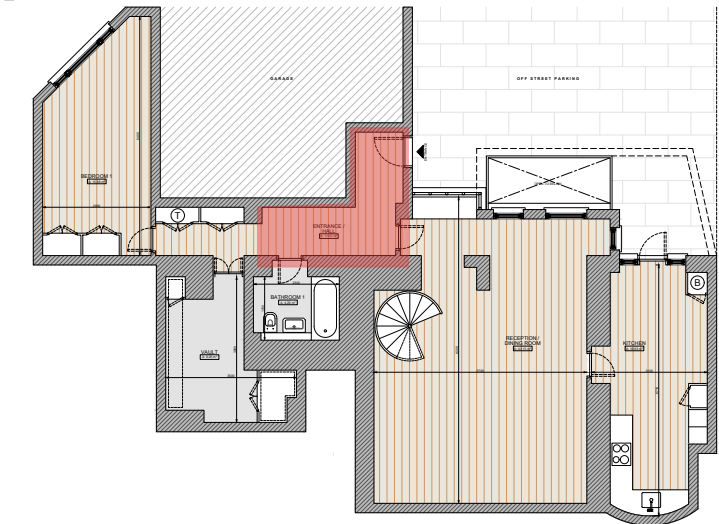
B Description of Works

- General Arrangement to remain as existing.
- Remove floor.
- Remove kitchen and fittings.
- Remove bathrooms and fittings.
- Remove wardrobes and built in storage.
- Remove existing radiators / heating/ boiler and pipes.
- Remove Existing electrics.
- Remove skirting, architraves and potentially doors, and cornicing.
- Remove existing spiral stair, replace with new stair layout in same location.
- Re wire property.
- Re plumb property, including new heating and hot water pipes.
- New boiler and efficient tank.
- New bathroom tiling and fittings.
- New kitchen.
- New built in wardrobes and joinery.
- New cornicing.
- New skirting architraves, potentially doors and cornicing.

C Existing Interior Photographs

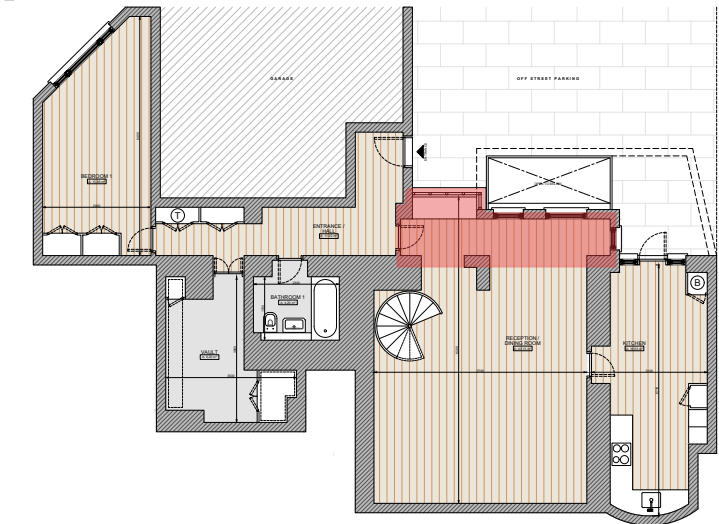
Existing Photographs

GF Entrance



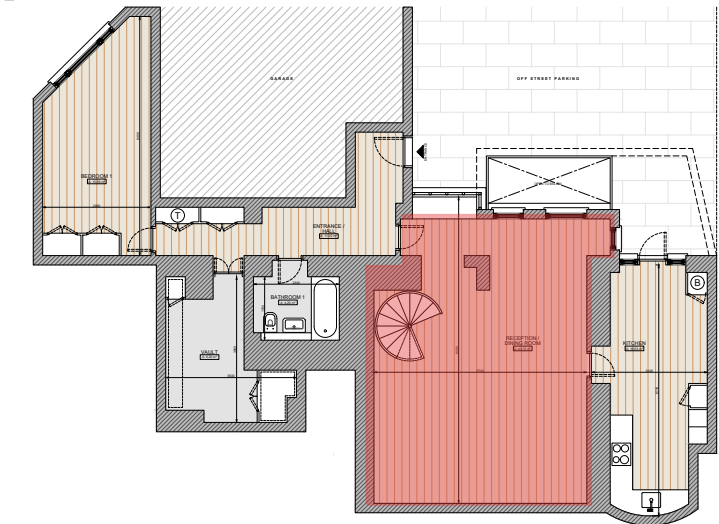
Existing Photographs

GF Conservatory



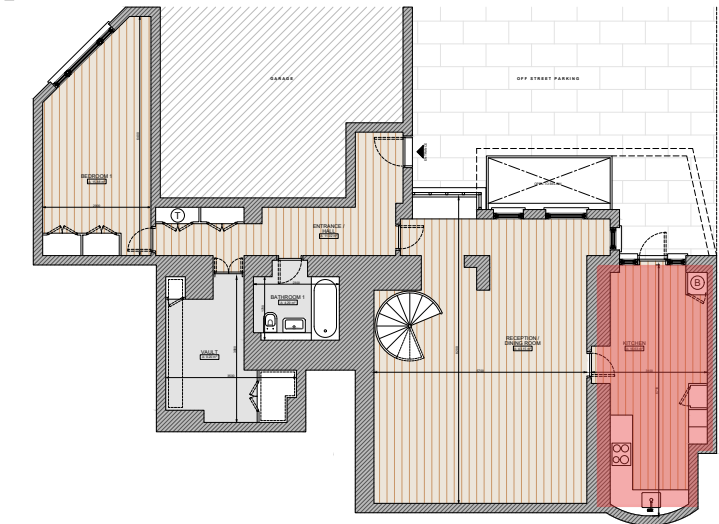
Existing Photographs

GF Primary Room



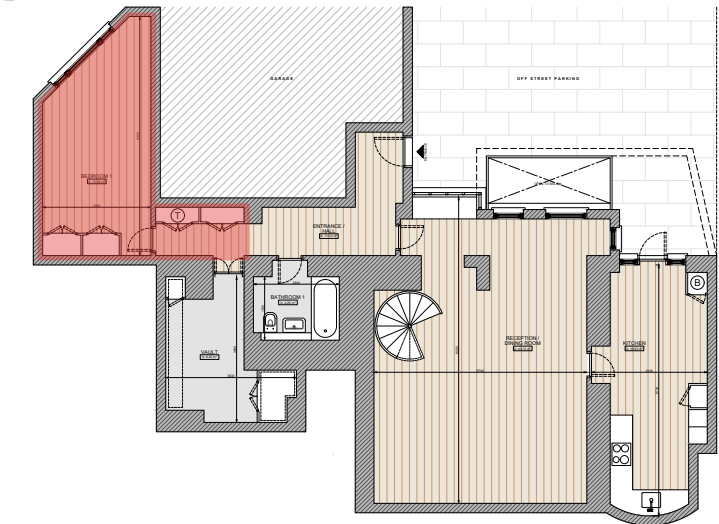
Existing Photographs

GF Kitchen



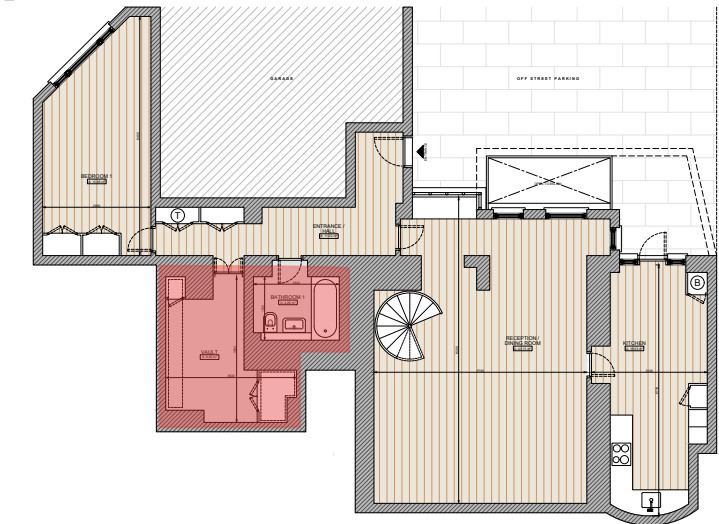
3.0 - Existing Photographs

GF Bedroom



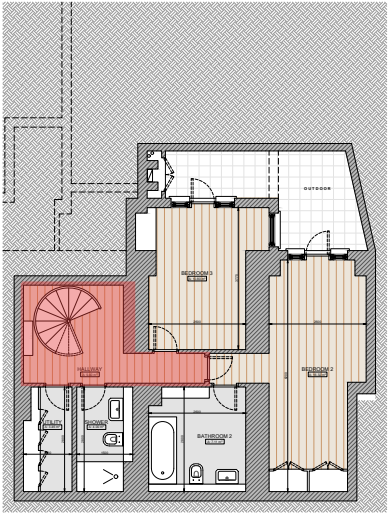
Existing Photographs

GF Vault & Bathroom



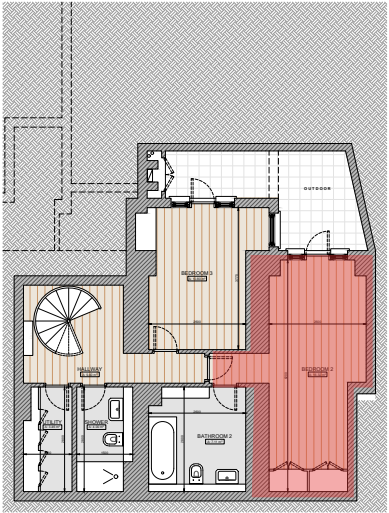
Existing Photographs

Basement - Stair and Hallway



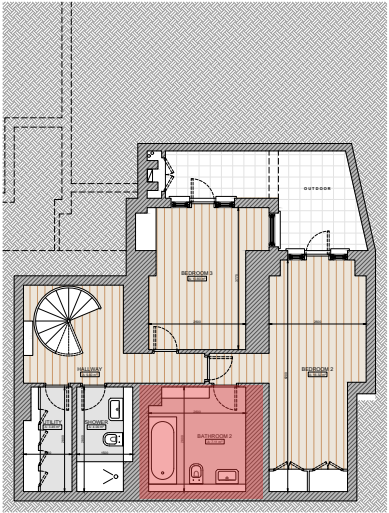
Existing Photographs

Basement - Bedroom 02



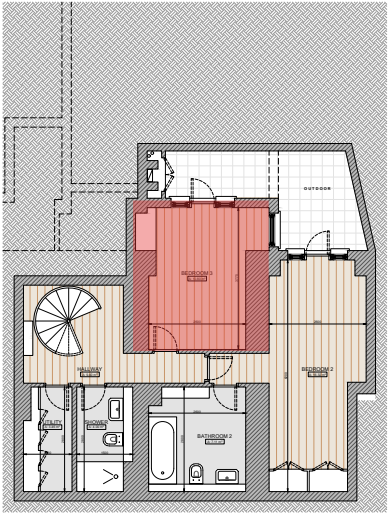
Existing Photographs

Basement - Ensuite



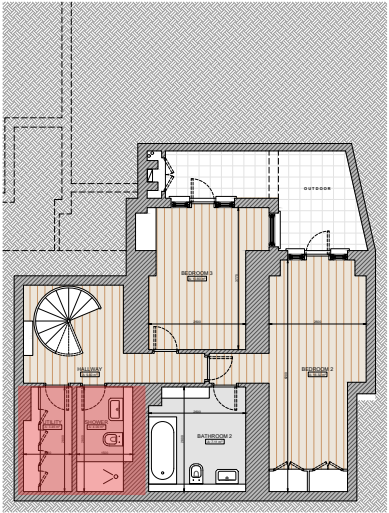
Existing Photographs

Basement - Bedroom 03



Existing Photographs

Basement - Bathroom & Utility



Existing Photographs

Utilities in need of upgrading

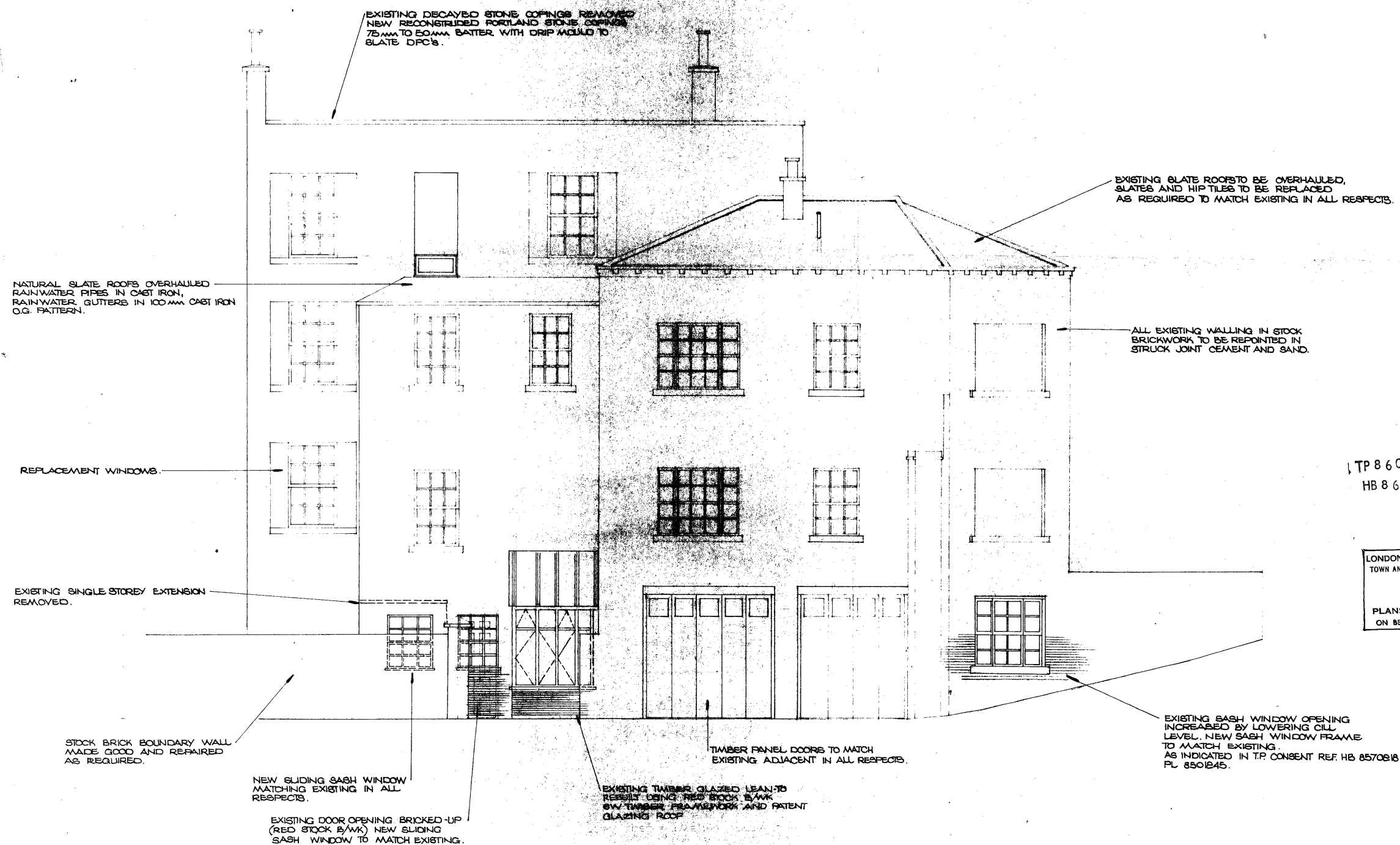


D Historic Planning Approval

- Listed Building Consent: 8670301 (Decision Granted 12/May/1987)
- *(Proposed Drawings only)*

NOTES.

1. FOR REFERENCE DRAWINGS AND
GENERAL NOTES SEE DRAWING NO
6205/08 - FRONT ELEVATION.



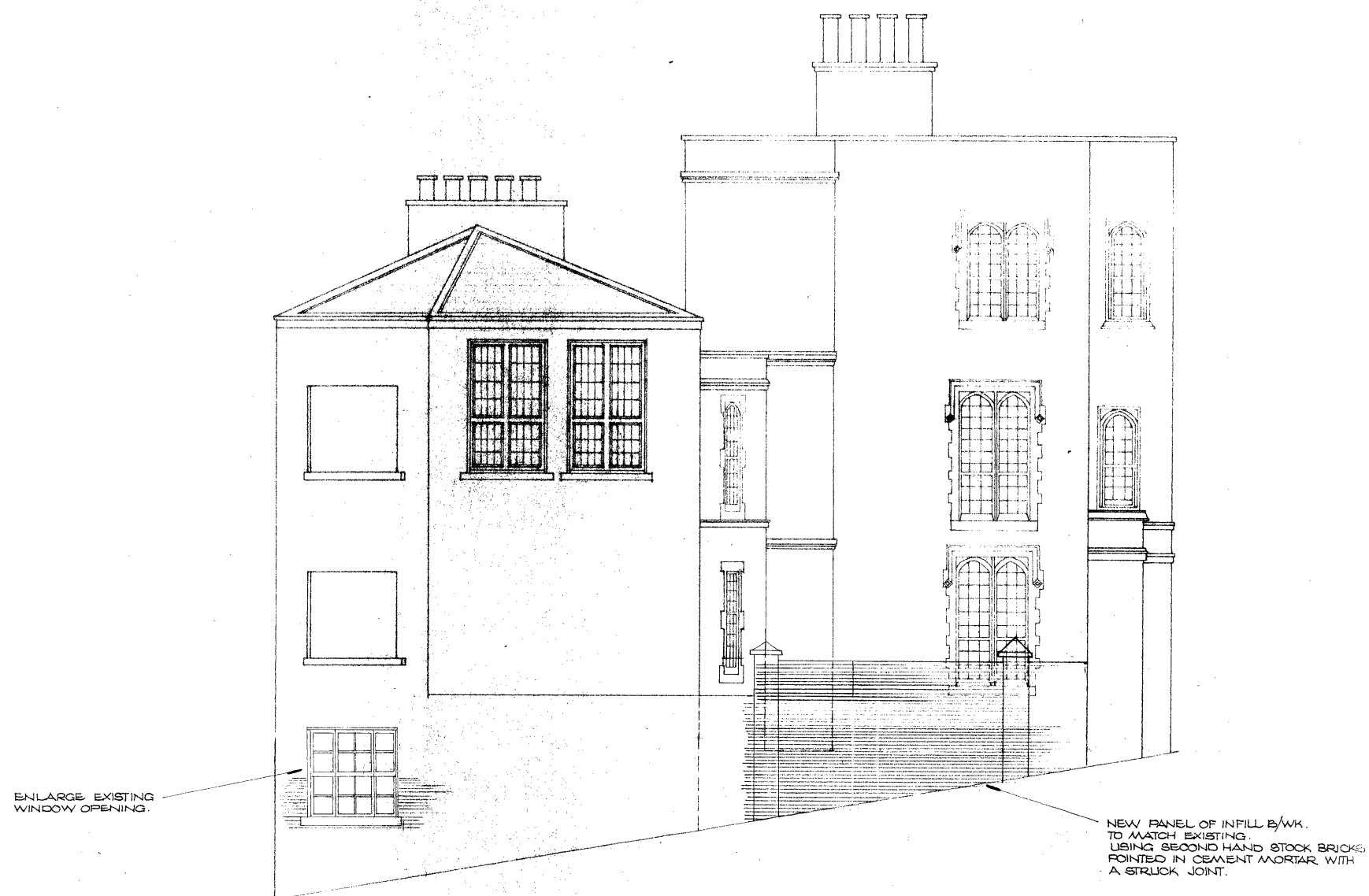
TP8601504
HB8670301

LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS
15 JAN 1987
APPROVED
PLANS NOT APPROVED
ON BEHALF OF THE COUNCIL

A' ISSUED FOR TP&HB. CONSENT	
CLIENT	
PROJECT	28, HAMPSTEAD GROVE
TITLE	PROPOSED REAR ELEVATION AMENDMENTS TO TP/LISTED BUILDING CONSENTS HB 857021 PL8501245
A. D. de VINE & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS 12-15 HANGER GREEN WESTERN AVENUE, EALING LONDON W5 3EX TELEPHONE 01-743 7285/7	
DRN. <i>AD</i>	CHECKED
DATE APR. 80	SCALE 1:50
DRAWING No.	REVISION
6205 / 10	A

NOTES.

1. FOR REFERENCE DRAWINGS AND GENERAL NOTES SEE DRAWING NO 6205/08 - FRONT ELEVATION.



LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS
15 JAN 1987
APPROVED
PLANS NOT APPROVED
ON BEHALF OF THE COUNCIL

A ISSUED FOR TP&HB CONSENTS	
CLIENT	
PROJECT	
28, HAMPSTEAD GROVE.	
TITLE	
PROPOSED SIDE ELEVATION (THE MOUNT SQUARE)	
AMENDMENTS TO TP/LISTED BUILDING CONSENTS REF HB 85070218 PL 85012416	
A. D. de VINE & ASSOCIATES	
CONSULTING ENGINEERS & SURVEYORS	
12-15 HANGER GREEN WESTERN AVENUE, EALING LONDON W5 3EX	
TELEPHONE 01-743 7285/7	
DRN. <i>AM</i>	CHECKED
DATE APR 86	SCALE 1:50
DRAWING No.	REVISION
6205/09	A

- NOTES
1. THIS DRAWING TO BE READ IN CONJUNCTION WITH DRG. NO. 6205/01 L.GRD FLOOR PLAN
 - 02 U.GRD. " "
 - 03 1st & 2nd " "
 - 04 ROOF " "
 - 09 SIDE ELEVATION
 - 10 REAR " "



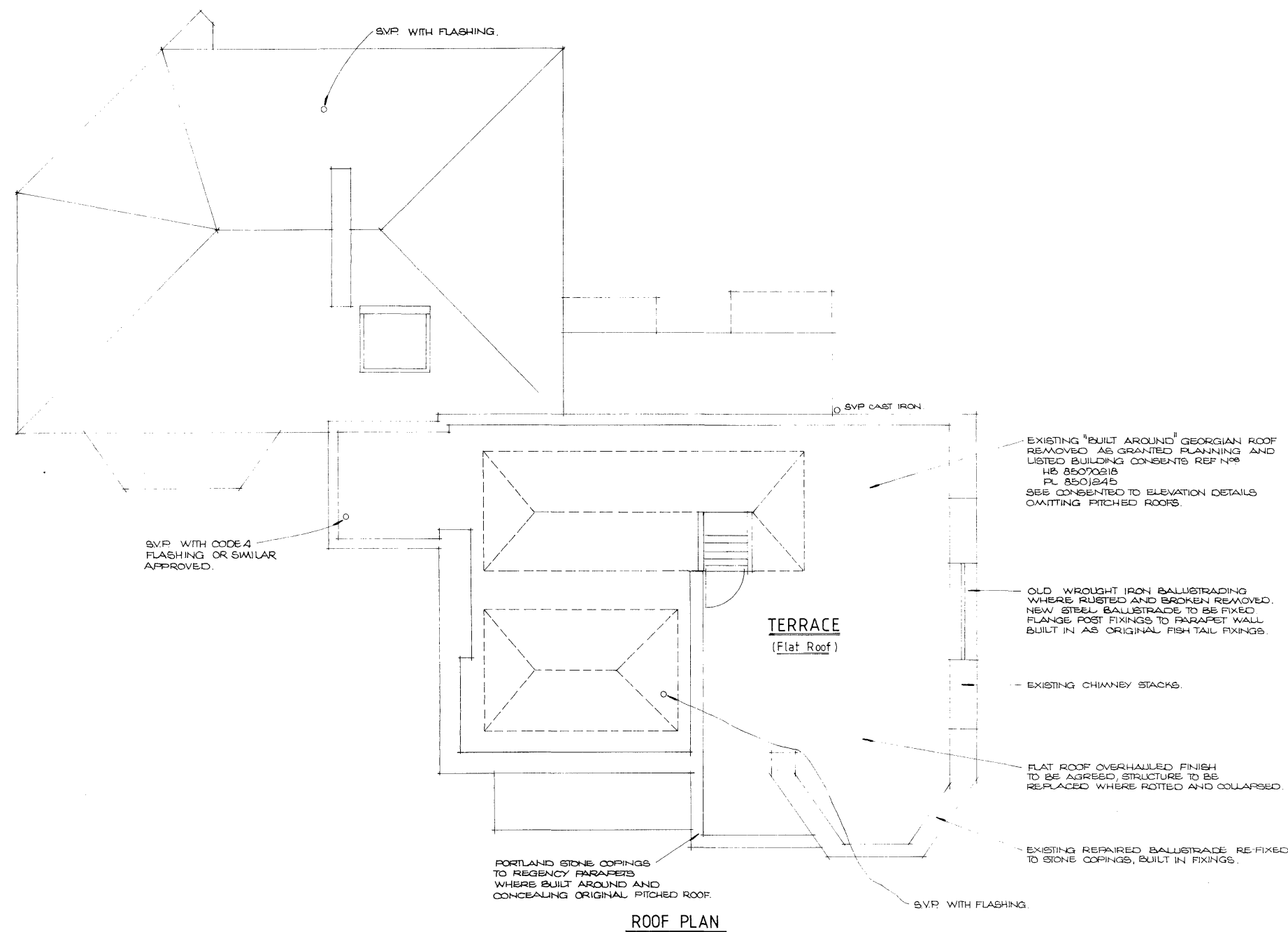
LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS
15 JAN 1987
PLANS ~~NOT APPROVED~~ APPROVED
ON BEHALF OF THE COUNCIL

LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS
15 JAN 1987
PLANS ~~NOT APPROVED~~ APPROVED
ON BEHALF OF THE COUNCIL

A' ISSUED FOR TP & HB CONSENTS *A.M.*

CLIENT	
PROJECT	
28, HAMPSTEAD GROVE.	
TITLE	
PROPOSED FRONT ELEVATION. AMENDMENTS TO TP/ LISTED BUILDINGS CONSENTS REF HB 8570218 PL 8501245	
A. D. de VINE & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS 12-15 HANGER GREEN WESTERN AVENUE, EALING LONDON W5 3EX TELEPHONE 01-743 7285/7	
DRN. <i>A.M.</i>	CHECKED
DATE APR 86	SCALE 1:50
DRAWING No.	REVISION
6205 / 08	A

NOTES
 1. THIS DRAWING TO BE READ IN
 CONJUNCTION WITH DRG. NOS
 6205/01 - 03 - FLOOR PLANS.
 05 - 07 - DRAINAGE.



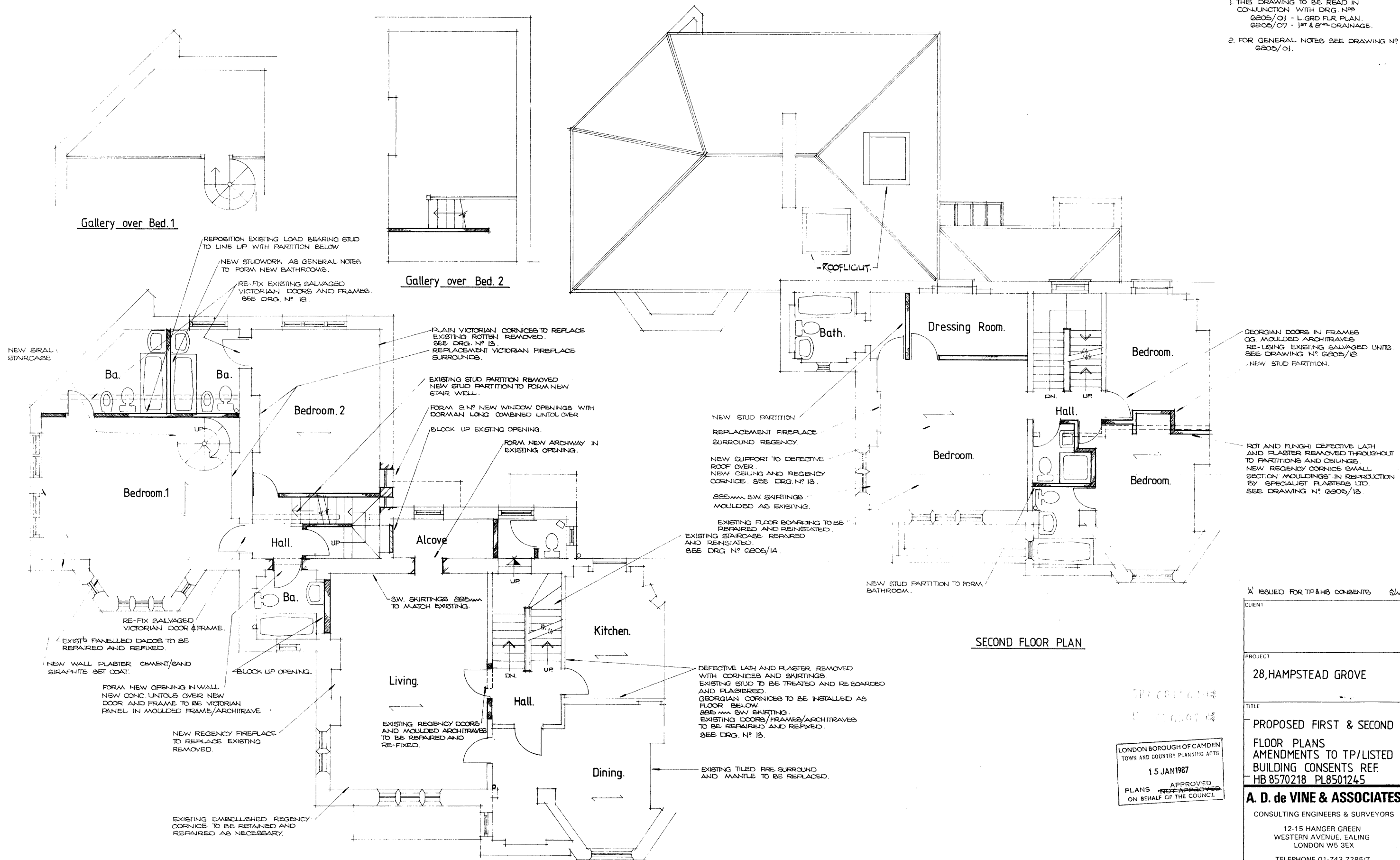
LONDON BOROUGH OF CAMDEN
 TOWN AND COUNTRY PLANNING ACTS
 15 JAN 1987
 PLANS ~~NOT APPROVED~~ APPROVED
 ON BEHALF OF THE COUNCIL

A' ISSUED FOR TP&HB CONSENTS <i>AM</i>	
CLIENT	
PROJECT 28, HAMPSTEAD GROVE	
TITLE PROPOSED ROOF PLAN. AMENDMENTS TO TP/LISTED BUILDING CONSENTS REF HB 85070218 PL 8501245	
A. D. de VINE & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS 12-15 HANGER GREEN WESTERN AVENUE, EALING LONDON W5 3EX TELEPHONE 01-743 7285, 7	
DIN <i>AM</i>	CHECKED
DATE APR 80	SCALE 1/50
DRAWING NO 6205 / 04	REVISIONS A

NOTES.

1. THIS DRAWING TO BE READ IN CONJUNCTION WITH DRG. N° 6205/01 - L. GRD. FLR. PLAN.
6205/07 - 1ST & 2ND DRAINAGE.

2. FOR GENERAL NOTES SEE DRAWING N° 6205/01.

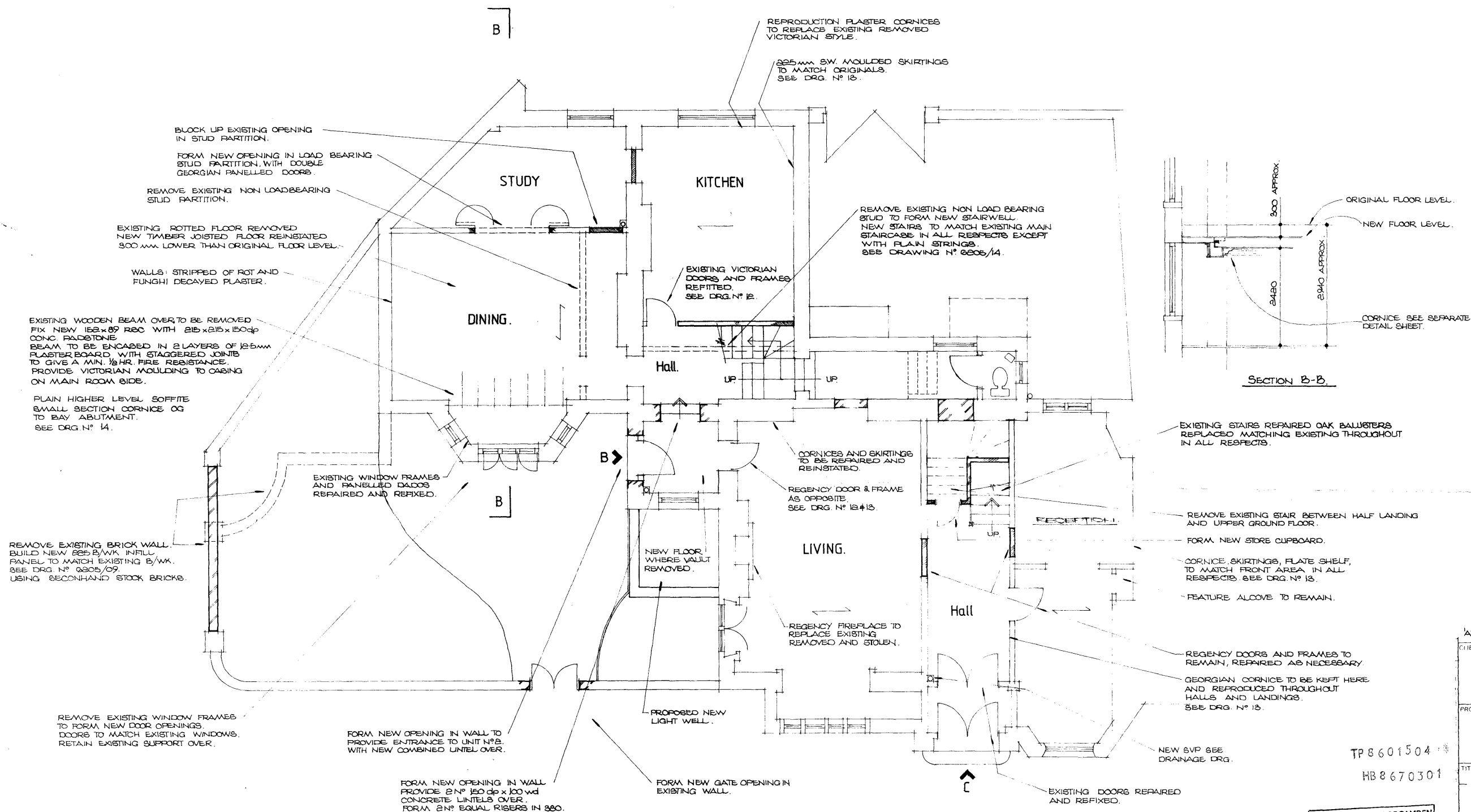


LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS
15 JAN 1987
APPROVED
PLANS NOT APPROVED
ON BEHALF OF THE COUNCIL

ISSUED FOR TP&HB CONSENTS	
CLIENT	
PROJECT	28, HAMPSTEAD GROVE
TITLE	PROPOSED FIRST & SECOND FLOOR PLANS AMENDMENTS TO TP/LISTED BUILDING CONSENTS REF. HB 8570218 PL 8501245
A. D. de VINE & ASSOCIATES CONSULTING ENGINEERS & SURVEYORS 12-15 HANGER GREEN WESTERN AVENUE, EALING LONDON W5 3EX TELEPHONE 01-743 7285/7	
DRN. <i>AM</i>	CHECKED
DATE APR '80	SCALE 1:50
DRAWING No	REVISION
6205 / 03	A

NOTES:
1. THIS DRAWING TO BE READ IN CONJUNCTION WITH DRG N° 6205/01 L. GRD. FLR. & BASEMENT. /02 " -DRAINAGE.

2. FOR GENERAL NOTES SEE DRG. N° 6205/01.



UPPER GROUND FLOOR PLAN

B/C DENOTES ENTRANCES TO 3 BEDROOM MAISONNETTES.

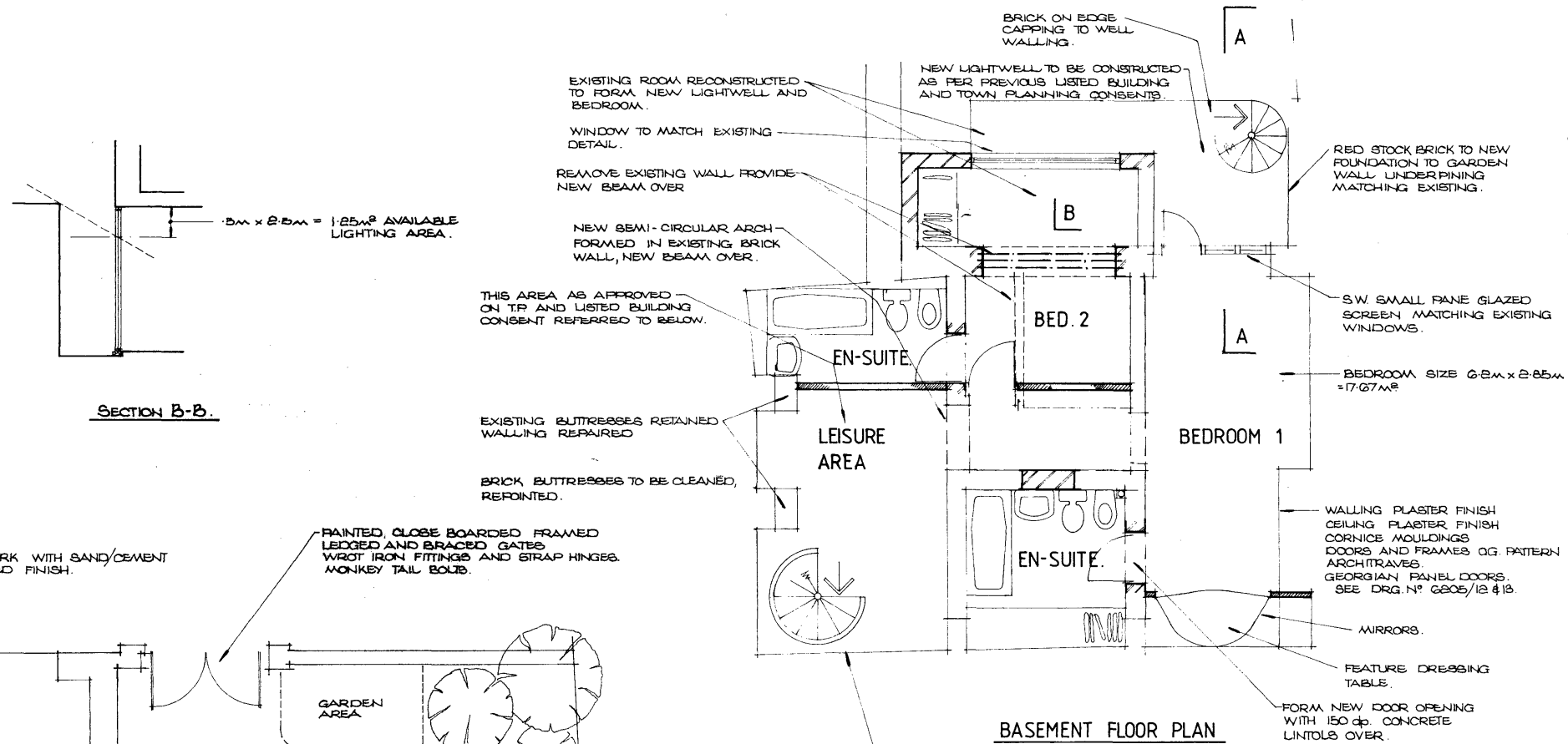
LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS
15 JAN 1987
APPROVED
PLANS NOT APPROVED
ON BEHALF OF THE COUNCIL

ISSUED FOR TP & HB CONSENTS	
CLIENT	
PROJECT	28, HAMPSTEAD GROVE
TITLE	PROPOSED UPPER GROUND FLOOR PLAN.
AMENDMENTS TO TP/LISTED BUILDING CONSENTS REF HB 8570218 PL 8501245.	
A. D. de VINE & ASSOCIATES	
CONSULTING ENGINEERS & SURVEYORS	
12-15 HANGER GREEN WESTERN AVENUE, EALING LONDON W5 3EX	
TELEPHONE 01-743 7285/7	
DRN	A/M
CHECKED	
DATE	APR 1987
SCALE	1:50
DRAWING NO.	6205 / 02
REVISION	A

NOTES.
 1. THIS DRAWING TO BE READ IN CONJUNCTION WITH DRG N° 6205/08 - UPPER GRD. FLOOR
 03 - FIRST & SECOND FL.
 04 - ROOF
 05 - L. GRD. FLR - DRAINAGE
 06 - U. GRD. FLR - " "
 07 - FIRST & SEC. " "

2. FOUNDATIONS.
 FOUNDATIONS TO BE TAKEN DOWN BELOW THE INVERT LEVEL OF ANY ADJOINING DRAINS. USE 1:2:4 MIX. WITH SULPHATE RESISTING CEMENT.

3. STUD PARTITIONS.
 75mm x 50mm STUD PARTITIONS WITH NOGGINGS AND 75mm x 50mm SOLE AND HEAD PLATES, FACED ON BOTH SIDES 13mm PLASTERBOARD SKIM. DOUBLE UP JOISTS UNDER NEW PARTITIONS, WHERE JOISTS ARE PARALLEL.



SECTION B-B.

BASEMENT FLOOR PLAN

SECTION A-A.

DRG. DETAILING AMENDMENTS TO TP/LISTED BUILDING CONSENTS REF. HB 8070318 / PL 8501245.

'A' ISSUED FOR TP & HB CONSENTS

TP 8601504
 HB 8670301

LONDON BOROUGH OF CAMDEN
 TOWN AND COUNTRY PLANNING ACTS
 15 JAN 1987
 APPROVED
 PLANS NOT APPROVED
 ON BEHALF OF THE COUNCIL

28, HAMPSTEAD GROVE

PROPOSED LOWER GROUND
 FLOOR & BASEMENT FLOOR
 PLANS FORMING 3 BEDROOM
 MAISONNETTE 'A'

A. D. de VINE & ASSOCIATES

CONSULTING ENGINEERS & SURVEYORS

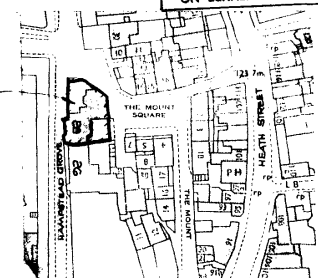
12-15 HANGER GREEN
 WESTERN AVENUE, EALING
 LONDON W5 3EX

TELEPHONE 01-743 7285/7

DRN	AM	CHECKED	
DATE	APR '86	SCALE	1:50
DRAWING No.	6205 / 01	REVISION	A

Location Plan

THIS DRAWING



OPSISDESIGN