

OPSISDESIGN

9, The Mount Square, NW3 6SY

Design and Access Statement

17. November. 2023

Ref: 231117-2309-A-D&A Statement

Contents

1.0	Introduction
2.0	The Context
3.0	The Building
4.0	The Property
5.0	Historical Significance
6.0	Planning History
7.0	Policy Context
8.0	Proposed Works
9.0	Summary
Appendix	
A	Drawings
B	Description of Works
C	Existing Interior Photographs
D	Historic Planning Approval

1.0 Introduction

1.1

This Design & Access Statement is prepared by Opsi Design, to accompany the application for Full Planning and Listed Building Consent for the property known as 9, The Mount Square, NW3 6SY.

1.2

The Full Planning and Listed Building Application related to works including:

- Replacement of existing windows with like for like design.

2.0 Context



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

4.0 The Property



1



2



3



4

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.

The new like for like windows will replace the existing ones and improve the performance while not altering the facades or the character of the building.

8.0 Proposed Works

8.1

The works being proposed are intended to enable a better standard of living and building performance.

The primary access to the property will remain as existing.

8.2

The General Arrangement of the flat is to remain as existing. The proposed works are minor regarding the like for like replacement of windows, features which are not original to the building. These alterations include:

- Removal of existing windows and replacing with new identical, like for like timber windows, double glazed.

8.3

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

9.0 Summary



9.1

- 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 inspected 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.

9.2

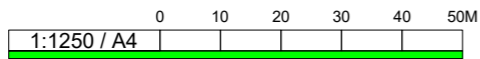
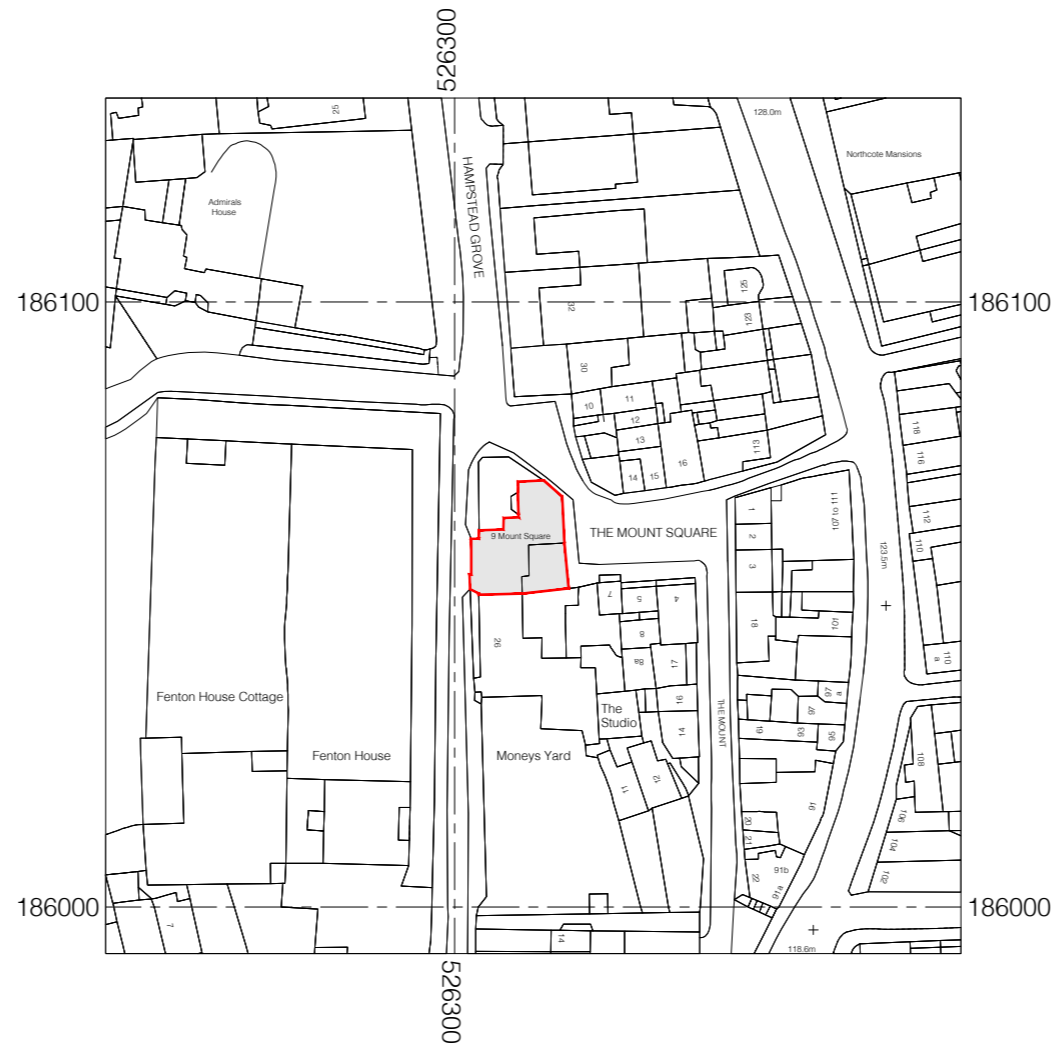
Existing internal photos opposite.
(Please see additional photographs within the relevant document)



Appendix

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

A Drawings



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:
LOCATION PLAN

SCALE:
1:1250 (A4)

DRAWN:
NC

STAGE:
PLANNING

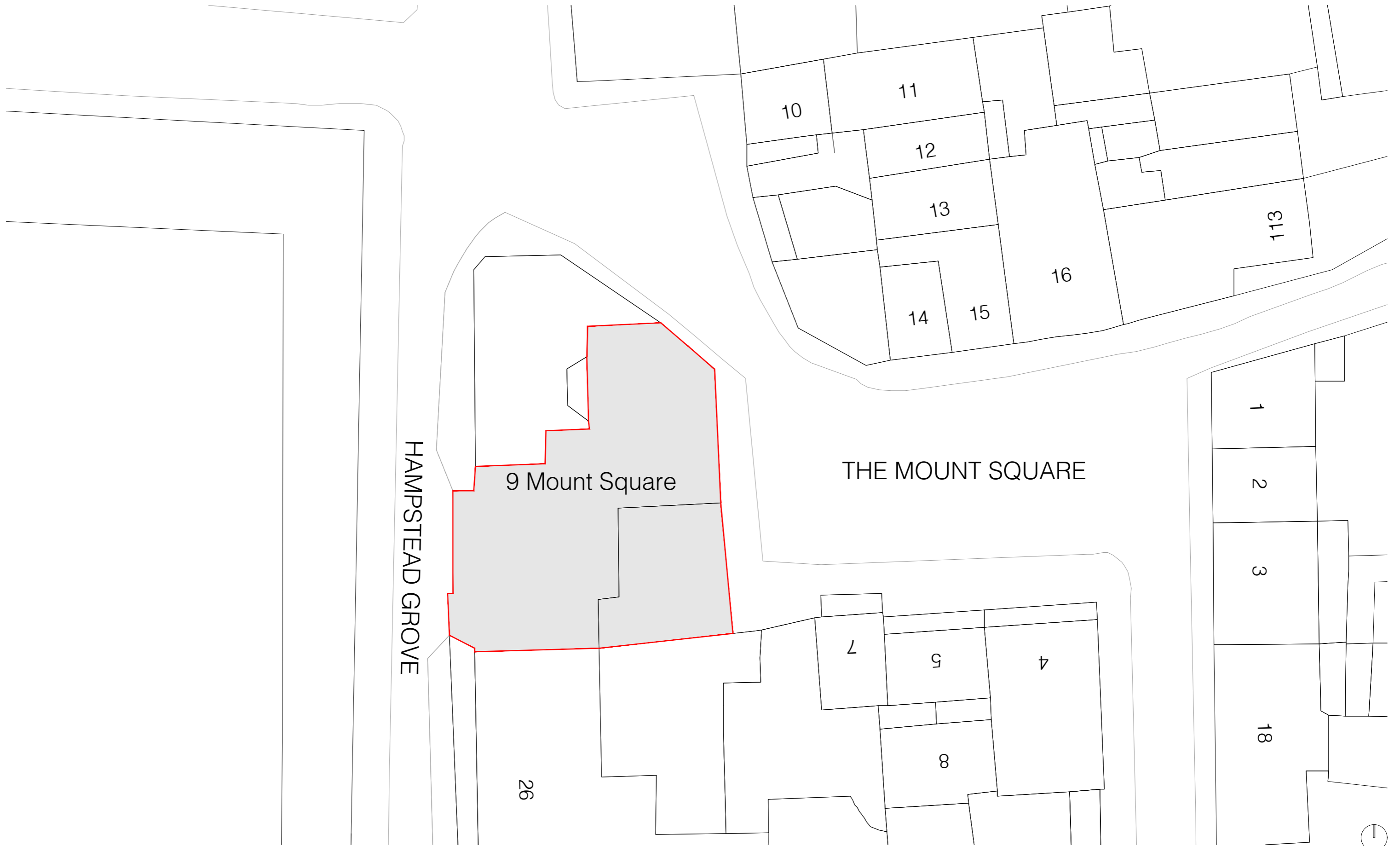
DWG.#:
A-001

DATE:
09-NOV-2023

CHECKED:
GM / NT

REVISION:

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REV.	DATE	DESCRIPTION

OPSIDESIGN

London | Athens
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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

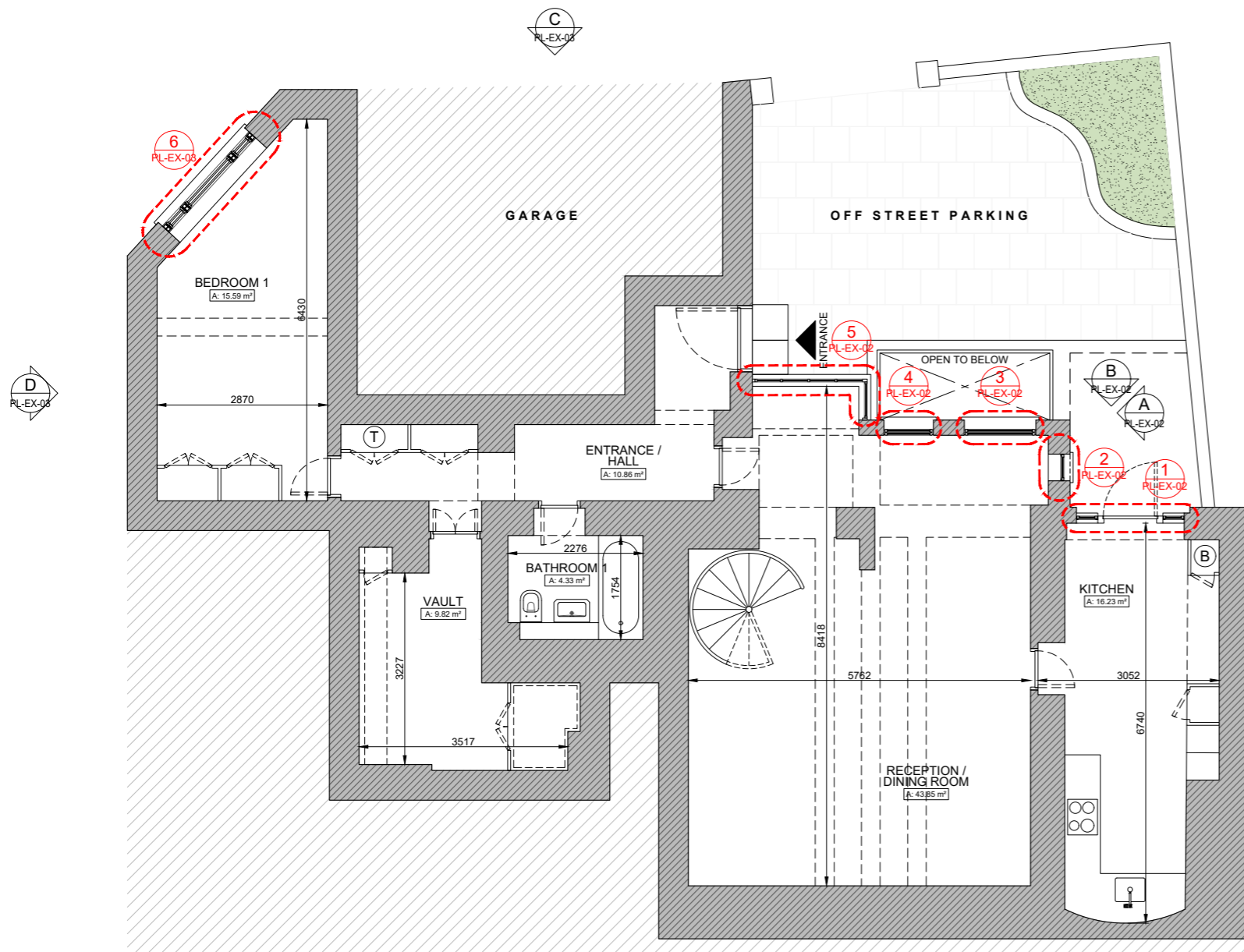
DATE:
09-NOV-2023

CHECKED:
GM / NT

REVISION:
13

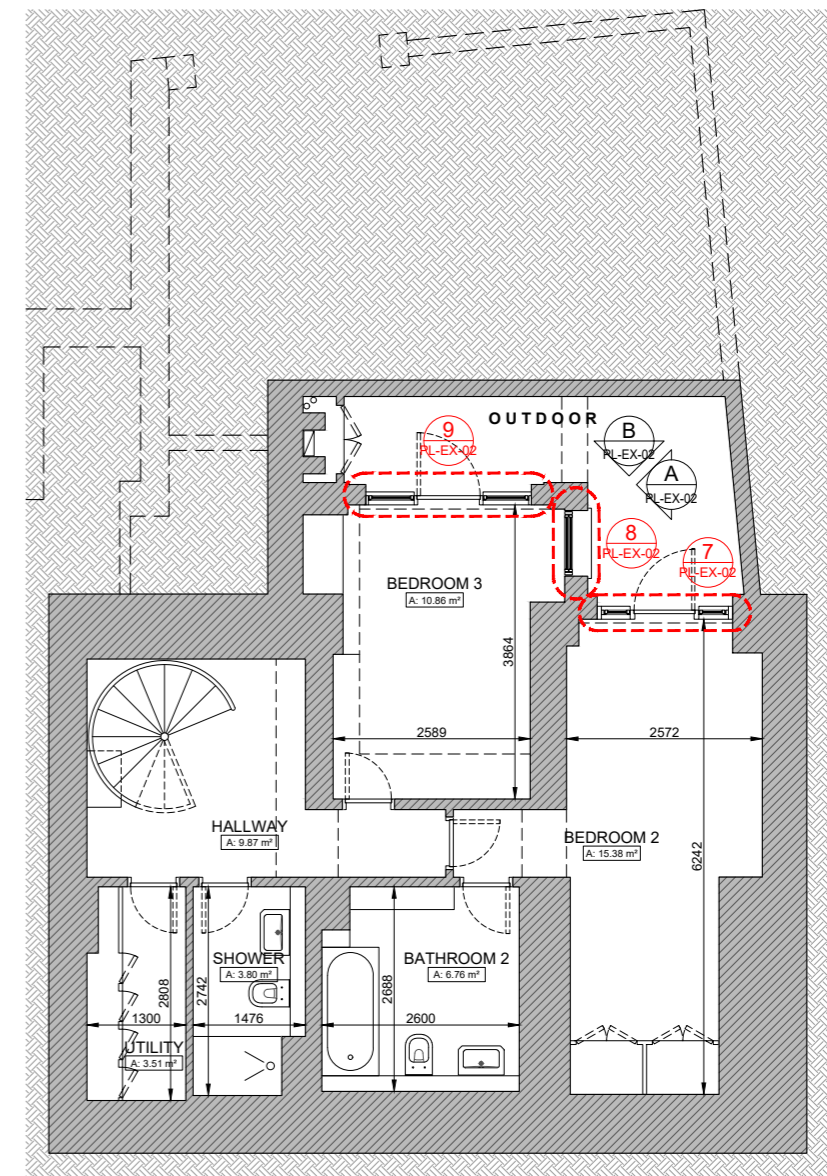
© www.opsidesign.com

2309-A-D&D



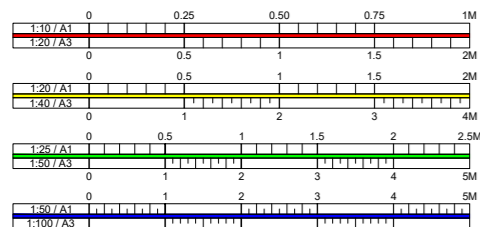
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SCALE: 1:50 (A1) / 1:100 (A3)



B | LOWER GROUND FLOOR EXISTING PLAN

SCALE: 1:50 (A1) / 1:100 (A3)



REV.	DATE	DESCRIPTION

OPSIDESIGN

PROJECT NAME:
9 MOUNT SQUARE

PROJECT NO.:
2309

CLIENT:

ADDRESS:
2309-A-D&A Mount Square,
Hampstead, London
NW8 8SY UK

TITLE:
EXISTING PLANS

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DRAWN:
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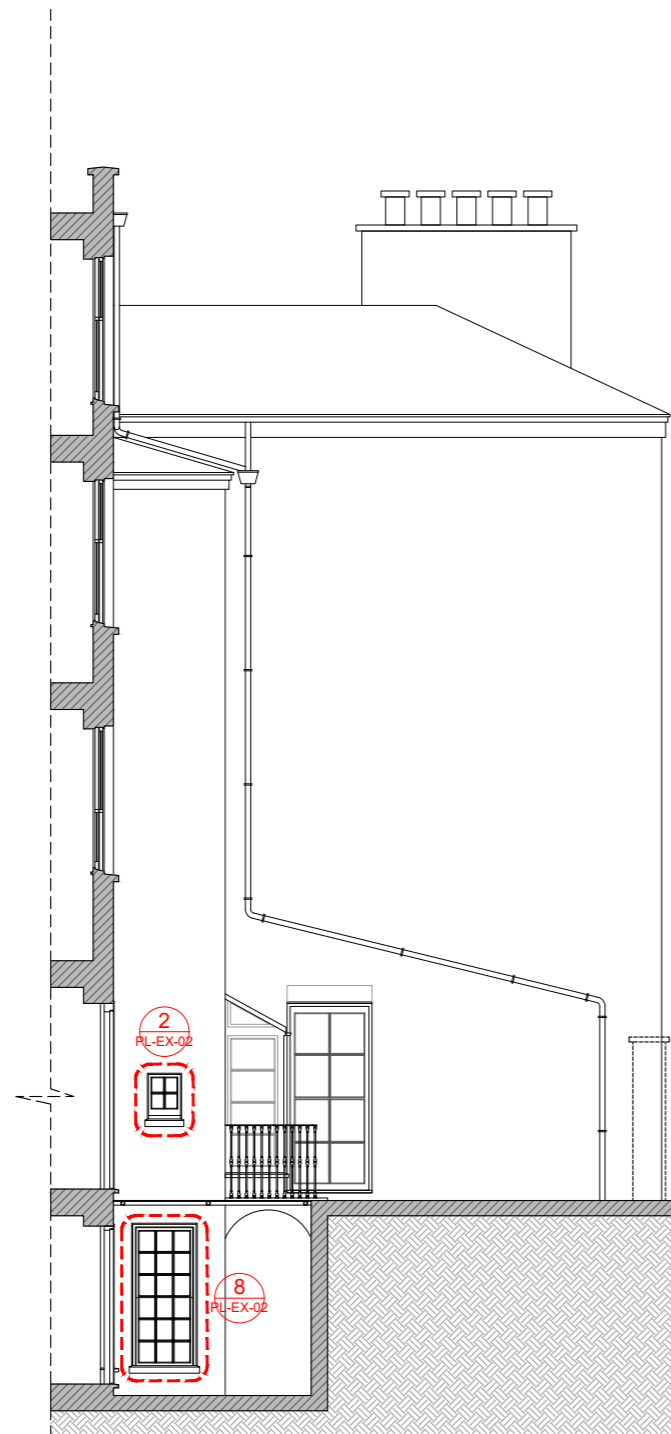
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DWG.#:
PL-EX-01

DATE:
17-NOV-2023

CHECKED:
GM / NT

REVISION:
14



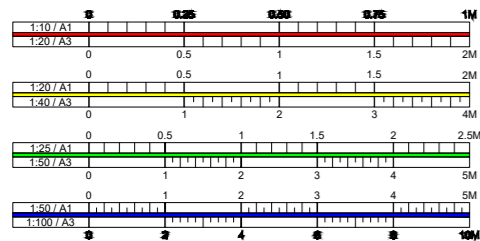
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SCALE: 1:50 (A1) / 1:100 (A3)



B | EXTERNAL ELEVATION

SCALE: 1:50 (A1) / 1:100 (A3)



REV.	DATE	DESCRIPTION

OPSIDESIGN

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PROJECT NAME:
9 MOUNT SQUARE
PROJECT NO.:
2309
CLIENT:

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

TITLE:
EXISTING
EXTERNAL ELEVATIONS
SCALE:
1:50 (A1) / 1:100 (A3)
DRAWN:
NC
STAGE:
PLANNING

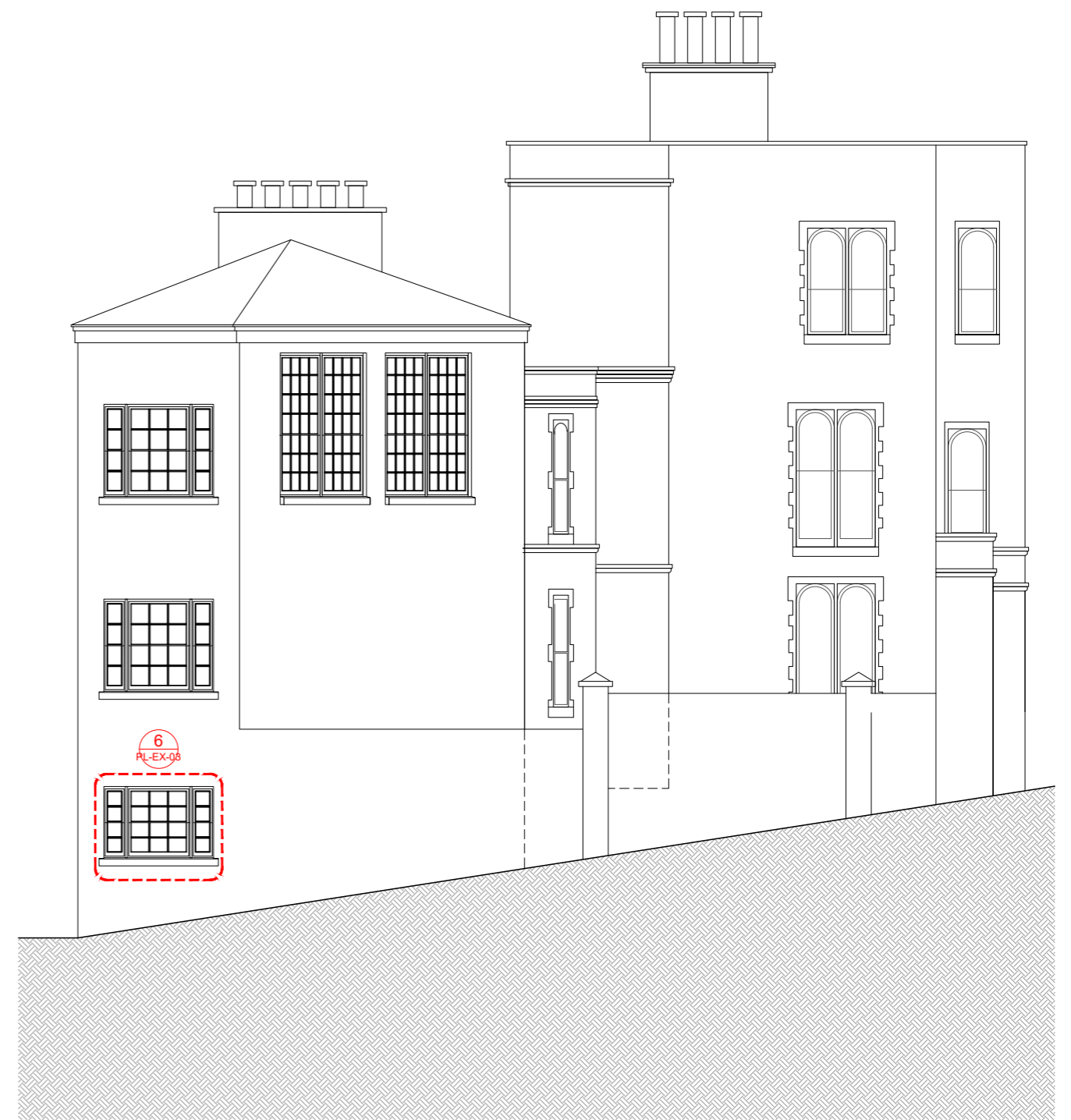
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DATE:
17-NOV-2023
CHECKED:
GM / NT
REVISION:

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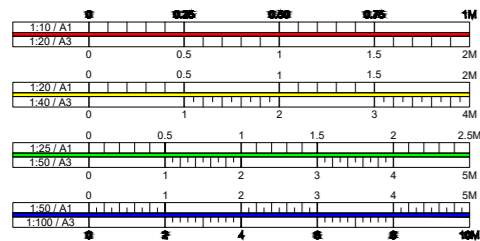
C | EXTERNAL ELEVATION

SCALE: 1:50 (A1) / 1:100 (A3)



D | EXTERNAL ELEVATION

SCALE: 1:50 (A1) / 1:100 (A3)



REV.	DATE	DESCRIPTION

OPSIDESIGN

London | Athens
www.opsisdesign.com

PROJECT NAME:
9 MOUNT SQUARE

PROJECT NO.:
2309

CLIENT:

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

TITLE:
**EXISTING
EXTERNAL ELEVATIONS**

SCALE:
1:50 (A1) / 1:100 (A3)

DRAWN:
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STAGE:
PLANNING

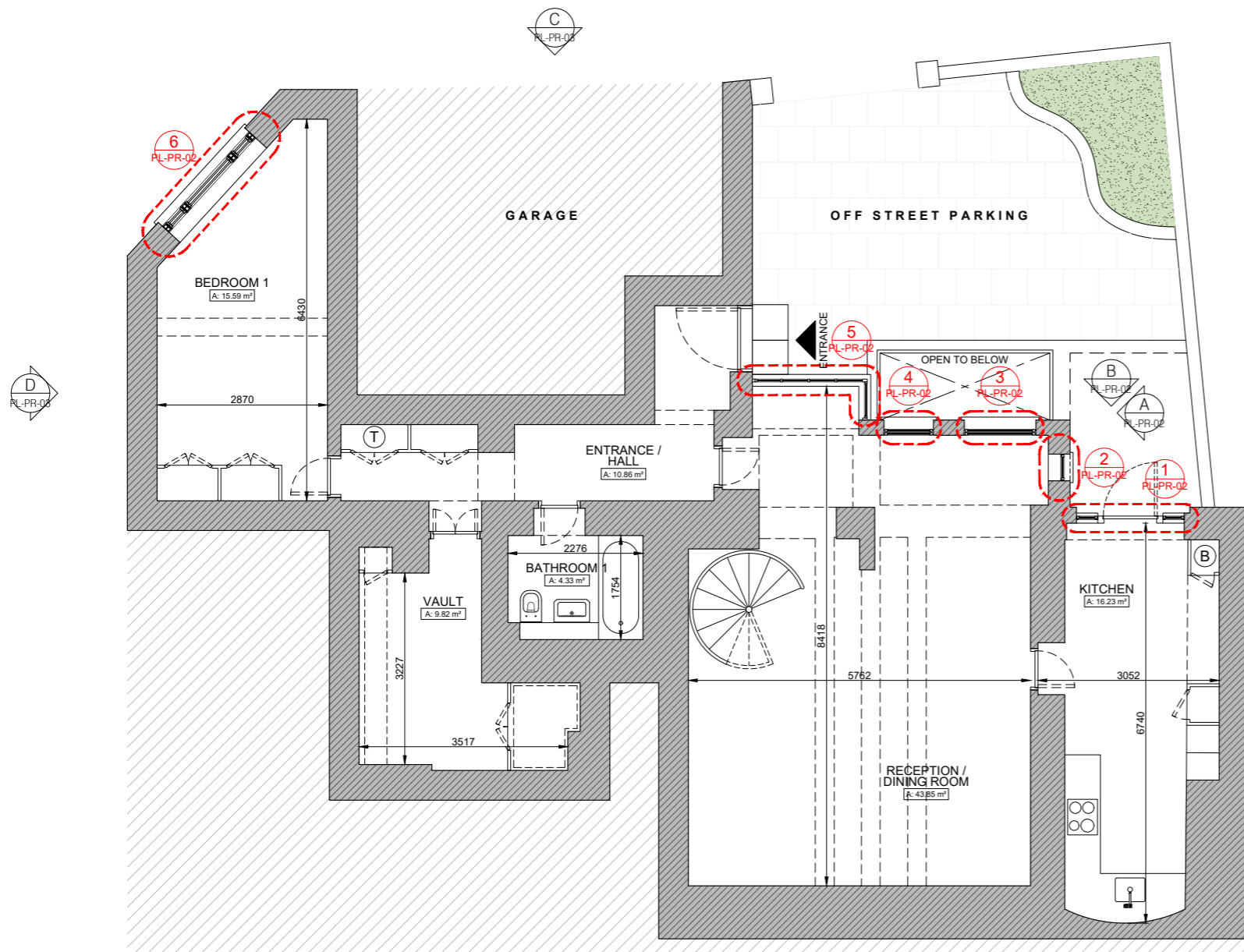
© www.opsisdesign.com

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PL-EX-03

DATE:
17-NOV-2023

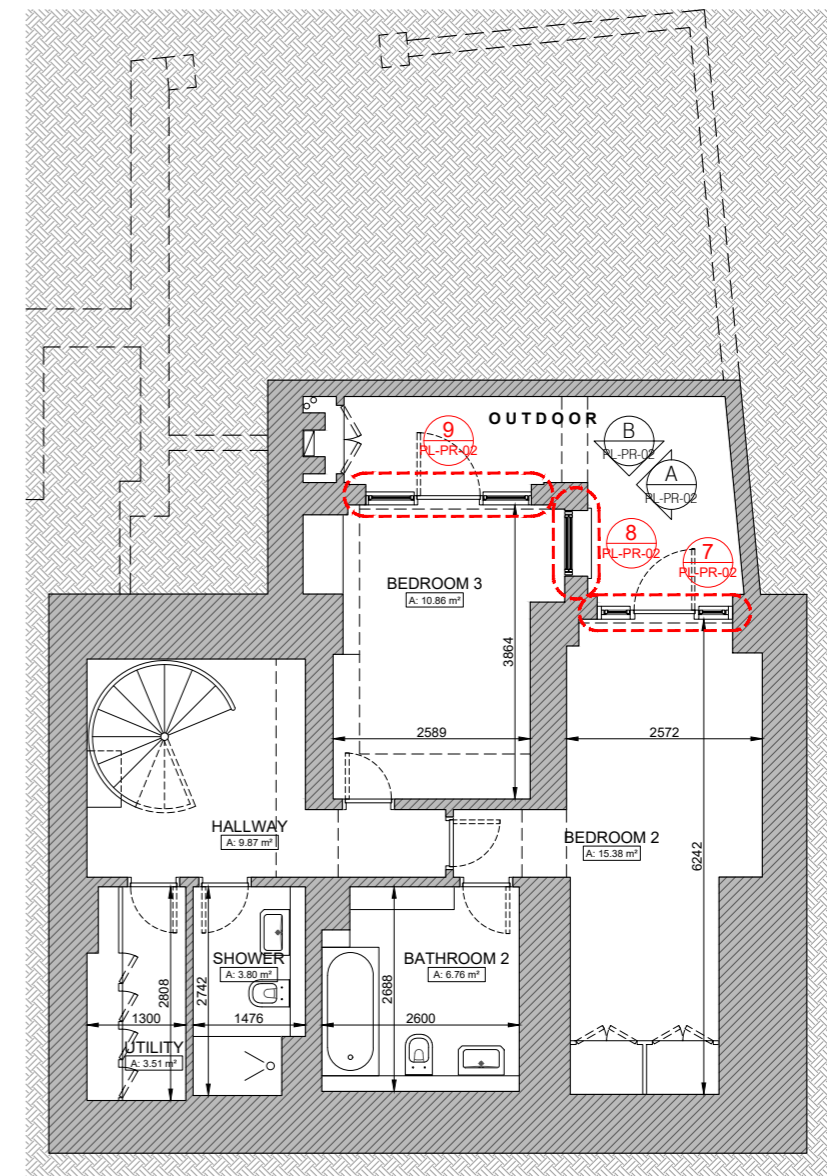
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GM / NT

REVISION:



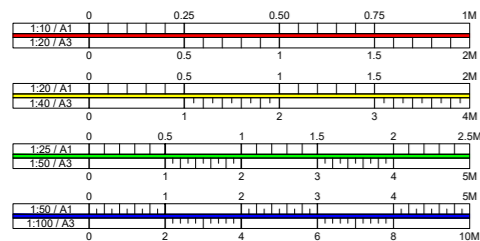
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SCALE: 1:50 (A1) / 1:100 (A3)



B | LOWER GROUND FLOOR EXISTING PLAN

SCALE: 1:50 (A1) / 1:100 (A3)



REV.	DATE	DESCRIPTION

OPSIDESIGN

London | Athens
www.opsidesign.com

PROJECT NAME:
9 MOUNT SQUARE

PROJECT NO.:
2309

CLIENT:

ADDRESS:
2309-A-D&A Mount Square,
Hampstead, London
NW3 6SY, UK

TITLE:
PROPOSED PLANS

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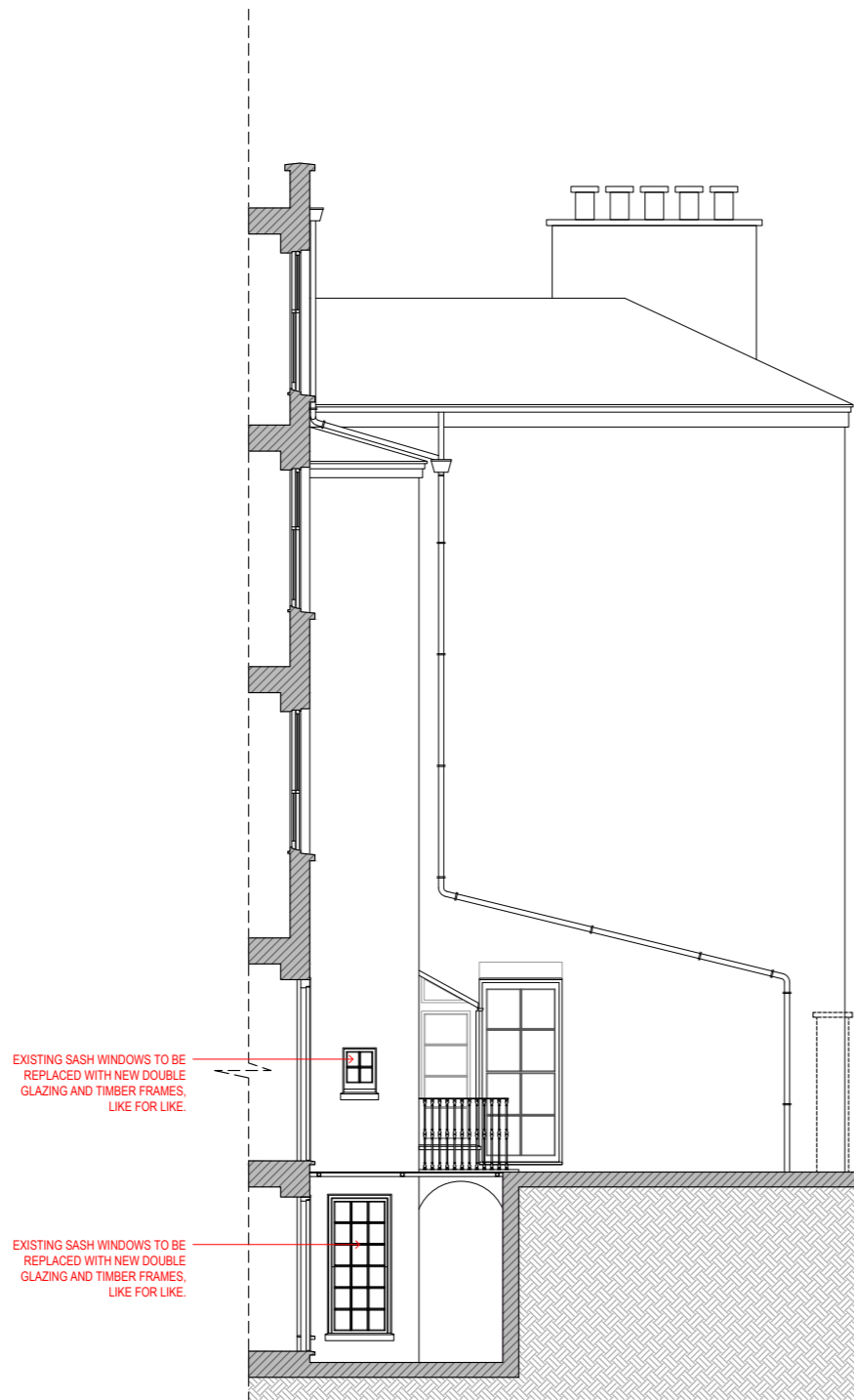
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DWG.#:
PL-PR-01

DATE:
17-NOV-2023

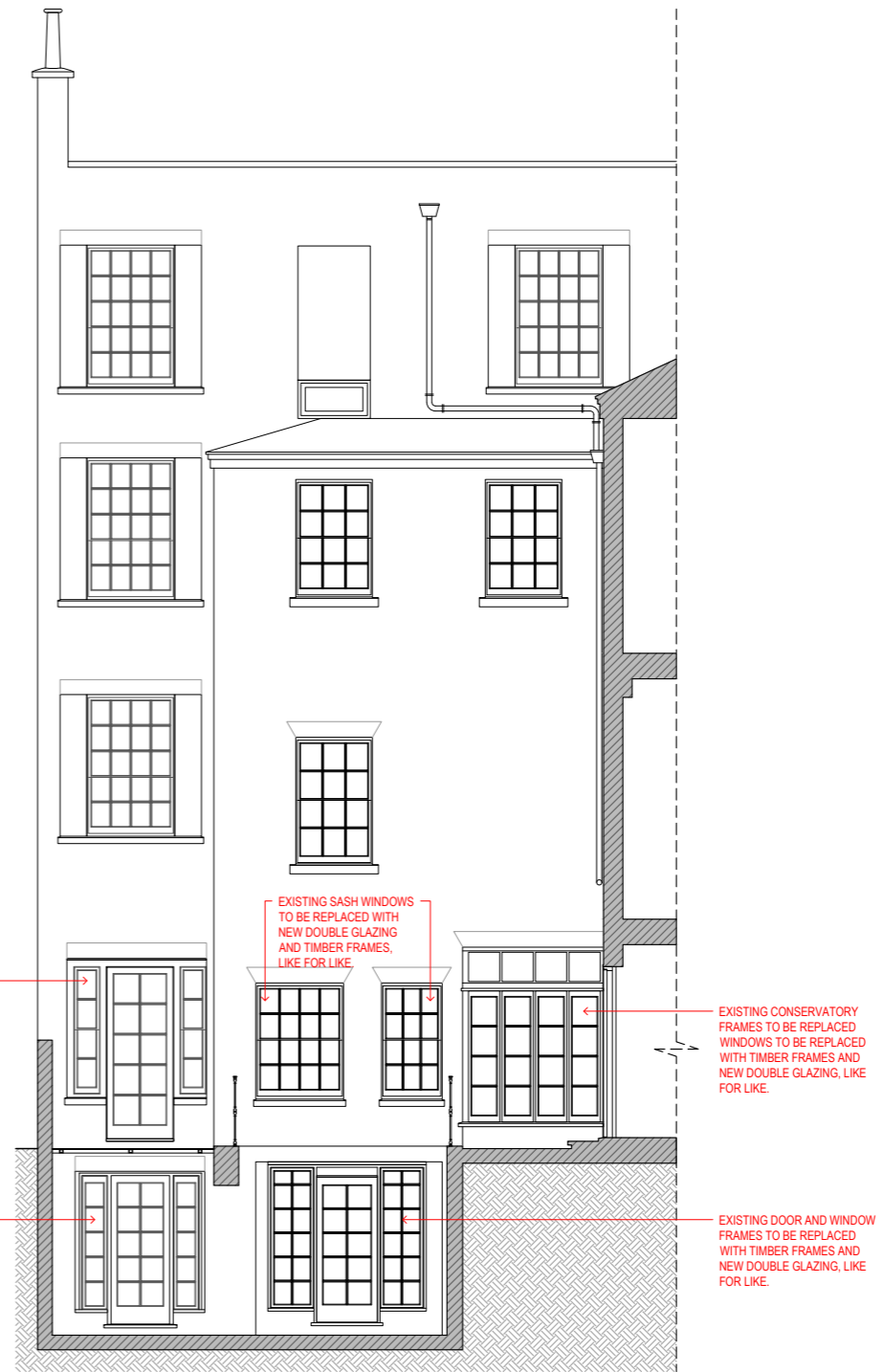
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GM / NT

REVISION:
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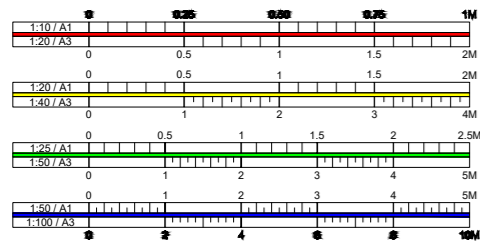
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B | EXTERNAL ELEVATION

SCALE: 1:50 (A1) / 1:100 (A3)



REV.	DATE	DESCRIPTION

OPSIDESIGN

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PROJECT NAME:
9 MOUNT SQUARE

PROJECT NO.:
2309

CLIENT:

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

TITLE:
PROPOSED
EXTERNAL ELEVATIONS

SCALE:
1:50 (A1) / 1:100 (A3)

DRAWN:
NC

STAGE:
PLANNING

DWG #:
PL-PR-02

DATE:
17-NOV-2023

CHECKED:
GM / NT

REVISION:

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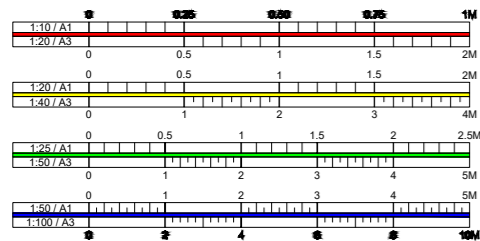
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SCALE: 1:50 (A1) / 1:100 (A3)



D | EXTERNAL ELEVATION

SCALE: 1:50 (A1) / 1:100 (A3)



REV.	DATE	DESCRIPTION

OPSIDESIGN

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PROJECT NAME:
9 MOUNT SQUARE

PROJECT NO.:
2309

CLIENT:

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

TITLE:
PROPOSED
EXTERNAL ELEVATIONS

SCALE:
1:50 (A1) / 1:100 (A3)

DRAWN:
NC

STAGE:
PLANNING

DWG #:
PL-PR-03

DATE:
17-NOV-2023

CHECKED:
GM / NT

REVISION:

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B Description of Works

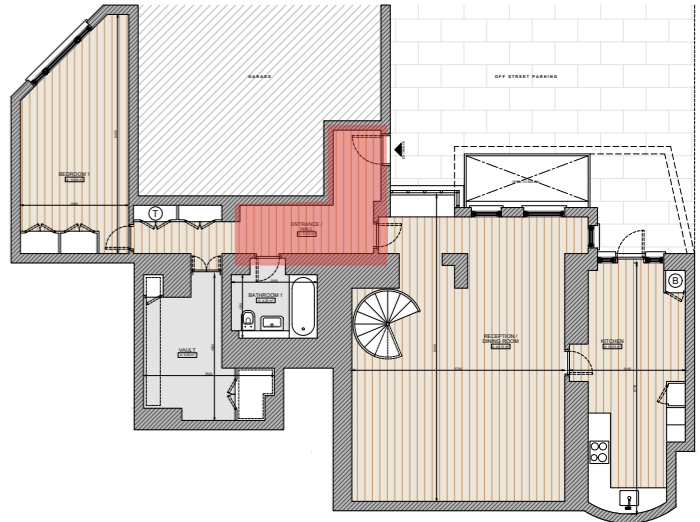
B Description of Works

- General Arrangement to remain as existing.
- Removal of existing windows and replacing with new identical, like for like timber windows, double glazed.

C Existing Interior Photographs

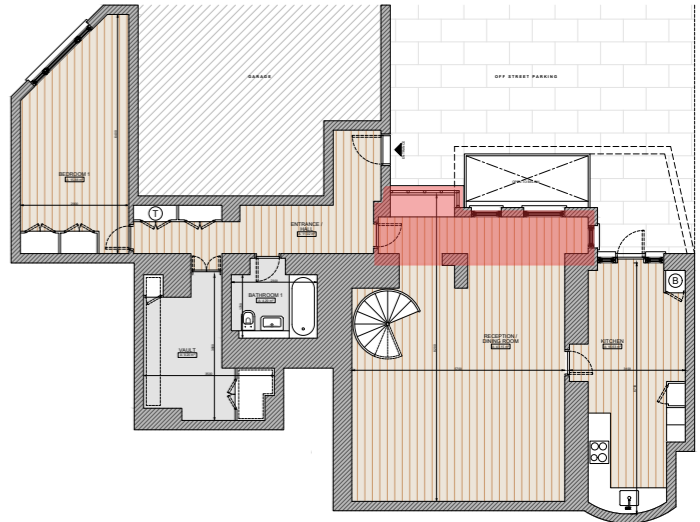
Existing Photographs

GF Entrance



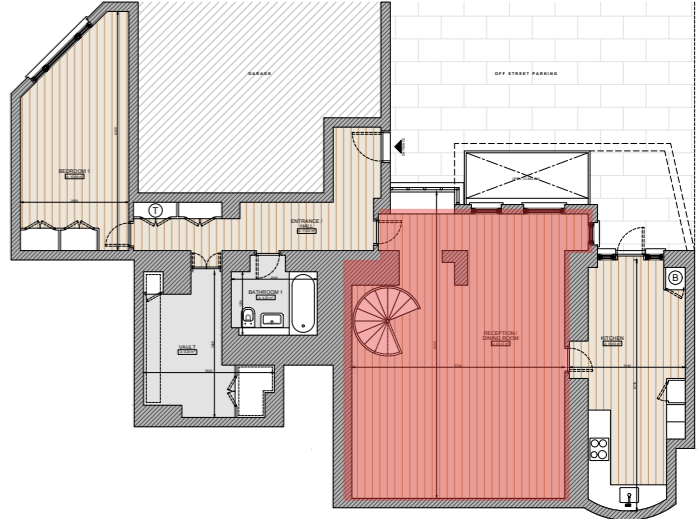
Existing Photographs

GF Conservatory



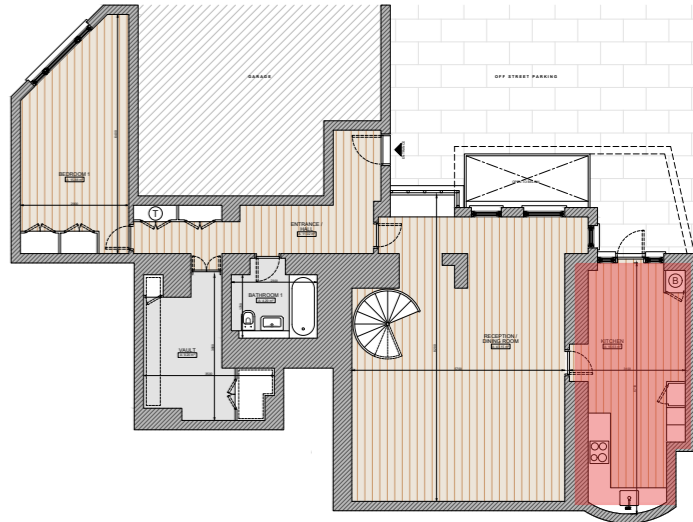
Existing Photographs

GF Primary Room



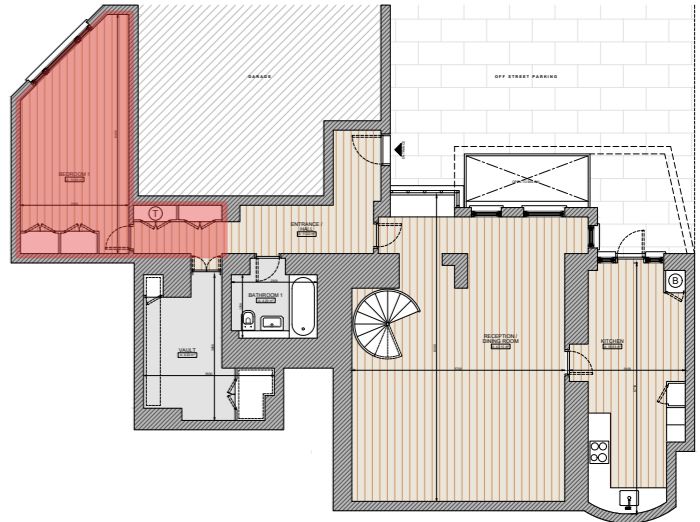
Existing Photographs

GF Kitchen



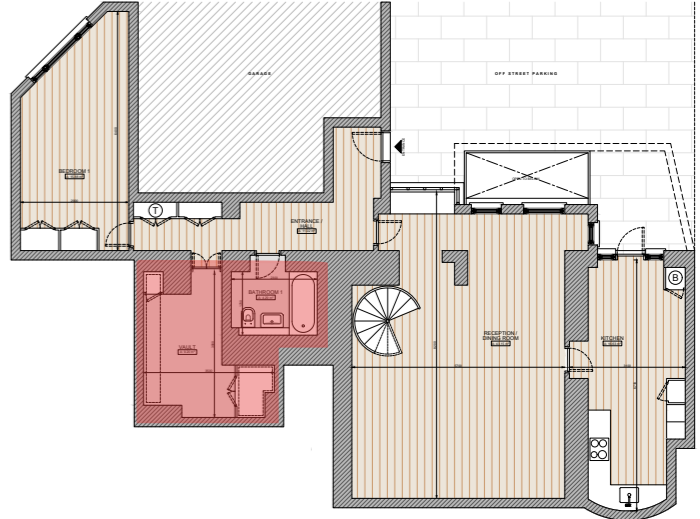
3.0 - Existing Photographs

GF Bedroom



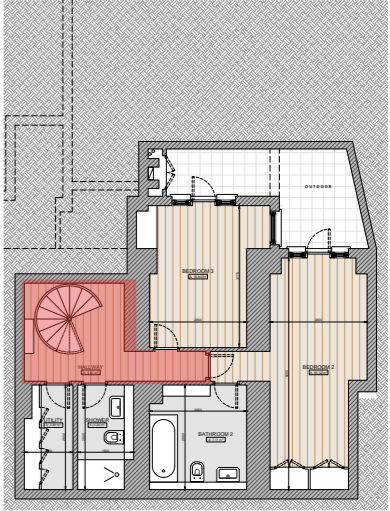
Existing Photographs

GF Vault & Bathroom



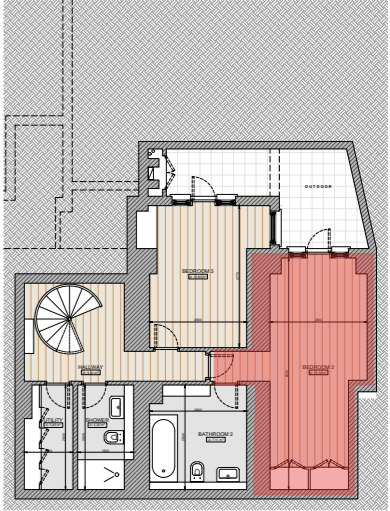
Existing Photographs

Basement - Stair and Hallway



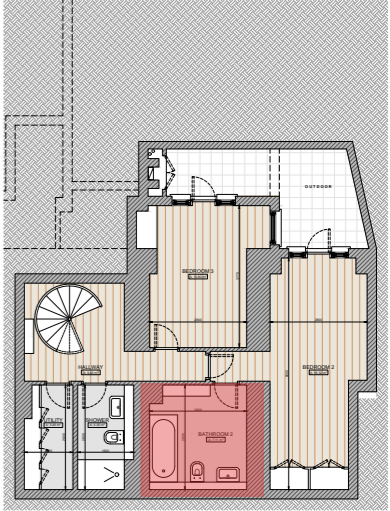
Existing Photographs

Basement - Bedroom 02



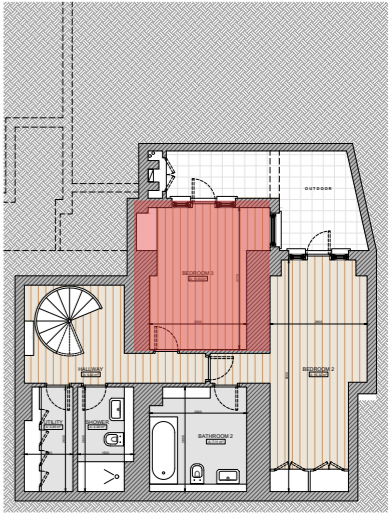
Existing Photographs

Basement - Ensuite



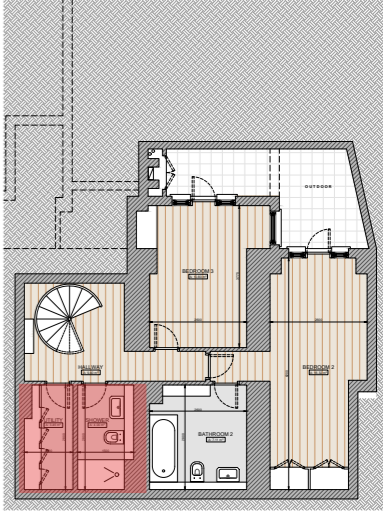
Existing Photographs

Basement - Bedroom 03



Existing Photographs

Basement - Bathroom & Utility



Existing Photographs

Utilities in need of upgrading

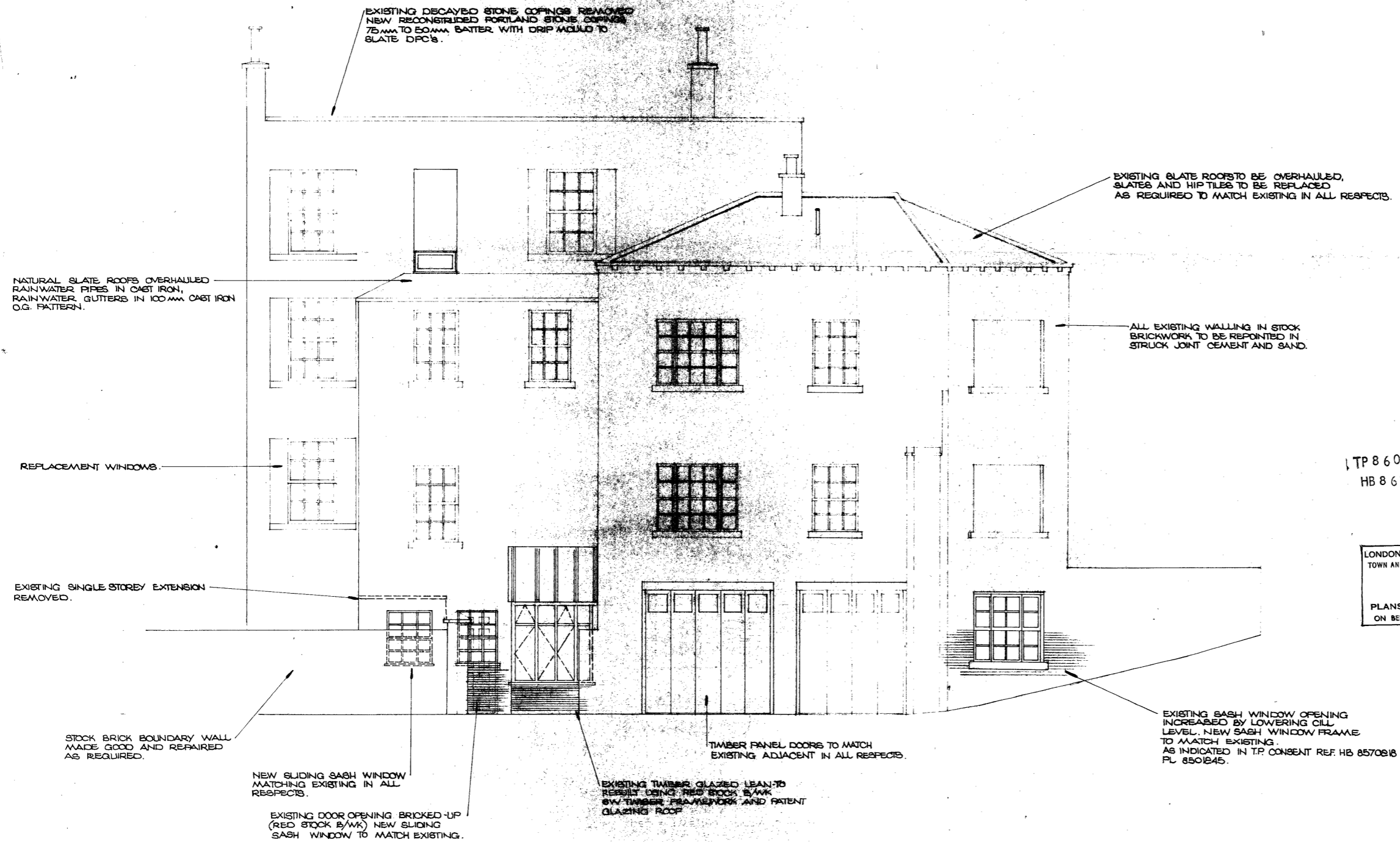


D Historic Planning Approval

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

NOTES.

1. FOR REFERENCE DRAWINGS AND GENERAL NOTES SEE DRAWING N° 6205/08 - FRONT ELEVATION.



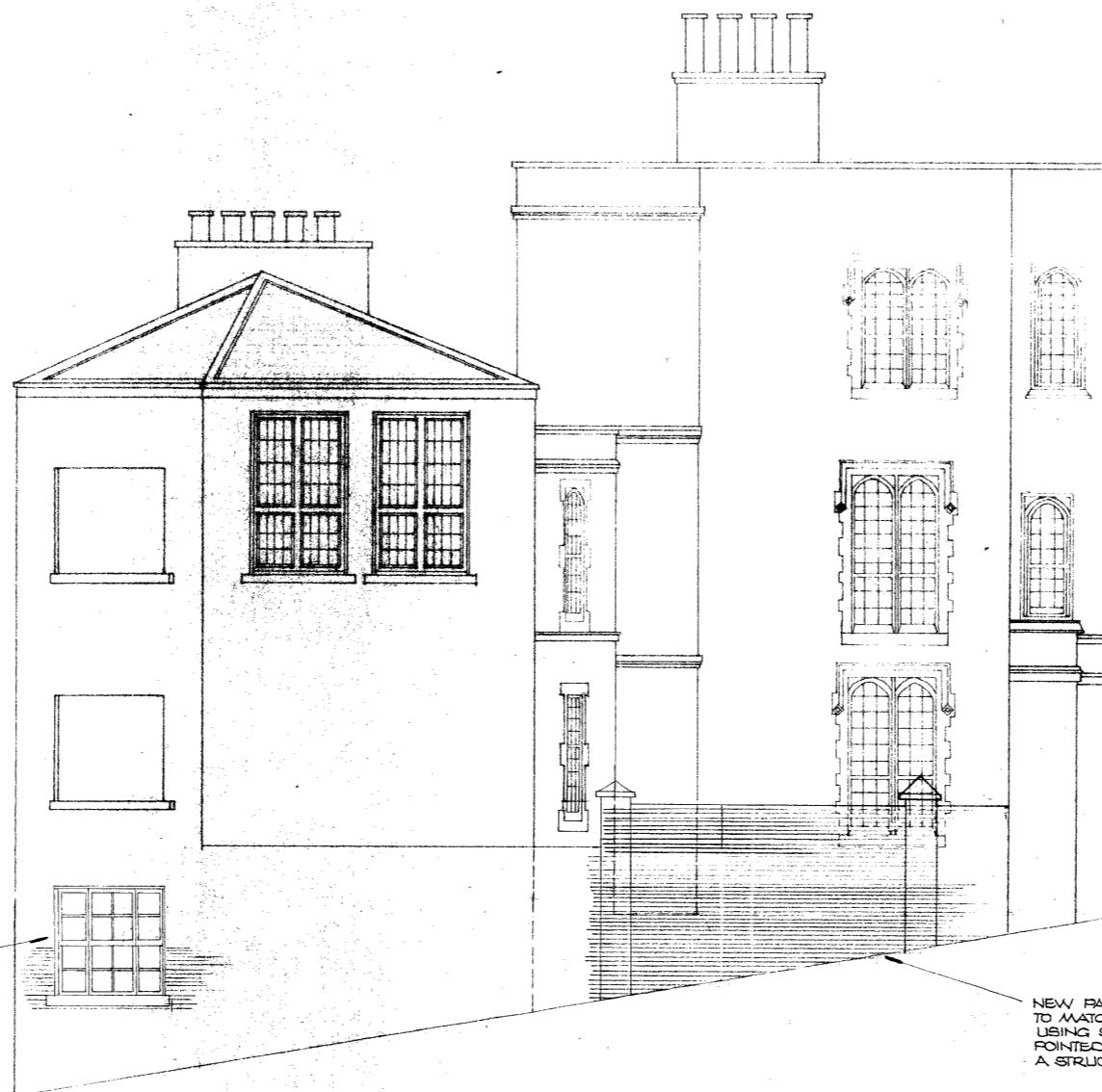
TP8601504
HB8670301

LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS
15 JAN 1987
PLANS APPROVED
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>AM</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.



ENLARGE EXISTING WINDOW OPENING.

NEW PANEL OF INFILL B/WK. TO MATCH EXISTING. USING SECOND HAND STOCK BRICKS, POINTED IN CEMENT MORTAR WITH A STRUCK JOINT.

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. REAR " "



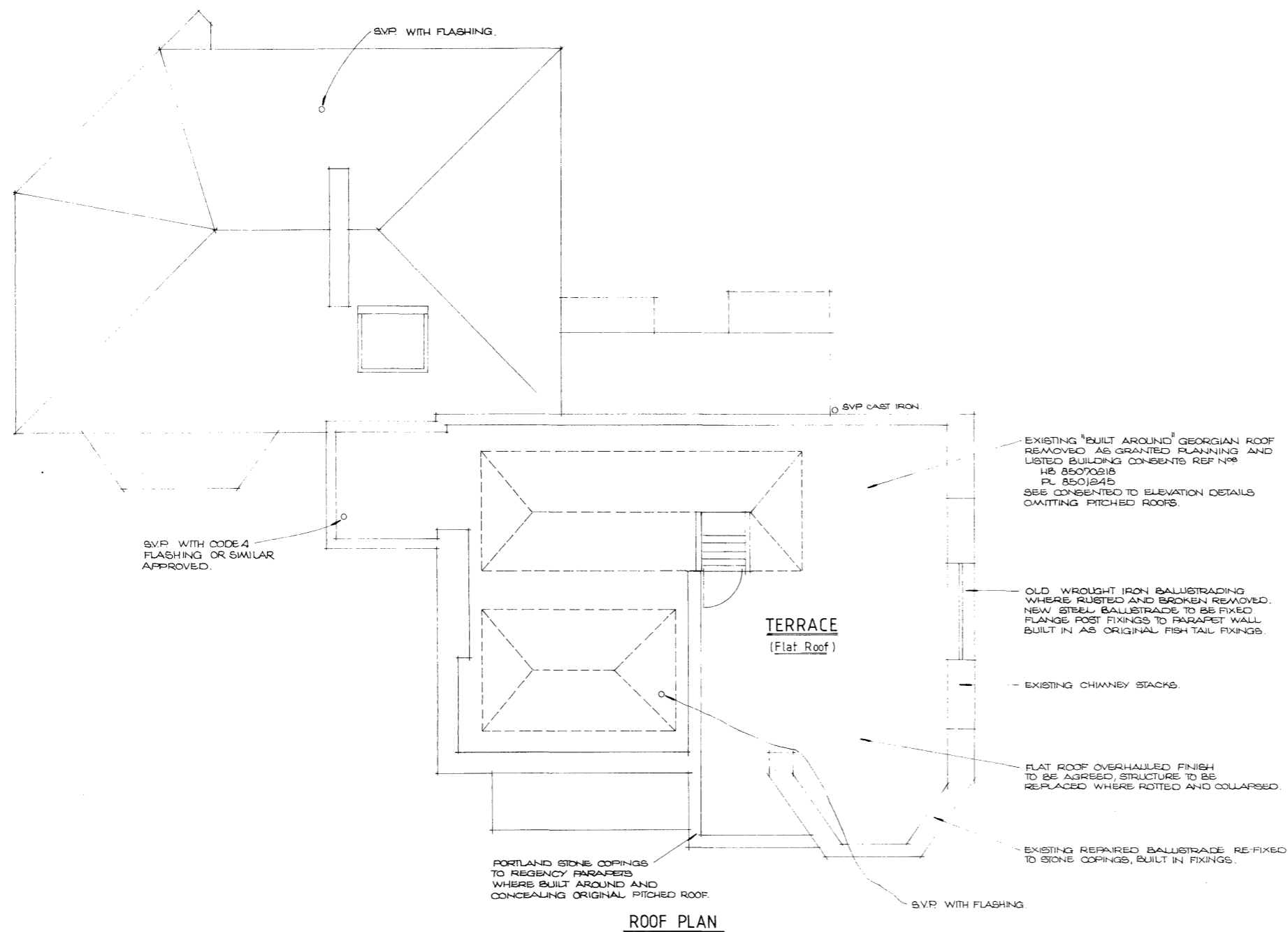
LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS
15 JAN 1987
PLANS APPROVED
~~NOT APPROVED~~
ON BEHALF OF THE COUNCIL

LONDON BOROUGH OF CAMDEN
TOWN AND COUNTRY PLANNING ACTS
15 JAN 1987
PLANS APPROVED
~~NOT 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 80	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 APPROVED
 ON BEHALF OF THE COUNCIL

13/01/87
 13/01/87

ISSUED FOR TP&HB CONSENTS

CLIENT:

PROJECT
 28, HAMPSTEAD GROVE

TITLE

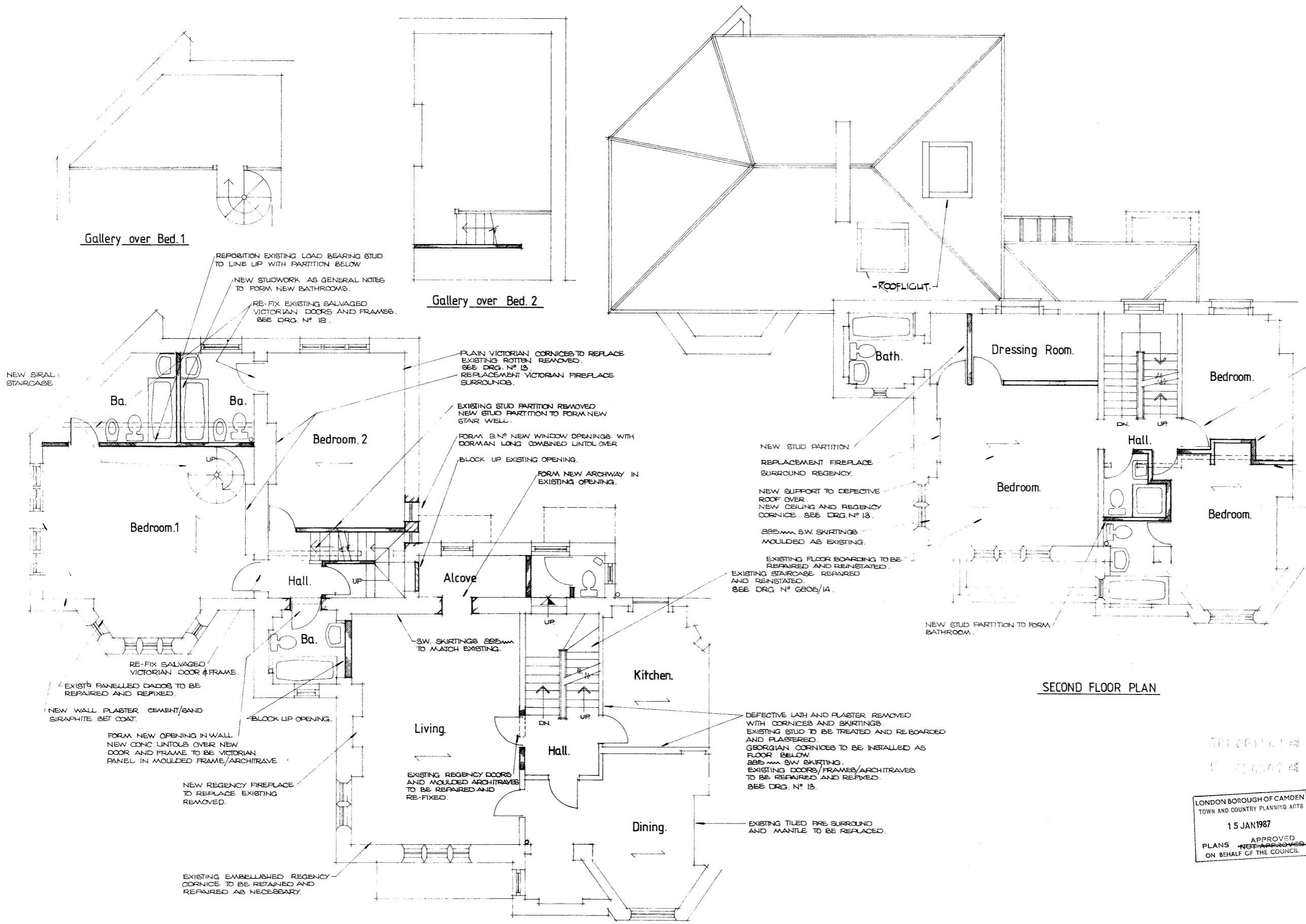
PROPOSED ROOF PLAN.
 AMENDMENTS TO TP/LISTED
 BUILDING CONSENTS REF
 HB 85070218 PL 8501245

A. D. de VINE & ASSOCIATES

CONSULTING ENGINEERS & SURVEYORS
 12-15 HANGER GREEN
 WESTERN AVENUE, EALING
 LONDON W5 3EX
 TELEPHONE 01-743 7285, 7

DRN		CHECKED	
DATE	APR 80	SCALE	1/50
DRAWING NO.	6205 / 04	REVISED	

NOTES.
 1. THIS DRAWING TO BE READ IN CONJUNCTION WITH DRG. NOS. G205/01 - L. GRD. FLR. PLAN. G205/07 - 1ST & 2ND DRAINAGE.
 2. FOR GENERAL NOTES SEE DRAWING N° G205/01.



GEORGIAN DOORS IN FRAMES OG. MOULDED ARCHITRAVES RE-USING EXISTING SALVAGED UNITS. SEE DRAWING N° G205/12.
 .NEW STUD PARTITION.
 ROT AND FUNGI DEFECTIVE LATH AND PLASTER REMOVED THROUGHOUT TO PARTITIONS AND CEILINGS. NEW REGENCY CORNICE SMALL SECTION MOULDINGS IN REPRODUCTION BY SPECIALIST PLASTER LTD. SEE DRAWING N° G205/13.

SECOND FLOOR PLAN

FIRST FLOOR PLAN

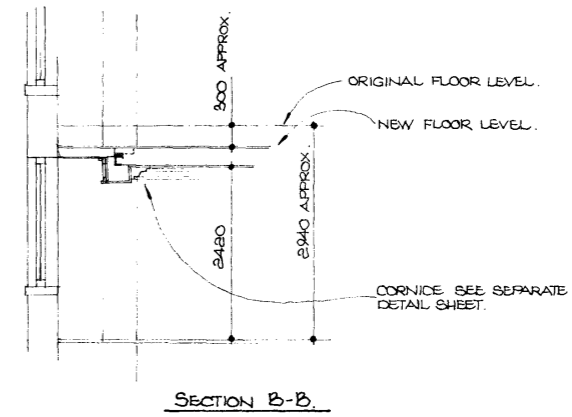
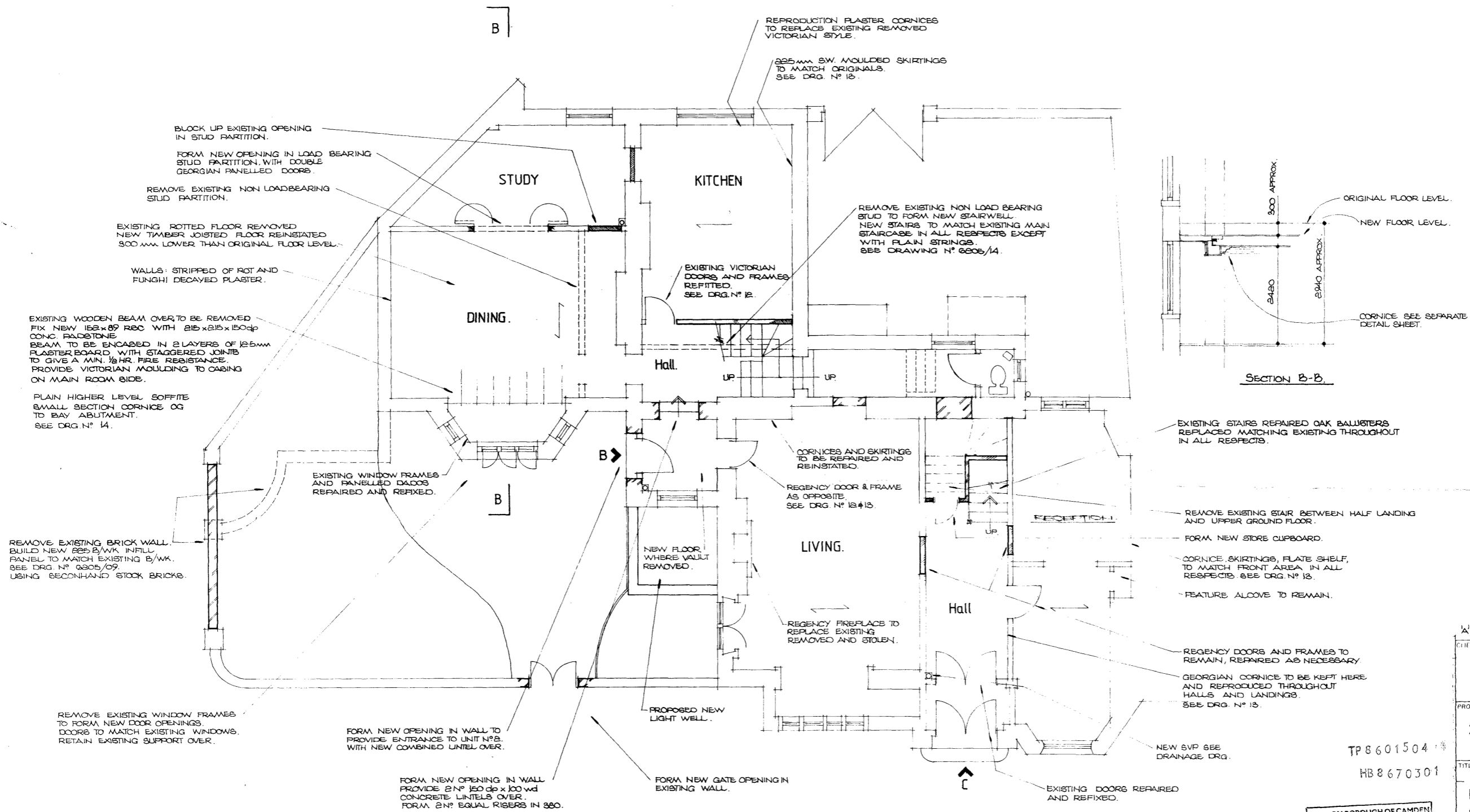
TP & HB
 15 JAN 1987
 LONDON BOROUGH OF CAMDEN
 TOWN AND COUNTRY PLANNING ACTS
 APPROVED
 PLANS NOT APPROVED
 ON BEHALF OF THE COUNCIL

A ISSUED FOR TP&HB COMMENTS S/M

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 S/M	CHECKED
DATE APR 1987	SCALE 1:50
DRAWING No	REVISION
6205 / 03	A

NOTES:
 1. THIS DRAWING TO BE READ IN CONJUNCTION WITH DRG NO 6205/01 - L. GRD. FLR. & BASEMENT. /02 - DRAINAGE.

2. FOR GENERAL NOTES SEE DRG. NO 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

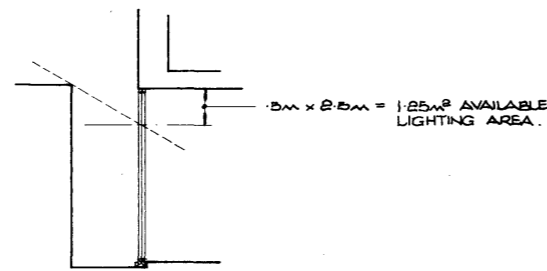
TP 8601504
 HB 8670301

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	CHECKED
DATE	SCALE
DRAWING NO.	REVISION
6205 / 02	A

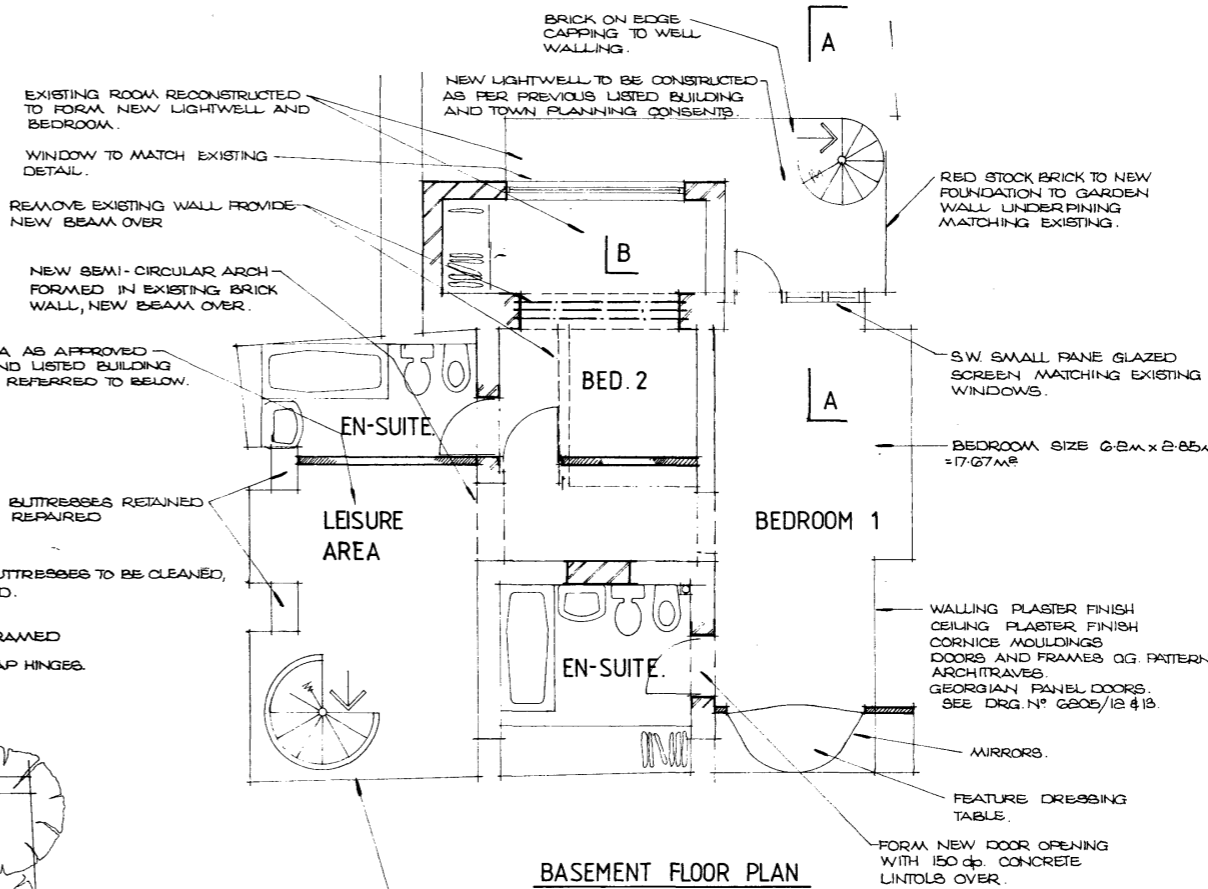
- NOTES
- THIS DRAWING TO BE READ IN CONJUNCTION WITH DRG N° 6205/05 - UPPER GRD. FLOOR
03 - FIRST & SECOND FL.
04 - ROOF
05 - L. GRD FLR - DRAINAGE
06 - U. GRD FLR - " "
07 - FIRST & SEC. " "

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

- STUD PARTITIONS. 75mm x 50mm STUD PARTITIONS WITH NOGGINS AND 75mm x 20mm SOLE AND HEAD PLATES, FACED ON BOTH SIDES 13mm PLASTERBOARD SKIM. DOUBLE UP JOISTS UNDER NEW PARTITIONS, WHERE JOISTS ARE PARALLEL.

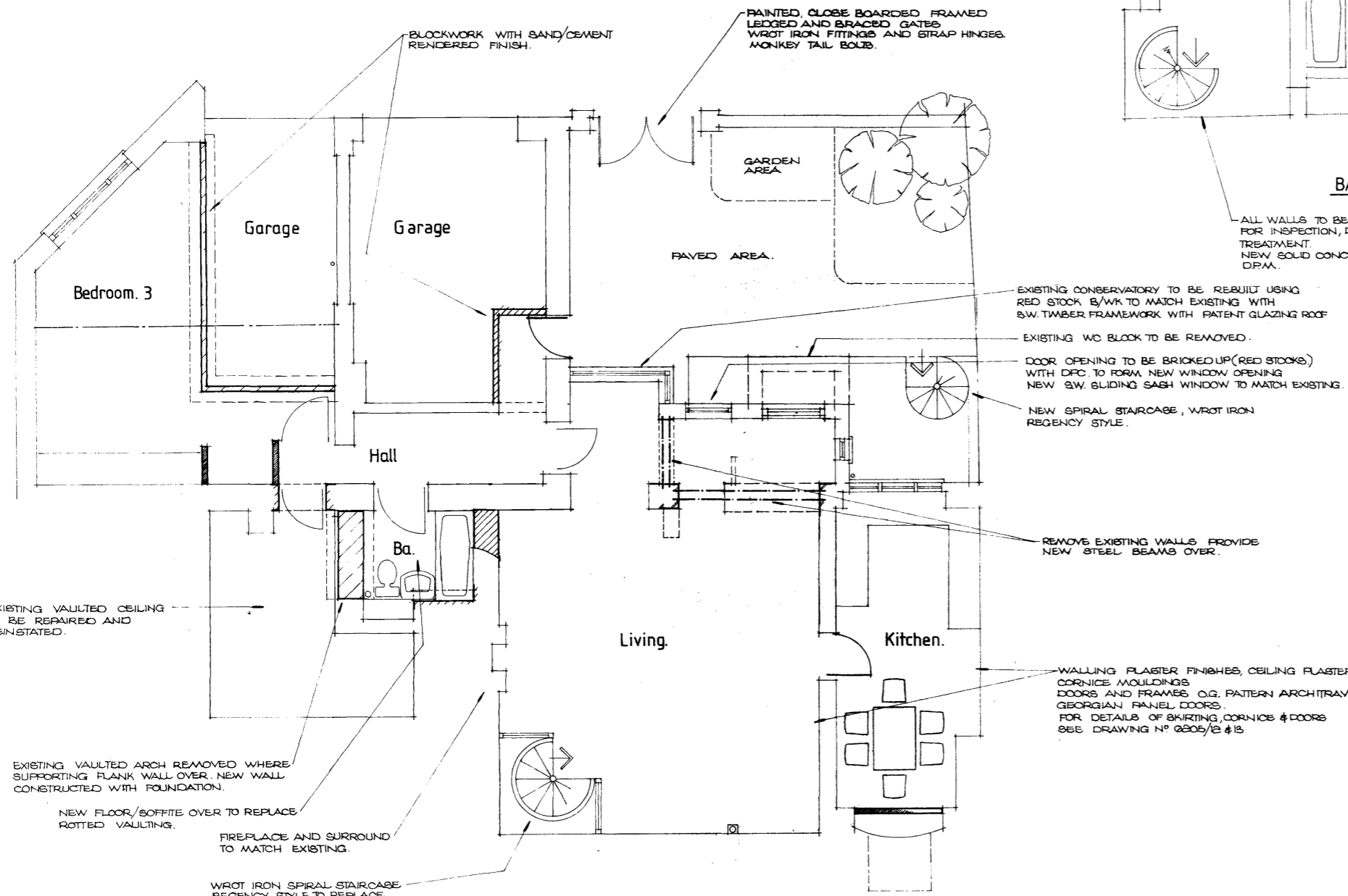


SECTION B-B.

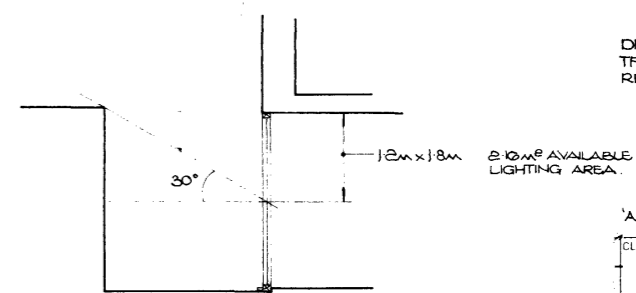


BASEMENT FLOOR PLAN

ALL WALLS TO BE STRIPPED TO BRICK FOR INSPECTION, DAMP AND DRY ROT TREATMENT. NEW SOLID CONCRETE FLOOR ON NEW D.P.M.



LOWER GROUND FLOOR PLAN



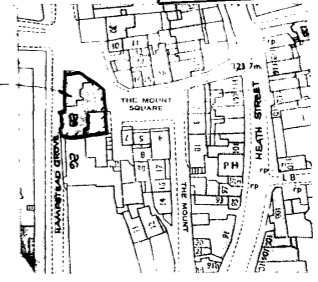
SECTION A-A.

DRG. DETAILING AMENDMENTS TO TP/LISTED BUILDING CONSENTS REF. HB 8270218 / FL 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



Location Plan

CLIENT	
PROJECT	28, HAMPSTEAD GROVE
TITLE	PROPOSED LOWER GROUND FLOOR & BASEMENT FLOOR PLANS FORMING 3 BEDROOM MAISONNETTE 'A'
DESIGNER	A. D. de VINE & ASSOCIATES
CONSULTING ENGINEERS & SURVEYORS	12-15 HANGER GREEN WESTERN AVENUE, EALING LONDON W5 3EX TELEPHONE 01-743 7285/7
DRN	CHECKED
DATE	SCALE
APR '86	1:50
DRAWING No.	REVISION
6205 / 01	A

OPSISDESIGN