Lisa Shell architects

7 THE GROVE, HIGHGATE, N6 6JU

Conversion of two dwellings to single family home, and construction of a side extension along with other external and internal alterations

DESIGN AND ACCESS STATEMENT

Planning Permission and Listed Building Consent Application

21st December 2023

C O N T E N T S

1 INTRODUCTION

7 The Grove is a semi-detached house dating from c. 1830, later extended and subsequently subdivided into separate dwellings. It is grade II listed and is located within the Highgate Conservation Area. The new owner wishes to create a single family home by combining the main house with the basement flat B, to extend to the side, and carry out alterations to the five-storey property to update services and domestic facilities, and recover some of the qualities of the original house.

This report duplicates some of the background historic information provided within The Architectural History Practice Heritage Statement. The assessment of significance of the property is fully addressed within the Heritage Assessment and not repeated here, but further detailed consideration of the impact of the proposals on the historic fabric is provided.

Figure 1: Rear elevation from garden.

Figure 2: Side elevation.

2 THE PROPERTY

2.1 Context & Setting

The Grove falls within Sub-Area 1: Highgate Village of the Highgate Conservation Area, described as its historic 'core'.

As noted in the Heritage Statement, though the original house was one of a symmetrical pair, the addition of the southern wing means that the pair appear as a terrace of three.

The house is oriented east-west with a front garden enclosed by railings and a wide gravel area outside the boundary which forms a tree-lined margin to the street. To the east the house overlooks the Highgate Reservoir which was created in 1846 not long after the construction of the house. The private rear garden is over 70m long, sloping and narrowing slightly towards the west. It is divided by an ornamental brick arcade. Westerly views over Hampstead Heath and North London beyond can be enjoyed from the upper floors.

No. 7 is located on the section of The Grove that is open to two-way traffic, often used as cut through from Hampstead Lane to Highgate West Hill.

2.2 History and chronology

A detailed analysis of the history of the house is provided within The Architectural History Practice's Heritage Statement, but a summary description here provides an introduction to enable an analysis of compliance with planning policy.

It is understood that the house was built in 1833 as the southern twin of a pair of attached town houses, and significantly enlarged at some time between 1842 and 1863 with the construction of an extension to its south of almost equal size to the original house. The original build of 7 The Grove had a fairly typical planform, comprising two or three rooms per floor over five floors, plus attic, with a staircase in the south west corner of the plan. The later southern wing added a further two enormous rooms per floor, accessed by a spine corridor through new openings in the flank wall of the original house. Alterations were also undertaken within the original house at this time with changes to the planform and probably the addition of a full height bow to the rear elevation.

A mansard slated roof runs from the northern party wall chimney stacks, extending further towards the garden over the southern addition and terminating in a hip at the southern flank wall. Investigations have revealed an independent floor and ceiling structure to the third floor of the south wing, and a principal beam bearing evidence of an earlier roof structure suggesting that the roof was replaced at some point to create more generous accommodation.

A shallow three-storey closet wing appears to have been added to the south during the later C19, resulting in the loss of the external stone steps which had accessed the basement at this end of the house. We know from drainage

records that a single storey larder and scullery were then added to the south in 1913. This addition was later converted into a garage during the extensive works of 1948 to subdivide the ground, first and second floors into what is now 7A. The subdivision radically altered the planform of the ground floor, with the introduction of a new stair in the southern addition and infilling of openings to the original party wall.

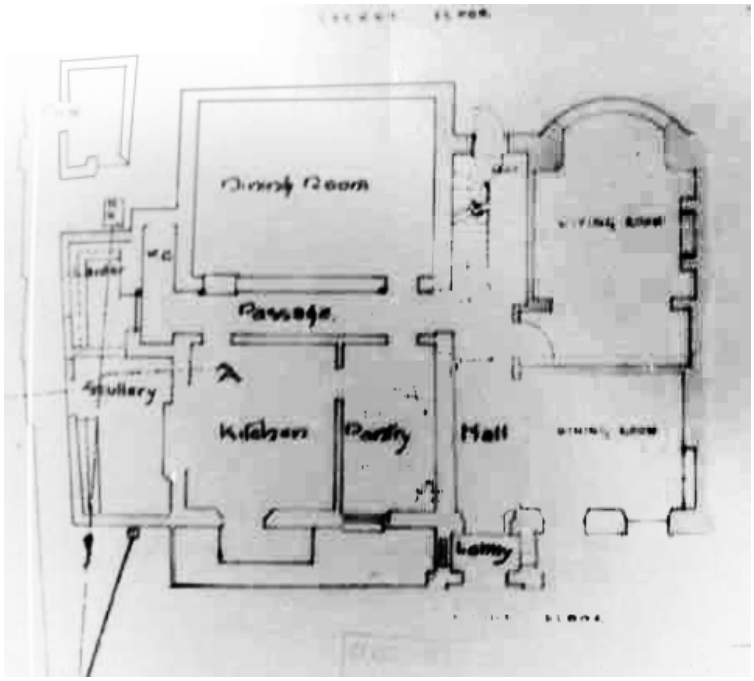


Figure 3: 1913 Drainage Ground Floor Drainage Plan (Camden Archives)

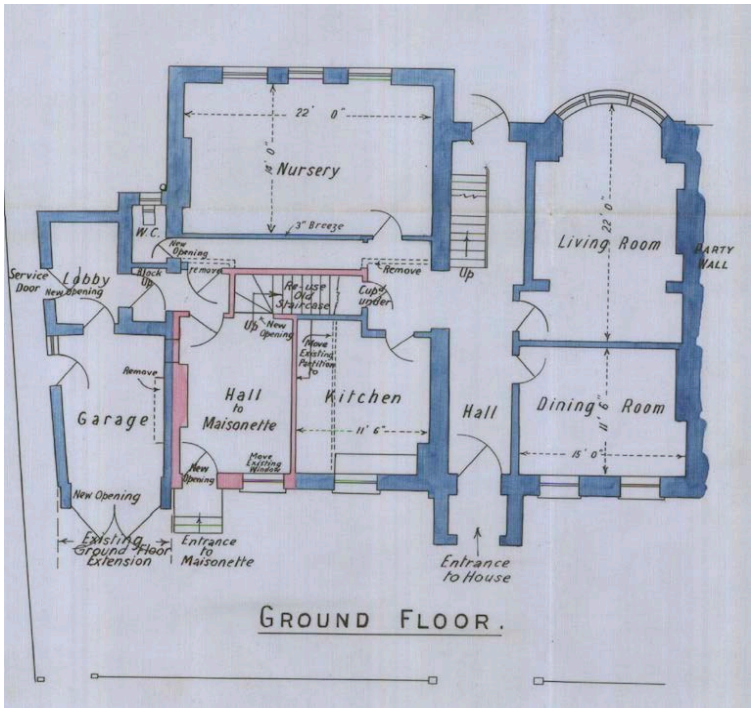


Figure 4: 1946 Ground Floor Plan of 7A Subdivision Works

Numbers 7, 7A and 8 and attached railings were grade II listed in 1954.
In the 1980s flat B was annexed within the basement: the front area to the north was roofed over, the original front sashes were lost and various internal alterations carried out.

During the negotiations over the sale of the leasehold of 7A in the 1990s, the garage, lobby and service door that had remained in the use of no. 7 were included within the demise, meaning that 7 no longer had any back door or service space.

In 2011 7A was then extended at first floor above the garage. The leasehold of 7A did not include private garden space which remains entirely associated with no. 7.

An approximated summary timeline of significant changes is as follows:

1833	Construction of 7 and 8 the Grove as symmetrical pair;
1840s-70s	Southern wing and full height bow added;
Late 1800s	Closet wing added; possible replacement of roof to south wing
1913	Single storey scullery added to south end of house;
1948	Subdivision of 7A. Conversion of scullery to garage;
1954	Grade II listing;
1980s	Creation of self-contained basement flat;
1990s	Single-storey garage, lobby and service door reallocated as part of 7A;
2011	First floor extension to 7A

The Heritage Statement includes an assessment of the level of heritage significance of the parts or features of the building based on their age, quality and contribution to the historical understanding of the building. Whilst it is not at all unusual for a house dating from the 1830s to be grade II listed, what is unusual is for listing to be applied to one that has undergone such a high degree of alteration by the time of listing. Whilst the extensions and alterations dating from the 1850s onwards are of idiosyncratic significance, the primary significance can be found in the planform and detail of the original 1830s house.

For clarity the property is described within this document and on associated drawings as comprising the following parts: Original House; South Wing; Closet Wing; 7A Extension; Extension and Outbuilding.

2.3 Outline proposals

The proposals are detailed fully in the submitted general arrangement drawings, and the scope of works summarised below to be read in conjunction with site photographs provided in documents GRO7S002/1 & 2.

This submission comprises very similar proposals to those already approved under 2021/3374/P and 2021/3891/L dated 12/04/2022. The amendments to the approved scheme are listed in the covering letter dated 29th Dec 2023 which accompanies this application.

This outline summary precedes a review of planning considerations.

It is proposed, where possible, to reverse some of the more recent alterations and so recover and reveal the heritage significance the 1830s house and its substantial 1850s extension. The separate ownership of no. 7A means that that it is not possible to recover the organisation of the extended house, but the incorporation of flat 7B into the main accommodation of no. 7 provides great benefits in this direction.

The annexing of 7A in the 1940s, its subsequent further extensions and sale, has left no. 7 – a house covering 520m2 - without useful service access or ground level service accommodation; the original stone service steps to the basement from the side passage noted above survive intact but are cut off by a concrete slab overhead. The proposed small side extension provides the house once again with a 'back door' from which it is possible to reach a new stair linking to the basement accommodation, unlocking what is currently a huge area of space that is awkward to access and so left unused.

Furthermore, a replacement outbuilding - more lightweight in construction than the existing sauna building - provides convenient secure cycle storage adjacent to the back door.

Alterations at basement level repair some of the harm caused by the 1989 creation of flat B, bringing the large floor area back into convenient use, albeit without loss of the austere character and traditional utility detailing.

It is proposed to recover the 1830s plan form within the original house at ground floor level but the complex separation of no. 7 and 7A within the south wing, means that proposals can at best create more well-balanced and appropriately detailed rooms. Where possible detail is recovered or improved, for example in the reintroduction of window shutters and plaster cornicing.

At first floor again it is possible to reinstate the original 1830s planform with the recovery of the principal front room. Whilst this room would have been created as a reception space, new double doors between the front and rear rooms are proposed to create the main bedroom suite.

The second floor bedrooms and bathroom will remain unaltered, with just the replacement of the 1940s staircase at this level, which enables the third floor to be laid out as a series of rooms reached via a separated landing.

Externally traditional sash windows are reinstated where they have in the past been replaced or removed, and new glazed doors provide access to third floor balconies and an extended ground level terrace. Probably the greatest offence to the external appearance of the house has been the 1980s loss of the front area to the original house, which is to be reinstated, with appropriate cast iron railings and reinstatement of sash windows.

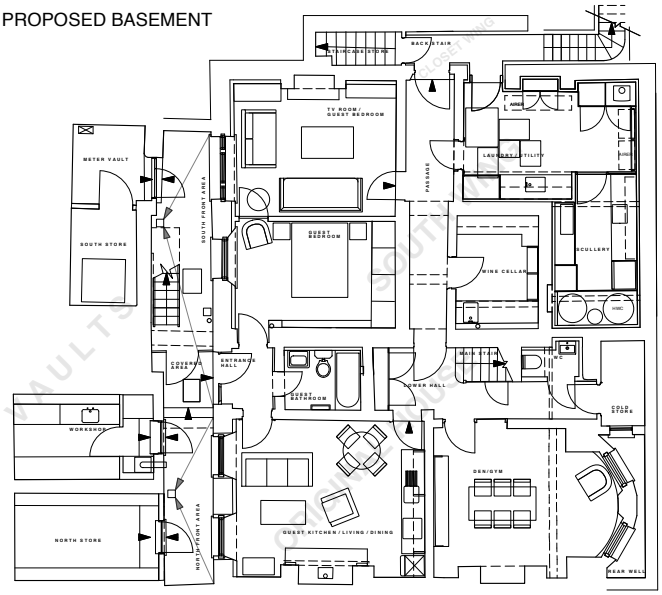
During the progress of the works it is proposed to record the nature of the construction and so shed further light, by way of primary evidence, on the complicated and at times obscure chronology of historic alterations.

2.4 Plans and Elevations

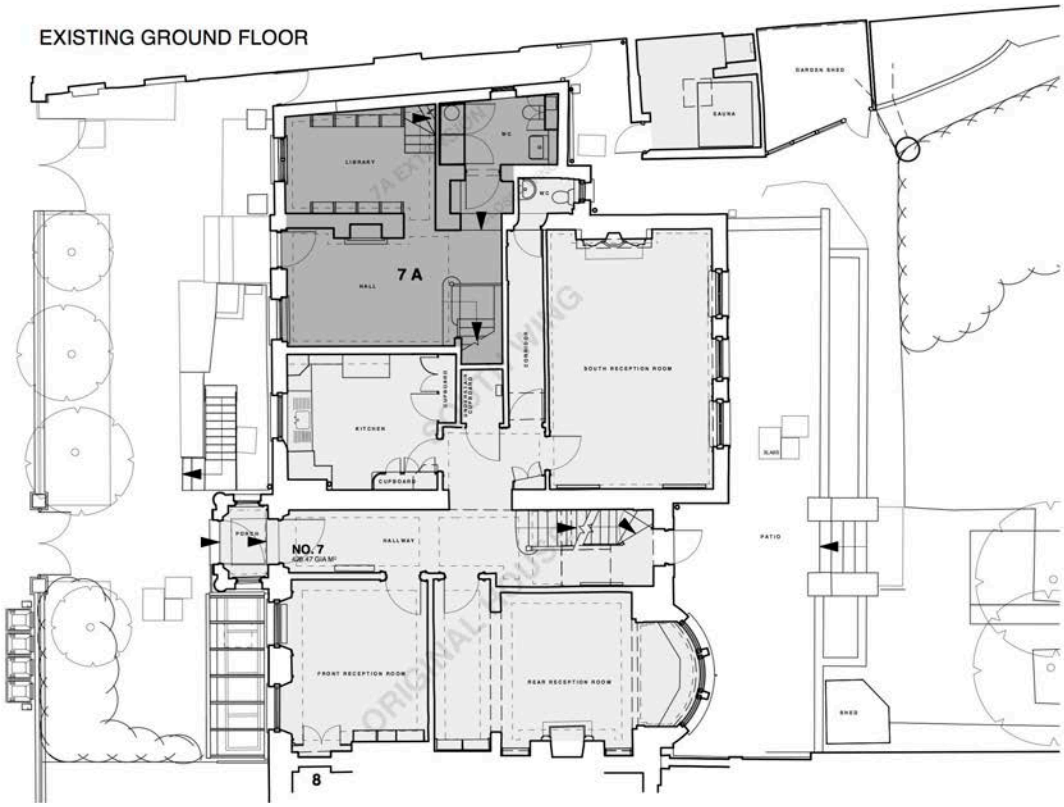
Outline plans and elevations are included here. Please refer to GA drawings for detailed information.

EXISTING BASEMENT

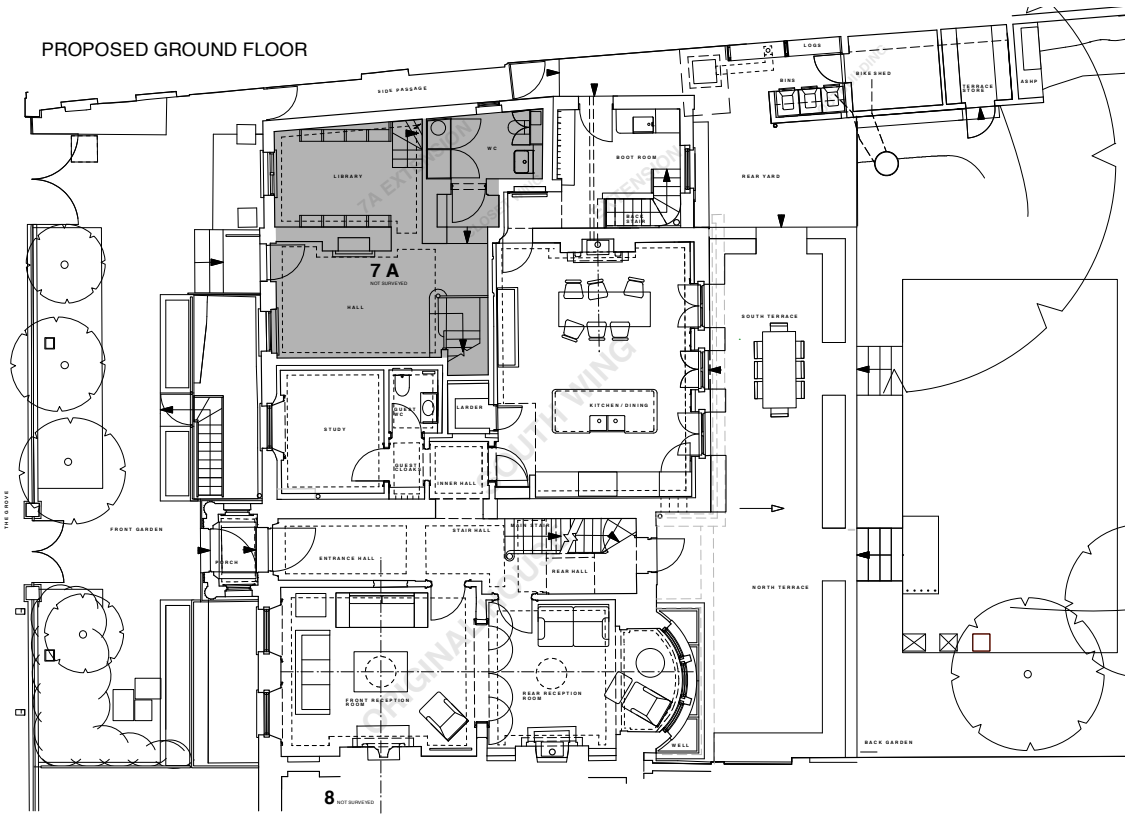
PROPOSED BASEMENT



EXISTING GROUND FLOOR



PROPOSED GROUND FLOOR



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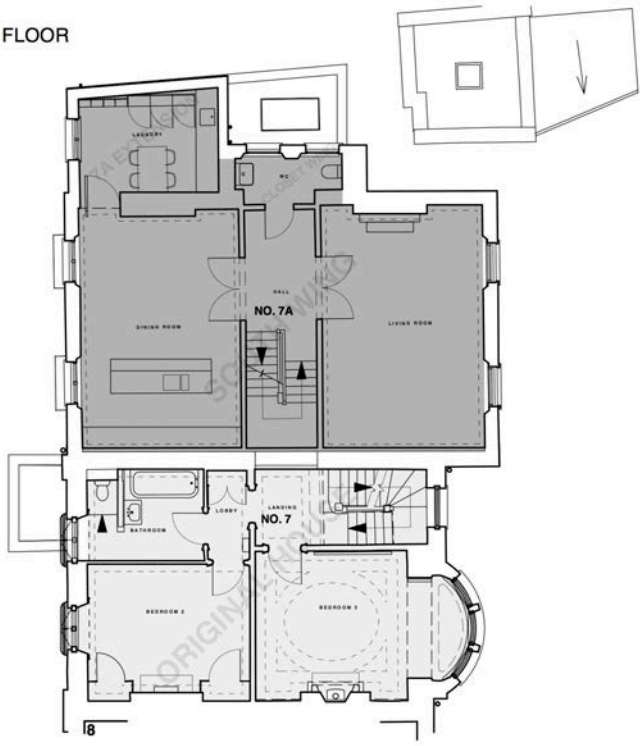
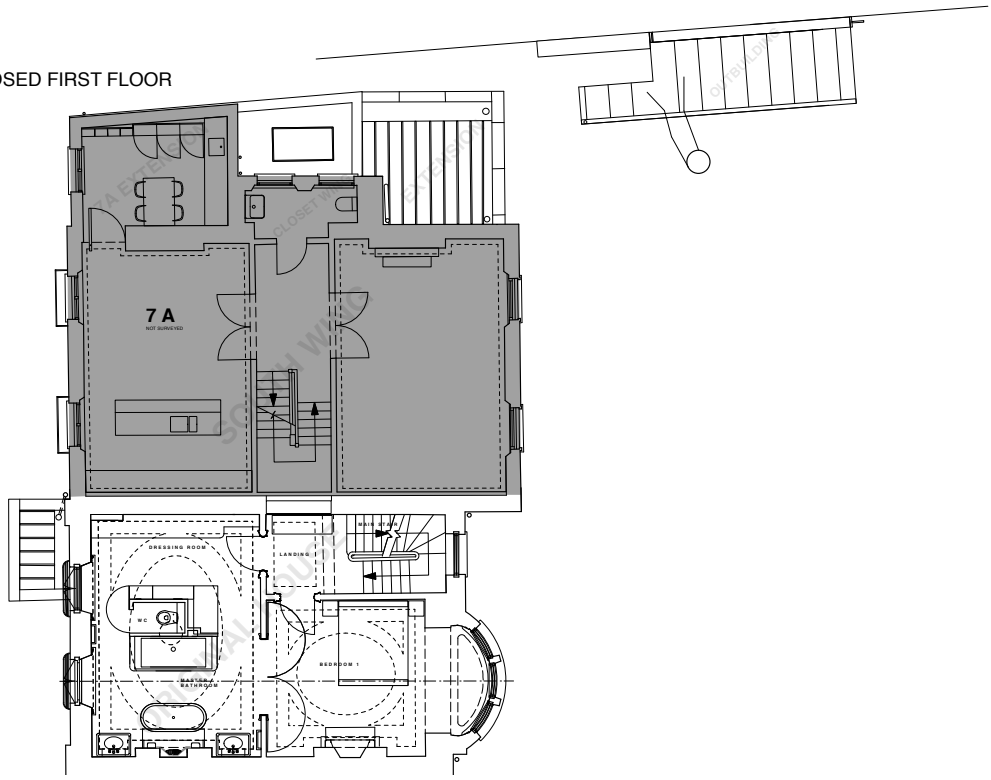
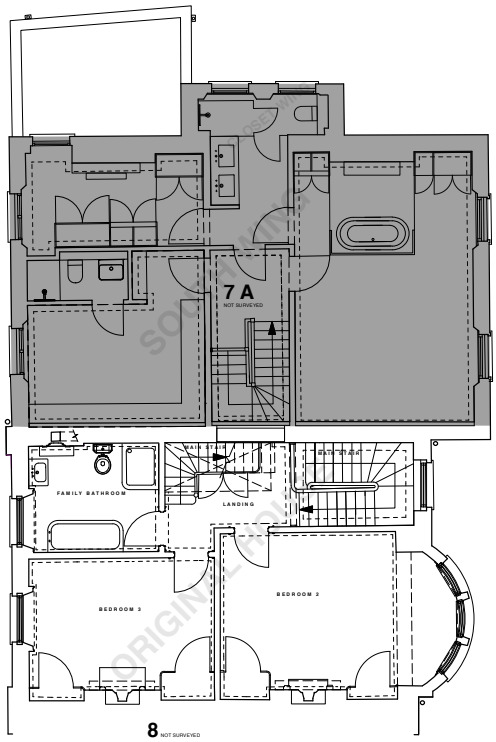


PROPOSED FIRST FLOOR

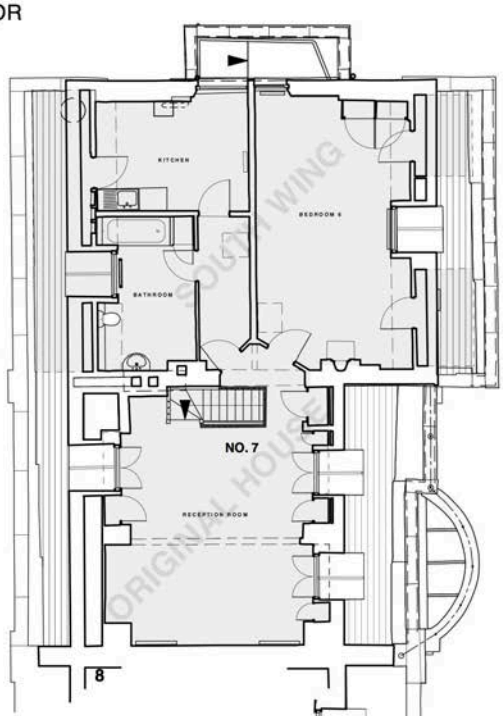


EXISTING SECOND FLOOR

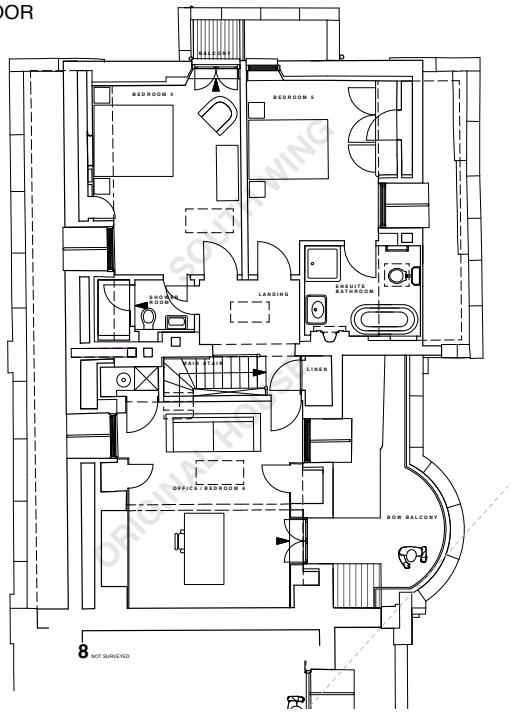
PROPOSED SECOND FLOOR



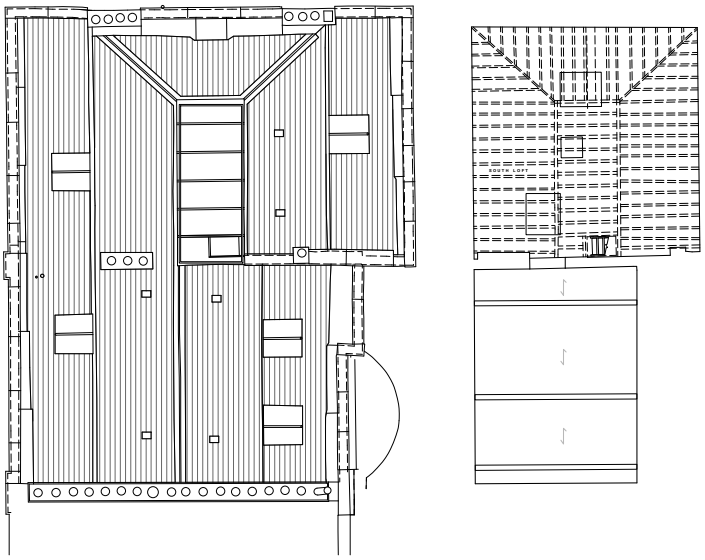
EXISTING THIRD FLOOR



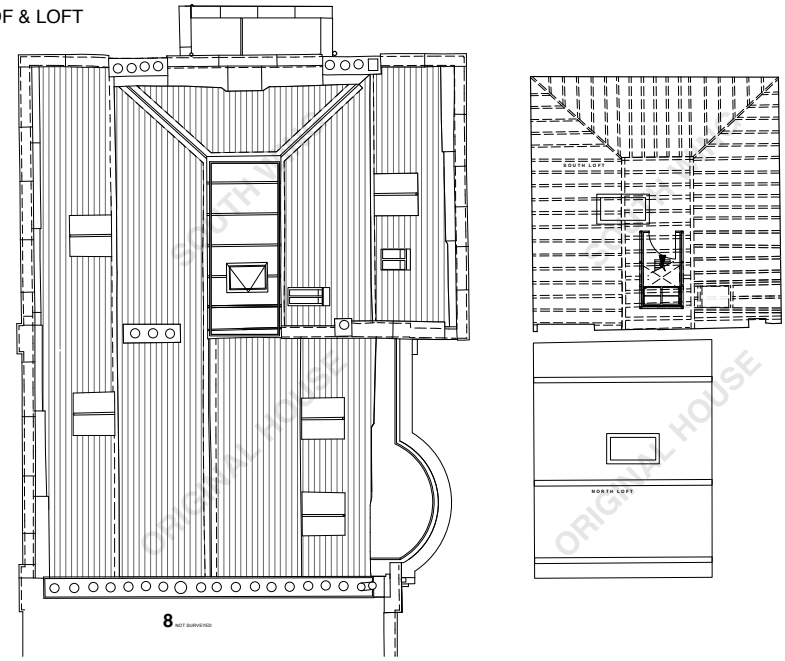
PROPOSED THIRD FLOOR



EXISTING ROOF & LOFT



PROPOSED ROOF & LOFT



EXISTING FRONT ELEVATION

PROPOSED FRONT ELEVATION

EXISTING REAR ELEVATION

PROPOSED REAR ELEVATION

EXISTING SIDE ELEVATION

PROPOSED SIDE ELEVATION

3 CONSIDERATIONS

3.0 Policy considerations

The following policies were considered when formulating the proposals:

National Planning Policy Framework February 2019

Chapter 12	Achieving well-designed places (paragraphs 56-61, 66)
Chapter 16	Conserving and enhancing the historic environment (paragraphs 128,134 & 138)

The London Plan March 2021

Policy D4	Delivering good design
Policy HC1	Heritage conservation and growth
Policy 7.4	Local character
Policy 7.6	Architecture
Policy 7.8	Heritage assets and archaeology

Camden Local Plan 2017

A1	Managing the Impact of Development
D1	Design
D2	Heritage

Supplementary Planning Guidance

CPG1	Design (Jan 2021)
CPG	Housing (Jan 2021)

Highgate Conservation Area Appraisal and Management Strategy 2007

Supplementary Planning Guidance

CPG1	Design (Jan 2021)
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Highgate Conservation Area Appraisal and Management Strategy 2007

3.1 Planning history

The historic planning file has not been accessed and so planning history is limited to that available from Camden's planning records website, with approvals as follows:

7 THE GROVE

2023/4416/P 16/11/2023
External lighting details required by condition 8 of planning permission 2023/0256/P, dated 03/08/2023

2023/3643/L 21/11/2023
Details required by Condition 3a (railings) of listed building consent ref: 2021/3891/L dated 12/04/2022

2023/3710/L 18/12/2023
Erection of single storey side extension; erection of replacement single storey outbuilding, with air source heat pump to side (single storey extension approved pursuant to 2021/3891/L, dated 12/04/2022, and replacement outbuilding approved pursuant to 2023/0604/L, dated 03/08/2023)

2023/2981/P 18/12/2023
Erection of single storey side extension; erection of replacement single storey outbuilding, with air source heat pump to side (single storey extension approved pursuant to 2021/3891/L, dated 12/04/2022, and replacement outbuilding approved pursuant to 2023/0604/L, dated 03/08/2023)

2023/2247/L 27/07/2023
Details required by Condition 3b (doors) and 3c (windows) of listed building consent ref: 2021/3891/L dated 12/04/2022

2023/2184/P 25/07/2023
Details of Condition 4 (SuDS) of permission ref: 2021/3374/P dated 12/04/2022

2023/0604/L 3/8/2023
New metal railings to front; alterations to existing rear terrace, including enlargement and new steps, increase in height of part of boundary wall

2023/0256/P 3/8/2023
Hard and soft landscaping works to front and rear gardens; new metal railings to front; alterations to existing rear terrace, including enlargement and new steps; creation of new evening terrace within garden; new swimming pool, terrace and pool house, including raising height of boundary wall; new and replacement outbuildings

2021/3374/P 12/04/2022
Conversion of 2x self-contained dwellings (No. 7 and 7B) to form a single dwelling (Class C3); erection of single storey side extension following demolition of single storey outbuilding; erection of replacement single storey

outbuilding; alterations to fenestration including insertion of 2x rooflights in main roof and creation of door access to newly created bow terrace at 3rd floor level; raised masonry balustrade to bow terrace; removal of glazed cover above front area and installation of new metal balustrade; alterations to rear terraces; removal of balustrade on crown roof; replacement windows

2021/3891/L 12/04/2022
Erection of single storey side extension following demolition of single storey outbuilding; alterations to fenestration including insertion of 2x rooflights in main roof and creation of door access to newly created bow terrace at 3rd floor level; raised masonry balustrade to bow terrace; removal of glazed cover above front area and installation of new metal balustrade; alterations to rear terraces; removal of balustrade on crown roof; replacement windows; various internal alterations at all levels. All in association with conversion of 2x self-contained dwellings (No. 7 and 7B) to form a single dwelling

8903323 18/5/1989
Conversion of part basement to self-contained flat. *(plans submitted)
Application withdrawn

8802296 16/5/1988
Alterations to the basement including the glazing of the roof and waterproofing of basement vaults.*(plans submitted).
Application withdrawn
No documents available

8870346 16/5/1988
Internal alteration including erection of a glazed roof over the light well as shown on drawing No.s LC18/GA1 Rev A and LC18/S1 and LC/8/D1
Approved
No drawings available; subsequent working drawings provided by previous owners/ applicant

HB226 16/11/1970
Conversion Of Top Floor Front Room Into A Bathroom And Kitchen
Approved
Drawings available

1993 – 2023
32 separate applications for tree works

7A THE GROVE

2010/6683/L 01-02-2011
Works in association with internal and external alterations including erection of part single, part two storey side extension as replacement of existing single-storey side extension.
Granted

2010/6677/P 01-02-2011
Erection of part single, part two storey side extension as replacement for single-storey side extension to self-contained flat (Class C3).
Granted

2010/4700/L 16-09-2010
Internal and external works associated with the erection of part single part double story side extension as replacement of existing single- story side extension to residential flat (Class C3)
Withdrawn

2010/4681/P 16-09-2010
Erection of part single, part double story side extension as replacement for single- story side extension to self-contained flat (Class C3).
Withdrawn

8970466 08-06-1989
Demolition of existing ground level garage and pantry side extension.*(plans submitted)
Withdrawn
Drawings available

8903384 08-06-1989
Extension and alterations and change of use to separate residential unit.*(revised plans submitted)
Withdrawn
No documents

3.2 Consultation

As noted above, this submission comprises very similar proposals to those already approved under 2021/3374/P and 2021/3891/L dated 12/04/2022. Most of the amendments to the approved scheme, as listed in the covering letter dated 29th Dec 2023 accompanying this application, were informally discussed with conservation officer Colette Hatton and case officer Kate Henry during the progress of the implementation of the approved scheme.

A meeting was also held with Colette Hatton on 6th December 2023 to specifically consider solutions to the potential conservation conflicts arising with the building regulations requirements relating to fire safety provision. Whilst the building regulations Approved Document B require a sprinkler installation for a house of four storeys, this was not deemed acceptable due to the increased risk to the historic fabric of the house. A Fire Engineer was appointed by the applicant to advise and report on the alternative means by which the buildings regulations might be met whilst departing from the Approved Document. A design review was then undertaken with Colette Hatton at which it was agreed to propose the following compromise safety provisions:

Automatic Smoke Vent

A 1m2 opening low-profile flat rooflight which performs as an automatic smoke vent is proposed to replace the defective lead roof hatch to the flat section of lead roof to the South Wing; it will therefore also provide roof access. It is proposed to be set out to limit the structural alteration to the roof timbers to the removal of one short section of joists only.

Fire suppression installation

The area of greatest fire risk is the Kitchen Dining room. To reduce the risk that a fire in this area would affect the protected staircase, it is proposed to install a single fire suppression system by Plumis, to be supplied by Firefend Ltd. The system comprises:

- Ceiling mounted detector
- Flush wall-mounted spray head
- Dry-pipe installation
- Pump located within Scullery beneath Kitchen Dining

Plumis state in their literature:

Old buildings are particularly susceptible to fire damage: a large number of heritage buildings are damaged by fire every year. Automist Smartscan provides effective fire suppression ideal for water-sensitive applications such as . . . heritage properties. Installation is also possible with a minimum of disturbance to the fabric and structure of the building. As a dry pipe non-pressurised system, Automist removes the risk of burst pipes. Unlike a wet pipe system, it is free of water until a fire is detected.

We are reassured that the system has intelligent sensors which means that they do not deploy inadvertently; and when deployed they use 1/10th the volume of water of a conventional sprinkler system and emit an alarm to ensure that they draw attention as soon as possible.

Neither the Highgate CAAC nor Highgate Society have been consulted on this application, although both were consulted on the earlier approved scheme.

Whilst details of the approved proposals were shared with neighbours at no. 7A and 8, they have also not been further consulted due to the minor nature of the amendments. The owners of 7A were previoulsy anxious that ineffective sound proofing is addressed as part of the works, and that the structural support of the staircase serving 7A is not compromised; this was en the subject of further contribution of the structural engineer and both aspects have now been undertaken with success.

3.3 Use

The proposed works involve the change of use of two separate dwellings, 7 and 7B, into a single dwelling house. Flat 7B, as described above, was created in 1989 by the previous owner, and we understand that it was rented to tenants continuously until shortly prior to the advertisement of the property for sale, during the latter half of 2020.

Flat 7B has 1 bedroom and covers a GIA of 85.9m2. It is self-contained and fully separated from no. 7, having its own separate entrance via the front area.

The combining of the dwellings delivers a positive impact on the heritage significance of the listed house, and is also in accordance with Camden's policies as follows:

CPG Housing (2021) chapter 10 *Development involving net loss of homes para 10.6* states that "the Council does not generally seek to resist schemes combining dwellings where they involve loss of a single home. This provision creates some scope for growing families to expand into an adjoining property". Further, Camden's Local Plan at para 3.75 states that the "net loss of one home is acceptable when two dwellings are being combined into a single dwelling".

3.4 Layout, Privacy and Loss of Light

The accommodation that results from the combining of the dwellings, along with the proposed extension and alterations provides accommodation that is suitable in terms of scale and organisation to satisfy the requirement of both Camden's Local Plan and the London Plan, without affecting the privacy for both the users of the subject property and neighbouring occupants.

There are three areas of alteration that demand consideration of their impact on adjoining occupants as follows:

SIDE EXTENSION
Privacy
The ground level window and glazed door to the new side extension are located to avoid any loss of privacy to the occupants of no. 7A due to their orientation; the existing high boundary wall to the south also eliminates any risk of loss of privacy to no. 6 The Grove.

The side passage is in the sole use of no. 7 and available for the purposes of the maintenance of no. 7A only. Any loss of privacy attributed to the 2011 installation of the round window to the side/south elevation by the owners of no. 7A shall not affect the continued use of the side passage by the occupiers of no. 7.

Figure 5: Side Passage and 2011 extension 7A round window.

Loss of light
The position and scale of the single storey extension means that it causes no reduction in the light received by the windows of neighbouring properties.

BOW BALCONY
Privacy
Drawing GRO7/GA/005 demonstrates that the use of the balcony will not cause a loss of privacy to the occupants of the rear attic room at no. 8 The Grove due to the obstacle of chimney stack no. 1 and the depth of the recessed dormer.

CLOSET WING BALCONY
Privacy
The proposed Juliet type balcony of 1m2 on part of the roof of the closet wing is too small to be used for sitting out and so the privacy of the occupants of the rooms to the north of no. 6, will not be affected. In addition, the windows to the northern flank of no. 6 appear to serve the staircase and service rooms. Users of the balcony are restricted from accessing the western part of the roof by a railing, and so any overlooking of the rear garden of no. 6 is also minimised.

PORCH WINDOWS
Privacy
It is intended to replace the fixed obscured windows to the sides of the porch with clear glazed traditional sliding sash windows. Any clear, opening new windows within a side elevation of a dwelling house should be considered in relation to the loss of privacy for neighbouring occupants. In this case the windows are so close to the front wall of the house that the depth of the reveals of the windows to no. 7A and 8 are too great to allow any view into the interior from the porch. Furthermore, the use of the space as a porch means that any occupation of the interior will be fleeting.

ACOUSTIC SEPARATION
During construction work it is also intended to carry out improvements in acoustic insulation to the walls and floors separating the dwellings which we understand from the previous owner of no. 7 and the current owners of 7A, have never been adequate. Recommendations made by an acoustic consultant to improve the acoustic separation have been considered in terms of the impact of the heritage significance of the areas concerned and the loss of volume to the rooms, resulting in a range of solutions for the ceilings, walls and floors set out on drawings DC001, DC101 and DC201. These construction details are keyed back to the plans for clarity and identify the following:
BASEMENT
Passage
The sections of plasterboard ceiling between the downstanding concrete beams are to be replaced with suspended ceilings employing Genieclips® which isolate the ceiling from the structure and so reduce impact sound transfer. Acoustic insulation within the ceiling void will reduce the airbourne sound transfer. This work will have no impact on heritage significance since this ceiling has already undergone extensive alterations.
Back Stair/ Staircase Store

The existing small area of plaster and lath ceiling dating from the late C19 will be lost as a result of the construction of the side extension and creation of a new back staircase; the small section of ceiling to be reinstated will comprise a Casoline suspended system involving hangers which provides the greatest acoustic separation but with the greatest loss in ceiling height. Due to the nature of this space this loss of height has a neutral impact.

TV Room/Guest Bedroom, Lobby and Bathroom

The modern plasterboard ceiling to these areas are also to be removed and replaced with a Casoline suspended system; the lack of mouldings and level of the heads of the non-original windows results in no impact on heritage significance.

GROUND

Front and Rear Reception Rooms

Where the party wall with no. 8 is of reduced thickness due to an historic door opening to the front reception room, and niches either side of the chimney breast to the rear reception, it is proposed to tooth in masonry to achieve a continuous and substantial party wall thickness. Furthermore there is evidence that the fireplace to the rear reception room historically opened into both properties, during the extended period that they were in single family occupation; the subsequent separation appears to comprise a half leaf of masonry and so noise travels easily between the properties. It is also proposed to line this brick leaf to the fireplace with a further masonry leaf. Whilst the anomalies in the party wall are of some interest since they provide evidence of the social history of the properties, the impact is neutral in the context of the hierarchy of significance within the properties.

Study/ Guest WC/ Guest Cloaks

This area (the existing kitchen which is to divided up) is particularly vulnerable to sound transfer from and to no. 7A due to the poor quality of construction work carried out in the 1940s in the separation of 7A. The room currently has a modern plasterboard ceiling, no remaining mouldings or details (although the 1940s fitted kitchen joinery has charm) and there is a substantial panel of wall above the original front window which will allow for a suspended Casoline ceiling to achieve maximum acoustic separation from above. In addition the earlier loss of any original room proportions means that the 3" 'breeze' separating wall can be lined with an independent structure with 2 no. layers of Sounbloc with neutral impact on heritage significance.

Larder and Inner Hall

This space has a low ceiling and raking soffit due to the presence of the staircase within flat 7A above; although already low the impact sound transfer is high in this area and it is worth the loss of a little more ceiling height with a dropped ceiling using Genie® clips and a similar wall lining within what will become the larder cupboard. There are no historic mouldings within these areas to cause more than neutral impact.

Kitchen/ Dining

The ceiling to this important reception room is lined with original plaster and lath, which appears to have been reinforced in the 1940s with planted decorative timber battens and a modern cornice. It is not possible to access the floor void from above (due to the high level of finish with no. 7A in separate ownership) to carry out reinforcement of the plaster and lath, or insert acoustic insulation, and the risk to the ceiling is too high to remove the battens, and so it is proposed to underscore the ceiling and battens with Soundbloc above which will be laid a high density sound isolation barrier. In the case that 7 and 7A were

to be reunited to form a single dwelling then this layer could be removed and reinforcement of the ceiling undertaken from above. The thin build up of this treatment will not impact on the proportions or window details within this room and so the impact will be neutral.
The dropped section of ceiling at the location of the staircase above will be lined and panelled to achieve acoustic separation. Again if the stair were to be removed in the future then this panelling would be easily removable with no harm to any original fabric.
The separating wall within this room will be lined with an independent structure extending through to the new extension, to achieve a maximum insulation without loss of historic detail or impact on significance.

FIRST and SECOND

Landings

The 1948 drawings detailing the proposed conversion of the property indicate that the wide openings that had been formed in the 'party wall' between the original and later south wing in the second half of the C19, was in 1948 infilled with two independent leaves of '3" breeze' in a wall that is otherwise two bricks (440mm) thick. It is proposed to replace the leaf to the no. 7 side with a 9" skin of masonry toothed into the existing to improve the acoustic separation at both levels.

THIRD

Bedroom 4/ Bedroom 5/ Landing / Bathroom/ Ensuite

Significant disturbance is experienced by the occupants of no. 7A when this level is occupied due to impact as well as airborne noise; there are no carpets at this level and an investigation of the floor structure has revealed that there is no acoustic insulation within the floor void. However investigations have also exposed that the floor structure is independent from the ceiling structure and so it should offer very good acoustic separation, without any raise in the floor level. It is proposed to lay acoustic insulation within the void, and seal the void with a dense plank system as well as support the floorboards on isolation strips and provide carpets to these rooms. Impact on significance will be neutral.

3.5 Amenity

The already generous amenity provided to no. 7 The Grove will be improved as a result of the proposals as follows:

- The recovery of the north front area;
- The creation of a side yard and extended rear terrace;
- Creation of a balcony above the bow bay;
- Creation of a Juliet type balcony above the closet wing.

Flat B is not currently provided with any private outdoor amenity area despite its generous GIA and as such is substandard by today's standards.

3.6 Parking and cycle storage

There will be no alterations to car parking spaces as a result of the proposals. Parking spaces are provided on the east side of the Grove, controlled between the hours of 10am and 12 noon when residents permits are required.

There is currently no allocated secure covered cycle storage provided for no. 7 or 7B. The proposed bike shed outbuilding to the rear of the house will provide convenient secure covered storage for at least four cycles and accessories.

3.7 Refuse

Since the introduction of wheelie bins for recycling (green) and general use (black), those for no.s 7, 7A and 7B appear to have been stored outside the railings on the gravel area. The reduction in the number of dwellings will necessarily result in a reduction in the number of bins required, and those retained by no. 7 will be stored within the new outbuilding to the rear, being delivered to the street for collection only. No. 7 is unlikely to require a brown bin for garden waste since ample composting storage is provided within the garden.
Internally the new kitchen will provide separate recycling and general waste storage.

Figure 6: Existing refuse storage in gravel area.

3.8 Trees and ecology

Only the mature hornbeam to the rear garden is potentially affected by the works proposed in this submission, and so the subject of an Arboricultural Report (AR) and Arboricultural Method Statement (AMS) provided by Russell Miller Arboriculture, along with a Tree Protection Plan identifying a site specific RPA and High Priority Root Area.

Figure 7: Mature hornbeam adjacent to existing garden shed.

These reports have been developed in conjunction with outline structural proposals by Osborne Edwards Consulting Structural Engineers designed to avoid or manage harm to the root system of the tree in relation to the following areas:

REAR EXTENSION
Deep mc foundations are proposed to be minimised to a 600x600 pad at the corner of the extension and a strip adjacent to no. 7A; ground beams bearing off these pads and the flank wall of the existing building support the new walls over whilst allowing for the preservation of roots beneath.

TERRACE EXTENSION
As set out in the detail proposals below, the existing terrace paving is to be lifted and the ground beneath excavated to accommodate rainwater harvesting and retention tanks which are further discussed below. A new 200mm in-situ slab will span from the back wall of the house to a new dwarf wall running parallel, and cantilever beyond to form the extended terrace; the perimeter wall that provides the enclosure to the terrace level beds, which are open to the ground beneath, are then supported on very shallow ground beams on helical piled foundations. The location of the piles is determined following investigations involving the arb consultant monitoring, to establish that roots with a diameter greater than 25ø will not need to be cut.

OUTBUILDING
The footprint of the outbuilding extends across the High Priority Root Area and so the detail of this is of greatest concern. However, the floor level of the timber framed building is higher than the existing ground level: a timber floor joists structure will span between steel framing above ground level which in turn will be supported on a minimum number of helical piles. As above the location of the piles is determined following investigations involving the arb consultant monitoring, to establish that roots with a diameter greater than 25ø will not need to be cut.

CONSTRUCTION EXCLUSION ZONE
The AMS also sets out the requirement for a construction exclusion zone during the process of construction to avoid harm to the tree through accidental collision or compaction of the ground associated with its root protection area.

NESTING BOXES
If nesting boxes are to be integrated into the fabric of the building these are ideally on north and east facing elevations to avoid overheating; the total absence of a north facing elevation, and the heritage significance of the front/ east facing elevations means that no. 7 The Grove offers little opportunity. Consideration will therefore be given for nesting boxes for both bats and birds within the extensive garden.

3.9 Flood risk and Sustainable Drainage strategy

With reference to Environment Agency maps, the subject property is within Flood Risk Zone 1 and it is also at very low risk of flooding from surface water. As such a Flood Risk Assessment is not required.

That apart, it is proposed to provide a sustainable drainage system to assist in the reduction of incidents of inundation of London's sewers and the environmental pollution that results. An analysis of the areas of impermeable surface before and after the proposed development below, indicates that this is increased. For purpose of this assessment it is assumed that existing and proposed paved areas are permeable apart from the extended terrace and north front area both of which will be laid on a concrete slab:

Impermeable surfaces prior to development

Main roofs	165.0m2
Outbuilding	20.5m2
Front area roof	7.0m2
	192.5m2

Impermeable surfaces after development

Main roofs	165.0m2
Extension	12.1m2
Outbuilding	12.8m2
Rear extended terrace	28.6m2
Front area	5.6m2
	224.1m2
Increase	31.6m2

It is proposed to install a rainwater harvesting tank of 3000l capacity beneath the new extended terrace, to receive the surface water from the rear half of the existing main roofs, amounting to an area of approximately 89m2; the water collected will serve the 2 no. cisterns at basement level and the washing machine; it will then overflow to a garden irrigation system which in turn will overflow to a soakaway. This provision will therefore result in some reduction in the impact of surface water on the sewers.

To reduce the pressure on the main drains as well as reduce water consumption, it is also proposed to install a greywater treatment recycling system by Hydraloop within the house to redirect bath, shower and washing machine greywater for use in 4 no. wc cisterns. Any overflow from the greywater collection will be discharged to the rainwater harvesting tank and thus potentially on to the garden irrigation. Technical details are provided with this application to avoid the requirement to condition this item.
These proposals will serve to reduce the rate of surface water run-off from the buildings and limit the impact on the storm-water drainage system,
whilst safeguarding the special architectural and historic interest of the building in accordance with Policies D2. CC1, CC2, CC3 of the Camden Local Plan 2017.

3.10 Access

Accessibility as a result of the proposals is affected as follows:

TO THE DWELLING
There are no alterations proposed to the existing access arrangements to the dwelling. Parking is available adjacent to the boundary of the property. The existing boundary gates are wide and there are no steps to navigate to reach the front door.

INTO THE DWELLING
There are no alterations proposed to the existing access arrangements into the dwelling by the front entrance: the existing shallow step at both the porch entrance and exit will be retained. A new back door provides optional access, although the levels mean that a step is required at the end of the side passage. The new side door is suitably wide but provided with a single step at the threshold, again as a result of existing levels.

One of the two external doors that currently serve flat 7B will be retained to provide separate access for guests if required; the lowering of the floor level to the Entrance Hall at basement level means that the number of steps at the threshold to this door is reduced from two to one.

Figure 8: External door in Front Area to existing 7B.

INTO THE GARDEN
The existing door from the Rear Hall in the Original House remains unaltered. New glazed doors with a level threshold and opening width of approximately 1m are provided from the Kitchen/ dining onto the enlarged terrace.

WITHIN THE DWELLING
Ground level
The new side entrance opens into a boot room. A direct route through to the kitchen means that shopping can be delivered by this route more easily. A Guest WC is provided at this level within the core of the house, accessed from the Inner Hall.

Basement

The new staircase which rises into the boot room is designed to unlock the accommodation within the south end of the basement. Comprising generous treads and shallow risers, the resulting gradient of the stair is less than 39º; a handrail will be provided. The stair links the 'family' end of the ground floor to the basement rooms serving the function of Laundry/ Utility, Wine Cellar and TV room. The TV Room can be converted into a guest bedroom which is served by its own bathroom and kitchen/living/ dining room. A further WC is proposed to be located beneath the original staircase.

First and second floors

At first floor the main bedroom suite allows for direct access from the Bedroom into the Bathroom via wide doors. At second floor there are no alterations to the bedroom and bathroom provision.

Third floor

A new staircase designed with consideration for the requirements of Approved Document Part K reaches a landing from which two bedrooms and an office/ bedroom are accessed; one bedroom served by an ensuite bathroom and a further shower room serves the other two rooms. The bow balcony is reached via new glazed doors. A high step is provided at the threshold to the new glazed doors to the Juliet type balcony serving the south west bedroom which reinforces the obstacle to sitting out; the doors will be used more as a casement window.

4 DETAIL PROPOSALS

The detail provided of metalwork, joinery and SuDS is based on the information approved as part of the following discharge of conditions of approvals 2021/3891/L and 2021/3374/P:

2023/3643/L 21/11/2023
Details required by Condition 3a (railings) of listed building consent ref: 2021/3891/L dated 12/04/2022

2023/2247/L 27/07/2023
Details required by Condition 3b (doors) and 3c (windows) of listed building consent ref: 2021/3891/L dated 12/04/2022

2023/2184/P 25/07/2023
Details of Condition 4 (SuDS) of permission ref: 2021/3374/P dated 12/04/2022

As such it is considered that conditions requiring discharge will not be requird in relation to these items.

The house underwent a structural analysis, and a structural statement is provided as part of the submission documents, setting out the existing structure of the house and the approach to structural alterations. Structural investigation work has also been undertaken as part of the implementation of the authorised works along with tree root investigations, flue tests and an asbestos survey, the outcome of which informs this application.

An analysis of the impact of the proposals on the heritage significance of the listed asset is provided on page 49 after the following scope of works.

4.1 General

INTERNAL

New services installations including:

- heating and hot water involving the re-use of existing cast iron column and panel radiators;
- electrical installation;
- mechanical ventilation.

The existing service riser containing an svp and heating pipework from basement ceiling to third floor is highlighted on the survey plans. It rises in the north east corner of the ground floor kitchen (a room with no remaining interior detail) then transfers across within the first floor void (avoiding 7A) to the south east corner of the first floor bathroom, rising through the same location in the second floor bathroom and into the third floor, where services are distributed horizontally within the eaves space to the front pitch. This route is identified on section drawing FF GR07SU206.
To minimise any further damage to original fabric it is proposed to retain these riser positions at basement, ground and first floors; at second floor it is

proposed to reinstate the small corner fireplace within the Family Bathroom but use the redundant flue as the riser from this level to the third floor level.

Thermal improvements including:

- Wood fibre wall insulation subject to specialist moisture risk analysis and recommendations;
- Insulation to new areas of ground bearing slab incorporating foam glass beneath limecrete;
- Roof level insulation within loft floor;
- Restoration and refurbishment of existing doors and windows to minimise air leakage;
- Seal flues to fireplaces where required for decorative purpose only to reduce air leakage; use of enclosed stoves to minimise air leakage where possible

Acoustic insulation to intermediate floors and internal walls to specialist recommendations to improve acoustic separations between 7A and no. 7, and no. 7 and no. 8.

Plaster repairs involving retention and reinforcement of plaster and lath ceilings.

Sweep all open flues; test where proposed to be put into use and line as required with Furanflex or flexible liners to specialist recommendations.

New and restored internal finishes throughout including:

- relaying and supplementing of existing York stone flagstones to basement;
- restoration and supplementing of C19 parquet flooring to ground and first floors;
- repair and refinishing of existing floorboards to second and third floors;
- Painted decorations to a high standard throughout.

EXTERNAL

Overhaul and alterations to rainwater and foul drainage systems as shown; all external items in painted cast iron including replacement of UPVC; internal items (unless re-use of original) in UPVC. New below ground drains as noted to connect to existing sewers; rainwater harvesting and greywater recycling provision

Like for like repair to windows and external doors including possible reinstatement of bonnet blind hoods

Repair and refinishing to external ironwork including balconies, front railings/ gates; replacement of existing front basement metal steps.

4.2 Basement

General

The front/ east side of the property at basement level was converted into a flat in 1989 and the floors laid with concrete slabs, with Sika render used throughout to withstand dampness; this appears to continue to be effective and it is not proposed to disrupt these areas unless plaster and delaminated and requires replacement. The windowless room that is to be converted into the Utility and Laundry to the rear of the property was also laid with a concrete slab and tanked with Sika. The surviving original flagstone floors and exposed masonry walls have suffered as a result in a change in the moisture equilibrium within the whole basement which has resulted in dampness. Because of the more extensive works to be undertaken within the Laundry/ Utility which is to be fitted with the plant, along with the particular vulnerability to dampness of the room, which currently has two external earth retaining walls, it is proposed to lift the existing concrete slab and replace it with a limecrete slab with flagstone finish. The flagstones to the remaining areas to the rear of the house will be lifted and re-laid on new limecrete slabs ref DC201. The limecrete is laid on foam glass aggregate which both acts as an insulation layer, but also assists in the dissipation of moisture. Underfloor heating will be laid in grooves cut into the lime slab directly beneath the flags. In the areas where there is a risk of running water from the surrounding ground, a Delta or similar egg-crate type drained cavity tanking will be installed, which will allow any moisture build up to run to an external gully under gravity, without causing pressure to other fabric.

Install new exposed salvaged floorboard flooring on existing modern concrete floors (areas included in the 1980s conversion)

By room

West side (unaltered)

BACK STAIR
New painted timber back stair in extended stair well involving loss of small section of plaster and lath ceiling; new ceiling beneath cast concrete floor structure over original stone stair within Staircase Store.
Insulated lining to retaining wall;
Exposed brick to original external wall to house and within Staircase Store;
New vented panelled door within existing frame to Staircase Store.
New door opening with salvaged half glazed panelled door to Utility/ Laundry.

Figure 9: Blocked back stair/ proposed staircase store and area of new ceiling.

PASSAGE
Reopen historic opening from Passage to TV Room/ Guest Bedroom and install new panelled door.
Remove loose sika plaster to expose limewashed brickwork; painted t&g boarding to dado level.

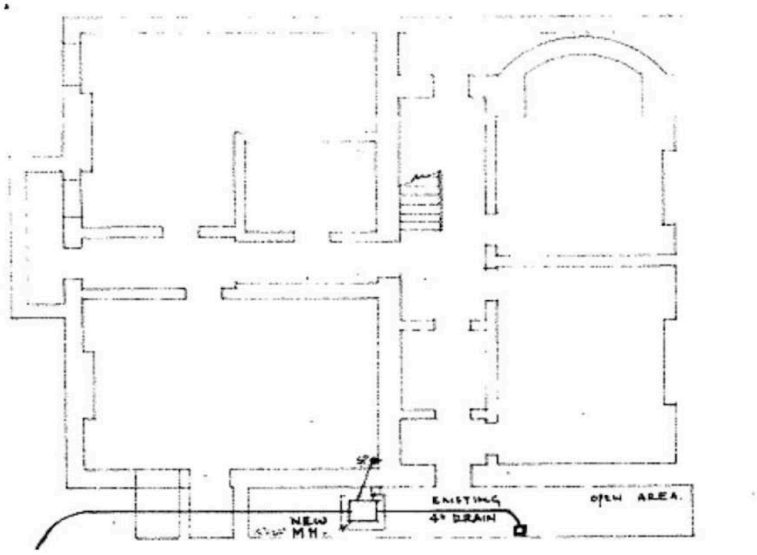

Figure 10: 1945 Basement Drainage Plan (Camden Archives) showing historic opening to passage.

UTILITY/ LAUNDRY & SCULLERY
Form opening in closed chimney breast within Laundry;

New wall linings to existing earth retaining brickwork as noted above;
Replace modern pb ceilings;
New door opening to Back Stair noted above
Install new painted panelled door in existing opening to Passage;
Partition to form Scullery with painted timber framed glazed screen;
Plant installation including grey water recycling;
Traditional painted timber cabinetry for laundry, scullery and storage purposes.

WINE CELLAR
Rehang existing door to open inwards;
Retain existing wine storage;
Wine racking as required.

LOWER HALL, STAIR FLIGHT 1, WC & COLD STORE
Repair missing spindle to original painted timber staircase;
Partition with painted timber panelling to create WC beneath staircase; adapt and rehang existing door;
Remove support post and re-support newel on timber studwork enclosure to WC;
Repair/ supplement timber boarded ceiling;
Raise floor level to Cold Store;
Install new bottom hung inward opening painted timber casement window in existing opening to vent Cold Store to replace asbestos panelled door;
Install Comms cupboard to Lower Hall.

DEN
Strip hardboard ceiling; install new plasterboard ceiling;
Strip out services and plant;
Open up fireplace to original size with new mantle; decorative only
Open up bow bay window openings; fit new traditional painted timber framed sashes; reuse existing stone sub cills;

Figure 11: Existing Rear Well with blocked window openings and concrete slab above.

Demolish concrete floor slab over to recover Rear Well; make good retaining wall as required;

Restore existing dresser

East side (1980s conversion)

TV ROOM/ GUEST BEDROOM, GUEST BEDROOM and GUEST BATHROOM
Strip out partitions and modern fit out including oak flooring from 1980s conversion;
New pb/ skim partitions to create Guest Bedroom; painted panelled doors as required;
Acoustic insulation and lining to existing modern plasterboard ceiling improve acoustic separation with 7A Hall above noted above;
Open up TV Room fireplace; fit new chimney piece, stone hearth. Decorative only due to absence of open flue.
Traditional fitted cabinetry;
Reform original window opening to front wall to Guest Bedroom and install new traditional painted timber 6/6 sash window, painted stone subcills and painted internal panelled shutters to match existing.

GUEST BATHROOM and ENTRANCE HALL
Strip oak flooring and reduce level of floor to match that to adjacent rooms;
Fit new panelled door in opening to Guest Bathroom;
Adapt existing front door and glazed side light to suit new floor level;

KITCHEN/ LIVING/ DINING
Reform original window openings to front wall and install new traditional painted timber 6/6 sash windows, painted stone subcills and painted internal panelled shutters;
Adapt existing door to Entrance Hall to suit taller opening and rehang to open inwards;
Strip out infill to original door opening and hang new panelled door to Lower Hall;
Open up fireplace to original size; fit new mantle and York stone hearth to further detail; line flue and reinstall existing gas solid fuel effect stove.
Fitted joinery to accommodate kitchenette.

NORTH FRONT AREA, COVERED AREA, NORTH STORE AND WORKSHOP
Strip out glazed door and patent glazing over existing Covered Area along with boxings, oak flooring etc.;
Strip out fittings, joinery, linings and oak flooring to existing Vault Kitchen and Vault Dining;
Excavate and relay new North Front Area with salvaged Flagstones to falls to new gully and adapt steps to suit;
Masonry infill and raise cill to create door opening to North Store; raise cill to create door opening to Workshop;
New painted timber boarded doors to North Store and Workshop with black iron ironmongery
Extend painted rusticated stucco/ render as required

SOUTH FRONT AREA, METER VAULT and SOUTH STORE
Strip out redundant electricity and gas meters, boards etc.
Strip out brick planter;
Strip out security bars to windows and make good render;
Excavate and relay new South Front Area with salvaged Flagstones laid to falls to new gully;
Lay Meter vault and South Store with salvaged Flagstones
New gas and electricity meters as required; all pipes and cables to be concealed externally where associate with no. 7;

Figure 12: Existing door to South Vault and meters.

Raise cill to door opening to Meter Vault and fit new painted timber boarded door/fixed panel with black iron ironmongery;
New partition with painted boarded linings, and boarded door South Store;
Replace steel stair with new LCC tread stair

4.3 Ground Floor

General
Restore and supplement parquet flooring throughout existing house

By room

FRONT GARDEN
All as approvals 2023/0256/P & 2023/0604/L:
New balustrade to North Front Area comprising painted cast iron panels to match existing/ original on low wall;
New balustrade to South Front Area comprising painted cast iron panels to match existing/ original on low wall with gate to access replacement stair.

Figure 13: Painted cast iron panels on existing South Front Area, to match.

PORCH
Replacement of modern windows to porch with 4/4 painted timber sash windows with ogee architraves and bullnose window board to interior;
Reduce level of roof parapet and renew roof in lead sheet with wood rolls and lead copings; new flat roof outlet and rainwater connection to existing RWP;
Restore marble steps;
New coir to matwell.

ENTRANCE HALL, STAIR HALL, REAR HALL & INNER HALL
Repairs, reinstatement and alterations to parquet flooring by specialist;
Infill non-original doorways as shown; set aside doors and ironmongery for re-use; make good skirtings to match original as required;
Strip modern painted timber overdoors;
Form new doorway to Rear Reception from Rear Hall; hang salvaged door and ironmongery;
Bulkhead downstand to opening through to South Wing;
Strip out corner cupboard, make good skirtings to Inner Hall
Make good existing cornices.

Figure 14: Main Stair Flight 2; Figure 15: Main Stair Flight 3

STAIR Flight 2 (ground to first floors)
When the conversion of the house was undertaken in 1948 it would appear that the original staircase from ground to first floor was re-used to serve flat 7A, as noted on the 1948 drawings, so that the stair to no. 7 could be 'updated' to include a vastly overblown bottom tread and newels, curious metal S shaped spindles, and a closed string. It is proposed to reinstate the detail to this stair, including a more appropriate, albeit curved bottom step, to match that to the flight from first to second floor as follows:
Carry out investigations to establish age of staircase treads and risers with view to salvaging; strip out extended bottom tread, 3 no. modern newels, closed string and metal S shaped 'spindles';
New extended semi circular tread;
Adapt string to expose earlier cut string with return nosings and quadrant detail;
Replace existing hardwood polished handrail, with new to match original to no. 8 with carved swept turns and volute at base;
Install new plain balustrades to match original in no. 8 with cast iron support newel at base for stability.

FRONT & REAR RECEPTION ROOMS
Demolish later partition wall between existing front and rear reception rooms;
Strip out rear bow bay window seat;
Strip out bookcases and decorative brackets to rear reception niches;
Strip out 1940s cupboard to front Reception chimney breast niche;
Masonry infill to spine wall to recover original opening detail; install panelled bi-fold doors to detail;
Open up blocked chimney breast to front reception room; line flue and install new marble chimney piece to match that to rear reception, hearth etc.;

Line flue to existing fireplace to rear reception; restore marble chimney piece; install woodburning stove.
Take pressing of later C19 cornice and reproduce to suit new planform;
Make good skirtings, architraves etc. as required;
Ease shutters to front windows; install Storm Glazing slim secondary glazing to interior of existing windows to front and rear reception rooms;
Retain existing decorative overdoor to front reception.

Figure 16: Existing cornices, and bookcases and decorative brackets to rear reception niches.

STUDY, GUEST WC & GUEST CLOAKS
Strip out modern kitchen and fitted storage cupboards; strip out service riser boxing; retain SVP; lift and discard vinyl flooring;
New partitions to create Study, Guest WC and Guest Cloaks;
Rehang original kitchen door in new location and hang new panelled door to Guest WC with linings and architraves to match existing;
Wood fibre external insulated wall lining;
Acoustic linings to detail; linings to conceal services
Repair existing floorboards to take new parquet flooring to match existing;
New cornices;
New shutters, shutter boxings and architraves to match existing; install Storm Glazing slim secondary glazing between windows and shutters.

KITCHEN/ DINING and LARDER
The proportions of the original room are recovered with the removal of the corridor wall to the full length of the room; the existing door, linings and architrave are reinstated in a new section of wall continuous with the original;
The existing door opening, which currently serves the wc, is fitted with a gib door and used to access the new extension;
The fireplace is retained and the non-original chimney piece replaced with a suitable salvaged marble chimney piece; the flue is line and woodburning stove installed;
A further gib door provides a new access to the understair store which is to be used as a larder;
The soffit of the stair that serves 7A will still interrupt the corner of the recovered volume and will be clad in panelling as a minor improvement, until the time comes that no. 7A and 7 are reunited, and the panelling and stair may be removed.
The ceiling height to the inner hall is low as a result of the staircase over. However this negative impact can be mitigated by the reduction in width of the space to that of the original passage between the principal rooms in the South Wing.
The schedule of works is summarised:
Strip out doors to Corridor and WC and set aside for re-use;
Strip out WC fittings; retain panelling
Strip and discard fixed window to Patio and demolish masonry apron to drop cill to ffl;
Strip and discard WC window;
Strip out part of partition wall to Corridor;
Form new door opening into Understair Cupboard to be used as Larder;
Remove existing timber painted chimney piece and modern insert and set aside; replace with salvaged chimney piece
Lift and set aside existing parquet;
Infill door openings as shown;
Acoustic lining to party partition wall;
Wood fibre external insulated wall linings as shown; make good skirtings; reuse existing window boards and architraves;
Repair existing ceiling; underscore with acoustic ceiling to detail to improve acoustic separation with no. 7A; new plaster cornices.
Rehang existing door into Kitchen/ dining in new wall/ opening;
New gib door to Boot Room extension in existing opening;
New external painted timber framed glazed doors; strip out internal timber steps at retained glazed doors;
Cast iron airbricks to north wall for vents;
Overhaul/draft proofing to existing painted timber framed glazed doors;
Overhaul bonnet blind hoods and possibly fit new bonnet blinds for shading;
New parquet flooring to match existing;
Larder comprising gib door with racks and painted timber shelving;
Kitchen cabinetry by Plain English.
Fire suppression installation to external wall.

SOUTH TERRACE, REAR YARD & REAR ELEVATION
Rear landscape works all as per approvals 2023/0256/P & 2023/0604/L
Record and dismantle brick balustrade wall and set aside brick for re-use;
Lift and set aside existing York stone paving for reuse

Excavate to accommodate water harvesting tank to specialist detail;
New cantilever slab on masonry support walls on mc footing outside of site specific RPA; helical piles to support walls to beds;
Supplement and lay random York stone paving;
New York stone steps;
Adapt level of rear yard and form step; relay and supplement existing York stone paving;
New metal security gate to Side Passage;
The rear masonry wall to the South Wing has been finished in a cement based render, probably during the 1940s works; the brickwork is found to be saturated both at high and low levels and the render is blow in large areas;
It is proposed to carefully remove the render and replace in a lime render finish with a render band at first floor level;
The thinness of the render coat is visible on the south/ side elevation ref GRO7SU102. It is proposed to extend the render to the south/side elevation as shown on drawing GRO7GA102 and to stop the return section at a string course/ band which picks up that on the rear elevation of the extension. By extending this to the rear/ west elevation of the South Wing, the vast expanse of painted render is broken up and so this elevation dominates the overall composition less. We know that an awning was once fixed in this line which would have served a similar purpose.

Figure 17: Fixed window to patio and bonnet blinds; Figure 18: Cills and existing York stone paving.

NORTH TERRACE & STEPS
Rear landscape works all as per approvals 2023/0256/P & 2023/0604/L
Demolish concrete floor slab to recover Rear Well; make good retaining wall as required;
Masonry retaining walls on mc footing to provide support to extended terrace to SE detail;
Back fill/ sub-base as required to take paving;
Lift, supplement and relay York stone paving;
Relocate existing stone steps without balustrades;

BOOT ROOM, BACK WC, SIDE YARD & SIDE PASSAGE

Demolish existing Sauna and Garden Shed; replace timber side gate with new iron gate; demolish and prop rear wall to WC in closet wing and prop structure over as required;

Figure 19: Existing Sauna building.

Excavate to create half level to accommodate back stair; excavate to accommodate foundations, slab etc. to SE detail; retaining walls to suit at half level; cavity masonry walls to form superstructure with painted rusticated stucco/ render to match existing.

Raised parapets with stone copings to conceal rolled lead sheet roof with box gutter and flat roof outlet;
New painted timber frame sash window with stone subcill to Boot Room;
New painted timber panelled/ half glazed back door with stone subcill;
Traditional painted timber stair with mopstick balustrade;
Storage cupboards and coat racks to detail.
Salvaged terracotta tile to floor; new manhole cover to take tile finish;
Painted plaster and boarding to walls and ceiling.
Externally adjust levels to create step and lay with salvaged York stone paving.

OUTBUILDING: BIN STORE, BIKE SHED and TERRACE STORE
As per approvals 2023/2981/P & 2023/3710/L:
Timber framed, timber boarded outbuilding built off steel framed structure supported on helipiles to SE detail to avoid disruption to roots within RPA;
Pitched zinc sheet roof with zinc gutters and rwp;
Timber boarded external and internal doors to bike store;
Air source heat pump to rear enclosure.

4.4 First Floor

By room

STAIR & LANDING
Ref Ground Floor above for stair detail; strip enlarged bottom tread to flight 3 (first to second); fit new half circular bottom tread

Replace secondary glazing with Storm slim secondary glazing to half landing window;

Figure 20: Modern painted timber overdoors on first floor landing

Strip modern painted timber overdoors;
Repairs, reinstatement and alterations to parquet flooring by specialist

BEDROOM 1
Take measures to preserve painted ceiling within bay; restore painted ceiling beneath ceiling paper;
Existing fireplace decorative only;
New opening in spine wall to take painted timber panelled double doors;
Retain decorative overdoor.
Repairs, reinstatement and alterations to parquet flooring by specialist;

Figure 22: Damaged ceiling painting in existing Bedroom 2/ proposed Dressing Room.

DRESSING ROOM/ BATHROOM
Carefully remove and set aside cast iron bath and basin for reuse;
Carefully remove and set aside bakelite panelling to WC boxing;

Figure 23: Cast iron bath to salvage.

Strip out carpets, tiles, services etc;
Remove doors, linings, architraves etc. and set aside for reuse
Strip out C20 partition walls, boxings etc.;
Strip and discard chimney breast niche fitted wardrobes dating from 1940s;
Strip out modern gas fire;
Take pressing of later C19 cornice and reproduce to suit recovered planform where missing;
Reinstate plaster mouldings to ceiling to suit painted decoration, to match Bedroom 1;
Hang salvaged panelled door leaf in original opening;
Replace fanlights to existing glazed external doors with margin light glazing bead;
Reinstate shutter and architrave to southern window where damaged by modern partitions; ease/ restore working shutters to north window;
Install Store Glazing secondary glazing;
Install low window seats over radiators;
Repair and refinish existing cast iron balconies;
Recover original fireplace opening; install slate hearth, new C19 crossover chimney piece, insert etc. ; decorative;
Repairs, reinstatement and alterations to parquet flooring by specialist;
Install traditional sanitaryware and dressing room cabinetry

4.5 Second Floor

By room

STAIR & LANDING
Replace secondary glazing with Storm slim secondary glazing to tall stair window;
Strip out stair flight 4 (second to third) including partition enclosure, understair cupboard doors and fitted cupboard;
New traditional painted timber stair with bullnose nosings, cut string, square spindles, turned newel and mopstick handrail with carved turns; plaster soffit to bead;
Painted timber panelled understairs cupboard doors;
Make good skirtings, mouldings etc.

Figure 24; Modern fan lights above doors to Family Bathroom and Bedroom 3.

BEDROOM 3
Strip out modern fanlight and reinstate wall above door
Ease shutters; install Storm slim secondary glazing
Adapt existing fitted cupboard to left hand chimney breast niche to form deeper wardrobe as has been carried out in Bedroom 2.

FAMILY BATHROOM
Rehang door to hand;
Strip out and discard sanitaryware, boxings, tiling etc.
Reinstate fireplace to chimney breast and use redundant flue for svp route;
Repair cornice as required;
Fit out with salvaged sanitaryware from first floor;
Reinstate working shutters; install Storm Glazing slim secondary glazing.

4.6 Third Floor

GENERAL
Strip out partitions;
Remove and set aside doors;
Strip and discard all windows;
Insulation at roof level within eaves cupboards/skeilings;
Replace all casements in inverted dormers with traditional painted timber framed sash windows;
Carefully lift floors to South Wing to provide acoustic insulation to voids; relay original boards on acoustic subfloor for wax finish.

LANDING
Pb/ stud partitions to create landing with linen storage cupboard; cut back floor to create stairwell with landing balustrades to match staircase see above;
Flat square edged skirtings
Re-use existing panelled doors; supplement with new to match to rooms; panelled door to linen store; small ogee architraves;
Painted timber framed hinged multipane laylight with cast textured glass to ceiling; ogee architrave; fitted with actuator for operation for ventilation and in conjunction with automatic opening smoke vent.

BEDROOM 4
Pb/ stud partition as shown;
New traditional painted timber framed half glazed doors for access to Balcony;
Raise masonry parapet to Closet Wing to form a balustrade for Balcony in reclaimed London stock brick to match existing; reusing the existing stone copings; steel rail to limit Balcony access;
Alterations to dwarf wall; relocate panelled access door to eaves storage;
Infill existing loft hatch; form new loft hatch opening to take hatch with integral ladder.

BEDROOM 5
New traditional painted timber framed sash;
Infill existing loft hatch;
Strip out 1940s fitted wardrobe; new fitted wardobe

OFFICE/ BEDROOM 6
Pb/ stud partition as shown;
Form new loft hatch opening to take hatch with integral ladder.
Lower cill to take new painted timber framed half glazed doors to access Bow Bay Balcony; demolish masonry parapet and adapt lead roof to suit; strip off insitu concrete coping and handrail and raise parapet to bay match that to either side; new painted metal railing balustrade to inside face of parapet wall;
Niche drinks cabinet and fitted joinery.

Figure 25: Existing third floor dormer window to rear bay.

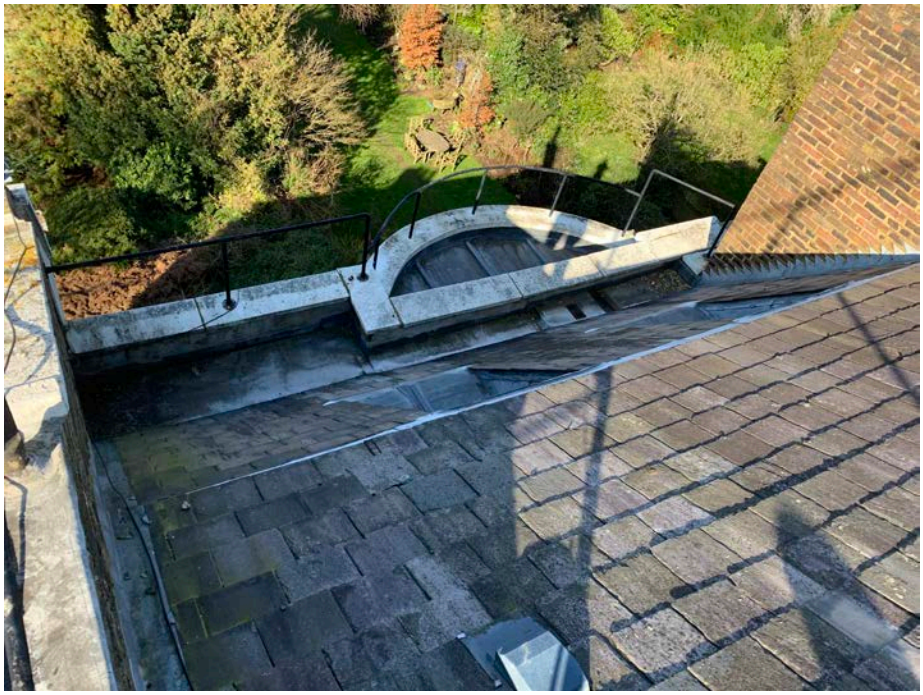

Figure 26: Parapets to rear, with lower in-situ concrete coping to bay.

SHOWER ROOM
Pb/ stud partition as shown;
Sanitaryware installation; drainage within eaves space
Jack and Jill doors including gib door to Bedroom 4

ENSUITE BATHROOM
Pb/ stud partition as shown;

New opening conservation rooflight set flush with roofslope;
New dwarf wall and boxing;
Sanitaryware installation; drainage within eaves space

4.7 Lofts and Roofs

By room/ area

NORTH LOFT
Original house
Form new structural openings in loft floor joists to take insulated loft hatch with integral ladder; setting out subject to location of primary truss tie member;
Subject to structural investigations:
supplement loft floor joists to accommodate 200mm wood fibre insulation to void, with
perforated hardboard overlay decking to maintain vapour permeability.
T&g boarded chute to connect AOV and laylight; with door access and ladder access to new roof hatch (see below)

Figure 27: South loft with existing water tanks etc.

SOUTH LOFT
South Wing
Empty and strip out water tanks, pipework etc.
Strip out existing hatches 2 no.; infill openings/ make good;
Form new structural openings in loft floor joists to take:
insulated loft hatch with integral ladder;
laylight see above for detail.
Subject to structural investigations:
supplement loft floor joists to accommodate 200mm wood fibre insulation to void, with
perforated hardboard overlay decking to maintain vapour permeability;

NORTH ROOF

Original house
Reinstate or replace slipped or damaged slates;
Replace plastic roof vents with custom lead eyelid vents;
Repair cement flaunching and small areas of pointing like for like to chimney stack;
Install suitable terminations to existing chimney pots to stack 1 to suit fireplace proposals;
Lead box gutters, flashings etc. to be examined by conservation leadworker; repair/ replace only where essential with minimum disruption to formation boards;

SOUTH ROOF
South Wing
Reinstate or replace slipped or damaged slates;
Replace plastic roof vents with custom lead eyelid vents;
Strip lead sheet flat roof section and replace like for like; replace/ repair formation boards/ substructure as required where rotten; replace access hatch with new low profile glazed rooflight in new location to operate as automatic opening smoke vent;
Repointing/ repair to chimney stacks where required;
Replacement of lightning conductor.
Lead box gutters, flashings etc. to be examined by conservation leadworker; repair/ replace only where essential with minimum disruption to formation boards;
Inspect outlets and hoppers to box gutters; allow for increasing size of outlets in conjunction with lead work.

Figure 28: Roof safety handrail; Figure 29: Existing rear slope of south roof, with roof vents.

4.8 Conservation and Heritage Impact: the listed house

The appraisal of the history and heritage of the house within the Heritage Statement enables an assessment of the impact that the proposed works will have on its significance. In his Heritage Statement Neil Burton of the Architectural History Practice, concludes:

Overall, the proposed alterations are well-considered with due regard to historic character. They will have no adverse impact on the significance of the listed building and will allow a continuing beneficial residential use which will help to preserve the fabric of the building in good condition.

This conclusion is derived through a process of weighing up relative levels of impact caused by proposals, which can be described as positive, negative or neutral. Further detail analysis is provided here:

EXTERNAL PROPOSALS

Figure 30: Front Area glazed roof.

Front

The recovery of the north front area through the removal of the glazed roof, the insertion of basement sash windows and timber boarded doors to the storage vaults along with cast iron railings to match the original will have a positive impact. A positive impact will also arise from the replacement of windows to the side of the porch and alterations at porch roof level to enable the restoration of the cast iron balcony at first floor level.

The replacement of modern casement windows with sashes modelled on those visible in a historic photograph will have a positive impact.

The replacement of the roof access hatch with an automatic opening smoke vent which will also act as a replacement maintenance access hatch is considered a minimum requirement to satisfy building safety requirements in relation to fire safety. As demonstrated on drawing GRO7DC051 the new hatch is not visible from the pavement on the far side of the Grove; it becomes visible from the pavement on Highgate West Hill at a distance of approximately 75m and as such makes a negligible disruption to the roofline; it should also be noted that the numerous trees between these points means that it wont be noticeable.

Figure 31: Modern porch windows; Figure 32: Historic photo of 1980s basement works, and lost original sash window.

Figure 33: Front elevation casement windows to third floor, and roof safety handrail visible from street.

Side

The replacement of the rendered masonry sauna building with an outbuilding of modest scale and lightweight materials will have a positive impact;
The new side extension in conjunction with the demolition of the sauna building will also have a positive impact.

Rear

The new side extension will have a neutral impact on the heritage significance of the house; the extending of a render band across the rear of the South Wing will have a positive impact, improving the appearance of the large expanse of modern render which has historically supported an awning above the arch-headed doors. The new half glazed doors to the new kitchen/ dining room will replace a non-original fixed screen window without glazing bar detail; the introduction of glazing bar detail to match the flanking windows, and the reinstatement of the blinds will in combination have a positive impact despite the loss of fabric in dropping the cill level;
The extension of the terrace will have a neutral impact but the addition of cast iron safety railings to the recovered basement well may have a negative impact although the reinstatement of the well and insertion of sash windows a basement level on balance has a positive impact.

Figure 34: Visualisation of existing rear elevations.

Figure 35: Visualisation of proposed rear elevation

At roof level, the modern casement windows are replaced with sashes modelled on those visible in the historic photograph below, and will have a positive impact; the insertion of flush conservation rooflights to the rear roof slopes will have a neutral impact as result of their size and detail. The removal of the clumsy safety handrail to the non-original bow bay, along with the removal of its insitu concrete coping, will have a positive impact that will mitigate any harm that arising from the alterations required to enable the use of the bow bay as a balcony.

Figure 36: Historic photo of rear elevation, circa 1950s, showing original sash windows to third floor dormers.

The raised parapet wall to the bow bay, which will be capped with natural stone copings in place of the existing concrete coping, means that the steel railing, set fully to the inside of the parapet, is barely visible from the ground. On balance the addition of this handrail, and the removal of the safety handrail atop the coping will have a positive impact. Furthermore, the replacement of the inverted dormer casement window with half glazed doors to provide access

to the terrace is also barely visible due to its location behind the projecting bay. The loss of historic roof fabric to achieve this arrangement does have a negative impact on the heritage significance of the original house, but the measures taken in the design of the doors, parapet and railing minimise the extent.

Figure 37: Visualisation of existing bay and safety handrail

Figure 38: Visualisation of proposed raised bay parapet

INTERNAL ALTERATIONS

Basement

The conversion of the two flats into a single dwelling has a positive impact since it goes some way to reinstate the historic scale and organisation of the house.

Other alterations at basement level overall have a positive impact: the revival of the service rooms to the rear is partly made possible through the insertion of the new back stair and so the loss of the fabric at ground level of the late C19 closet wing is a worthy sacrifice. The opening up of fireplaces, and reinstatement of the front and rear rooms in the original house has a positive

impact; the primary front room in the South Wing will need to continue to be subdivided, albeit in a new arrangement, to provide guest accommodation: this has a neutral impact given the existing condition.

Ground floor

The most positive impact of the works at ground level lies in the recovery of the planform of the original house, including the reinstatement of fireplace to the front reception room and re-running of mouldings to match the existing later C19 mouldings. The alterations to the stair flight from ground to first floor will have a positive impact in improving the consistency of the C19 detailing and enable the opening of the original rear reception doorway.

Within the South Wing, the planform of the principal rear room is recovered despite the presence of the 1948 staircase cutting through the north east corner: a lightweight panelled cladding reduces its interruption of the important room; the introduction of C19 mouldings which were lost during the 1940s conversion works will have a positive impact.

Figure 40: C20 painted timber chimney piece; Figure 41: Existing Kitchen.

The subdivision of the existing front room within the South Wing is of neutral impact, since the existing kitchen is already created out of the subdivision of a much larger room: furthermore the reintroduction of shutters to the original front window will have a positive impact and new mouldings to match existing (all of which are lost here) will create a charming study and playroom.

First floor

Again, the recovery of the planform of the original house has the most positive impact, along with the opening up of the fireplace to the front room, reinstatement of window shutters etc. This positive impact outweighs any negative impact caused by the creation of connecting doors between front and rear rooms.

Second floor
At second floor the removal of the stair enclosure and addition of continuous handrail to the stair has a positive impact, with the wholesale replacement of the stair which dates from the 1940s, having a neutral impact at this level.

Third floor
The historical layout of the third floor accommodation is unclear although the small fireplace suggests that the south west room might have provided servants accommodation. Linings are primarily modern plasterboard and joinery is not historic so the partial reorganisation at this level has a neutral impact since it neither disrupts a historic planform nor results in loss of historic fabric.

Lofts and roofs
Improved access into the lofts and the insertion of a laylight, rooflights to the rear slopes and replacement hatch causes minor disturbance to non-original timbers and so is of neutral impact. Lead repair and replacement where required at roof level and some alterations to box gutter outlets will reduce the risk of harmful leaks and so will have positive impact.

The change of use, proposed extension and alterations will on balance have a positive impact on the heritage significance of the listed house.

4.9 Conservation and Heritage Impact: the conservation area

NPPF paragraph 193: "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation." Conservation is further defined as: "The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance". In addition to those impacts on the listed building, by implication it is also important to consider the impact that the proposals will have on the special qualities and character of the conservation area and to assess whether they are preserved, if not enhanced.

The Highgate Conservation Area Appraisal and Management Strategy describes The Grove, under Sub Area 1: Highgate Village as follows: "The street reflects the desirability of Highgate at the end of the 17th century and was said to have contained the grandest houses in London. This sets the tone for its distinct character" and "that Nos 7, 7a & 8 (listed grade II) are thought to have been built originally as one house [although disputed by Neil Burton], in London stock bricks with white-painted rusticated stucco at ground-floor level. Elegant wrought iron balconies adorn the pairs of windows at first-floor level".

It is the appearance of the front of no. 7 The Grove that contributes most significantly to the quality and character of the conservation area, the proposed alterations to which are as follows:

Removal of UPVC patent glazing to north front area and reinstatement of original sash windows at basement level;
Replacement of Porch fixed casement windows with modern cast glass with traditional sash windows with clear glass;

Alterations to parapet to Porch to detach roof finishes from cast iron balconies and enable their repair;
Replacement of inverted dormer casement windows with traditional sash windows to match those visible in historic photograph;
Removal of visible cables

The proposed alterations are positive and will enhance the quality and character of the conservation area.

5 SUSTAINABILITY

5.1 Fabric

Where possible upgrading of thermal elements within any existing building are encouraged to reduce heating load and so carbon emissions. However, the grade II listing of the house precludes any alterations to the existing fabric where such work would cause harm to the special interest of the asset. In this case it will not be possible to upgrade walls where historic cornices, or significant joinery exists or where such work would harm the planform. As noted above and where indicated on drawings, it is proposed to provide internal wood fibre insulation for lime plaster finish in locations where harm to significance is deemed to be neutral.

The existing pitched roofs will be insulated with similar wood fibre products at ceiling level.

At basement level insulated limecrete floor slabs will be laid in the rear areas.

Suspended floors will be provided with thermal as well as acoustic insulation so that heat is not lost from areas demanding higher levels of heat to those only requiring low levels.

The fabric of the new extension will exceed the requirements of the building regs.

Existing sash windows are in reasonable condition and will be repaired and staff beads replaced with proprietary staff beads with integral draft brushes, if this is deemed to improve thermal performance. Storm Glazing slim secondary glazing is proposed to be installed to windows noted above and internal shutters are going to be repaired or installed where missing, to provide additional thermal benefit.

5.2 Heating and hot water

A new heating and hot water installation is to be installed, to include high efficiency boilers in conjunction with an air source heatpump, and insulated hot water storage which will contribute significantly to a reduction in fuel consumption. Heating will be controlled over four separate zones, will be remotely operable and involve the latest intelligent technology to minimise waste.

5.3 Electrical installation

It is considered that any solar installation at roof level will cause harm to the building's heritage significance and so has not been considered.
The age and quality of the house does not offer itself to complex LED lighting solutions; installations will be simple and traditional, and where there is no conflict with the character of the dwelling, light fittings will be low energy. Electrical heating to bathrooms will be controlled on thermostatic programmers with intelligent capabilities.

5.4 Water

The capacity/ demand of sanitary fittings will comply with current building regulations for alterations to existing dwellings. Grey water recycling is installed for recycling of bath and shower water for use in wc cisterns. Rainwater harvesting also supplements the water supply for wc cisterns.

5.5 Quality and workmanship

The quality and status of the original build and quality of some of the subsequent C19 alterations has resulted in a high value property. This allows the owner to invest in appropriately high quality services from consultants and contractors, to carry out alterations, repairs and ongoing maintenance that will enable their own long term enjoyment but also the continued survival of this interesting house.

6 SUMMARY

No. 7 The Grove has had a complex and intriguing history since its original build in the 1830s. Numerous occupants and ambitious building projects have caused increasing harm to the historic fabric. Little work has been carried out to the house after the 1980s, since when the house fell out of the family use that it had been originally designed to accommodate.

It has here been shown that through careful consideration of the conservation imperatives in this substantial C19 property it is possible to satisfy the needs of a busy family today, without unreasonable conflict with planning policies.