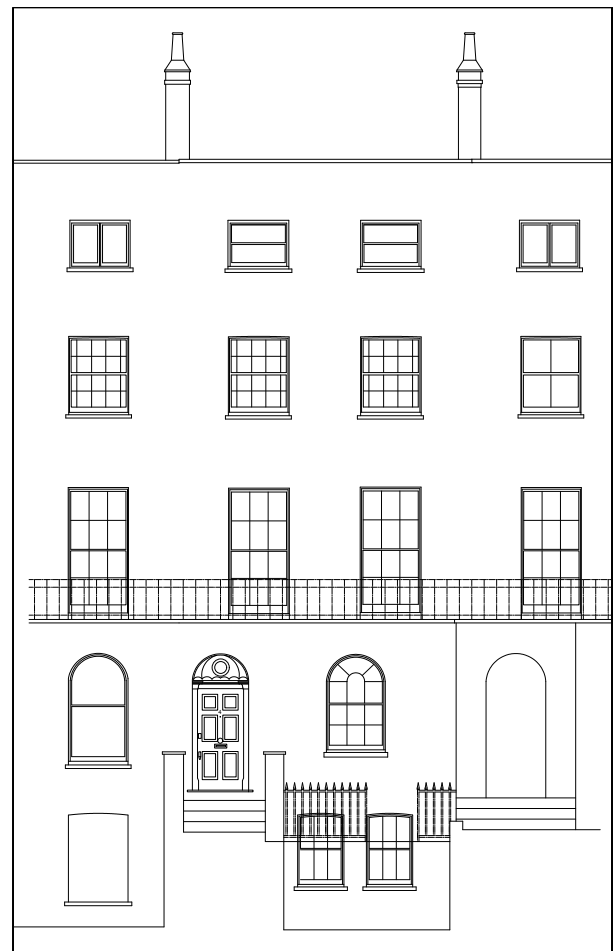


# DESIGN AND ACCESS AND HERITAGE STATEMENT FOR PLANNING AND LISTED BUILDING CONSENT

AT  
4 Grove Terrace  
London  
NW5 1PH

8 October 2012

**Demolition and rebuilding of modern basement rear garden extension; addition of rear garden balcony at ground level. Reduction of dwelling units from two to one. Addition of skylights on roof and internal alterations.**



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# INTRODUCTION - HERITAGE STATEMENT

This document with supporting drawings and photographs together with the scaled drawings form a Full Application for Planning Permission and Listed Building Consent for the alteration and refurbishment of 4 Grove Terrace, a four-storey plus basement, Georgian Grade II Listed Building in the Dartmouth Park Conservation Area. Together with the proposed works is a separate **Application for Treeworks** for the pruning of trees and felling of a magnolia tree in the rear garden.

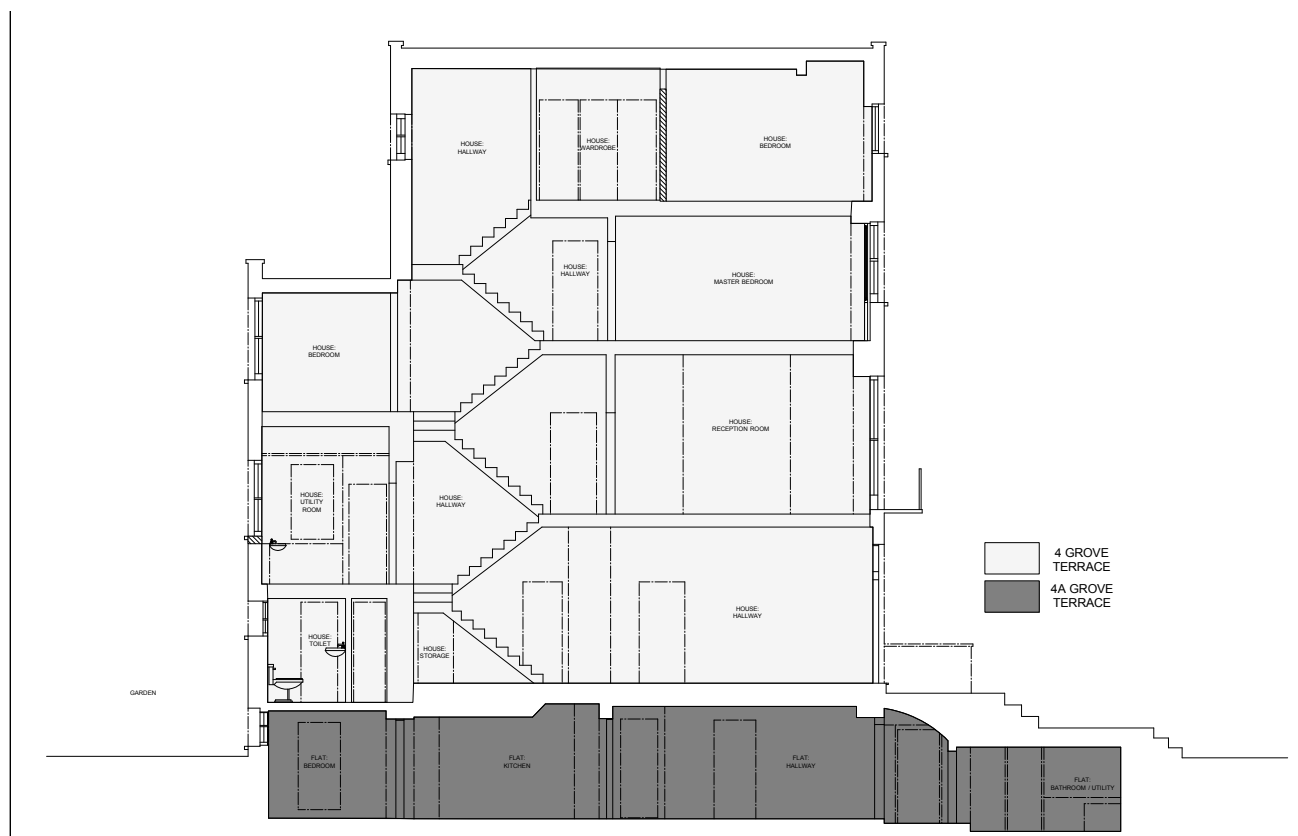
The building is currently divided into two distinct properties: 4a Grove terrace on the lower ground floor and 4 Grove terrace, comprising the top four floors (see drawing below).

Our ambition for this Georgian Grade II Listed property is to at once modernise the property, enabling contemporary needs and uses, while bringing the property back to its original design and character. We seek to achieve this, not only through the sensitive understanding of the historic spaces but, importantly, through the re-introduction of details and materials (often reclaimed) characteristic of the Grade II Listing. Our proposal seeks to revisit the original intention of house by incorporating the lower ground floor flat into a single family dwelling. In doing so, we seek to re-introduce the original internal stairwell leading from the ground floor to lower ground floor. Outside of reinstating the original circulation to the building, the lower ground floor will enable a fluid circulation through the house adding additional play space for the children, opening onto the rear garden.

We feel strongly that our proposed alterations and refurbishments will positively affect both the character of the house and Dartmouth Park Conservation Area, assuring that the house maintains its value for the area, contributing to the historic fabric of London. The proposed alterations and additions have been designed to be sympathetic to the building in terms of its space, materials and character.

In preparing this application we have had the opportunity to consult with David Peres Da Costa, Duty Planner, on 25 September 2012.

In addition to consulting national planning policy, we have looked specifically at the Camden Development Policy Section 2, DP2 'Making full use of Camden's capacity for housing,' outlining the fact that despite 'The expected shortfall in the delivery of homes up to 2024/25 is potentially worsened by the loss of dwellings in small schemes for housing conversion and redevelopment,' that 'The Council does not seek to resist schemes combining dwellings that involve the loss of a single home.' ([www.camden.gov.uk/ccm](http://www.camden.gov.uk/ccm)).



# 1.0 DESIGN STATEMENT

## Generally,

With a full understanding of the Dartmouth Park Conservation Area and understanding of 4 Grove Terrace as a grade II listed Georgian terrace house, we strongly believe that the proposed alterations and refurbishments of this application and drawings are sensitive and in keeping with the original interiors as well as local quality and characteristics of the existing Georgian terrace houses adjacent and the surrounding neighbourhood.

Our client is very interested in the building and its history and wishes to maintain as many of the original features as possible. Our client's ambition is to maintain all original skirtings and cornices, as well as refurbishing all existing timber shutters on the ground and first floors. There are many instances where our client would like to add corning and skirting where they are no longer present.

The conversion of the property from a four storey house and flat below (4 & 4a Grove Terrace ) to one entire single family dwelling seeks to reinstate the use of the property to its original state. The size of the applicant's family requires the space, and the additional play area with access to the rear garden will offer an area critical for family interaction.

Our client would like to use reclaimed materials in a number of areas. These include the flooring to the lower ground floor as well as a reclaimed fireplaces in the lower ground floor living area and the first floor reception to match existing Georgian fireplaces throughout the house. In addition to the reclaimed materials, our client will be actively choosing carefully selected pieces of furniture to give the total house a warmth and rich character.

The proposed works will be completed to the highest standards and in keeping with original building methods where appropriate.

Please find below similar developments at other Listed Georgian terraced houses throughout London.

Following is a schedule of proposed alterations.



Front elevation of 4. Grove Terrace



Rear elevation and garden of 4. Grove Terrace

## Lower Ground Floor

*Replacement of modern lower ground floor rear extension and enlarged rear external wall opening between the extension to the main house*

It is our belief that the lower ground floor rear extension is not in keeping with the period of the house; it is also awkward in terms of use, an isolated space without much room or relation to the main house or garden. We propose to replace this extension with new traditional timber doors, lower the floor level (to be level with the main house) as well as open its relationship to the main house by increasing the wall opening size. By combining the currently separate spaces into a single area for family interaction, we believe a better use of space is achieved both functionally and spatially giving a stronger connection to the garden. This is reinforced by new reclaimed timber flooring to run through both spaces. While the plan is open, it should be noted that the original definition of Living Area A will be retained through the downstand in the ceiling.

*Cutting Back of Walls in Living/Kitchen*

The proposal seeks to strategically cut back a number of

wall nibs in the existing kitchen/proposed living area. There are three of these around the existing kitchenette: a pair of wall nibs between the current living/ dining room and kitchenette and another single nib between the hallway and kitchenette. This work seeks to improve spatial connection, openness, light and simplification of the rooms.

*Demolition of kitchenette*

The proposal removes the existing kitchenette, finding it out of character with the building as well as enable the new proposed use as play and living area in the lower ground floor. The removal of the kitchenette will be also necessary for the reinstatement of the original stair as proposed.



View of LGF kitchenette showing wall nibs



View of the interior of the existing modern rear garden extension



View of doors to rear garden extension, showing small opening and disconnect to the garden



## Ground Floor

### *Re-introduction of stair to lower ground floor*

The proposal seeks to re-open the floor above the kitchenette, enabling the reinstatement of the original stair from the ground floor to lower ground floor. The presence of a stair here has been substantiated by visits to the neighbouring terrace houses on Grove Terrace. Reintroduction of the stair will not only improve circulation throughout the house, but will also bring the property back to its original design. See images below highlighting adjacent at no. 2 and no. 3 Grove Terrace. Both have retained their original stair connecting the lower ground and ground floors. In order to create a more generous landing, it is proposed to cut away a portion of the rear masonry wall between the landing and current hallway closet. We feel that the expense of this gesture will provide good return in spatial and connective experience.



Existing stair at 4. Grove Terrace



Stairwell at 3 Grove Terrace, with what appears to be original handrail details from ground to lower ground floors



Left + right above: Stair connecting the ground floor with lower ground floor at 2 Grove Terrace, indicating original design to link the ground and lower ground floors

## Ground Floor and Rear Garden

### *Proposal for kitchen balcony over the proposed replacement of the rear garden extension*

The primary purpose of a balcony off the kitchen is for herbs and plantings for cooking. Our client is an avid cook and enjoys entertaining with dinner parties. As the kitchen is not directly connected to the garden, a space as this becomes essential to any good cook interested in sustainable living, giving a connection to the garden and outdoors. In addition to the above use, we anticipate that the balcony would have a small table and chairs and used as a small space to sit outside, read the newspaper, have a cup of coffee in the warmer London months. As there is no direct external connection to the garden, this balcony would serve as the only link to the outside for the ground floor. In order to minimise any overlooking issues, the balcony railing is set back significantly; we have also indicated an increased trellis height as a privacy screen. Our clients are aware that this screen may form a part in the condition of the application.

### *Alteration of sash window into a 'sash door'*

This proposed door of the ground floor kitchen enables access to the balcony. The door would work within the existing opening and architrave. Please refer to drawing



Existing rear garden fencing to be taken down - 4 Grove Terrace



Existing modern extension to be taken down - 4 Grove Terrace

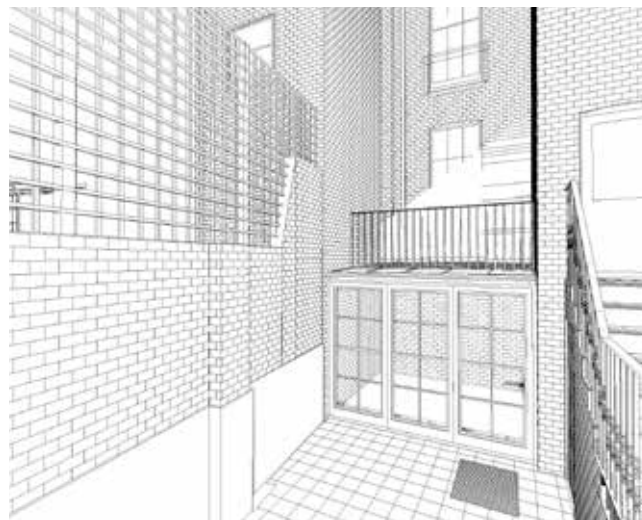
300 showing the design, which is the same as the original window in terms of material and detail, with matching mullions and glazing proportions.

### *Increased width of the rear garden and reduced garden level*

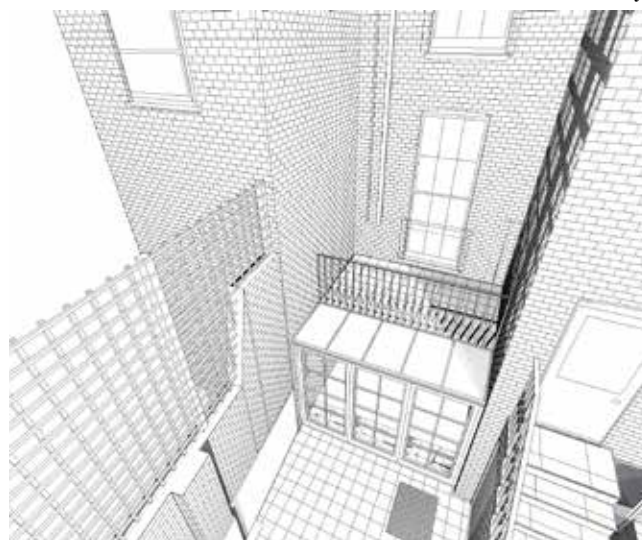
It is proposed that the current modern timber fencing is taken down together with the existing stairs linking the lower terrace to garden. In place of this are a set of full width stairs set deeper into the garden. Together with the partial lowering of the garden level, it is our belief that there will be a greater sense of spatial expanse and connection to the garden. We also strongly feel that the lower terrace will be better used than the current cavernous space.

### *Terrace Area at Far End of Garden*

A new terraced area at the far end of the rear of the garden seeks to activate the area as a distinct sitting and summer dining area. A new garden shed is also proposed in this area, replacing the current storage sheds in a state of disrepair. A sad looking, poorly sited magnolia tree in the rear garden is a visual barrier to the back of the garden. An application for its removal will be submitted under a separate application for treeworks.



View from garden: Proposed rear garden terrace and new extension with traditional timber doors and balcony



View from above: Proposed rear garden terrace + new extension with balcony and privacy screen along garden wall



### *Precedents for rear garden extensions with balconies*

Below are a few previously approved planning applications within the Dartmouth Park Conservation Area with rear garden extensions with balcony.

#### **Precedent: 1 Grove Terrace (See drawing)**

Application Number: 2003/1072/P

'The submission of details of new brick wall, pursuant to additional condition 3 of the planning permission dated 25/06/03 (Reg. No. PEX0201114) for the erection of a balcony and a spiral staircase at ground floor rear, the relocation of an existing cast iron plant box holder from the rear ground floor window to the rear second floor window, the replacement of the side boundary fence, the demolition of the brick vaults to the front of the property and new brick wall and metal railings to the front, and the erection of a single storey garage to the rear garden.'

*Approved 27 November 2003*

**Reason:** This proposal aligns with our proposed ground floor terraced with balcony.

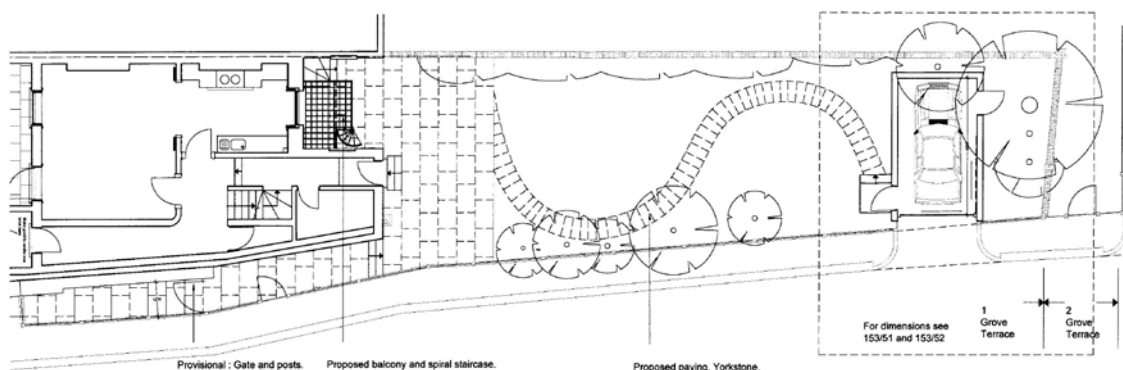
#### **Precedent: 19 Grove Terrace (See Image Below)**

Application Number: 2008/0857/P

'Extension at rear, lower ground floor with terrace above at ground floor level, conversion of stores into plant and utility room and alterations to levels of rear garden.'

*Approved 7 April 2008*

**Reason:** This proposal aligns with our proposed window conversion into a doorway leading onto the proposed terrace area.



Ground floor balcony and spiral staircase at 1 Grove Terrace

#### **Precedent: 16 Boscastle Road (Parallel to Grove Terrace)**

Application Number: 2006/0493/P

'Erection of single storey rear infill extension at lower ground floor level and installation of metal railings to flat roof at rear second floor level to allow use as a roof terrace'

*Approved 1 February 2005*

**Reason:** This proposal aligns with the proposed rebuilding of the lower ground floor extension.



## First Floor

### *Lowering of cill of rear closet wing window and removal of boiler/ cylinder and shower*

The removal of the boiler/cylinder cabinet as well as shower in the closet wing creates a second small home office space. It is proposed that the cill of the window is lowered slightly to 800mm, just above desk level. While a very minor alteration we feel this important in order to improve the relationship to the garden while sitting at the proposed desk. As our clients are professionals working often at home, we feel that this is a critical detail in the spatial relation to the outside.

### *Replacement of First Floor Front Reception chimney*

The existing Victorian chimney surround in the front reception is to be replaced with a surround to match one already existing in the music room. This is a typical marble Georgian 'Bull's Eye' surround in keeping with the original fabric of the building (see drawing section 202PR).



First Floor closet wing half landing currently as laundry room - to be replaced by small home office space

## Second Floor

### *Reinstate Fireplace of Master Bedroom*

The proposal seeks to open up an existing chimney cavity in the master bedroom. This proposes to not only reinstate the original shape of the room, but offers additional storage in the master bedroom.



Second Floor home office space to be maintained



First Floor Front Reception showing Victorian fire surround - to be replaced by Georgian 'bulls eye'



Second Floor Master Bedroom showing location of fire opening to be reinstated

## Third Floor

### *Proposed Lantern Skylight Over Stair*

It is proposed that a traditional lantern skylight (see plan drawings and section drawing 202PR) is introduced as both a feature to the stairway and an important source for light for what is currently a dark area of the house. It's proposed location is centred over the top half landing of the stair. It is our belief that the currently banal space (see photo) will be greatly improved by its introduction. We have chosen a traditional patent glazing system over a more contemporary flat roof skylight, finding it in better keeping with the character of the house. It should be noted that while the elevation of the building shows the top of the lantern, we are confident that it will not be visible from the gardens and street below.

### *Proposed addition of skylights into each of the children's bedrooms*

Despite being at the top of the house, the rooms on this floor are sadly very dark and confining. This is largely due to the small and low windows of the original design. It is our belief that the introduction of flat roof skylights will significantly improve the light level without disturbing the original character of the house. It should be noted that the roof is flat, a contemporary alteration to what would have been a pitched roof. We do not have record as to when this roof was altered.

### *Introduction of a shower room on the Third Floor*

We propose the introduction of a shower room in place of the current closet at the top floor landing of the house (see plan drawings and drawing section 202EX and 202PR). This will enable the three children to have their own shower room and WC on their own floor, rather than having to walk down the stairs, particularly at night. The design will be in keeping with the character of the house. The proposed size of the shower room falls inside the current closet volume.

### **Precedent : 24 Grove Terrace**

Application Number: 2008/0419/L

'Internal works to remove an existing bathroom and reinstate a bedroom and installation of shower room in second bedroom on second floor of residential property'  
*Approved 02 April 2008*

**Reason:** This proposal aligns with the proposed bathroom on the third floor at Grove terrace

### *Reinstating fireplaces*

It is proposed to re-open up an existing chimney cavity in Bedroom 2, providing a fire surround in keeping with the period of the house. Likewise, the proposal seeks to also improve the surround in Bedroom 3, also in keeping with the period of the house.

### *Creation of an opening in existing wall between Bedroom 1 and 2*

In order to improve on the much needed storage space, particularly children's wardrobe/ clothing, an opening in the existing wall between Bedrooms 1 and 2 are proposed. This will enable closet space to both sides. It should be noted that the height of the spaces will be well below the ceiling height to enable the reading of the original shape of



Existing Third Floor hallway, currently a banal poorly lit space

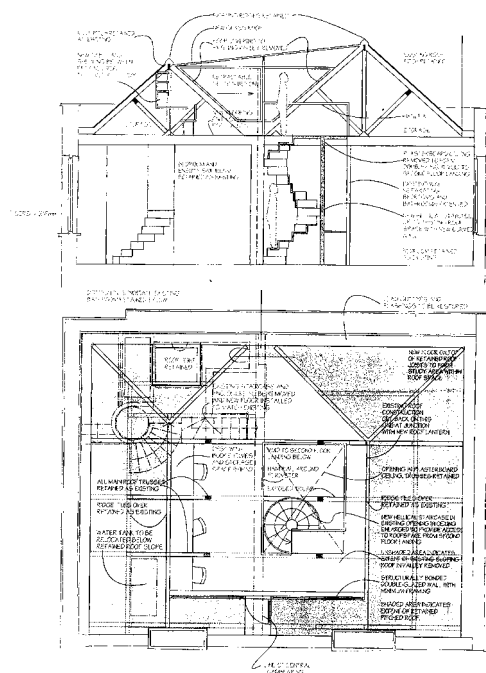
### **Precedent: 14 Grove Terrace (See drawing below)**

Application Number: 2003/1027/L

'The removal of the staircase enclosure and four roof lights at roof level, the installation of a glazed roof lantern, internal alterations at second floor and basement level and replacement windows at rear second floor level'

*Approved 19 September 2003*

**Reason:** This proposal is modern, whereas the proposed lantern rooflight for 4 Grove Terrace seeks to align more with the original fabric of the building.



## 2.0 SCHEDULE OF PROPOSED MATERIALS

*The following is a brief schedule of proposed materials to be used in the application for Full Planning Permission and Listed Building Consent*

### Lower Ground Floor

**Flooring:** New reclaimed pine boards

**Walls/Ceilings:** Existing plaster to remain, made good where necessary

**Skirting/architraves/cornicing:** New skirting to be introduced throughout lower ground floor. Profile to be in keeping with the period of the house. Architraves to remain as existing. New timber cornicing throughout lower ground floor.

**Doors:** Internal doors to be reclaimed panelled doors. External doors to be double-glazed timber framed sliding/folding doors in a traditional style appropriate to the period of the house.

**Windows:** All windows to remain as existing and made good.

**Fireplaces:** Maintain existing chimney opening in Living Area 'A,' and install new reclaimed surround and hearthstone in keeping with the period of the house.

### Ground Floor

**Flooring:** Existing timber flooring to be sanded and refinished with natural Osmo wax oil or similar

**Walls/ceilings:** Existing plastering to remain, made good where necessary and painted.

**Skirting/architraves/cornicing/picture rails:** All skirting and architrave, cornicing and picture rails to remain, made good where required and repainted.

**Doors:** Internal doors to remain as existing. Where required, any doors to be in keeping with the period of the house.

**Windows:** Windows to remain and made good as required.

**Shutters:** Existing shutters to be refurbished and stripped back to original timber, finished with beeswax

**Fireplaces:** Maintain existing chimney surround and make good existing hearthstones



Reclaimed timber flooring proposed for the lower ground floor

### First Floor

**Flooring:** Existing timber flooring to be sanded and refinished with natural Osmo wax oil or similar

**Walls/ceilings:** Existing plaster to remain, made good where necessary

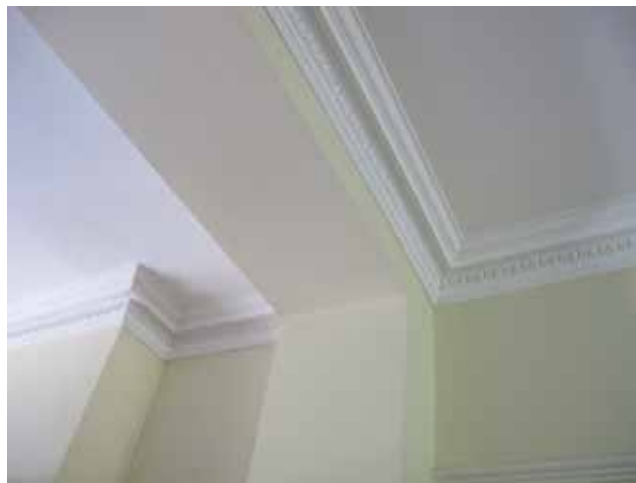
**Skirting/architraves/cornicing/picture rails:** All skirting and architrave, cornicing and picture rails to remain, made good where required and repainted.

**Doors:** Internal doors to remain as existing. Where required, any doors to be in keeping with the period of the house.

**Windows:** Windows to remain and to be made good.

**Shutters:** Existing shutters to be refurbished and stripped back to original timber, finished with beeswax

**Fireplaces:** Maintain existing chimney surround in music room; new chimney surround in front reception to match chimney surround in music room. Make good existing hearthstones.



Typical ornate cornicing to be retained





Typical Reclaimed Georgian 6-panel door

## Second Floor

**Flooring:** Carpeting in Master Bedroom to be taken up and replaced with new medium pile carpet. Existing tiles in Master Bathroom to be taken up and replaced with new tiles. Existing floorboards in proposed second floor office to be replaced with reclaimed floorboards, finished with Osmo wax oil.

**Walls/ceilings:** Existing plaster to remain, made good where necessary. Tiled wainscoting at approximately 1100mm height in bathroom.

**Skirting/architraves/cornicing:** All modern skirtings to be removed and replaced with profile in keeping with the period. All original architraves to remain. All modern architraves replaced with architraves with a similar profile to original. New period timber cornicing throughout second floor.

**Doors:** Internal doors to be reclaimed panelled Georgian doors.

**Windows:** Windows to remain and to be made good. Existing secondary glazing to be taken down and replaced with new secondary glazing to match existing.

**Fireplaces:** Maintain existing chimney surround in master bathroom. Open up existing fireplace in master bedroom to incorporate new joinery unit.



Original Architrave/Skirting detail to remain and made good

## Third Floor

**Flooring:** Carpeting in bedrooms and hallway to be taken up and replaced with new medium pile carpet.

**Walls/ceilings:** Existing plaster to remain, made good where necessary. New period timber cornicing

**Skirting/architraves/cornicing:** All existing modern skirtings to be removed and replaced with a new profile more in keeping with the original building. All new architraves to be taken down and replaced with architraves with a similar profile to originals. New timber cornicing throughout second floor. Profile to be in keeping with original building.

**Doors:** Internal doors to be reclaimed panelled Georgian doors.

**Windows:** Replace 2no. modern casement windows on the front elevation and 1no. on the rear elevation with new double-glazed (Slimlite glazing) sash windows. to match existing sash windows.

**Fireplaces:** Maintain existing chimney opening and chimney surround in Bedroom 3. Open up and install new chimney surround in Bedroom 1 in a style in keeping with original building.



Typical Chimney surround/  
hearthstone to be retained

## External Areas

**Ground Finishes:** New terraced areas in the rear garden in Yorkstone and brick

**Railings:** Black painted wrought iron railings in keeping with the context of the area



Iron Railings



Yorkstone



## 3.0 ACCESS STATEMENT

Access to the property, 4 Grove Terrace will not be altered in any way. The proposed works will not affect any public throughways.

## 4.0 PHOTOGRAPHIC DOCUMENTATION

The following images record the current condition of the property, taken August 2012.

### LOWER GROUND FLOOR



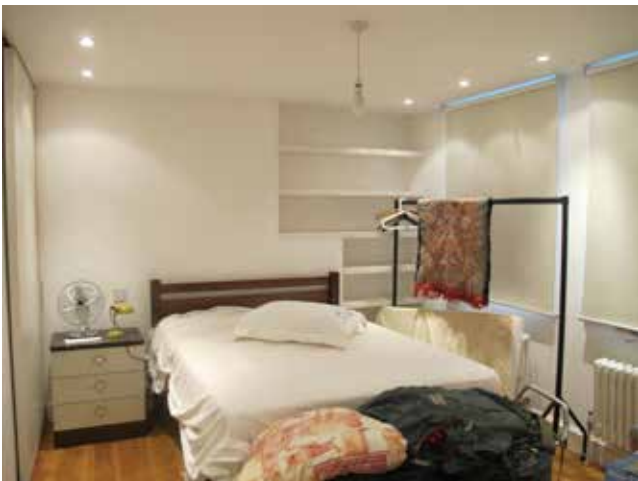
**LG-1** Living Area 'A'



**LG-4** Proposed Laundry Area



**LG-2** Living Area 'B'



**LG-3** Proposed Nanny's Bedroom



**LG-5** Lower Ground Floor Hallway

## LOWER GROUND FLOOR



**LG-6** WC



**GF-2** Dining Room

## GROUND FLOOR



**GF-4** Ground Floor Bathroom



**GF-3** Kitchen



**GF-1** Entry Foyer



**FF-2** Proposed First Floor Office

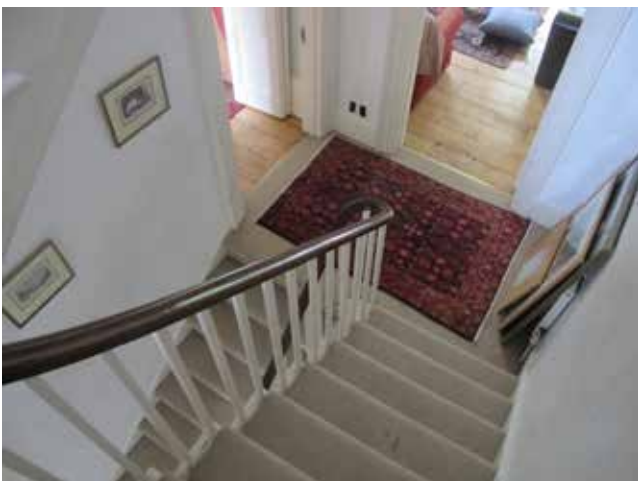


**GF-5** Ground Floor Hallway



**FF-3** First Floor Front Reception

## **FIRST FLOOR**



**FF-1** First Floor Hallway



**FF-4** First Floor Rear Reception



## SECOND FLOOR



**SF-1** Second Floor Hallway



**SF-4** Master Bathroom

## THIRD FLOOR



**SF-2** Second Floor Office



**TF-1** Third Floor Hallway



**SF-3** Master Bedroom

## EXTERNAL AREAS



**TF-2** Third Floor Bedroom One



**EA-1** Front Garden



**TF-3** Third Floor Bedroom Two



**TF-4** Third Floor Bedroom Three



**EA-2** Front Facade



**EA-3** Rear Garden



**EA-4** Rear Facade