

**Proposed works and improvements dwelling house:
27 Grove Terrace, London, NW5 1PL.
For Mr and Mrs Mansour**

HERITAGE STATEMENT

Introduction

The applicant wishes to refurbish, repair and update their terraced house to ensure that it is in full working order by carrying out repairs, and necessary updating, as well as improving the internal spatial configuration to suit a modern way of life and to meet the needs and demands of young family. The current owners have occupied the property for approx a year and a half, purchasing from an owner who had lived there since 1973. The family would like to remain in residence for many years and thus are committed to refurbishing and repairing the property subject to consent being granted for these necessary improvements. This will also ensure the heritage asset will be restored to endure long into the 21st century.

SUMMARY OF BUILDING SIGNIFICANCE

27 Grove Terrace is a listed terrace house within the Dartmouth Park,, Sub area I Highgate Road Conservation area.. The full listing description can be found at the end of this document.

The property was first listed along with nos 6-27 in 1954. The properties are often referred to as a terrace rather than individual – refer to excerpt from Dartmouth Park Conservation area appraisal :

“Grove Terrace The terraces totalling 27 houses form an impressive and striking composition, enhanced by being set back from the road on elevated ground. Nos.1 - 5 are listed at Grade II in yellow stock brick with rusticated ground floors, completed by 1823. Nos. 6 – 27, with their curtilages including their railings and lampholders are an unusually comprehensive survival of an 18th century piece of speculative development and are listed Grade II*. Building started in 1777 with two houses at the north end (now Nos 27A, 27 and 26; Nos. 25-23 followed in 1778, the larger pair, Nos 21 and 20 in 1780, and the twenty two houses were complete by 1793. They are in two groups, divided by the entrance to Grove Terrace Mews. Narrow frontages and multiple floors maximised profitability for the developer. Built in yellow stock and brown brick there are some variations in the widths and details. Nos.19-22 have rusticated stucco ground floors. Most have three storeys with area basements and attics with slate mansard roofs and dormers. No.14, which may have been rebuilt in the 1820s, has three storeys. They have two windows each except Nos. 14, 21 & 22 that have three windows; No. 27, now divided into two, is double fronted and has four windows. Most have wooden doorcases carrying simplified entablatures with Doric columns, panelled reveals, some with open pediments. Most have radial fanlights and panelled doors and some have ornamental cast iron first floor balconies. Each group is supported at the ends by slightly grander buildings acting as “bookends” to the composition. These are sometimes wider than the other houses and have rendered ground floors. The terrace reads as a unified whole but has a pleasing rhythm within it. An important aspect of the whole terrace is its front gardens with mature shrubs, railings, low walls and original flagstones that form part of the setting of the listed buildings. Nos 9 and 13 have surviving fire company plaques. There are also original coalhole covers with foundry marks still visible. The pavement has fine York stone paving, and the gutters granite setts. 1 The mid-Victorian terrace at the northern return of the Green, Nos.29 & 30, provide an interesting conclusion to the terrace, but hide No.28, part of the original 18th-century layout of Grove Terrace, which has a fine staircase window to the north. A small alley paved in York stone continues northwards to Woodsome Road.”

More specifically the original house was built circa 1780, with the split into two houses 27a and 27 occurring in 1972. It is understood that the side extension with an angled wall to the front and rear elevations was added circa 1830. The closet wing to the rear of the house also appears to be a later addition. The mansard roof obviously not original is thought to have been erected circa 1950 where it was originally built as a single space, then later divided. The house has 5 bedrooms and only one bathroom, it is therefore necessary to improve the bathroom facilities. Hence incorporating a shower room on the top floor to service the 2 bedrooms whilst maintaining a traditional layout. All

sanitaryware, plumbing and waste services to be replaced. The outdated boiler and central heating system, pipework etc will be replaced with a more fuel efficient system and radiators etc. through out the entire house.

We have also considered the front elevation and symmetry of the windows and propose that the existing central non original sash (mansard roof level – front) be removed and replaced with 2no in keeping sashes to align with the windows on the façade below. We feel this will be more in keeping with the house and the rest of terrace whilst allowing additional light into the room.

It appears that originally there were openings between the now separated houses on the landing to the basement, ground and first floors as shown on the plans attached from 1972, whilst not very detailed they show break lines. The connector door in the paneling at ground floor, whilst blocked up from 27a, We also believe there was a connection in the same place on the second floor, although the 1972 plans do not show this. (more information included in letter dated 07.01.2015 and supporting documents with application).

The bedroom accommodation to the 2nd floor will benefit from a slight re plan as the current access to the rear bedroom is compromised since access currently cannot be gained from the hallway. Access from the landing area will greatly improve aesthetic and functionality of this room.

We also seek to return the kitchen and dining areas to the first floor where the central hub of the house is better placed in the accommodation levels and benefits from a better quality of life and views of the gardens.

Repairs to the roof, brickwork, windows and cills etc are also required. Some windows are requested to be replaced

- 1) Mansard front as noted and covered above
- 2) Dining area ground floor rear – existing window is non original and it is proposed that it be enlarged to the ground under the existing header to enhance views into the garden and light into the rear of the house.
- 3) Rear bathroom/wc window existing removed and replaced with a single sash in keeping with the existing look of the others on the rear façade.
- 4) Double doors to lower ground rear patio access – removed and replaced with more in keeping doors.
- 5) Window to cloakroom on half landing and rear door to garden in closet wing – proposed both to be removed and replaced with modern glazed units as per drawings, as closet wing is thought to be a more modern later edition.

Impact on heritage asset

Although the proposals cover alterations to the most part of the house they are considered and are important parts of the scheme such that the building is kept in good repair and functions, as well as being more efficient.

The external works, including roof repairs and alterations (front mansard) window replacement and refurbishment, brickwork re-pointing etc are all necessary yet do not conflict with the look but will enhance it.

Localised leveling of the floors will maintain the existing fabric whilst improving functionality.

On balance therefore, the impact on the heritage asset can only be considered as positive as affects mainly the already disturbed parts of the building and fabric and will seek to improve the look and functionality both externally and internally.

Listing description

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NUMBERS 6 TO 27 AND ATTACHED RAILINGS AND LAMP HOLDERS

List entry Number: 1246374

Location

NUMBERS 6 TO 27 AND ATTACHED RAILINGS AND LAMP HOLDERS, 6-27, GROVE TERRACE

The building may lie within the boundary of more than one authority.

County	District	District Type
Greater London Authority	Camden	London Borough

National Park: Not applicable to this List entry.

Grade: II*

Date first listed: 10-Jun-1954

Date of most recent amendment: Not applicable to this List entry.
Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 477913
Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.
List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

CAMDEN

TQ2886SW GROVE TERRACE 798-1/20/714 Nos.6-27 (Consecutive) 10/06/54 and attached railings and lamp-holders

GV II*

Terrace of 22 houses. Nos 6-14, c1793 built by R Cook; Nos 14-17, c1793; Nos 18-27, c1780 built by J Cheeke. Yellow stock and brown brick. Nos 19-22, rusticated stucco ground floors. Most with slate mansard roofs and dormers. 3 storeys and attics, No.14, 3 storeys. 2 windows each except Nos 14, 21 & 22, 3 windows; Nos 27, 4 windows. Most with wooden doorcases carrying simplified entablatures with Doric columns, panelled reveals, some with open pediments and arched fanlights. Most have radial fanlights and panelled doors. No.15, plain doorway with gauged brick head; No.21 entrance in side portico. Gauged brick flat arches to recessed sashes (mostly), 1st floors with cast-iron balconies except Nos 9-11 & 13. No.21 has cast-iron verandah to 1st floor with tented hood; Nos 22 & 24, blind boxes to 1st floor. Parapets with brick bands below (No.14, no bands). Nos 6-13, original lead rainwater heads. INTERIORS: not inspected but noted to be original and good, especially Nos 14 and 27. SUBSIDIARY FEATURES:

attached cast-iron railings with urn finials to areas; Nos 7-9, 11, 13 & 27 with overthrow lamp-holders. (Survey of London: Vol. XIX, Old St Pancras and Kentish Town, St Pancras II: London: -1938: 36, 63-69).

Listing NGR: TQ2852185996

Selected Sources

Books and journals

'Survey of London' in Old St Pancras and Kentish Town The Parish of St Pancras Part 2: Volume 19 , (1938), 63-69

National Grid Reference: TQ 28521 85996

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