



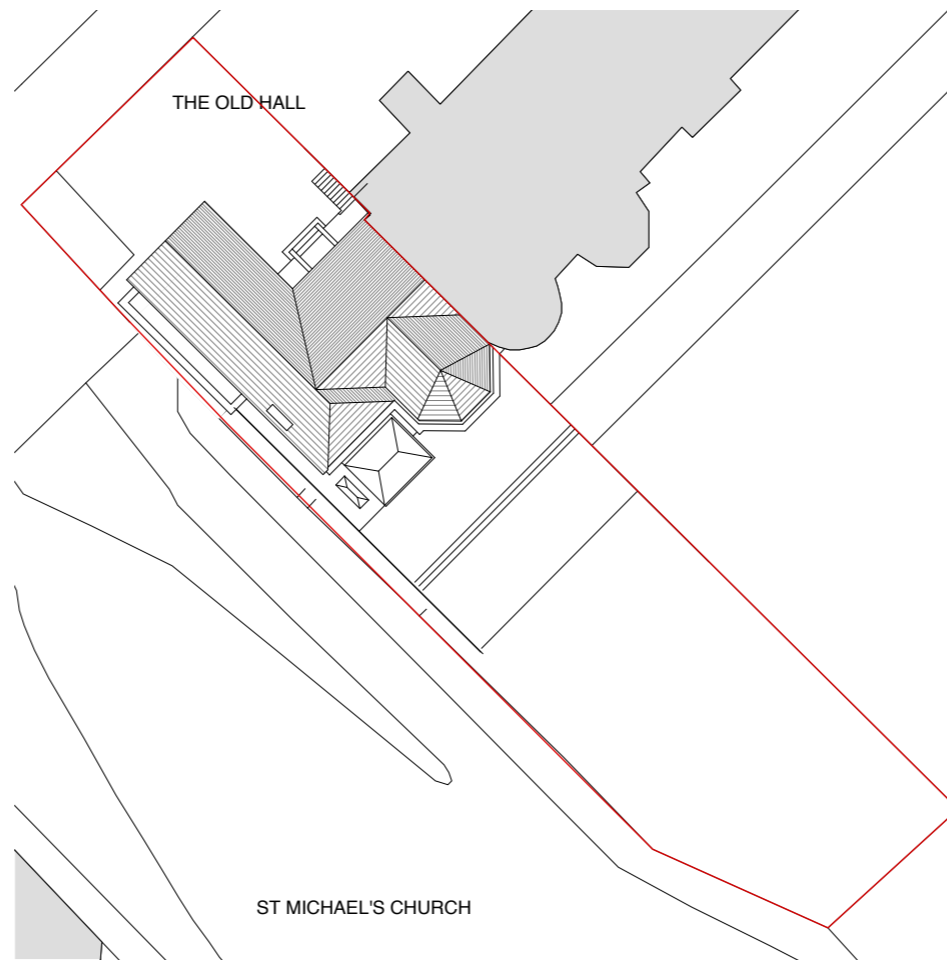
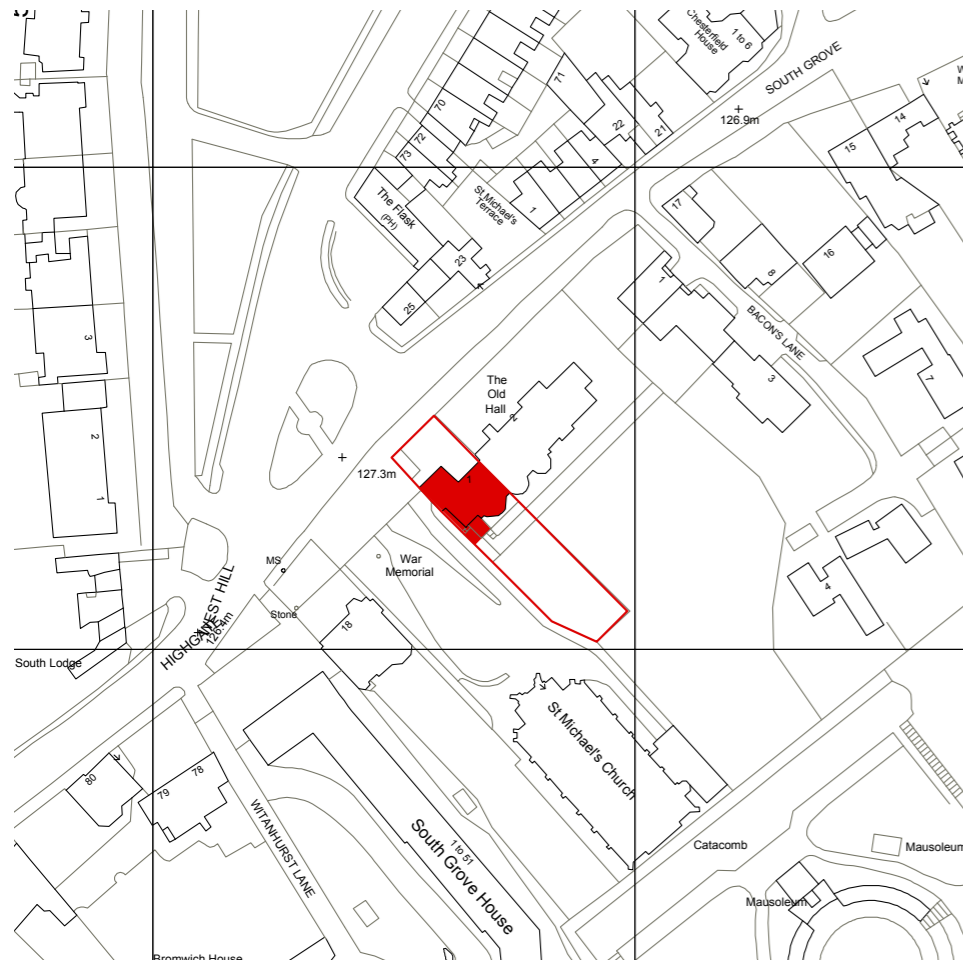
1 The Old Hall, South Grove
N6 6BP

Design & Access Statement: Front Alterations
10.02.15



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Site Context

The property is situated on South Grove, a predominantly residential street that sits within the Highgate Conservation Area. The main facade of the building faces North West, separated from the road by a brick boundary garden wall, with rendered piers and a wrought-iron gate.

The main building, set back from the boundary line, is flanked by a two-storey wing to the east and by a modern single storey addition with a basement to the west. No. 1 Old Hall, the western addition to the main building, which is in separate ownership and occupation, is the subject of this application.



EXISTING BUILDING
THE OLD HALL, HIGHGATE - Design & Access Statement: Front Alterations

Site Context (cont.)

The Old Hall, Grade II* listed house in the Highgate Conservation Area forms the largest residence in South Grove.

The site of The Old Hall and the site of The Lawns to the east were formerly occupied in the middle of the 16th century by Arundel house, belonging to the Cornwallis family, where Sir William Cornwallis lived during the reigns of Queen Elizabeth and James I, followed by Thomas Howard, 14th Earl of Arundel and 4th Earl of Surrey (later 1st Earl of Norfolk), and where Sir Francis Bacon, Lord Verulam, died in 1626.

The main building dates from a reconstruction in 1694 by Sir William Ashurst on the former site of the western half of Arundel House. The central three-storey block with basement is arranged symmetrically with five sash windows on the first and second floor. It has since been refronted in stock brickwork, extended by a recessed block on the east side, and given an early-19th-century porch.

The rear elevation is afforded two large projecting bays, retaining several original windows with curved heads. The southeastern gable contains a rain-water head with the date 1691 and William and Elizabeth Ashurst's initials. The basement of the two-storey wing to the east may contain brickwork from Arundel House.



The Old Hall rear facade in 1983, prior to the conservatory construction



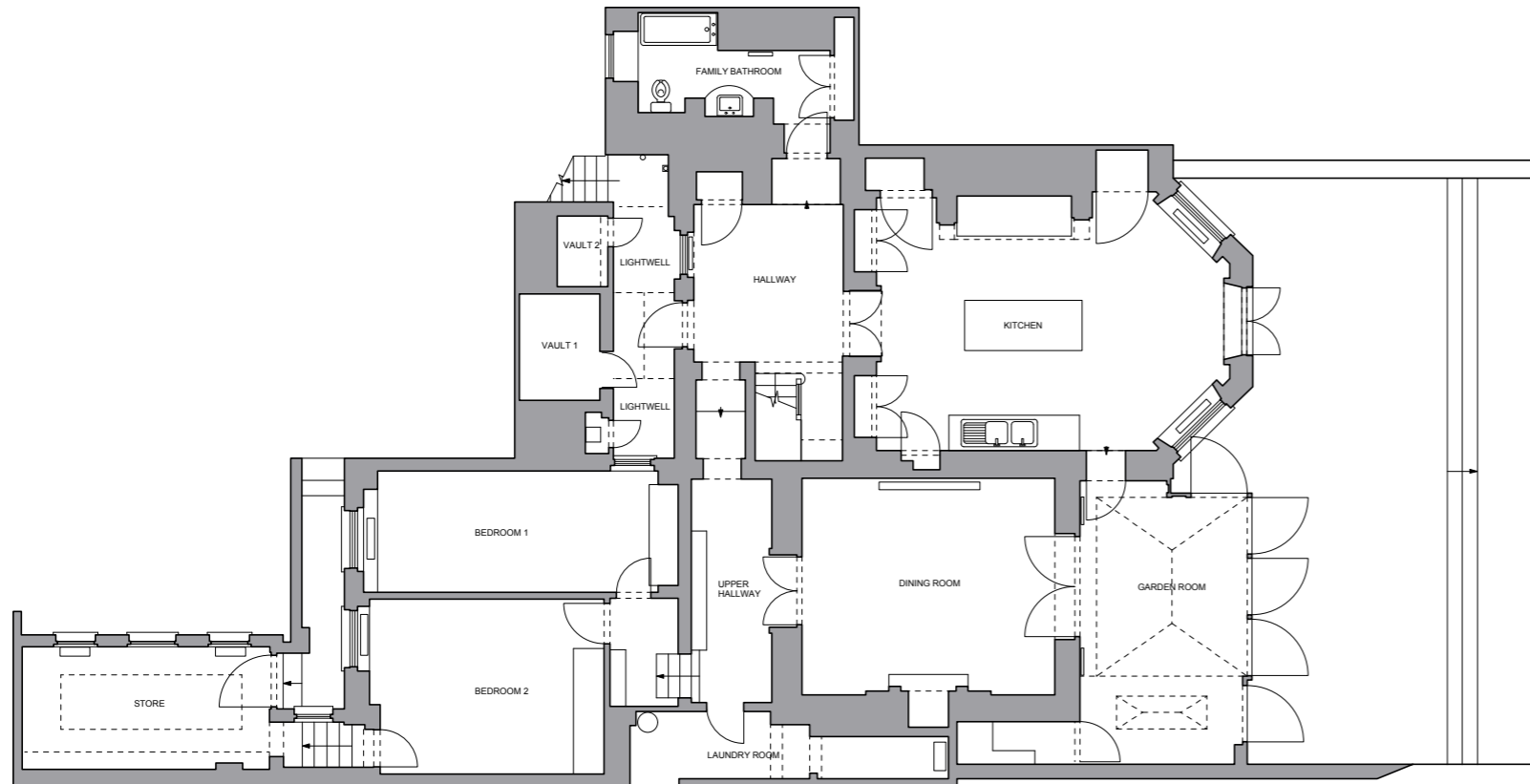
Western wing street view in 1971, prior to the front extension construction

Reference
www.british-history.ac.uk

Existing Building

No. 1 Old Hall, the later two storey western wing, has a pitched slate roof and brick façade which is rendered below ground level. The main entrance to the upper level sits above a lightwell, which is accessed by a rendered stair to the left of the main entrance. The bedrooms to the front and conservatory to the rear of the property are modern, late 20th century additions.

The main facade has been altered since 1971, and now features four identical, symmetrically arranged sash windows to the front gable.



No. 1 Old Hall - Existing Lower Ground Floor Plan



No. 1 Old Hall - Existing front facade



No. 1 Old Hall front facade in 1971, prior to the front extension construction

Overview of Proposals

This application is concerned with the front of the existing western wing of the Grade II* listed building where the intention is to create an internal sheltered link between the kitchen and the vaults below the front garden with minimal changes to existing front facade.

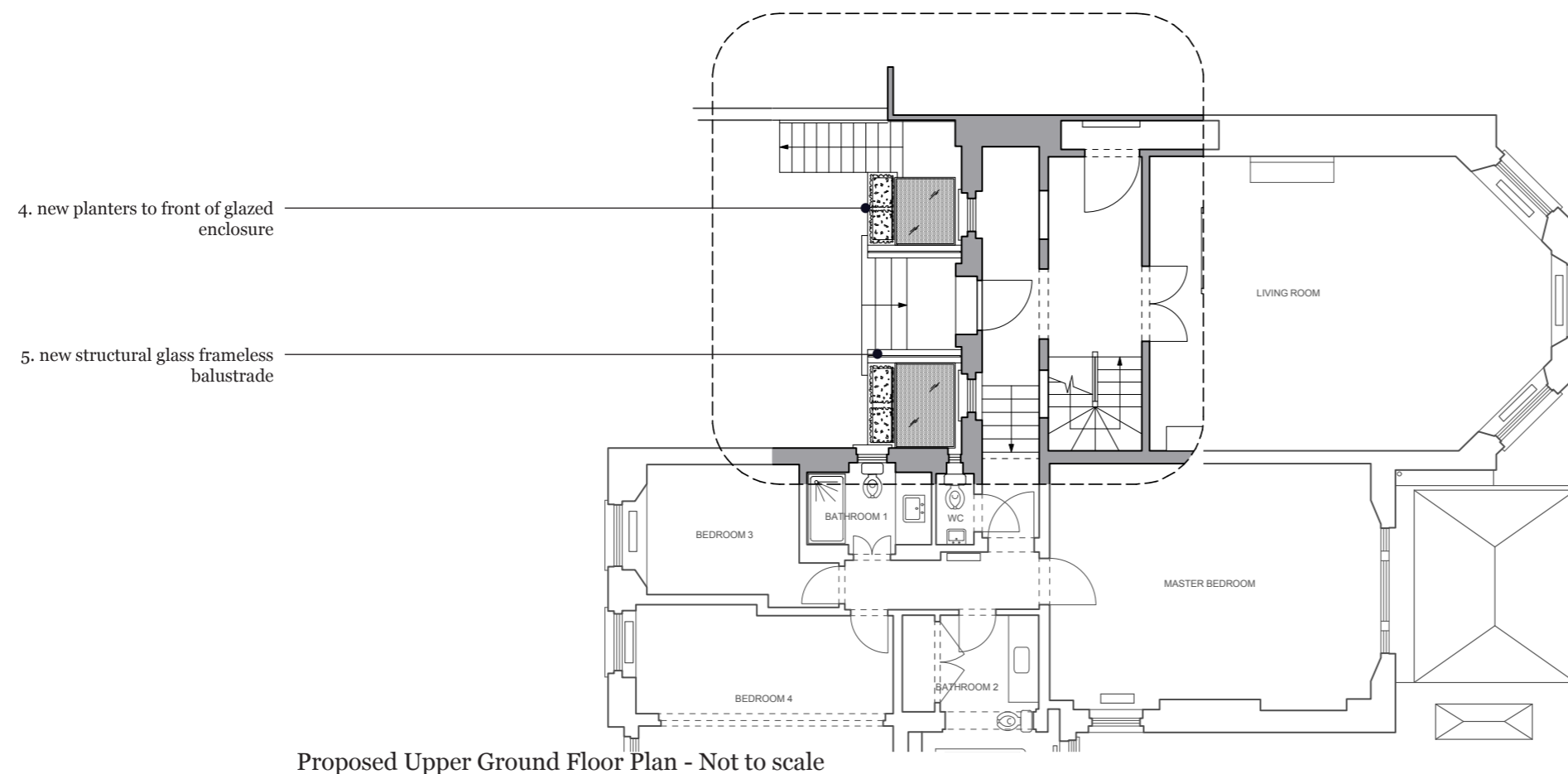
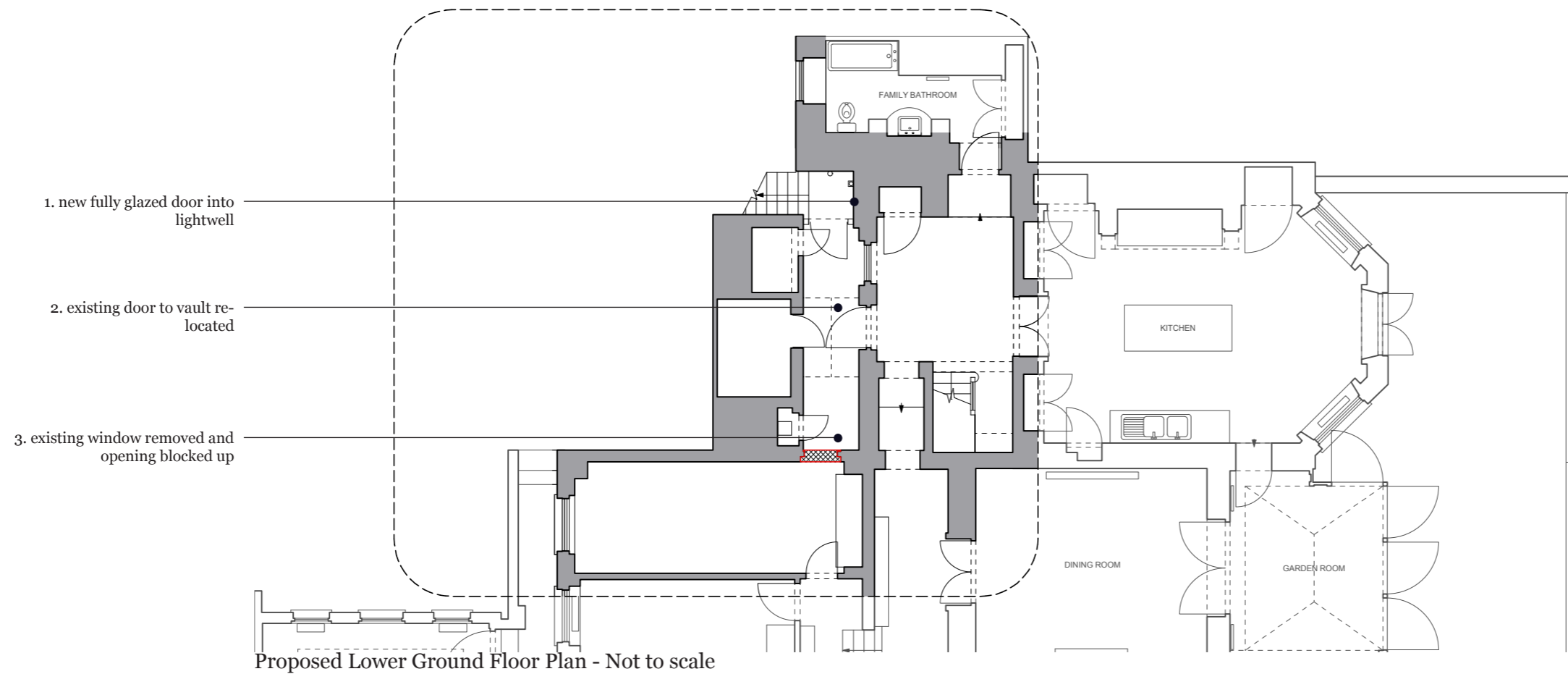
We are therefore, seeking planning permission and listed building consent to make the following alterations:-

- Enclose the existing lightwell with a newly formed entrance door at lower level, covered by a glazed roof (1);
- Relocate doorway into existing vault (2);
- Block up the existing small window to the bedroom (3);
- Add new planters at the entrance lower level. Planters to be rendered and painted white to match existing stairway and seamlessly joined into the existing stair parapet (4);
- Replace all existing stairway railings to entrance steps with frameless glass balustrade panels seated in stainless steel channels (5).

The proposed alterations will improve the internal layout and create a more functional, usable space within a family home. The existing vaults will become a useable storage space with minimal visible alterations to the external appearance of the building and negligible impact to the existing fabric of the listed structure.

The minimal frameless glass construction of the roof and glazed elements will allow for adequate daylighting down into the vaults which is currently a gloomy and under-used space.

None of the above alterations will be visible when viewed from the street apart from the glazed balustrading which is designed to have minimal visual impact.





The Old Hall entrance gate



No. 1 entrance gate



No. 1 lightwell railings

Comments from the Highgate Society Planning Surgery

Saturday 15th November 2014

We recently sought advice on the proposals from the Highgate Society. The proposed designs were presented at the monthly planning surgery on 15th November and the following pages are a summary of the comments made and our design responses.

Railings

The Highgate Society had some concerns about the loss of the wrought iron railings to the frontage of the building.

British History Online gives the following description of the railings to the main hall: “The entrance gate to Old Hall is an excellent example of 18th-century iron-work with elaborate scroll-work panels each side and an ornamental overthrow. The piers with ball finials* have been cased in cement.”

From site inspections it appears that whilst similar in appearance, the railings at No 1 are of a later construction, poorer quality and although they were installed prior to 1971, as shown on image, they are unlikely to be original. This is indicated by the variations in scroll-work panels between the original neighbouring main hall and No 1.

In response to comments received from the Highgate Society, we asked a member of the Highgate Literary & Scientific Institution Archives to undertake some research to find more information about these railings.

There is also a section within the Heritage Statement attached to this application that deals specifically with the railings which states that they do not appear to be original and were probably added in the late 20th Century.



Existing lightwell.

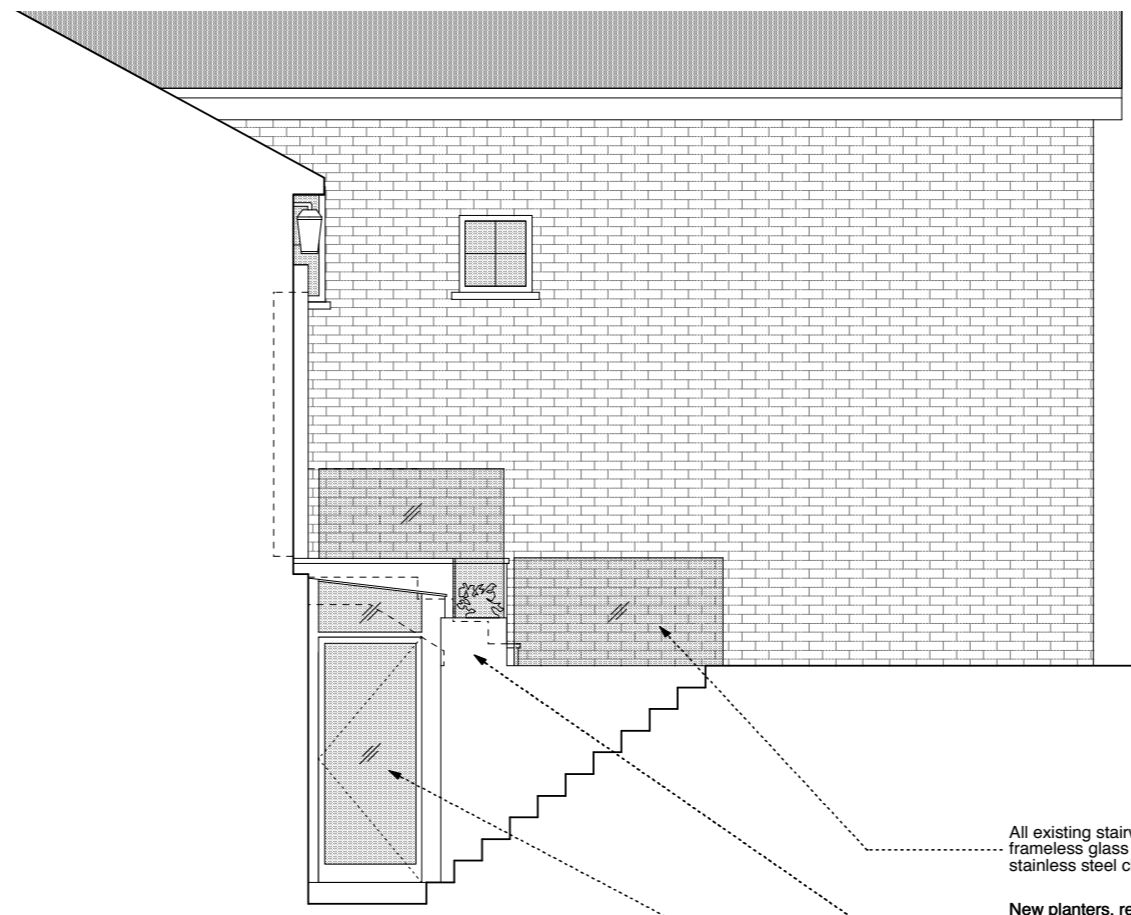


Existing lightwell.

existing windows to be retained

Existing light fitting to be retained

Existing section through lightwell. Not to scale.



Proposed section through lightwell. Not to scale.

Light levels

Some members of the Highgate Society voiced some concerns about light pollution as a result of light spilling out upwards through the proposed glazed roof to the link.

There will be no change in the light levels in the outdoor environment due to the proposed glazed enclosure. At present there is external lighting attached to the walls of the lightwell, meaning light washes up onto the facade above to a certain extent.

The existing artificial lighting points will be retained but with internal luminaires which will send the light downwards into the space. This plus the fact that the glazed roof will cut out some of the light means that there will be no increase in visible lighting levels as a result of the alterations.

Furthermore, as the lightwell will remain an auxiliary area, only serving as a linking space between the kitchen and the vaults it will only be used infrequently, these internal lights will only be on from time to time.

Access

The existing steps to the upper ground floor entrance, as well as down to the lightwell would be maintained in the proposed scheme. The new low level entrance access door will not constitute a change to the access condition.

Due to the nature of the existing structure it is not possible to achieve level thresholds at the building entrance and vertical movement within the dwelling is limited by the nature of the listed building being arranged over 2 floors, on various levels, and accessed by existing stairs only.

Materials

All the new elements will be designed to have a light as touch as possible - they will be easily legible as new elements added to an existing listed fabric. The frameless glazing and balustrades will help accentuate this contrast between the existing and additional elements.



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