

18 GROVE TERRACE

Camden Borough, London, NW5 1PH

HERITAGE STATEMENT

Project No: 1049

Prepared on behalf of Mr. & Mrs. ...

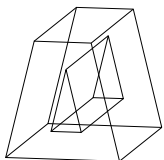


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Archetype Associates Ltd

121 Gloucester Place, London W1U

www.archetype.org.uk



ARCHETYPE

18 Grove Terrace, London, NW5

Contents

1.0 INTRODUCTION	3
2.0 SITE HISTORY.....	3& 5
3.0 DESCRIPTION THE PROPOSAL.....	6
4.0 HERITAGE STATEMENT	7 & 9

HERITAGE STATEMENT

1.0 INTRODUCTION

- 1.1** This Heritage Statement should be read in conjunction with the following Archetype drawing's and the Design Statement:

1049 (08) 01	Basement condition schedule
1049 (08) 02	Ground Floor condition schedule
1049 (08) 03	First Floor condition schedule
1049 (08) 04	Third Floor condition schedule
1049 (08) 05	Loft condition schedule
1049 (02) 01	Proposed Plans
1049 (02) 02	Proposed Elevations
1049 (02) 03	Section AA- Longitudinal
1049 (02) 04	Section CC- cross
1049 (02) 05	Section BB- Longitudinal
1049 (02) 06	Site Plan
1049 (07) 01	Proposed Drainage

1.2 The existing terraced building is a three storey with a basement and a loft, built circa 1750 with exposed brick finish, slate pitched roof. The building and the entire terrace is a Grade II listed building.

1.3 The application to which this Heritage Statement relates have been submitted following consultation and site meeting with the planning authority's Conservation Officer, Ms Michelle O'Doherty.

2.0 SITE HISTORY

2.1 Grove Terrace is composed of a block of 22 houses (Nos. 6 to 27) with a smaller block (Nos. 1 to 5) of later date separated by a service roadway. The main (or earlier) group is composed of houses of three storeys with one of loftier proportions in the centre of the larger group. The houses to the north of this central feature were the first to be erected and are stepped upwards in sympathy with the rise in the ground. The material of the walls is stock brickwork with brick bands above the ground and second floor windows. The chief feature of each house is its entrance doorway which has a semi-circular headed opening flanked in the majority of cases by three quarter columns of Doric character, with a simple fanlight over the door. The reveals to the doorways are panelled with the mouldings of the door cases enriched.

2.2 18 Grove Terrace is Grade II listed as per the following listing description:

IoE Number: 477913

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

HAMPSTEAD, CAMDEN, GREATER LONDON

Date listed: 10 June 1954

*Grade II**

CAMDENTQ2886SW GROVE TERRACE798-1/20/714Nos.6-27 (Consecutive) GROVE TERRACE Nos.6-27 (Consecutive) and attached railings and lamp-holders. 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 door cases 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).

2.3 18 Grove terrace is within the Dartmouth Park conservation Area. The Conservation Area Appraisal and Management Plan describe the buildings as follows:

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 lamp holders 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 door cases 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.

- 2.4 The houses were originally copyhold of the Manor of Canteloves but except in two or three cases have now been enfranchised and are in individual ownerships. The houses were erected at three different periods in the district marked as "Green Street" on Rocque's map of 1746.
- 2.5 Historical descriptions and drawings of Kentish Town Road were made by James Frederick King, about the middle of the 19th century, and these provide some understanding of the history of Grove Terrace. However, as these were memories from his youth, the dates might be somewhat inaccurate. He wrote:

In the year 1788 an eccentric character named Cheeke, a Builder, purchased a large piece of Ground for building purposes which, being elevated above the road, was of sufficient length to erect 27 Houses, which were not completed in his life time. Among the many persons he employed was a young man named Richard Cooke, a Stonemason, living in the New Road (i.e. Euston Road), who paid great attention to Mr. Cheek's only daughter and, against the consent of her father, married her; which proved a most unhappy marriage, and soon separated. Cheeke did not survive to see his plans finished, which devolved upon his son in law to complete, who lived on the property til he died in the year 1850.

- 2.6 The whole terrace of houses appears on a map of 1804, showing 22 houses. From the rate books it appears that numbers 18 to 27 were built about the year 1780. By the end of that year nine were occupied and by 1782 eleven were. At this time they are headed "Cheeke's Row," after the builder John Cheeke who was living at No. 24 between 1793 and 1800 and probably earlier but the entries are lacking. A gap of ten years then occurs but in 1793 there are thirteen occupied houses and nine empty ones (Nos. 6 to 14).
- 2.7 The open ground in front of Grove Terrace was enclosed from the common in the year 1772 by Frances Catherine, wife of William [Legge] 2nd Earl of Dartmouth, and daughter of Sir Charles Gunter-Nicholl (d. 1733), from whom she inherited what was later called the Dartmouth Park Estate, amounting to 37a 2r 20p., in 1669, when her great-grandfather Richard Nicoll came into possession on the death of his brother Basil Nicoll. It was on the frontage of this estate that Grove Terrace was built.



3.0 DESCRIPTION OF THE PROPOSALS

3.1 The proposals for 18 Grove Terrace are summarised as follows:

- Roof Repairs including incorporation of insulation, renewal of asphalt lining of the flat roof, renewal of the lead parapet gutter lining, recovering of the slate mansard with salvaged slate to match existing.
- Repair of render to chimney stacks and repointing of brick parapet
- Reinstatement of fireplaces in all rooms- cleaning the and lining flue
- Renewal of heating and electrical services including rewiring
- Upgrading of the existing sash windows (to incorporate a Ventrolla draught proofing system and replacement of the rotten section, glazing bars, cills to match the original profile.
- Reinstatement of the major historic features including:
 - Timber panel wall on ground floor
 - Original panel doors
 - Staircase railing and balustrades
 - Main entrance, decorative panelled reveals, Doric columns and panel door.
 - Cast iron RWP and drain pipes
 - Repair and redecoration of external metal work, railings and balcony.
- General Repairs, including damp proofing of basement and tanking to cellars
- General refurbishment
- General redecorations internally and externally.

3.2 Subterranean extension in the garden linked to the existing building and covered with green roof to be used as raised terrace withy steps from existing French door. The extension will be only 1.35m above the existing garden level and designed to have the minimum impact.

For further details of the proposed works refer to the Design and Access Statement and photographic survey, which includes a summary and photographic record of the opening up works that have been undertaken to help inform the proposals.

4.0 HERITAGE STATEMENT

4.1 With regard to the Core Strategy the following policies have been held to be relevant and with the development assessed against them:-

- Policy CS24 – This deals with general heritage issues and assessment in the Statement of Significance demonstrates compliance with this policy.
 - Policy CS27 – This is the general design policy for the City and anticipates exemplary design standards in all aspects of development.
 - Policy CS28 – Is concerned with health, safety and wellbeing, including reference to the residential environment which includes all new housing and where possible refurbishments which are anticipated to be well designed and creating a high quality environment.
 - Policy DES9 – Is concerned with all development in conservation areas. It does not deal specifically though with alterations and extensions to listed buildings in conservation areas but makes specific reference to conservation area audits.
 - Policy DES10 – Is specifically concerned with listed buildings with Part A referring to extensions and alterations. The Policy expresses the need to respect the listed

4.2 With reference to the relevant policies contained with Policy statement 5:

Planning for the Historic Environment, the proposed work to the premises at 18 Grove Terrace submitted with this application have no detrimental impact on the Heritage Asset.

4.2 The proposal makes a positive contribution in preservation and enhancement of historic building for the future generation. General repairs and reinstatement of original features and making good defective fabric will be carried out sympathetic ally to the original building.

4.3 The design of the new basement extension has been developed such that it is sympathetic in terms of the proposed materials, scale and context. It appears as a raised terrace, visually detached from the main building with green roof which makes it appear as a feature in the garden. Similar development at No 19, which is the adjoining property, seems to have blended in with the garden landscape with little or any adverse effect on the Heritage site. It is therefore felt that the proposed extension has no adverse effect on the setting of the Heritage Asset.

- 4.4 In order to improve the appearance of the mansard roof at the rear the rendered wall adjacent to no 19 is to be covered in hanging slate. It is proposed to replace the lining of the parapet gutters, recover the roof slate to enhance the longevity of the roof structure and in doing so prevent further water ingress into the building as a result of existing defective covering.
- 4.5 In terms of the internal arrangement the property remains largely unaltered from its original design. The applicant expressly wishes to embrace the integrity of the original Design/arrangement and it is felt that this is a further benefit to the longevity of the Heritage Asset.
- 4.6 In terms of the existing finishes, the applicant wishes to retain the lath and plaster finishes to internal timber framed walls/ceilings and lime plaster finishes to the external walls, along with the retention of existing plaster cornices, original doors/joinery and original floorboards. The proposals seek to undertake sensitive modernisation of the property to create a comfortable family home conducive to modern day standards. In order to achieve this there will inevitably be some disruption to the existing finishes, to facilitate the installation of new services; however this will be undertaken in a controlled manner and to cause the least amount of disruption possible. Making good affected areas will be undertaken to match existing
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