

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

HERITAGE STATEMENT

Introduction

The applicant wishes to extend their terraced house to improve the internal spatial configuration and gain space 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 2 years, purchasing from an owner who had lived there since 1973. The family have gained planning permission and listed building consent on applications **2015/0091/P + 2015/0323/L**, which they will continue to carry out and are committed to refurbishing and repairing the property. Extra space and better access into the garden will greatly improve the workability of the house.

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 access to the garden is via the lobby from the staircase and will be improved by the addition of the extension as this will allow access from the main house by better connecting the house and garden spaces as well as removing the very steep steps and patio space which lead from garden level down to the lower ground patio and access into the house at this level.

Much thought has been given to the materials and finishes used to form the new extension. The concept is to use materials used in the construction of the original house (brickwork) in a contemporary manner. The construction will be in brickwork to closely match the existing closet wing (later addition) and to include large glazed panels with slim frames – tying together the fenestration of the closet wing and the new extension. This will differ from the main house, which will retain all traditional sashes/doors etc. enhancing the difference between the new and old (existing). The result being a contemporary extension, which does not fight against the existing building by sitting quietly and simply against the house, but such that it retains a contemporary look and feel.

Impact on heritage asset

Although the proposed extension protrudes from the main house it will take up the area currently taken by the lower and raised patios and set of steep steps down to the access at the lower ground floor from the house. This area is currently a hazard due to the steepness and slippery nature of the steps and terracing. The erection of the extension will omit the hazard and improve the aesthetic to the rear of the property.

The form of the proposed rear extension is sympathetic with the existing terraced houses. The materials are in keeping and contemporary as appropriate and we believe the proposal will enhance the quality of both the house and the conservation area.

On balance therefore, the impact on the heritage asset can only be considered as positive as affects mainly the problem parts of the external landscaping 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

BOONHOLT_DESIGNCONSULTANTS LTD

Hill House, 28 Lynn Road, Wimbotsham, Kings Lynn, PE34 3QL

Ltd company no: 7253496

VAT registration number: 994 6286 58