

design-NA architects



DESIGN AND ACCESS STATEMENT

Grove Lodge, Admiral's Walk,
Hampstead, London, NW3 6RS

July 2015

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1.0

Introduction

This Design and Access Statement has been prepared by design-NA architects following the previously withdrawn applications Ref 2015/0886/P and 2015/1032/L for Planning and Listed Building Consent (hereafter referred to as 'withdrawn application') for the proposed refurbishment and extension of Grove Lodge, Admiral's Walk, London NW3 6RS. This report is now issued to accompany the revised applications to be supported by amended drawings Rev P1.

This Design and Access Statement aims to explain the design principles and concepts that have been applied to the development, steps taken to appraise the context and how access issues have been addressed. Furthermore, it will demonstrate that the proposals have been carefully amended after extensive consultation with the case officer, the conservation officer, the neighbours and other stakeholders. The submitted proposals are considered to enhance the property and have no detrimental effect on the surrounding conservation area, neighbouring listed buildings nor Grove Lodge.

Permission is sought for the following works:

- Internal and external alterations, reinstating original layout and features
- One storey extension of the southern wing, replacing games room and garage
- Two storey rear extension, replacing 21st century conservatory
- A lateral one storey basement extension
- Garden Landscaping
- New orangery, replacing existing ad hoc garden structures

The purpose of the revised proposal remains the same: to restore the existing listed building, to create a better disposition of internal spaces within the main building and generally to provide a more comfortable living environment as is

appropriate for a substantial family dwelling of this type and in this location. The basis of the design is still to bring the main historic building closer to the original layout, rationalising the southern wing into a more sympathetic one storey side and two storey rear extension as well as an improvement to the garden layout.

In principle, the revised scheme is now reduced in scale, height and footprint, with more of the existing features unchanged. The key changes to the previously submitted proposal are as follows:

- The John Galsworthy extension is retained
- Compared to the previously withdrawn scheme, the southern extension has been reduced to one storey structure, replacing the existing garage and games room
- An additional storey has been added to the previously proposed one storey rear extension
- Reduction in area of proposed basement extension, whilst moving the basement away from neighbouring listed buildings, i.e. Admiral's House and Terrace Lodge
- Front garage has been set back by 1.2 m compared to the previous proposal
- Relocation of proposed orangery to the main garden and away from views from the neighbouring properties
- Removal of the basement from the proposed orangery and reduction in its ground floor area
- Retention of significant part of existing garden wall
- Retention of existing topography in the rear garden and lowering the boundary wall along Admiral's Walk
- Retention of existing garden levels in the main garden and parts of the rear garden
- Increase in Tree Coverage.

Together with the scheme drawings, the following reports have been prepared to inform the developing proposals and the planning application submission:

- Heritage Appraisal by Portico Heritage Ltd.;
- Archaeological Desktop Assessment by Mills Whipp Projects;
- Arboricultural Implications Report by Simon Jones Associates;
- Basement Impact Assessment by HR Wallingford, including the appendices:
 - Structural Engineer's Report by Michael Barclay Partnership;
 - Site Investigation Report by Southern Testing;
 - Ground Investigation Report by Ground Engineering Ltd.;
- Construction Management Plan by Burke Hunter Adams (BHA)
- Planning Statement by Planning Potential Ltd.
- Consultation Statement by GL Hearn Ltd.

2.0 Historic Context

Hampstead, once a landscape of wooded hills and fields, became a village within a city in close proximity to Hampstead Heath. From the late 17th century, Hampstead became an increasingly popular and fashionable place to live following the discovery of the chalybeate springs which attracted an affluent population and stimulated development.

As Hampstead grew in popularity, it attracted and inspired various poets, writers and painters such as the poet John Keats and great English painter John Constable. John Galsworthy, the author of *The Forsyte Saga* and its sequel, lived in Grove Lodge from 1918 to 1933.

The Hampstead area itself is typical of the 18th Century picturesque English landscape movement with its ponds, vales, winding roads and woodlands populated by Palladian-inspired houses such as Kenwood House, Fenton House and Admiral's House. These reflect the aspirations of a stylish Georgian society.



Fig 1: John Rocque's map of 1746

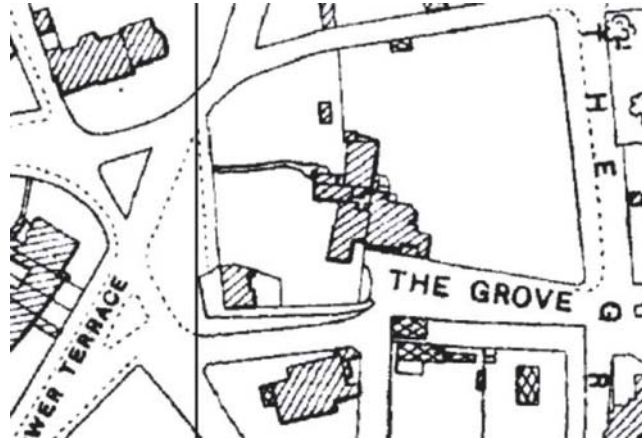


Fig 2: OS map, 1896



Fig 3: A pre-1913 photograph of Grove Lodge.

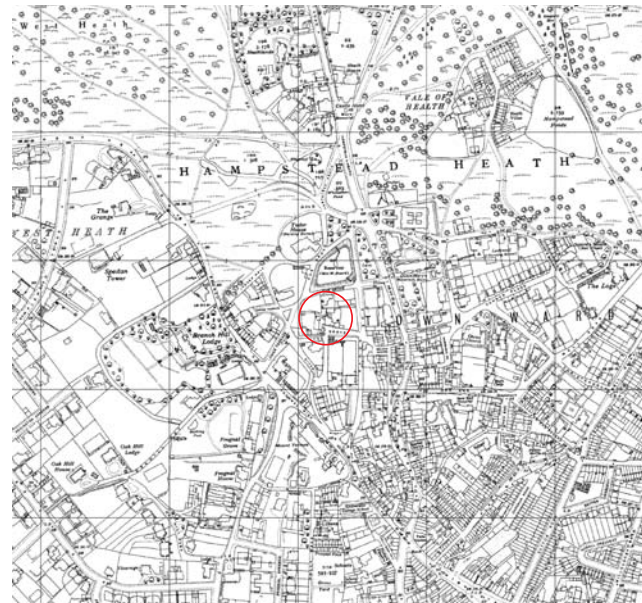


Fig 4: Historic Map of Hampstead 1934

3.0 Context Analysis

Key context considerations in respect to Grove Lodge and its wider site relate to the Grade II listed building and its location within the Hampstead Conservation Area. Its context is dominated by large mansion houses, smaller terrace houses, a few examples of more contemporary developments, and a selection of listed buildings. The area is defined by predominantly brick and white stucco Georgian buildings with a wide variety of distinctive features.

Admiral's Walk is dominated by Admiral's House (Fig.8) which is Grade II listed, c.1700, a tall and distinct stucco building with a Tuscan portico. Grove Lodge is of a similar age to Admiral's House, and is attached to the latter at its western boundary.

Terrace Lodge is a 19th century Grade II listed detached villa, to the western boundary of Grove Lodge. It features stucco walls and a distinctive gabled roof.

On the other side of Admiral's Walk are two detached contemporary houses, built in the 1950s - Broadside and Fleet House (Fig.11)

Despite a strong presence of listed historic buildings and the surrounding conservation area, there are numerous recent planning permissions for extensive refurbishment and basement developments. Key examples include:

- 4 Upper Terrace (Currently on site under the supervision of design-NA architects)
- Fleet House, Admirals Walk (Planning granted 2013)
- Capo Di Monte (Planning granted 2015)

In addition, both Admiral's House and Terrace Lodge have been restored and extended significantly in recent decades.



Fig 5: Wider context plan



Fig 8: Admiral's House



Fig 9: Fenton House



Fig 10: Terrace Lodge



Fig 6: Admiral's House garden wall, Admiral's Walk

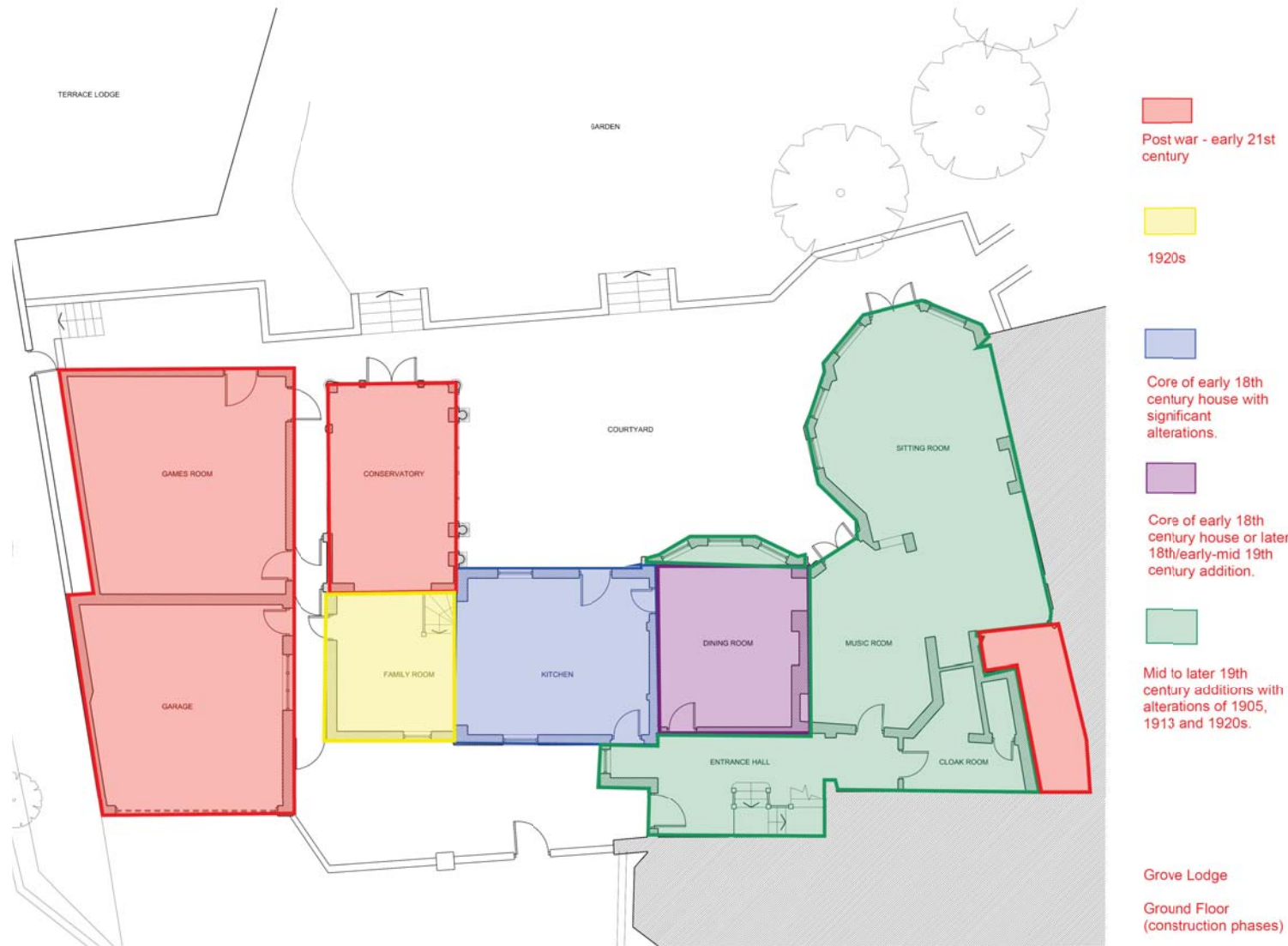


Fig 7: 4 Lower Terrace



Fig 11: Broadside

4.0 Existing Building



Grove Lodge appears to have been built in c. 1700 as a likely service wing / ancillary building or farmstead type structure to the neighbouring Admiral's House (which was originally built as a house called Golden Spikes). Both buildings have been extensively transformed since first constructed through various extensions and alterations.

John Rocque's map of 1746 (Fig 1) shows the building to be a simple 'L'-shaped block with none of the later extensions that now exist to the north of the historic core of the building. These are believed to have been added in the early 19th Century and this area is now more Edwardian in character.

Works of alteration were undertaken during the early 20th century. Alterations involved at least the enlargement of the northern wing and a number of other alterations at ground floor level.

During Galsworthy's residence at Grove Lodge a number of alterations were made including the addition of a ground floor WC in circa 1921 which was later extended to include a 1st floor WC above in 1923.

Later additions have been relatively unsympathetic and not in keeping with the character of the original core. These include:

- Conservatory, 2001
- Infill of the rear courtyard, 2007
- New Garden Wall, 2007
- Games Room, 2008
- Garage re-built / substantially altered

The proposed scheme reverses harmful interventions to the building which have had an impact on its significance. The various ad hoc extensions, which have also affected the building significantly and have failed to respond to the character of the listed building and its context, will be replaced by a new extension.

Fig 12: Existing Building Plan Showing Dates of Extensions

4.1 Architectural analysis

4.1.1 Important features of the listed building

The architectural fabric of Grove Lodge has been continuously transformed throughout its lifetime, as have most other buildings in Hampstead. Even though Grove Lodge was possibly built as a small ancillary building to Admiral's House, there is little left of this original form today.

Grove Lodge has been mainly extended to the rear, transforming a once small farm house into a significant building with Georgian and Edwardian features.

Therefore, the front and the rear are rather different in character, in their materiality, proportion and detail.

The historic part is characterised by a stucco wall finish, and contrasting terracotta tiles. Parapet walls and a distinctive gable with chimney breast can additionally be found on its south end - a typical cottage house feature. Internally, the subtle remains of its cottage structure are characterised by low ceilings, the cellular shape of the rooms, and original fireplaces.

The rear view of Grove Lodge is characterised by the typically Georgian red brick walls, its window proportions with distinctive lintels, roof dormers and high parapet walls. After major extension works to the Northern wing during the Edwardian period, the building's former modest appearance was irreversibly destroyed. As a concluding note, it is important to point out that the significance of Grove Lodge is not in its clear reference to a particular style or design approach, but in its relation to its context, historical layers of alterations and its history of fashionable occupants.



Fig 13: Rear elevation



Fig 14: Front elevation of the historic part of the building



Fig 15: Interior features

4.1.2 Unsympathetic extensions and alterations

Later internal and external alterations made to the building in late 20th and early 21st centuries have had a detrimental effect to the character of Grove Lodge, undermining its historical value.

Ad hoc extensions to the south elevation, including the contemporary conservatory, games room and garage, along with the Infill of the internal courtyard, introduced new materials and volumes, changing the original layout and diminishing the architectural value of the listed building.

As well as being harmful to the listed building these extensions and alterations are in themselves of poor quality design and inadequate materials.



Conservatory



Games room, exterior



Games room, interior



Southern extensions



Internal courtyard, interior



Internal courtyard, exterior



Existing lightwell to the rear



Internal courtyard, interior



Southern extension, interior



Garage

Fig. 16 Examples of unsympathetic extensions and alterations to the listed building

4.1.3 Garden and boundaries

The immediate context of Grove Lodge - Hampstead Grove, Admiral's Walk and Upper Terrace has a very distinct character, defined by narrow lanes and large gardens behind tall brick garden walls.

Grove Lodge is situated on a large site and enclosed with brick boundary walls to the South, North and West.

Until 1921 the site was smaller at the West, being defined by the brick garden wall that still exists on site and now divides the main and rear garden. A modern western boundary wall along Lower Terrace was erected in 2008 to define the 1921 land addition.

To the South, the site is enclosed by a tall brick boundary wall erected in 2001 and a retaining brick wall below along Admiral's Walk. The latter has been partly damaged by a mature Lime tree, and has been defined by LBC as a dangerous structure.

There are a number of *ad hoc* outbuildings in the garden, that were built at different times and do not have any architectural value.



Main garden



Southern boundary



Western boundary



Shed



Loggia



Green house



Damaged retaining wall

Fig 17: Garden and boundaries, existing *ad hoc* garden structures

5.0 Planning Policies

We have referred to various planning policies during the development of our proposals in order to ensure we meet with Camden's development guidelines. Particular reference has been made to:

- CPG1 This guidance provides information on all types of detailed design issues within the borough
- CPG4 Basements and lightwells
- DP22 Promoting sustainable design and construction
- DP24 Securing high quality design
- DP25 Conserving Camden's heritage
- DP26 Managing the impact of development on occupiers and neighbours
- DP27 Basements and lightwells
- CS14 Promoting high quality spaces and preserving our heritage



Fig 18: Hampstead Conservation Area Map



Fig 19: Cascading silhouette



Fig 20: Proposed front elevation



Fig 21: Proposed rear elevation

6.0 Design Proposals

Our proposals consider the property as a whole, rationalising and unifying it through internal renovation and improvement, rear extension, excavation and rebuilding. With very little impact to the building's historic external envelope, our proposals treat Grove Lodge appropriately and sensitively; providing an efficient way of extending the building mainly at the basement level, to create a well-designed family residence.

Specific elements of the proposals involve:

- Reinstatement of a more cellular plan to the ground floor of the building and repairing parts of the building where walls have been removed, both internally and externally;
- Removal of the existing *ad hoc* extensions to the south of the building – this includes the modern games room, conservatory and garage;
- A high-quality extension that respects the existing building while minimising its footprint.
- Excavation to allow for the extension to the existing basement southwards from the listed building;
- Replacement of all existing garden buildings with a new modestly-scaled orangery to the north-west of the site so as to be hidden from views from the neighbouring properties;
- Landscaping works to rationalise and enhance the existing terraced walkway along the northern and western edges of the garden, preservation of the footprint of the central garden wall, and alterations to western and southern boundary walls;
- Removal of 9 trees and planting of 11 new semi mature trees;
- New decorative finishes and M&E services throughout the listed building and the proposed extensions, respecting the historic character and reinstating historic features where appropriate.

Grove Lodge, a building with origins in the early 18th century, has been altered and extended historically and in more recent years. The building has been mainly extended to the rear, keeping the front elevation closer to its original appearance. As it stated in the Heritage Appraisal, 'The building has farmhouse like qualities in its eastern elevation but is quite different elsewhere internally and externally'. Significance of Grove Lodge as it appears from the front is in its subservient relation to Admiral's House, its chimney gable wall depicted by John Constable and its palette of materials, which includes white stucco contrasting with terracotta tiles

To preserve the visual character of Grove Lodge when viewed from Admiral's Walk, the new extension to the south will keep the existing hierarchy with Admiral's House, preserve the existing features, materials and scale of the historic building. It will also balance eastern elevation by reducing the height of the existing garage. A new two storey rear extension will be set back, retaining the cascading silhouette of the east elevation.

A larger number of alterations have taken place to the rear and the Northern wing in particular. A new rear two storey extension will harmonise and balance the western elevation in scale and plan. The palette of the proposed materials will complement the existing building as required for listed buildings such as Grove Lodge.

This Design and Access Statement details a proposed scheme for Grove Lodge and its wider site that seeks to strengthen and enhance the significance of the listed building, rationalise a long history of alteration and extension to the existing building and the site and to deliver a 21st century family home.

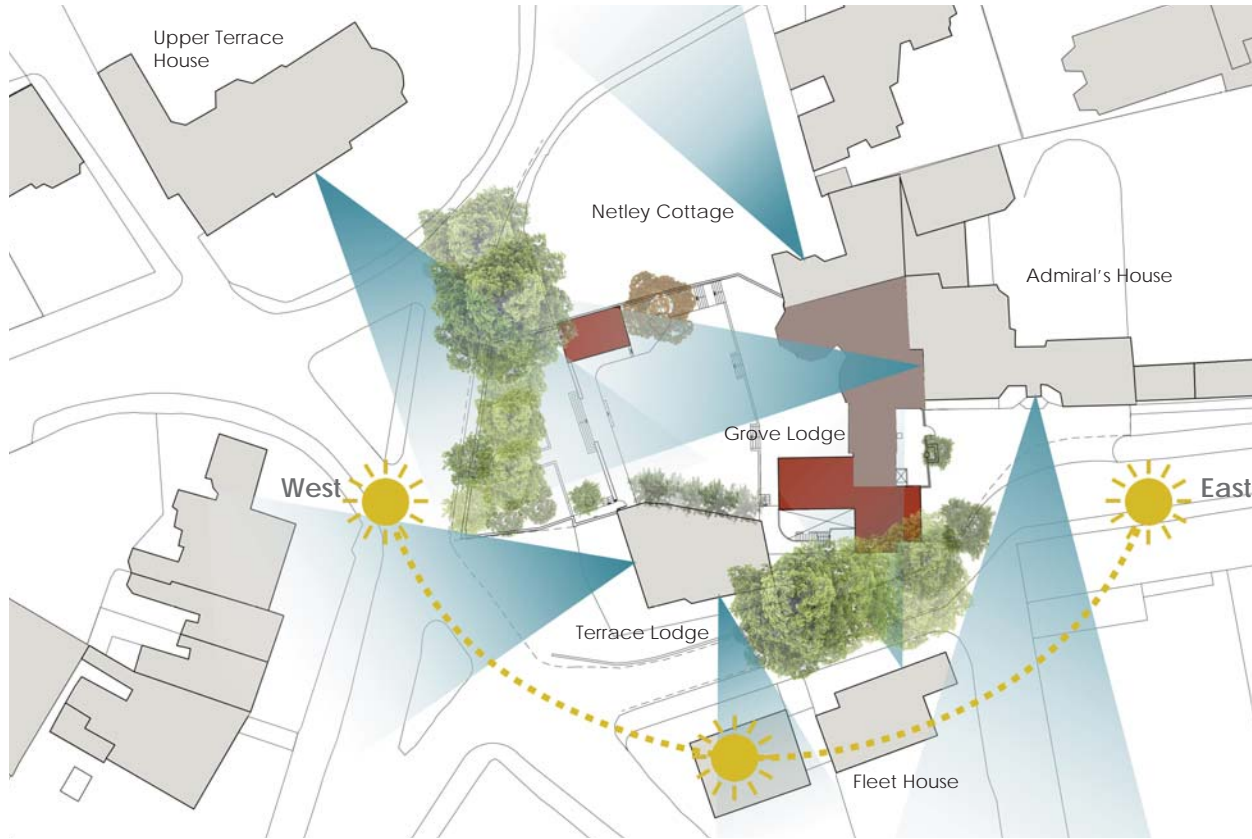


Fig 22: Diagram illustrating direction of views from neighbouring properties

6.1 Scheme Benefits and Considerations

The proposed scheme offers a number of benefits in relation to Grove Lodge and there are clear opportunities presented by the proposals that will enhance the listed building and its setting.

Grove Lodge is connected to both Admiral's House and 10 Lower Terrace (Netley Cottage) requiring careful consideration to any development of the property. Our proposals for the existing building have been mindful to both adjoining buildings, positioning the proposed basement extension away from the both properties to the south end of Grove Lodge.

The proposed orangery will be positioned so as not to overlook any other property, be at a distance from Terrace Lodge and Netley Cottage and to have a minimal visual impact in views from Lower Terrace and Upper Terrace House. Fig. 22 illustrates that there will be no impact on views from the neighbouring properties caused by the proposed development.

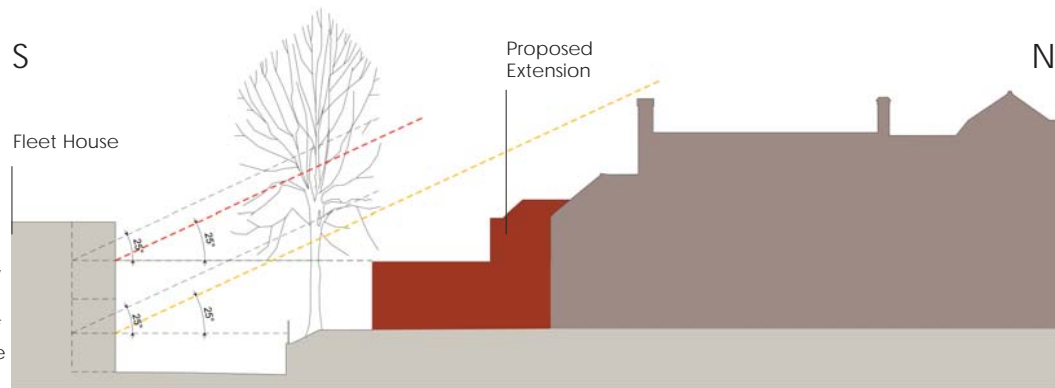
6.1.1 Daylight & Sunlight Assessment and Outlook

The proposed development has been tested to satisfy Camden Planning Guidance 6 'Amenity'.

Given the scale of the surrounding properties, especially Admiral's House, it is obvious that the rear extension will not affect the outlook or increase a sense of enclosure for the neighbouring buildings.

As advised by the guidance, a simple 25° line test has to be done in order to identify a possibility of overshadowing the neighbouring property - Fleet House*.

Terrace Lodge has no windows overlooking Grove Lodge and so it is not impacted. Also the rear extension will not cast a shadow on the forecourt of Admiral's House.



As shown in Fig.23, the highest point of the proposed side extension lays below a 25° line, projected from the midpoint of the window opposite the extension.

Fig 23: Section through Fleet House and Proposed Extension

* The diagram is illustrating a design scheme of a granted planning permission for the Fleet House redevelopment. (Application N2014/3047/P)

6.2.0 Design Development

A great deal of preparatory work was undertaken in advance of the submission of the withdrawn applications as well during the subsequent consultation period. This has informed design development and the revised scheme. This work has included a full assessment of the existing building and the provision of a number of reports by various specialists, as well as regular discussions with local residents and the representatives of the LPA.

Since the submission of the applications 2015/0886/P and 2015/1032/L, the design proposals have been discussed with LPA, where the officers, 'were able to support the scheme in principle'. The Pre-Planning Application Advice Meetings were held on the following days:

27th March 2015
14th May 2015
16th June 2015

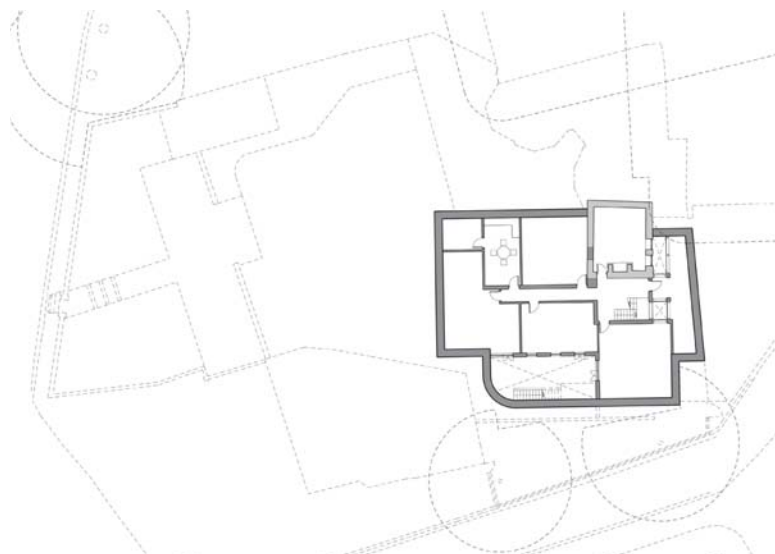
During the consultation period a number of amendments have been implemented. The key steps in the design development are illustrated by Fig 24-25.

Option 2

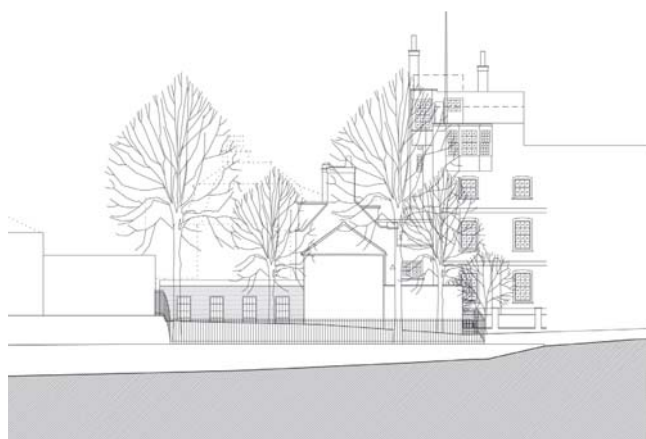
- Existing 2-storey south extension retained and extended, character and roof line of the existing extension preserved and compared to the Rev P0 reduced by 1 storey;
- Existing topography along Admiral's Walk preserved as is, proposed retaining wall lowered to the level of the retaining wall at Terrace Lodge;
- Compared with Rev P0, size of the proposed basement reduced by 20%;
- Proposed orangery relocated, its size reduced and basement store omitted;
- Most of the garden brick wall retained.



Proposed Draft East Elevation



Proposed Draft Basement Plan



Proposed Draft South Elevation



Proposed Draft Site Plan

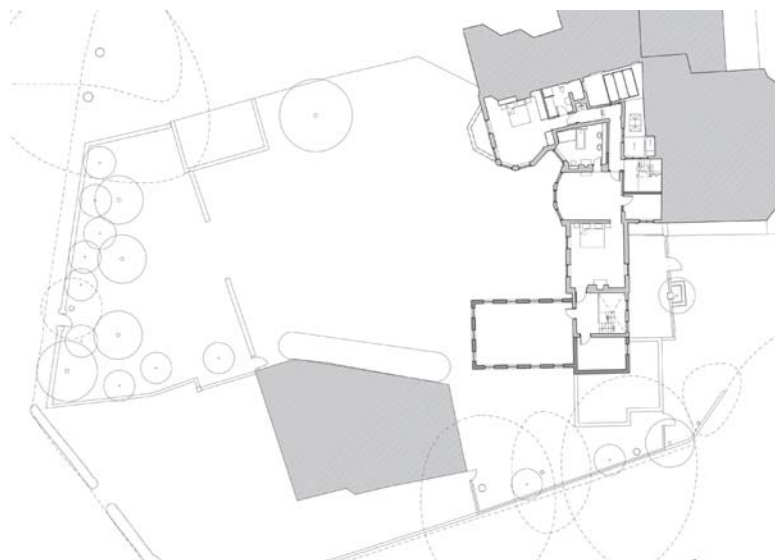
Fig 24: First changes to the proposed scheme, discussed with local residents and LPA

Option A.1 & A.2

- 2-storey south extension reduced, extending by 2.8 m southwards;
- Opt 1: Character of the existing extension preserved
- Opt 2: Parapet wall raised
- 1 storey added to the rear extension;
- Front garage positioned at 90 degrees and set back by 1.2 m to reduce impact on views from Admiral's Walk;
- Western wall of the orangery pushed back to the main garden;
- Garden levels in the main garden preserved as existing, to remove the need to underpin Terrace Lodge;
- Existing entrance to the rear garden preserved as is, Magnolia tree retained;
- Tree 3 along Admiral's Walk retained; and three new Lime trees along Lower Terrace planted.



Proposed Draft East Elevation Opt 1



Proposed Draft First Floor Plan



Proposed Draft East Elevation Opt 2



Proposed Draft West Elevation

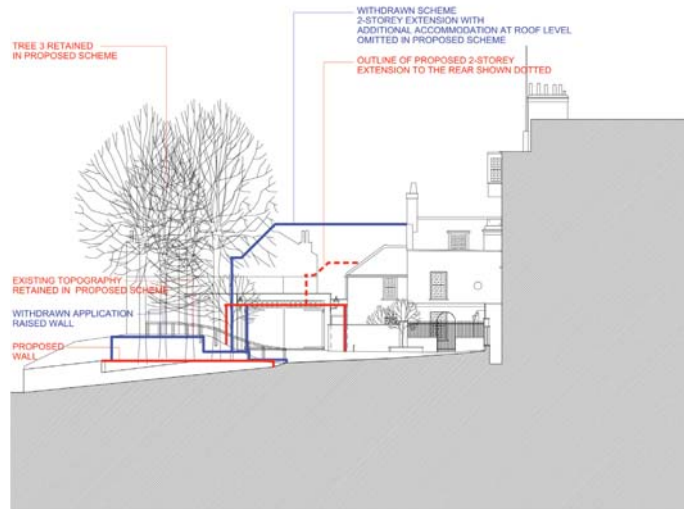
Fig 25: Proposed scheme Option A, discussed with local residents and LPA

6.2.1 Final Revised Proposals

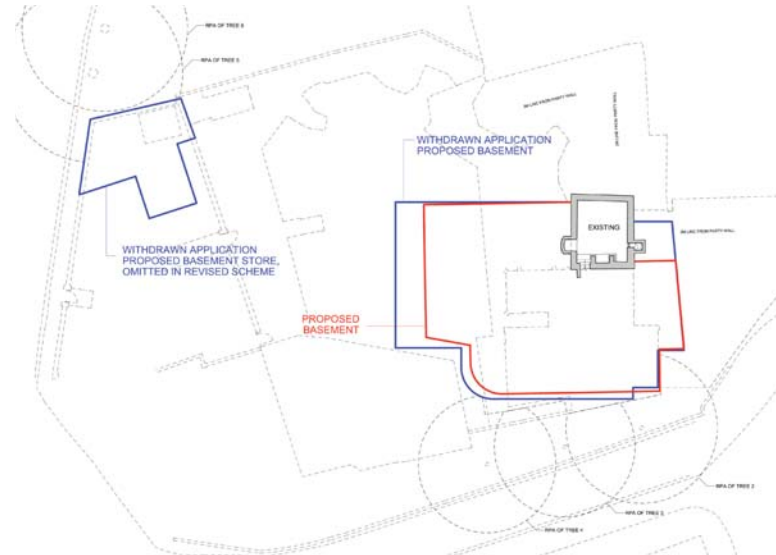
Due to a number of comments received from the local stakeholders in response to the previous application, the scheme has been amended in certain respects to address these comments. Many of these concerns have been addressed in the revised scheme which now represents a significant reduction in height and scale of the proposed development.

The changes are illustrated by the Fig. 26 and described below:

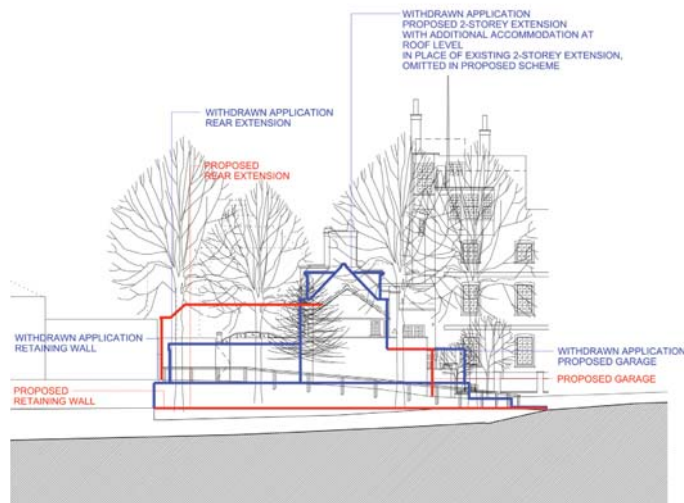
- Views from Admiral's Walk with the existing two storey south extension retained;
- Southern extension reduced to 1- storey structure, replacing the existing garage and games room;
- Reduction in area of proposed basement extension, moved away from neighbouring; Admiral's House and Terrace Lodge;
- Front garage has been set back by 1.2 m compared to the previous proposal;
- Relocation of proposed orangery so as to be away from views from the neighbouring properties, removal of the basement store from the proposals and reduction in its ground floor area;
- Retention of existing topography in the rear garden and lowering the boundary wall along Admiral's Walk;
- Retention of existing garden levels in the main garden and parts of the rear garden;
- Retention of a Magnolia tree and planting of three Lime trees along Lower Terrace



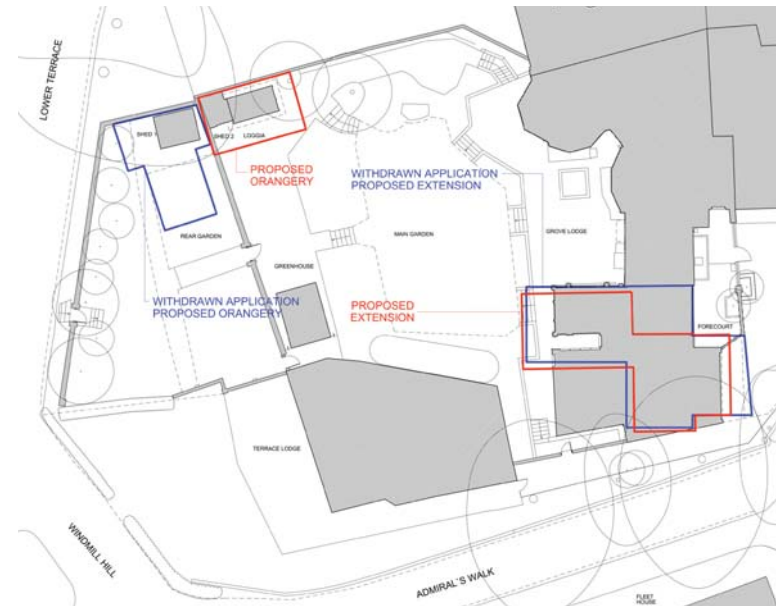
East Elevation



Basement Plan



South Elevation



Site Plan

Fig 26: Final proposed scheme supported by local residents and LPA compared with withdrawn application



Fig 27: Existing Site Plan



Fig 28: Proposed Site Plan

6.3 Building Positioning, Alignment and Integration on Site

Grove Lodge lies on the SW corner of a group of buildings formed by itself, Admiral's House, Netley Cottage and Grove End. Terrace Lodge, a two storey detached dwelling, is visually screened from this group by a high brick garden wall, it does not overlook the site.

As seen in Fig 28, the new extension (shown red) is aligned to the original Georgian core of the building in a way that respects the original orientation and also the current site boundary line. The garden building (shown red) is aligned to the northern boundary with Netley Cottage. The majority of the brick wall in the centre of the garden will be preserved and the garden terrace aligned to it, as well as the proposed rear courtyard. The proposed relandscaping rationalises the shape of the garden, whilst preserving its current features.

Moreover, the existing set of extensions to the south of the Georgian building is haphazard in their layout and massing. The new one storey and two storey extension, whilst being subordinate in scale to the Georgian building, restores a symmetry to the building group, thus enhancing its setting.

The proposal will to repair and raise the level of the retaining brick boundary wall and wrought iron fence to the south, in the same style as those on the front of Grove Lodge and Admiral's House which will now respect the property boundary as shown on the land registry title map. However, the existing pedestrian access to Terrace Lodge would remain.



6.4 Proposed landscaping

In the revised design scheme it is proposed to retain the existing levels in the main garden and in the rear garden along the boundaries. In order to provide an access to the orangery and to improve the existing layout of the rear garden, the level of the garden terrace will be lowered.

The topography of the rear garden along Admiral's Walk will be preserved, naturally sloping down to the street.

With respect to the existing trees and planting, considerable amount of investigation has been undertaken in order to achieve the most appropriate solution for Grove Lodge as well as the Hampstead Conservation Area.

Note: Refer to SJA report for further details in respect of proposed works to trees.

Fig 29: Proposed Site Plan

6.5 Layout, functionality and access

The existing building layout - especially at ground and first floor level - is the result of many years of unplanned extensions and alterations. Most damaging to the character of the heritage asset has been the modern conservatory, games room, the garage, with their inelegant connecting corridor. In addition, the current entrance location, which is not Georgian in design or detail, is in an awkward location, and does not relate well to the layout of the house. In the revised scheme this entrance is preserved, but a new entrance point is proposed in the location of the existing two storey south extension which connects to a new stair hall. The majority of new accommodation will be provided below ground, where it will not visually impact the heritage asset. A sunken courtyard will bring light to below ground areas, but being behind the new extension and away from the original building, it will have no direct impact to the original building. One small lightwell to the front, similar to those in front of Admiral's House, will provide natural light to the front of the new basement.

6.6 Access

No physical changes have been proposed to the parking arrangements at the site, and the proposal does not affect vehicular access in any way. The proposal does not impact on any highway or public route, nor does it affect any existing amenities.

The public right of way across the forecourt of Admiral's House and Grove Lodge remains unchanged.

The proposed scheme has no impact on the accessibility of the existing site.

Note: for information related to access during the construction period, please refer to the CMP prepared by Burke Hunter Adams

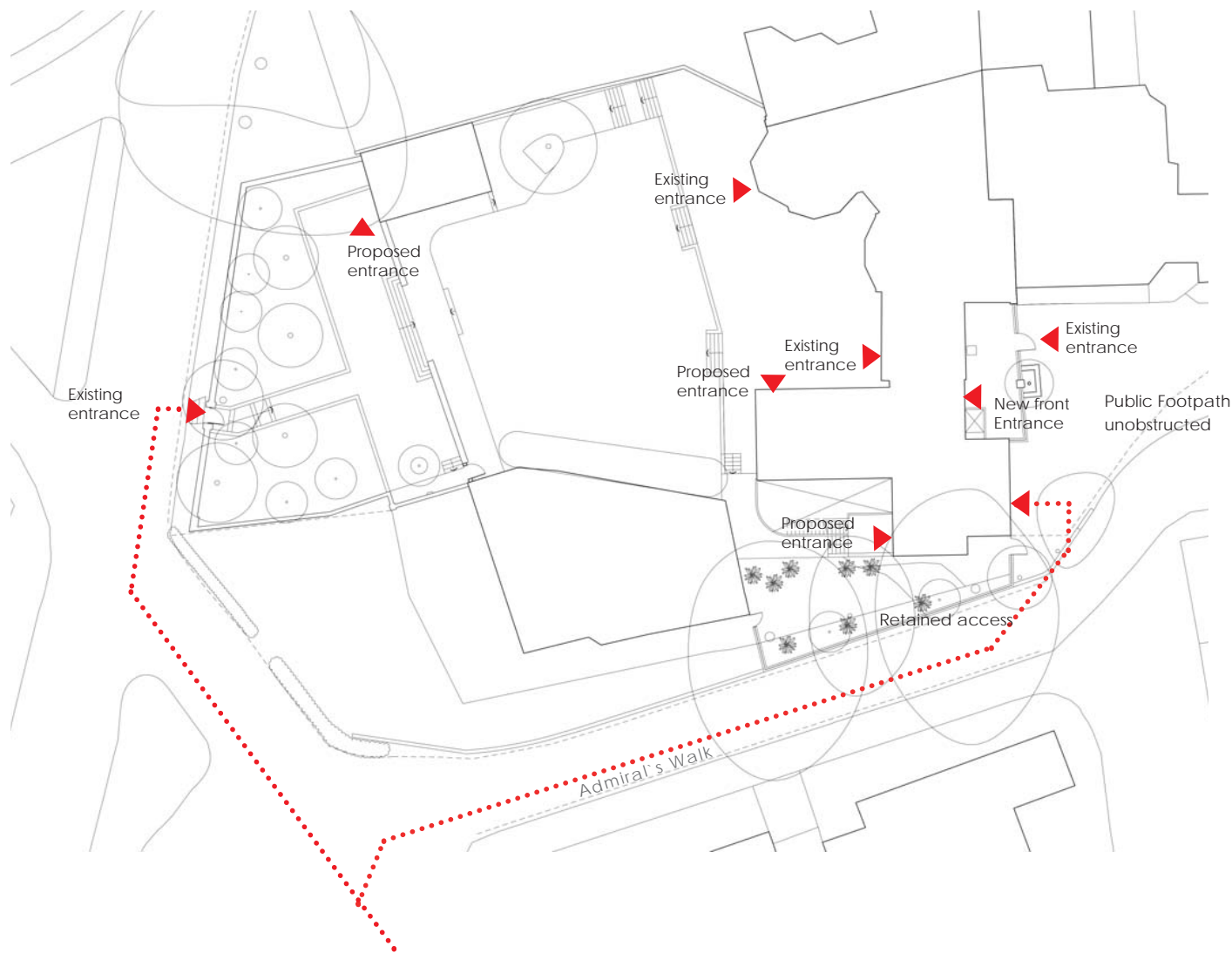


Fig 30: Proposed Site Plan

6.7 Massing and Scale

Height

The scale of the development has been carefully considered to ensure that the proposal conforms with the respective size and scale of the surrounding context, and is subordinate to the mass and height of the existing building. We propose a basement extension to the existing basement to provide accommodation and floor space with minimal impact to the external envelope of the building.

Therefore the height of the proposals will not impinge on neighbouring properties, nor overpower the existing property.

Mass

The massing of the scheme has also been carefully considered. The design achieves a solution that provides sufficient accommodation without greatly adding mass to the existing building. The proposals adhere to the existing building lines and heights, thus sitting sympathetically into the existing fabric.

Massing of the proposed scheme has been significantly reduced. Therefore, the revised proposed scheme has less impact on the Conservation Area.



Fig 31: Street level view from Hampstead Grove to the front elevation



Fig 32: Street level view from Admiral's Walk to the front elevation



Fig 33: Street level view from Admiral's Walk to the South elevation



Fig 34: Street level view from Lower Terrace



Fig 35: Building ground cover area comparison, existing and proposed

	BUILT UP AREA (%)
EXISTING BUILDING COVER AREA	23.2
PROPOSED BUILDING COVER AREA	22.5

6.8 Building Ground Cover Comparison

Fig 35 shows the building cover area comparison between the existing and the proposed. The proposed building cover area is less than the existing.

6.9 Internal Areas Comparison

Most of the increase in accommodation will be achieved below ground. This allows for the provision of a greater amount of internal space without the need to significantly alter the appearance of above ground volume of the existing house. The extension of floor space in the main house, excluding the basement is around 7%.

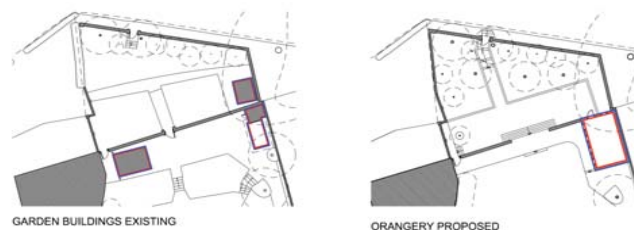
Alongside the refurbishment of the existing interior, the proposals serve to remove the haphazard and poorly considered extensions and alterations that have been carried out over the years and rationalise the property into a cohesive whole. This rearrangement allows for better use of the internal spaces.

Compared with the previously withdrawn application, the revised scheme shows:

- Reduction of new floor area by 30%
- Reduction in the size of the orangery by 24%
- Reduction of the size of the basement by 20%



Fig 36: GIA and GEA, existing and proposed



	GROSS INTERNAL AREAS ■			GROSS EXTERNAL AREAS ■		
	EXISTING, SQ.M.	PROPOSED, SQ.M.	ADDITIONAL, SQ.M.	EXISTING, SQ.M.	PROPOSED, SQ.M.	ADDITIONAL, SQ.M.
SECOND FLOOR	77	81	+4	88	92	+4
FIRST FLOOR	139	176	+37	161	206	+45
GROUND FLOOR	267	255	-12	294	285	-9
TOTAL ABOVE GROUND	483	512	+29	543	583	+40
BASEMENT	21	218	+197	32	255	+223
TOTAL INCLUDING BASEMENT	504	730	+226	575	838	+263
AREAS NOT INCLUDED IN GIA			AREAS NOT INCLUDED IN GEA			
GARDEN BUILDINGS	29	26	-3	32	32	0
TOTAL INCLUDING GARDEN BUILDING	533	756	+223	607	870	+263

6.10 Appearance:

6.10.1.0 Garden Frontage

The proposed extension would be in line with the footprint of the existing building while adding a new element to the site of quality and architectural interest.

The two storey rear extension replaces the current ad hoc conservatory. Ample natural light is brought to the basement extension via a sunken courtyard to the south of the extension. The sunken courtyard does not visually impact the listed building due to its positioning.

A distinction in height is made between the original core of the building and the new extension and is emphasised by the lower ridge line.

The rear of the garage is not visible from the garden due to the location of the rear extension.

Proposed windows follow the style of the existing but are smaller in scale, in keeping with the subordinate scale of the extension.

6.10.1.1 Materials

As discussed above, the materials have been sensitively chosen to be sympathetic to the existing building and others in the neighbourhood. The palette would include brick, painted brick and render, the intention being not to compete with the brickwork of the listed building.



1. New painted render ground floor extension

2. New painted brick two storey extension

Fig 37: Proposed Rear Elevation, view from the garden

Appearance:

6.10.2.0 Street Frontage

Following intensive consultation with the neighbours, the east elevation will remain largely unchanged, with the exception of the repositioning of the garage.

The new front fence will be extended and the front gate position will be preserved so as to enhance the importance of the original Georgian building. They will be in the same style as shown in historic pictures of the house.

One new lightwell, aligned along the front elevation will be introduced to draw natural light into the proposed basement.



Fig 38: Proposed Front Elevation



Fig 39: Proposed South Elevation

1. New painted render ground floor extension
2. New painted brick rear two storey extension

6.10.2.1 South Elevation

The view from Admiral's Walk to the proposed extensions and a sunken courtyard would be thoughtfully screened by a new fence and landscaping. The existing damaged brick boundary wall would be rebuilt and slightly raised.

6.10.2.2 Materiality

Painted render was chosen for the side extension in order to be in keeping with the existing building. The materials for the ground floor extension would include brick and painted brick, the intention being to correlate with the brickwork of the listed building and the new side extension.

Appearance:

6.10.3.0 Garden Building

The orangery has been designed as new element at the northern end of Grove Lodge's garden. The footprint and height of the building would essentially replace that of the footprints and height of existing garden buildings. In the revised scheme the orangery will be repositioned to the east of the central brick wall so as to be less visible from the neighbouring properties as well as from the street level. The building will now lay along the northern boundary wall to 10 Lower Terrace (Netley Cottage) and in line with garden wall to the west. The previously proposed basement store is no longer a part of the proposed development. As with the extension to Grove Lodge itself, the proposed orangery will relate to the architectural language of Grove Lodge and be simple, elegant and modest in character. It is considered that the approach to the orangery is a sensitive way of providing a structure within the garden, while having a negligible impact on Grove Lodge and its surroundings.

The orangery is not going to be occupied unless as ancillary to the residential use of the dwelling known as Grove Lodge.

6.10.3.1 Materiality

The proposed palette of materials for the orangery and the new extension to Grove Lodge is simple and relates well to the existing listed building and others in the neighbourhood. The palette would include brick, painted brick and render, the intention being to correlate with the proposed extension to Grove Lodge.

1. New ground floor brick and painted render orangery

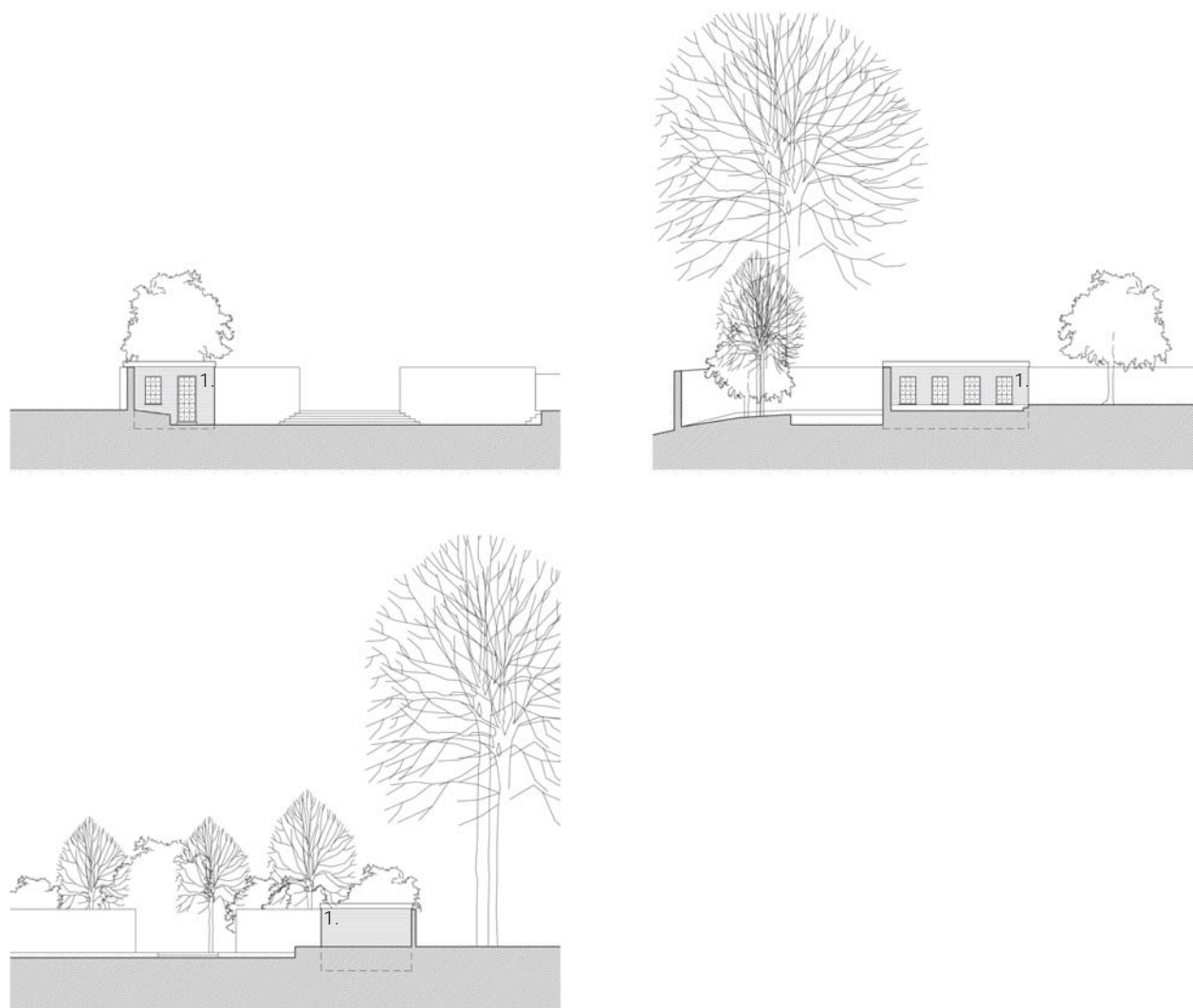


Fig 40: Proposed South Elevation

7.0

Conclusion

The current proposed scheme has developed through the careful consideration of a variety of factors, as set out above. An assessment of the existing site and its context has been undertaken which has fully informed the final design. This assessment has included site investigation, structural engineering requirements, an archaeological study, heritage appraisal, consideration of the site's trees and landscape and the preparation of a construction management plan. The design is both appreciative of and responsive to the existing building and its local context. It is considered that the proposed scheme demonstrably meets the range of policy requirements and would therefore be acceptable in policy terms.

Appendix A

Site Photos



Fig 1: Front Facade view from Admiral's Walk



Fig 2: Front Entrance view from garden



Fig 3: Games Room view from garden



Fig 4: Rear Garden view from roof



Fig 5: Front Entrance view from rear garden



Fig 6: Front Entrance view from forecourt

Interior Photos

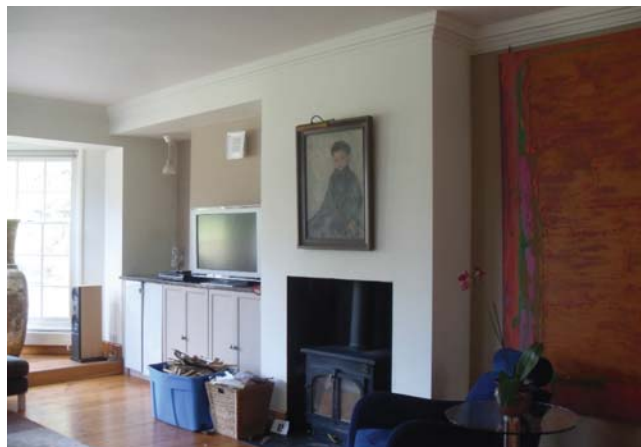


Fig 7 : Ground Floor. Sitting Room



Fig 8: Ground Floor. Dining Room



Fig 9: Ground Floor. Games Room



Fig 10: Ground Floor. Lightwell view from Sitting



Fig 11: Ground Floor. Conservatory



Fig 12: Basement

Appendix B

Schedule of Works

Basement

1 Demolition works:

- 0.1.1 Lowering of the floor level by approx. 1100 mm
- 0.1.2 Underpinning of the existing basement walls
- 0.1.3 Removal of coal shaft and blocking up rooflight
- 0.1.4 Removal of stairs

2 Construction works:

- 0.2.1 Installation of new door to the existing stairs.
- 0.2.2 Temporary underpinning of the existing two storey extension above
- 0.2.3 New basement extension

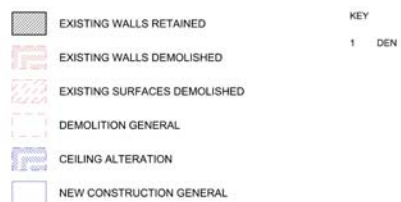
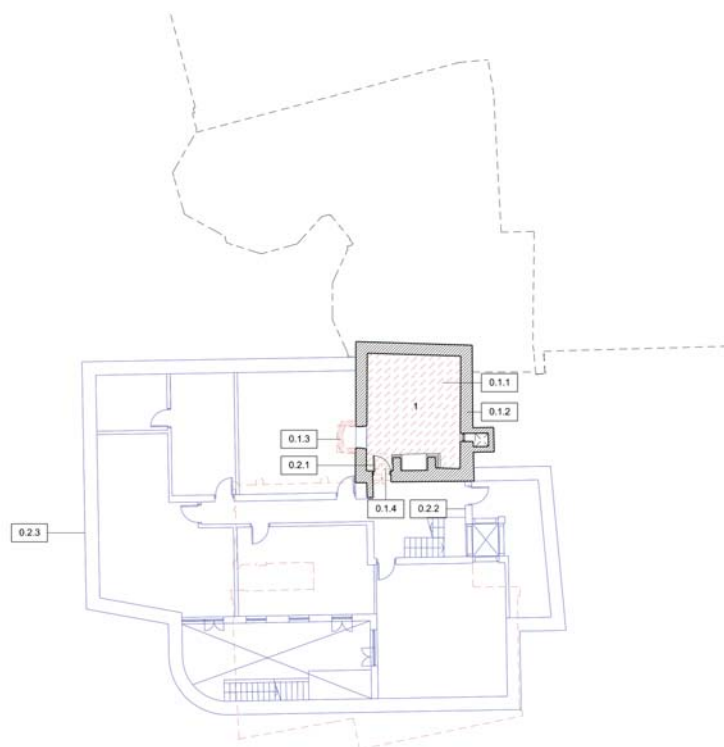


Fig 1: Basement Plan

Ground Floor Plan

1 Demolition works:

- 1.1.1 Removal of 9 trees, refer to Arboricultural Implications Report for details
- 1.1.2 Temporary opening in the brick boundary wall to Lower Terrace to enable construction access
- 1.1.3 Removal of the brick boundary wall parallel to Admiral's Walk
- 1.1.4 Widening existing opening of the brick wall between main and rear garden
- 1.1.5 Removal of the Northern part of the wall between main and rear garden
- 1.1.6 Removal of all garden outbuildings
- 1.1.7 Rearrangement of the garden layout with main garden levels retained and the rear garden terrace, lowered by 700mm
- 1.1.8 Removal of the retaining garden wall and steps to the main garden
- 1.1.9 Partial demolition of the wall in the front courtyard
- 1.1.10 Removal of the damaged parts of the retaining wall to site boundary with Admiral's Walk
- 1.1.11 Removal of rear conservatory
- 1.1.12 Removal of front garage
- 1.1.13 Removal of games room to the rear of garage
- 1.1.14 Demolition of the front porch, relocation of the existing door and window to follow one line in plan
- 1.1.15 Enlargement of the existing window opening for a new entrance door to the two storey extension, East elevation
- 1.1.16 New Window opening to the two storey extension, East elevation
- 1.1.17 Relocation of the door to the Southern wall of the two storey extension
- 1.1.18 Removal of column in existing Room 7 Sitting Room, replaced with new beam and pillars on each side
- 1.1.19 Pushing up beam in existing Room 7 to be in one level with existing ceiling joists
- 1.1.20 Removal of beam in existing Room 8 Music Room, replaced with new extended beam pushed up to level of existing ceiling joists

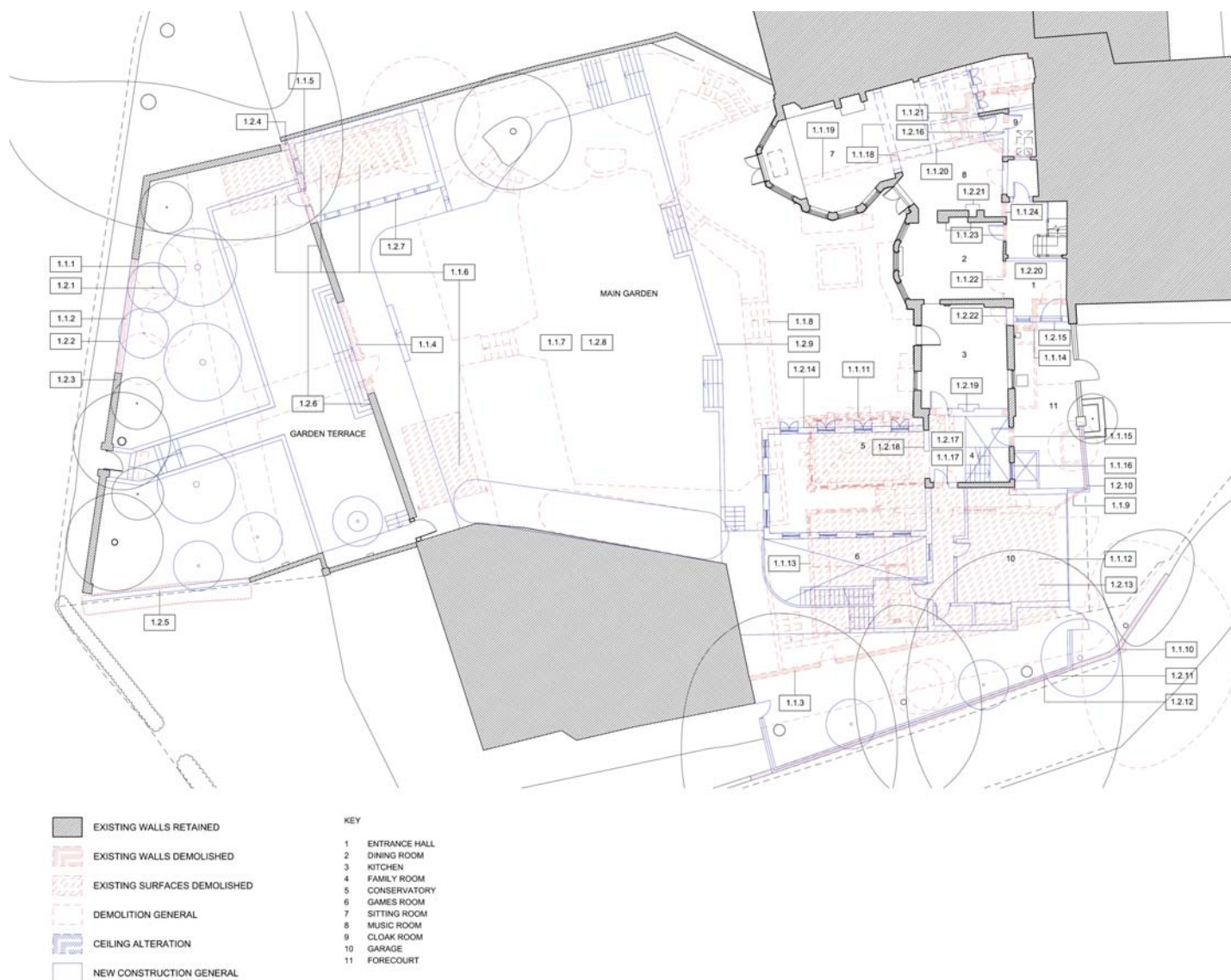


Fig 2: Ground Floor Plan

1.1.21 Partial removal of the courtyard infill, including removal of glass roof, number of partitions and doors

1.1.22 Partial removal of partition wall and door between existing Room 2 Dining Room and Stair Hall

1.1.23 New door opening between existing Room 2 Dining Room and Stair Hall

1.1.24 New opening between Room 8 Music Room and Stair Hall

2 Construction works:

1.2.1 Planting of 11 new trees, refer to Arboricultural Implications Report for details

1.2.2 Reinstatement of the brick boundary wall to Lower Terrace

1.2.3 Increase of the level of the brick boundary wall to Lower Terrace by 650 mm

1.2.4 Extension of northern boundary wall to the rear garden east by 420mm

1.2.5 Erection of a new brick boundary wall to the boundary with Terrace Lodge in place of the existing hedge

1.2.6 Underpinning of the brick wall between main and rear garden, brick to match existing

1.2.7 Construction of new one storey orangery

1.2.8 Rearrangement of the garden layout, including construction of new steps and hard surfacing

1.2.9 Rebuilding of the retaining garden wall and steps in a different place

1.2.10 Construction of a new part of the front courtyard wall, mounting of metal railing to match existing

1.2.11 Reinstatement of the damaged part of the retaining wall to site boundary along Admiral's Wall, raising its level to the level of the wall at Terrace Lodge, brick to match existing

1.2.12 Mounting of new railing on top of the boundary wall to Admiral's Walk

1.2.13 Construction of new garage as part of new Southern extension

1.2.14 Construction of new room as part of two storey rear extension

1.2.15 Reconstruction of the front porch, relocation of the existing door and window to follow one line in plan

1.2.16 Reinstatement of what it is assumed to

be an earlier shape of the internal courtyard with new glass roof covering and addition of new doors

1.2.17 Rearrangement of the two storey extension to form a new stairwell from Basement to the First floor

1.2.18 Partial reinstatement of the Western wall of the two storey extension

1.2.19 Reinstatement of the wall and the fireplace between existing Room 4 Family Room and Room 3 Kitchen, addition of a new door

1.2.20 New partition wall to the existing Stair Hall

1.2.21 Reinstatement of the fireplace to the existing Room 8 Music Room to its original location

1.2.22 Blocking up door in Room 3 Family Room/ Kitchen

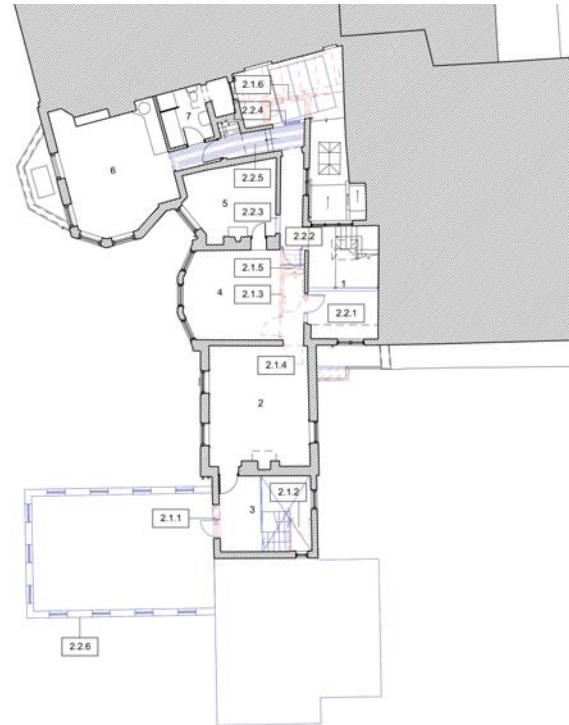
First Floor Plan

1 Demolition works:

- 2.1.1 New window opening to the East elevation of the existing two storey extension
- 2.1.2 Infill window to the South elevation of the existing two storey extension
- 2.1.3 New door opening to the South elevation of the existing two storey extension
- 2.1.4 Relocation and enlargement of the existing window opening to the West elevation of the existing two storey extension to form a door
- 2.1.5 Removal of WC enclosures to the existing Room 3 Master En suite
- 2.1.6 Removal of partition and door to existing Room 4 Bedroom 1
- 2.1.7 Removal of door to existing Room 2 Master Bedroom
- 2.1.8 Removal of staircase in the corridor between First and Second floors
- 2.1.9 Removal of lean-to addition to the courtyard

2 Construction works:

- 2.2.1 Construction of new partition wall and door in the existing Stair Hall
- 2.2.2 Closing off the existing staircase in the corridor with a new partition and door
- 2.2.3 Infill existing door opening to existing Room 5 En suite Bathroom
- 2.2.4 Reinstatement of assumed original corridor wall to the courtyard with addition of a new window
- 2.2.5 Lowering of the ceiling in the corridor by 128-318mm
- 2.2.6 Extension of existing two storey extension by 2800mm
- 2.2.7 Construction of new bedroom, as part of the two storey rear extension









<ul style="list-style-type: none">  EXISTING WALLS RETAINED  EXISTING WALLS DEMOLISHED  EXISTING SURFACES DEMOLISHED  DEMOLITION GENERAL  CEILING ALTERATION  NEW CONSTRUCTION GENERAL 	<p>KEY</p> <ul style="list-style-type: none"> 1 STAIRS LANDING 2 MASTER BEDROOM 3 MASTER EN SUITE 4 BEDROOM 1 5 EN SUITE BATHROOM 6 BEDROOM 2 7 EN SUITE BATHROOM
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Fig 3: First Floor Plan

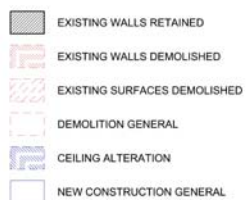
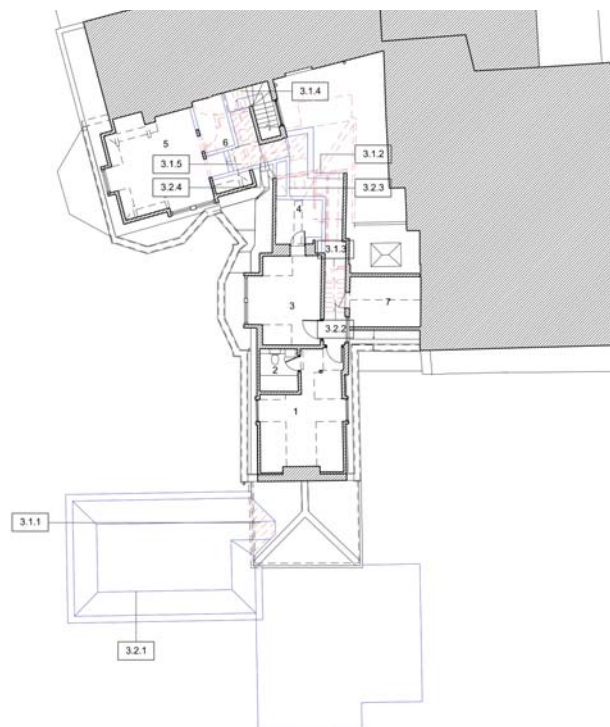
Second Floor Plan

1 Demolition works:

- 3.1.1 Partial removal of roof structure of two storey extension
- 3.1.2 Partial removal of internal partitions and doors in the North-East corner
- 3.1.3 Removal of storage enclosures above the existing staircase in corridor
- 3.1.4 Alterations to the existing staircase in the North end
- 3.1.5 Partial removal of floor structure in existing Room 6 En Suite Bathroom and corridor

2 Construction works:

- 3.2.1 Reinstatement of roof structure to existing two storey extension and extension of roof to the South, new roof line and tiling of the new side extension to match the existing
- 3.2.2 New roof to rear two storey extension
- 3.2.3 Blocking up staircase floor opening in the corridor
- 3.2.4 Reconstruction of internal partitions to the North-East corner to form a connecting corridor
- 3.2.5 Reconstruction of floor structure to the North-East corner to connect the two wings



KEY	
1	BEDROOM 3
2	ENSUITE BATHROOM
3	BEDROOM 4
4	ENSUITE BATHROOM
5	BEDROOM 5
6	ENSUITE BATHROOM
7	ATTIC STORAGE

Fig 4: Second Floor Plan

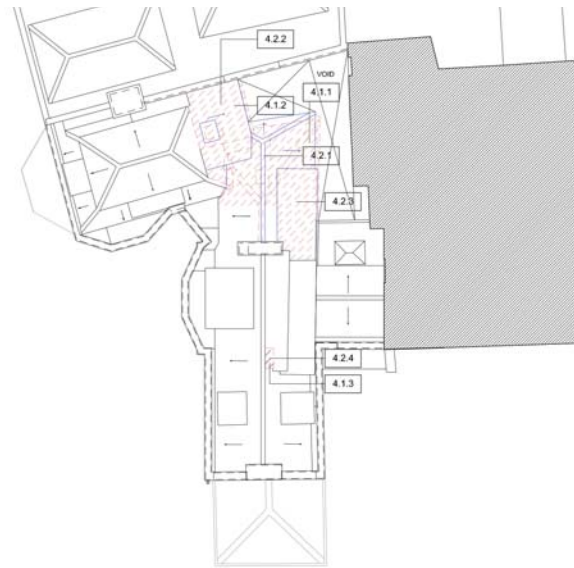
Roof Plan

1 Demolition works:

- 4.1.1 Partial removal of roof structure to the North-East
- 4.1.2 Removal of lean-to roof structure and rooflight above the staircase and Room 6 En Suite Bathroom to the rear of the Northern wing

2 Construction works:

- 4.2.1 Reinstatement of roof structure to the North-East and extension of ridge to the North by 2670mm, new roof line and tiling of the new side extension to match the existing
- 4.2.2 Reconstruction of lean-to roof and rooflight above the staircase and Room 6 En Suite Bathroom to the rear of the Northern wing at a new pitch and extension to the South by 1000mm
- 4.2.3 Extension of existing dormer to East elevation to the North by 4000mm
- 4.2.4 Blocking up rooflight in the existing Room 1 Bedroom 3, reinstatement of roof tiling to match existing



- EXISTING WALLS RETAINED
- EXISTING WALLS DEMOLISHED
- EXISTING SURFACES DEMOLISHED
- DEMOLITION GENERAL
- REINSTATED SURFACES
- NEW CONSTRUCTION GENERAL

Fig 5: Roof Plan