

15118
17 Grove Terrace, London

Design, Access & Heritage Statement
March 2016
Origin Architecture

Rev C



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General Description:

The proposal is to create an improved layout to the basement area by replacing and repositioning the kitchen and dining areas whilst trying to increase the amount of light and connection to the garden without diminishing the historic value of the listed building. In addition the client wishes to improve the layout to the small bathroom at ground floor level to incorporate a shower and reinstate a fireplace at first floor level.

Context & Description of existing property

The property is part of Grove Terrace which is a listed row of houses close to Hampstead Heath.

Constraints

The site is in the Dartmouth Park conservation area and is Listed.

Land Use

It has a residential use class of C3.

Design in detail

The height of the extension is 1.05m above ground level, as the site is partly sunken. There are 3 windows: a clerestory to the decked area, a door-light over the main entrance and an open-able window onto the stairway. There is a large triple glazed roof-light over the kitchen sink area at the point that the extension meets the existing building. The dining area connects back to the kitchen through an enlarged opening and provides views onto the side stair. The loss of the window to the existing bathroom is mitigated by using a sun tube to direct sky light down and behind a new piece of frosted glass.

The predominant materials will be sympathetic to the materials and design details of the existing building

On the following page is a picture of the inside of the under stairs cupboard door. It shows the frame with the latch at the top and now redundant holes for the locking mechanism towards the bottom. With the current door closed against it there are no marks (on either side of the door) showing any form of locking mechanism has ever been attached to the door suggesting it is not original and when closed it doesn't line up with the frame as it is shallower than the frame. For this reason it is proposed to replace this door with a new sliding door with timber cladding to match the side of the stair

Private Amenity Space

There is no reduction in the amount of private amenity space

Neighbor Amenity

The main exterior changes are in relation to 3 door ways: 1 new doorway into the front lightweight, 1 replacement door to the ground floor level and 1 replacement set of door to the basement level. It is not considered that any of these doors are visible from the public realm or neighboring properties, due to their location and height of boundary walls.

Trees & landscaping

There are no protected trees effected by the application within or immediately adjacent to the site. There is an existing small bush that will be relocated elsewhere within a reconstructed planter as part of the work to make a wider opening from the basement into the rear garden

Accessibility

The accessibility of the building is not altered as the main changes are internal and whilst the stair to the garden is proposed to be relocated slightly further into the garden, the step profile remains the same.

Refuse

There will be no effect on refuse provision

Highways & Transportation

There is no effect on existing highways or transport infrastructure.

02 Under stairs door detail











01 Front Elevation of 17 Grove Terrace



Introduction

This Heritage Statement should be read in conjunction with the following Origin Architecture drawing's and the Design and Access Statement:

P_001 Location Plan
 P_100 Basement Plan Existing
 P_101 Ground Floor Plan Existing
 P_102 First Floor Plan Existing
 P_110 Basement Plan Proposed
 P_111 Ground Floor Plan Proposed
 P_112 First Floor Plan Proposed
 P_200 Elevations Existing
 P_201 Elevations Proposed
 P_400 Internal Elevations 01 Existing
 P_401 Internal Elevations 02 Existing
 P_410 Internal Elevations 01 Proposed
 P_411 Internal Elevations 02 Proposed

17 Grove Terrace is a five storey Grade II* listed building. The proposal comprises general refurbishment of the basement area of the house currently used as a kitchen and dining area, adaptations to a small bathroom at ground floor and reinstatement of a fire place at first floor.

Site History

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.

The houses generally are built on a similar plan, though Nos. 21 and 22 on either side of the service road are larger and have three windows on the front instead of only two in addition to the extra space afforded by the lateral porches. The houses typically have wooden staircases generally panelled and with plain square balusters of very small section

17 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 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).

22 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 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.

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.

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.

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).

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.

Description of Proposals

The proposals for 17 Grove Terrace are summarized as follows:

Basement:

- Removal of existing modern kitchen cabinets and replacement with new a new modern kitchen relocated to the current dining space
- Creating better access from the stair into the basement by opening up a door way that is currently blocked by a fridge. This door will be removed but retained and the architraves around this opening retained.
- Creating a larger opening to the garden with larger French doors in timber to allow more light in and create better views to the garden.
- Moving the stairs to the garden away from the house to allow for more space outside the doors into the basement
- Adding a timber door to the access to the light-well
- Removal of vinyl floor and replacement with thin stone effect ceramic tile with electrical underfloor heating
- Renewal of existing electrical, plumbing and heating installations in-line with a relocated kitchen

Ground Floor:

- Creating a fully tanked wetroom.
- Replacing the back door to the garden to allow for more glass and light.

First Floor:

- Reinstatement of fireplaces in one of the principle rooms at first floor

For further details of the proposed works refer to the Design and Access Statement, and photographic records

Heritage Statement

With reference to the relevant policies contained with Planning Policy Statement 5: Planning for the Historic Environment, it is felt that the proposals submitted with this application have no detrimental impact on the Heritage Asset.

It is felt that the proposals to create a more generous opening to the garden does not detract from the significance of the Heritage Asset, and is justified by the similar

acceptable works at other properties on the Terrace, such as number 4 Grove Terrace.

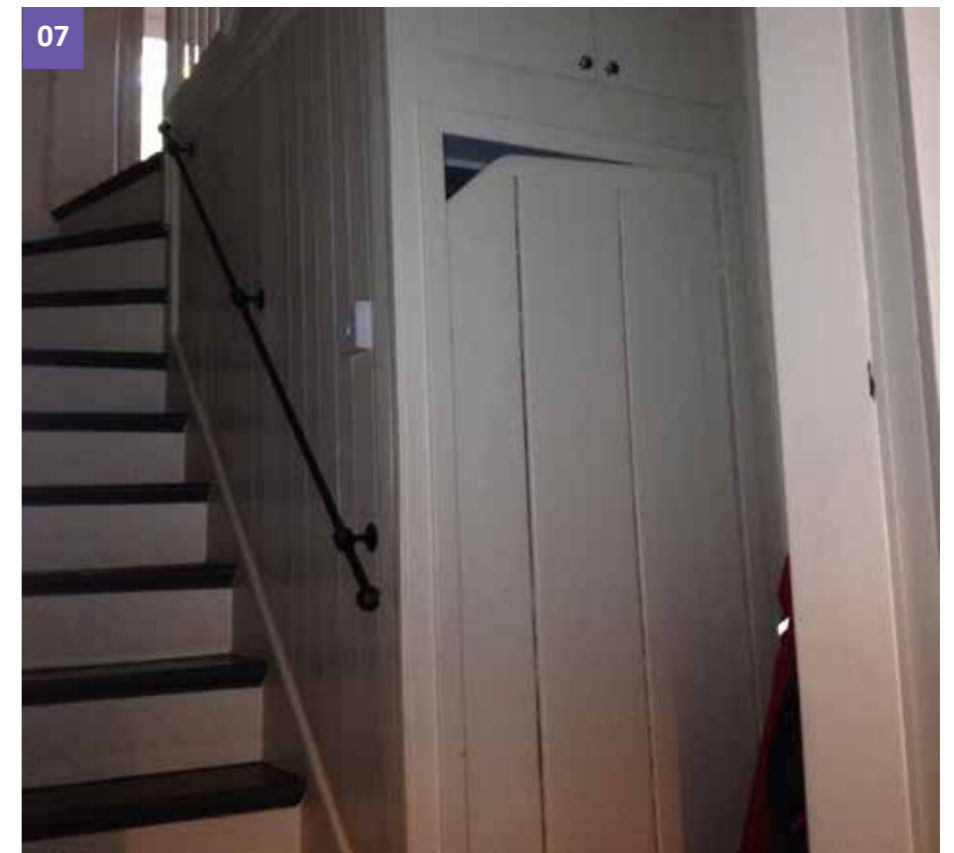
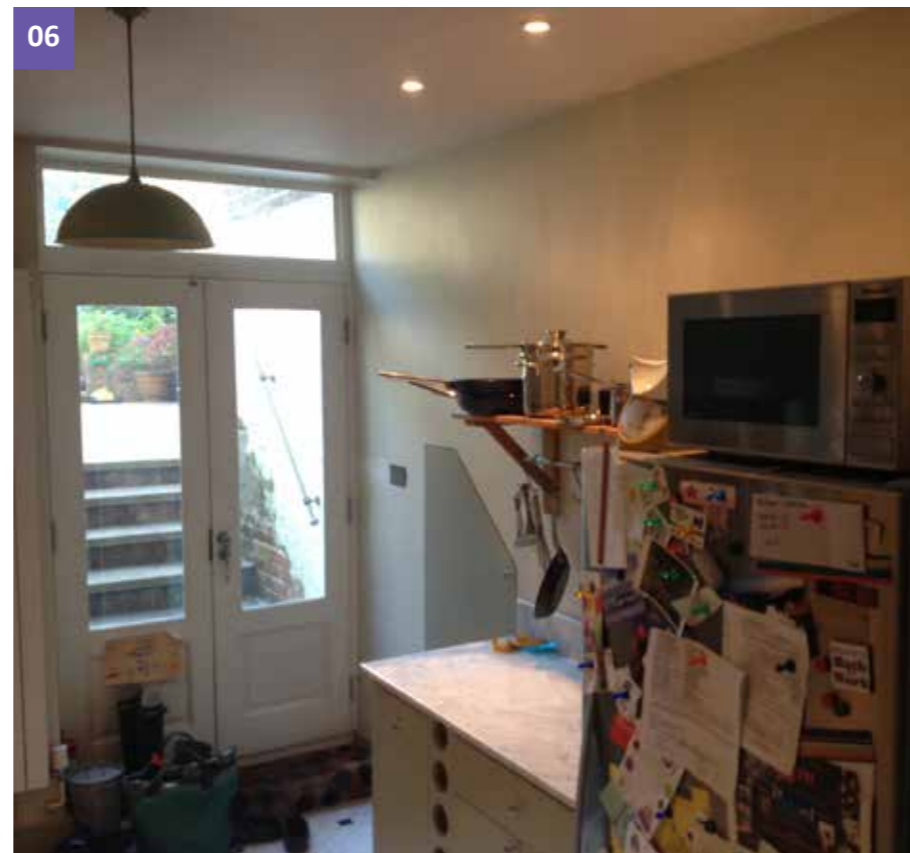
In terms of the internal arrangement the property remains largely unaltered from its original design. Where walls are taken down nibs and down-stand will be retained to demarcate the original wall position.. The applicant expressly wishes to embrace the integrity of the original design and it is felt that this is a further benefit to the longevity of the Heritage Asset.

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.

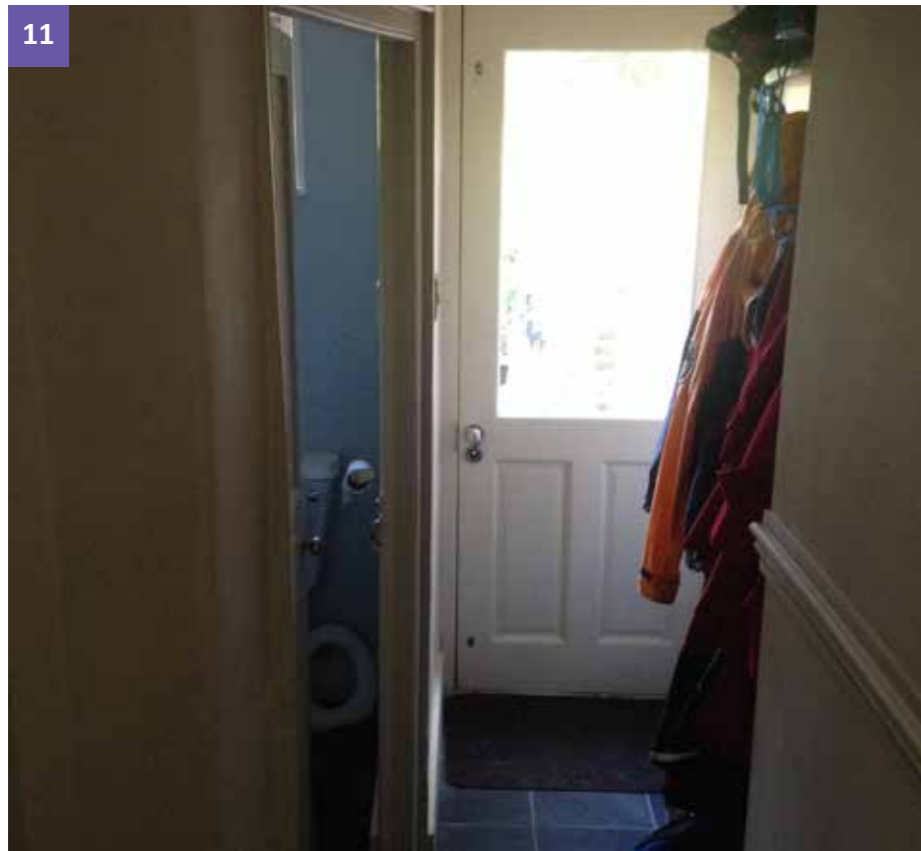
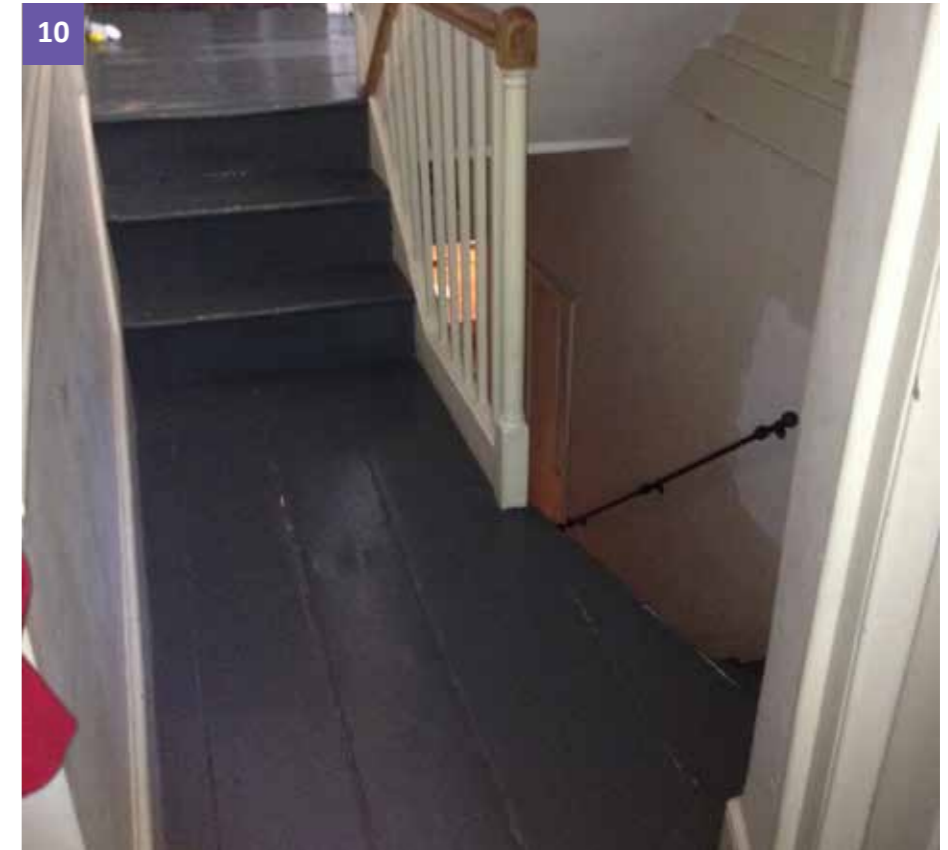
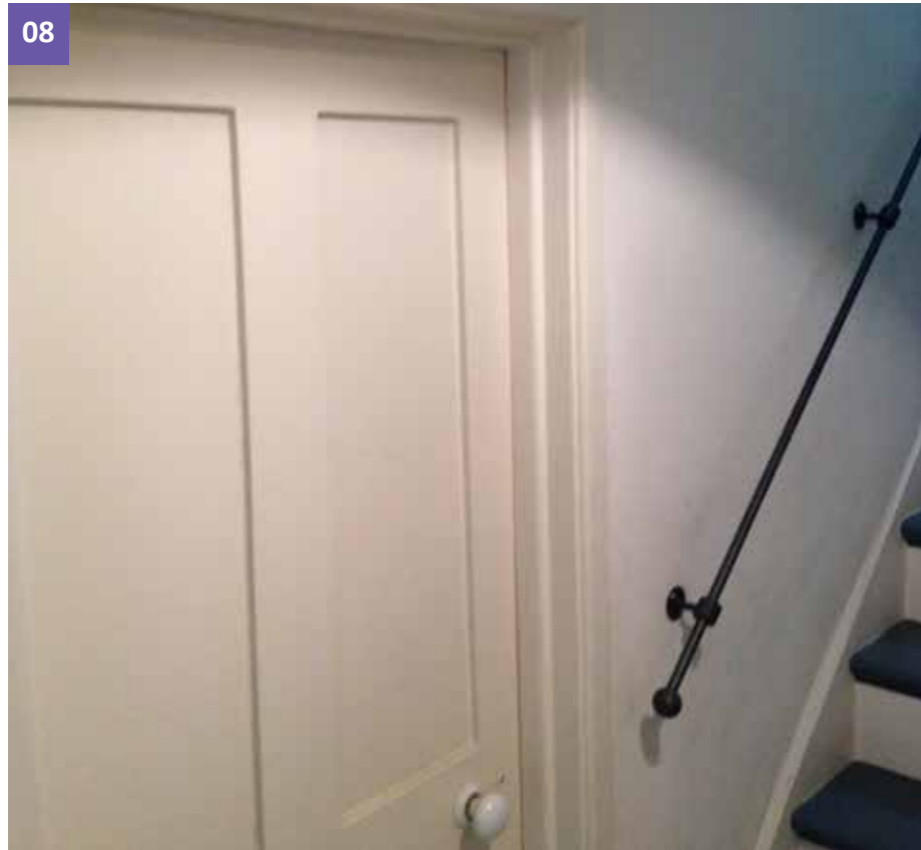
The proposals seek to undertake sensitive modernisation of the property to create a comfortable family home conducive to modern day standards. In order to achieve this there will inevitably be some disruption to the existing finishes, to facilitate the installation of new services; however this will 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.



FOR LOCATION OF PHOTOS REFER TO EXISTING PLAN DRAWINGS



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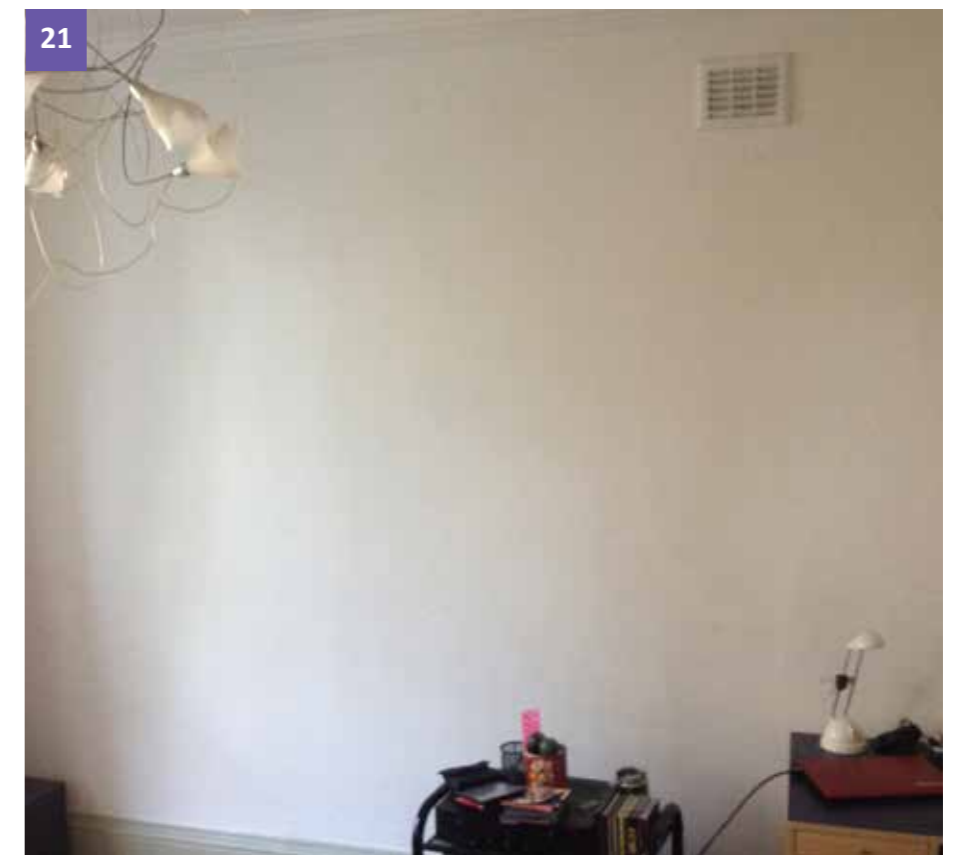
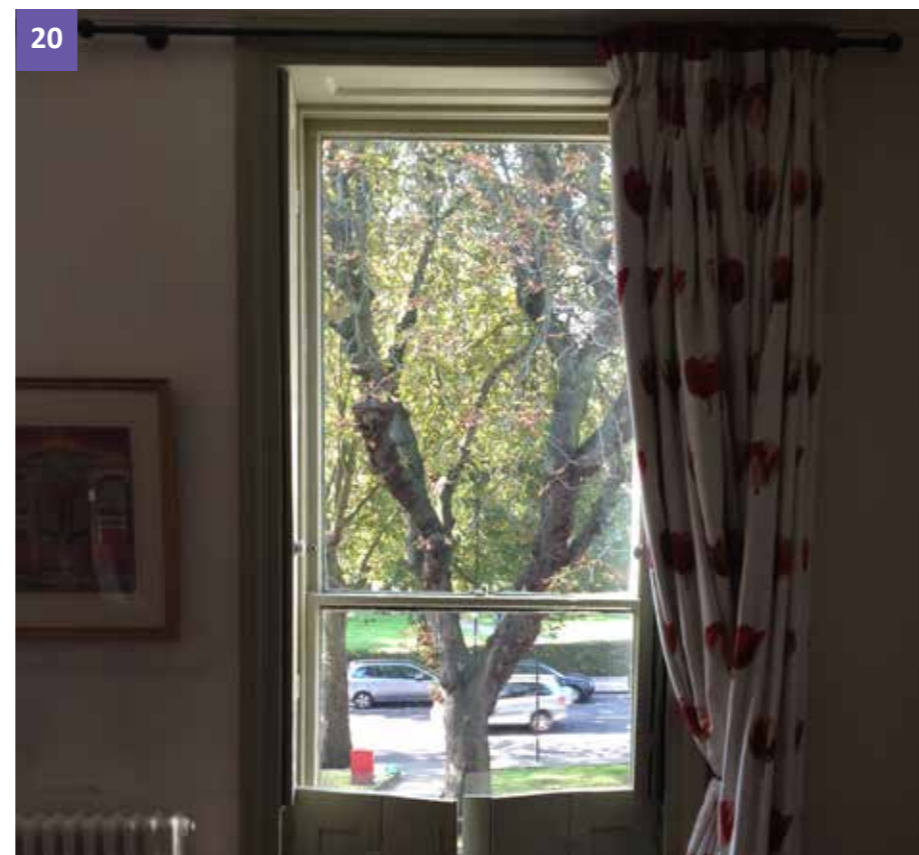
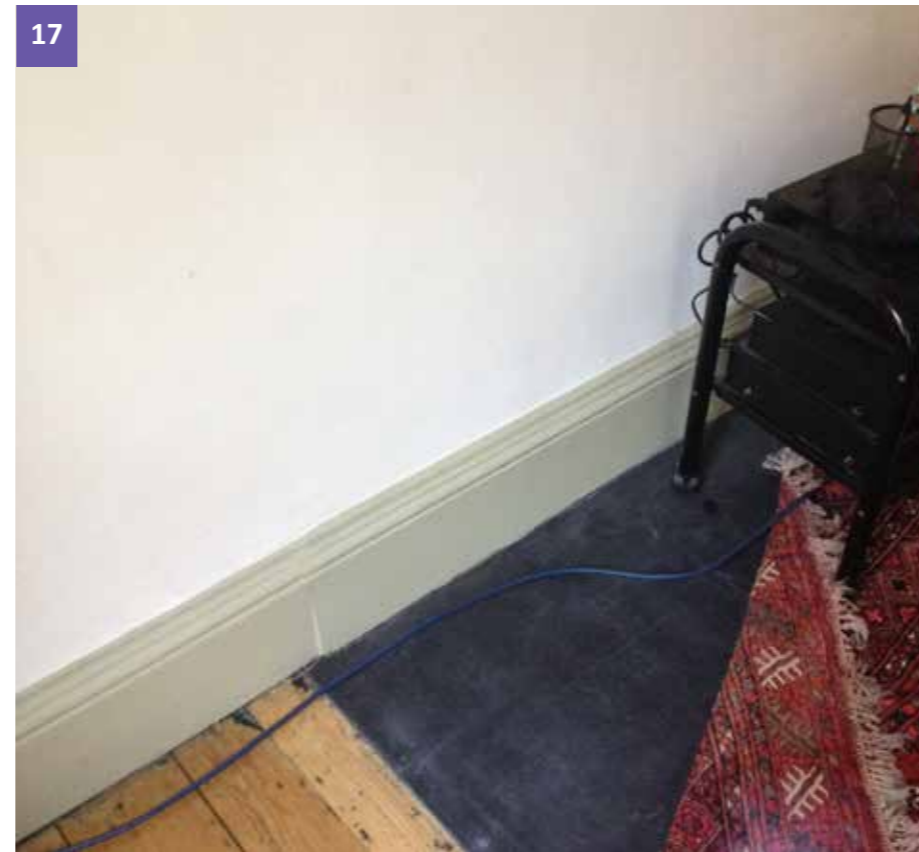
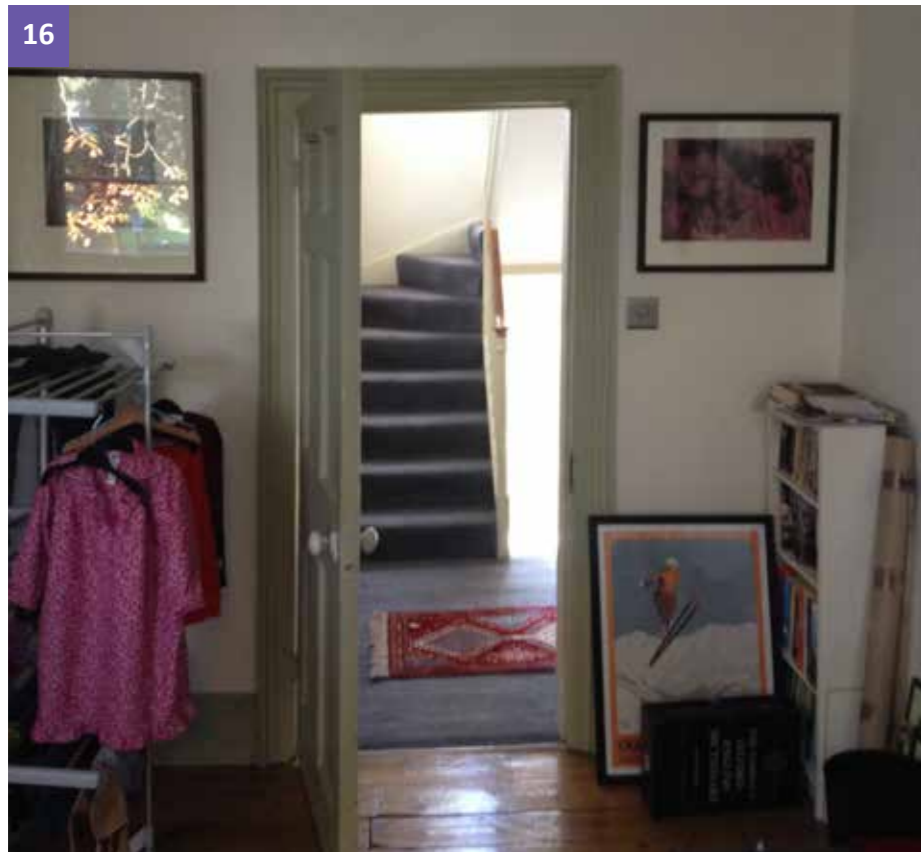
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FOR LOCATION OF PHOTOS REFER TO EXISTING PLAN DRAWINGS

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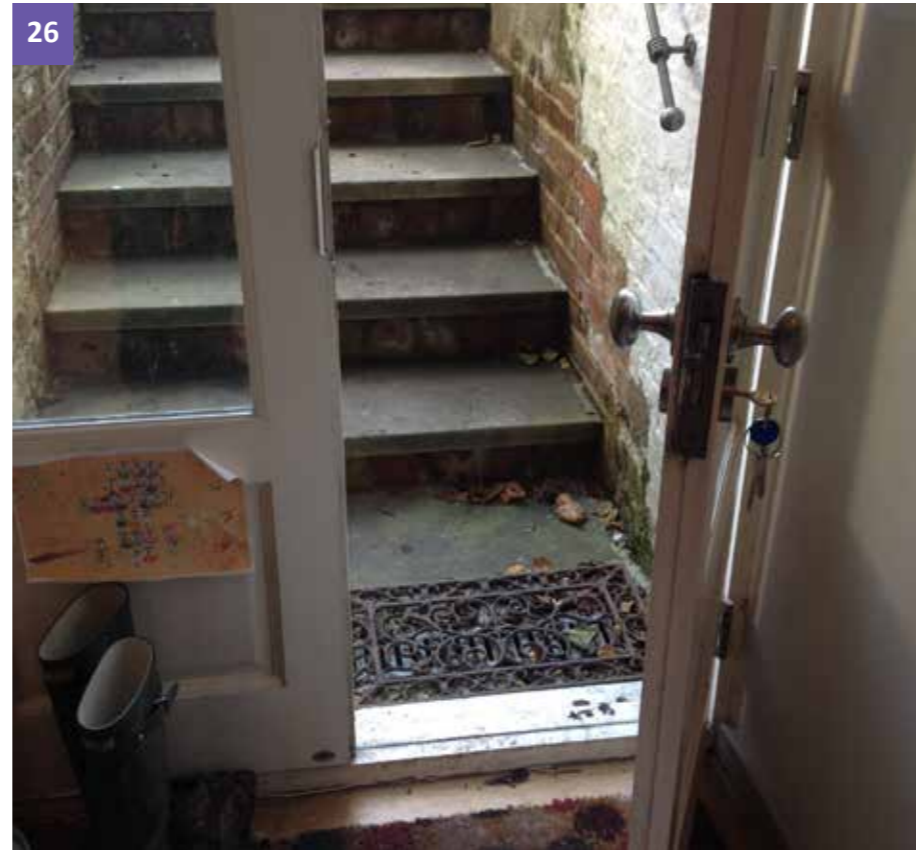
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