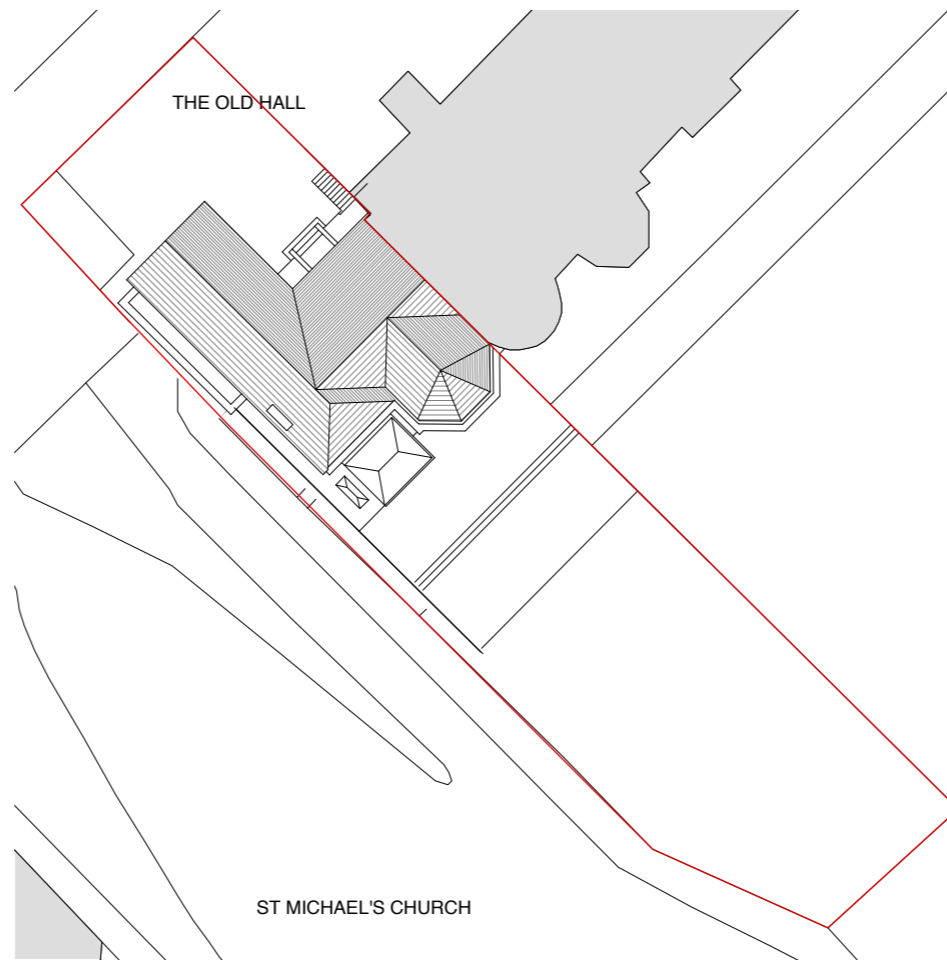
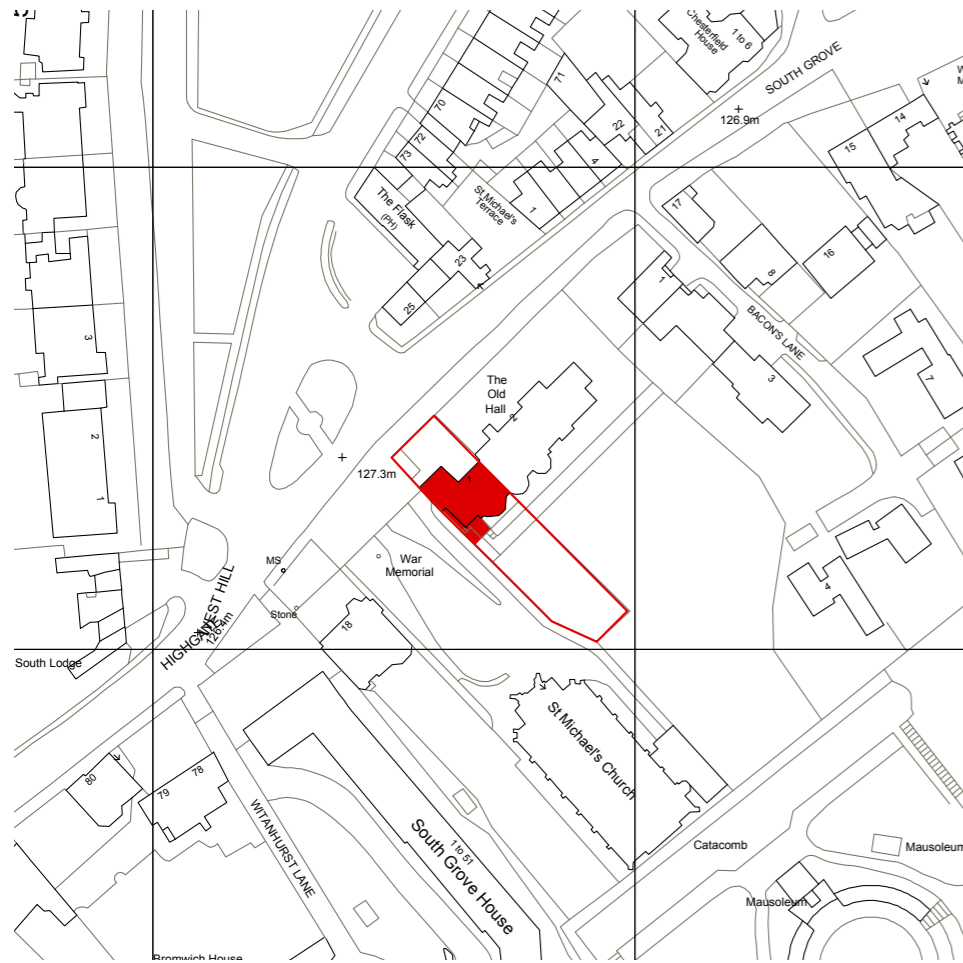




1 The Old Hall, South Grove
N6 6BP
Design & Access Statement: Front Alterations - Rev.B
30.03.16

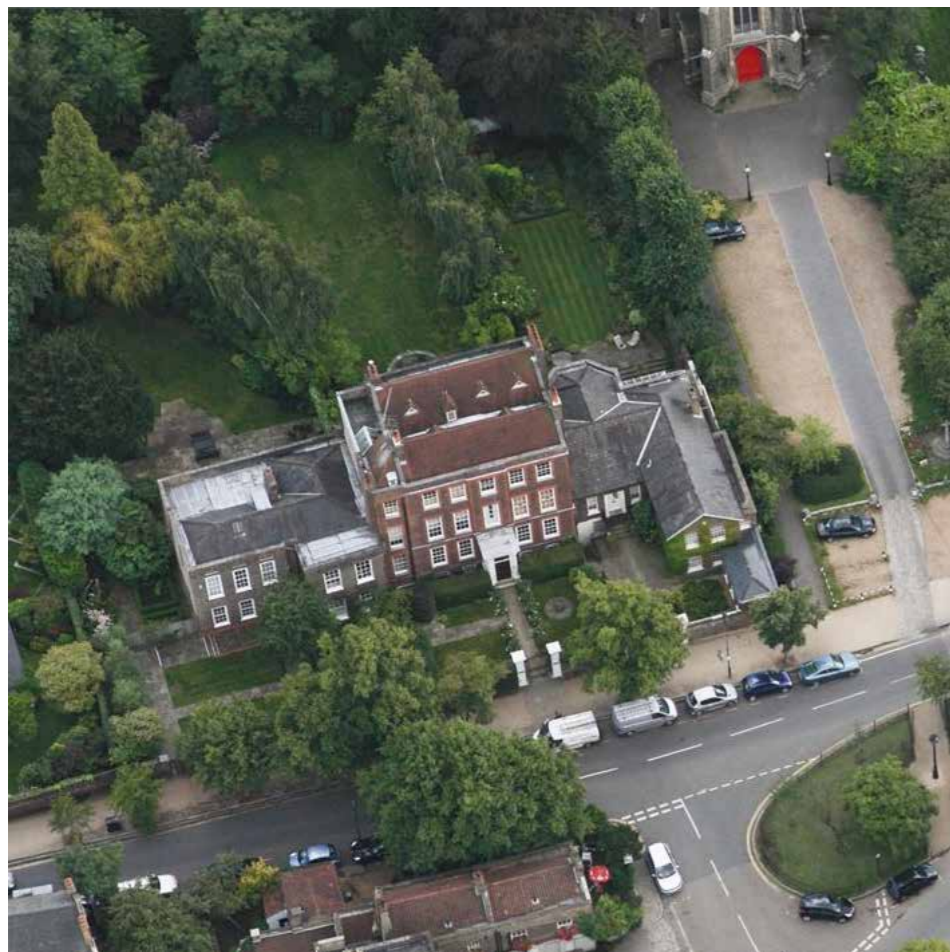




Site Context

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 front facade



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

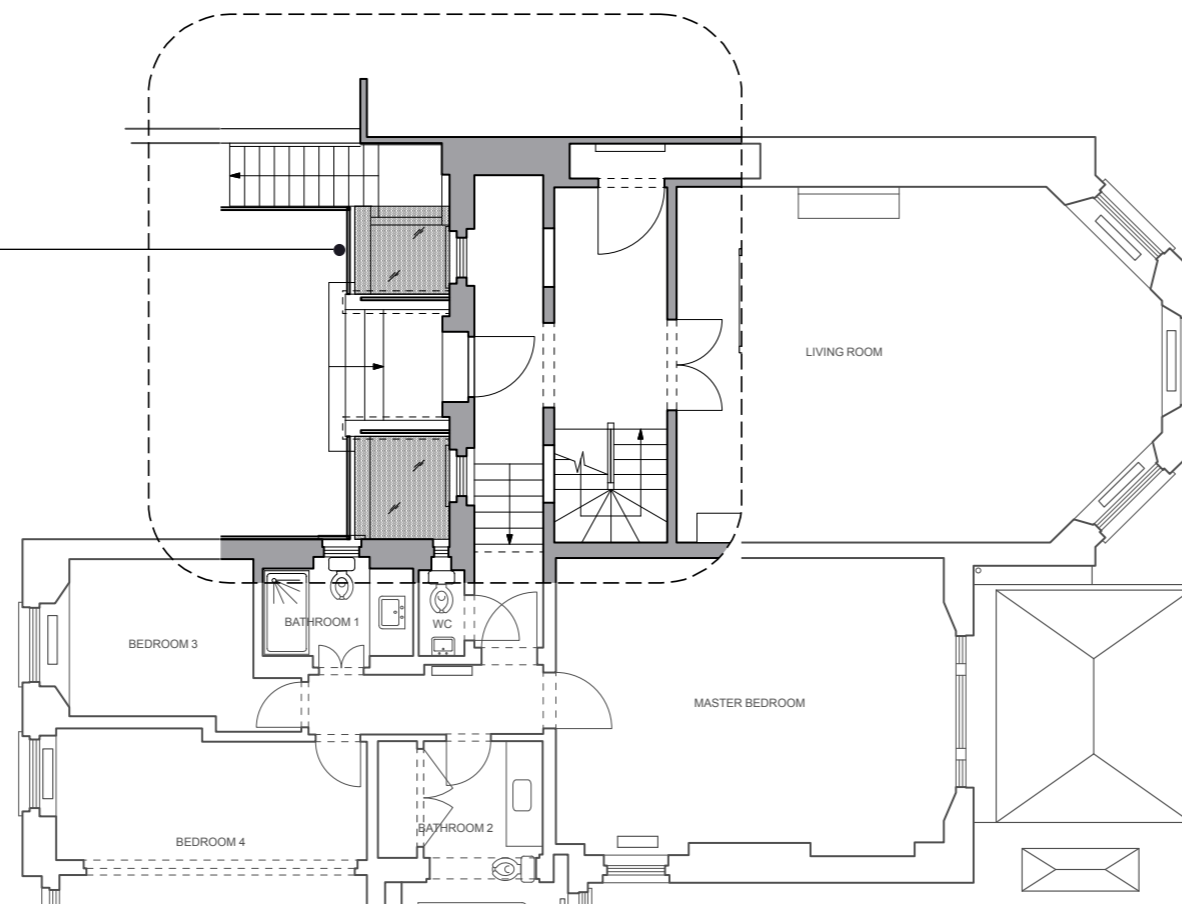
Overview of Proposals

This application is concerned with the front of the existing western wing of the Grade II* listed building where there is an existing listed building consent to create an internal sheltered link between the kitchen and the vaults below the front garden with minimal changes to existing front facade. Ref: 2015/1320/L.

We are seeking a further listed building consent to make the following minor alterations:-

- Replace the existing railings with new railings that match the rest of the railings in the immediate context i.e. those seen around South Grove and in front of the houses opposite;
- Make emergency repairs to failing brickwork piers and wall alongside pavement.

Existing railings replaced with new black painted cast iron railings to match those seen all around South Grove.



Proposed Upper Ground Floor Plan - Not to scale



No. 1 entrance gate showing failing pier to the right hand side.



No. 1 entrance gate showing failing pier to the right hand side.



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