

Heritage - 11 The Grove, Highgate N66LB.

Our property is a Grade II Listed semi - detached house on The Grove in Highgate Village.

It was built about 1854 - 5 and was used variously as a house then a hostel until 1985 when permission was granted to change its use from hostel to house. There have been a number of internal renovations since then, details of which are on Camden's records.

Although the house has been altered from it's original, the permission which we seek is in keeping with its Victorian past.

We seek to put underfloor heating in the sitting and dining rooms on our ground floor and remove the radiators. These rooms are marked on the enclosed plan.

Obviously the radiators will not have been original. The floor boards (currently under carpet) may be original so we plan to keep them and lay the underfloor heating on top. We will then lay a new carpet.

The underfloor heating will add approximately 15mm under the carpet but this will only have a negligible effect on the already very high (at approx 3.5m) ceiling height. The entrance porch and inner hall are at a slightly higher level than the living rooms (as seen on the enclosed plan) and our work will bring them back to being level, as they would have originally have been. There is plenty of space under the internal doors to accommodate the higher carpet so no doors will be affected.

The water supply needed for the underfloor heating will come up from the basement level following the lines of existing pipes. To make room for the extra pipes we will have to drill a small hole in floor of the entrance hall which will be covered by the existing radiator cover. The manifold for the heating will also be under the radiator cover, in place of the existing radiator.

The purpose of this work is to make our living rooms warmer. By choosing to do this using underfloor heating we will also be improving the energy efficiency of the house. The documents from the manufacturer suggest that we will be able to set the room thermostat 1-2 degrees celsius lower to achieve the same level as a radiator system.

Design

Attached are copies of a specification of works from W&W Builders and a document from Nu-Heat setting out the work to be done and the materials which will be used.

There are no access issues.