


NO.11 THE GROVE, HIGHGATE N6

DESIGN, ACCESS AND HERITAGE STATEMENT

06 JULY 2016

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CONTENTS

1.0 INTRODUCTION

This document supports planning application and Listed Building consent for proposed works to No. 11 The Grove, Highgate London N6.

Permission is sought to make changes to the top floor and loft space. The current top floor has a central bedroom with no access to the high level dormer window and poor access to the loft space. Proposed alterations include: demolition of a modern wall to the central bedroom and alterations to the roof space to make the bedroom habitable and the loft space more accessible and usable.

LOCATION

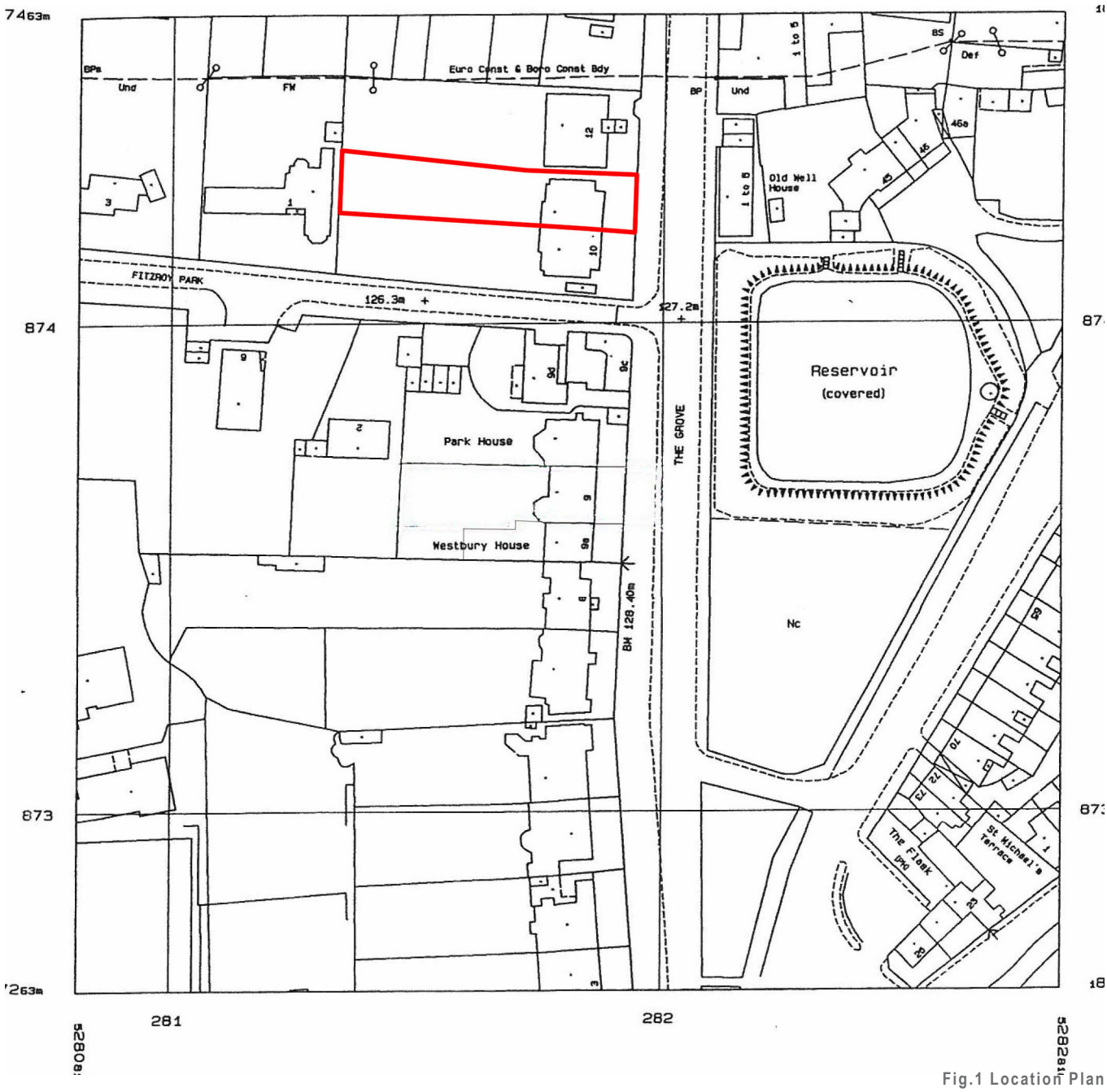

Fig.1 Location Plan

2.0 HISTORICAL ANALYSIS

2.1 ALTERATIONS/ PLANNING HISTORY

The property was constructed around 1854 as a semi-detached house paired with No. 10 The Grove. The buildings are both Grade 2 listed.

The property was designed as a large family home. At some point between 1967 and 1985 it was converted into a student hostel for Nansen Village. There is no record of alterations to the house prior to this time.

In 1985 the designated usage was changed from hostel back to single family home and the house was subsequently sold on.

Extensive renovations are understood to have been made at this time though there is no planning or Listed building record of the work.

The internal joinery and staircase appear to be modern but sympathetic to the building. Some original door frames and panels remain where they are in their original locations.

More recent changes have been made including:

- Changes to the basement and its relationship with the garden,
- Ground floor living accommodation knocking between the living room and what is likely to have been a study in the original plan.
- Reinstating dividing bedroom wall and wardrobes at first floor level
- There is a current proposal to install underfloor heating in the main living space.

2.2 LISTING_ GRADE II

The record listing is for the exterior of the house only.

TQ2887SW THE GROVE 798-1/5/1614 (West side) Nos.10 AND 11 _ GV II

2 semi-detached villas. c1854-5. Pale stock bricks with stucco quoins and dressings. Shallow hipped slated roofs with central slab chimney-stack and projecting bracketed eaves. 2 storeys, attic and basement. Outer entrance bays slightly recessed. Projecting porticos with round-arched entrances having keystones and impost bands, cornices and parapet which continues across the front of the houses to form balconies to 1st floor windows. Each with a canted bay window to ground floor and architraved tripartite sash with cornice above; architraved sash with cornice above porches. Architraved attic windows with continuous sill band. INTERIORS: not inspected.

2.3 NO. 10 THE GROVE LAYOUT

No. 10 is the sister house to No. 11. It is understood to be largely unchanged from the original design but for the conversion of the basement into a separate flat in 1970.

For the purpose of this proposal we are assuming that the layout of No. 11 was the same as that of No. 10.

The floor plans on the following page show the amended drainage alterations which occurred as part of this conversion. These include:

- moving the kitchen up to ground floor and
- Creating a separate apartment in basement
- a new bathroom in basement.

The kitchen was likely to have been a library/ study prior to this change.

The floor of interest here which concerns the proposed alterations for this application in the 2nd floor. The layout is highlighted on the faint plans on the following page.

The 3 main bedrooms are likely to have originally been staff accommodation with a child's bedrooms off the staircase.

The auxiliary room in the centre of the house is likely to have been a living space for the staff which gave access to both staff bedrooms. It takes light from the high level dormer window with a ladder shown for access. The ladder would have heavily compromised the use of the room.

Fig.2_ Front Elevation

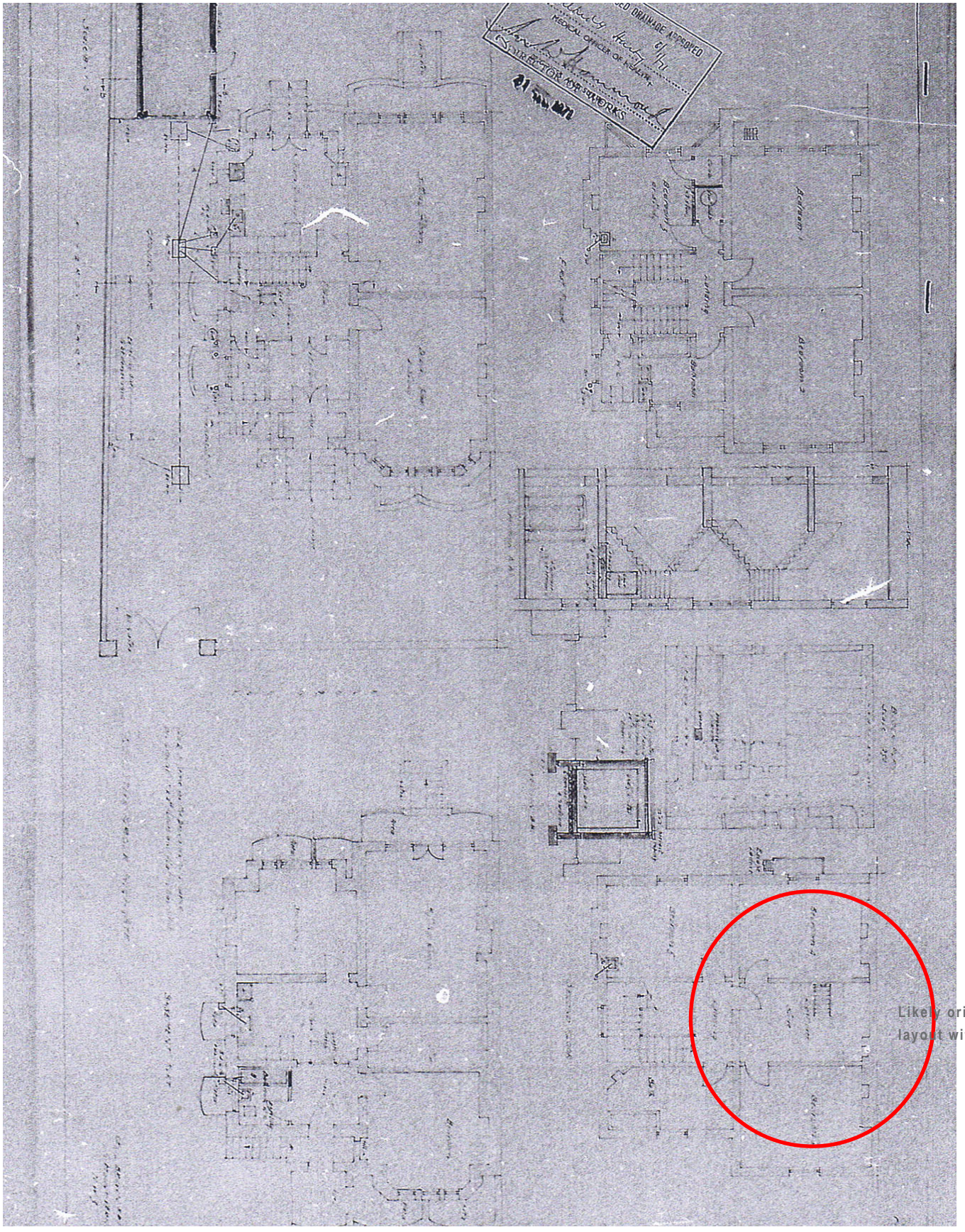

Fig. 3 _ 1970s Plan of amendments to No. 10

3.0 EXISTING CONDITION

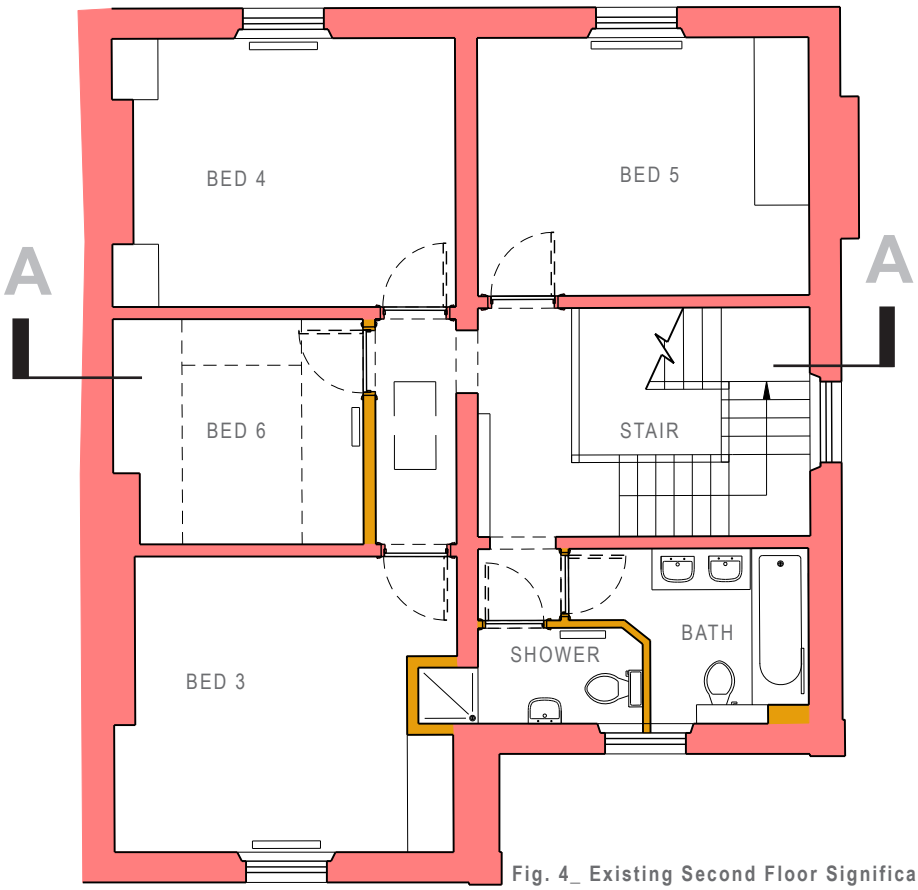

Fig. 4_ Existing Second Floor Significance

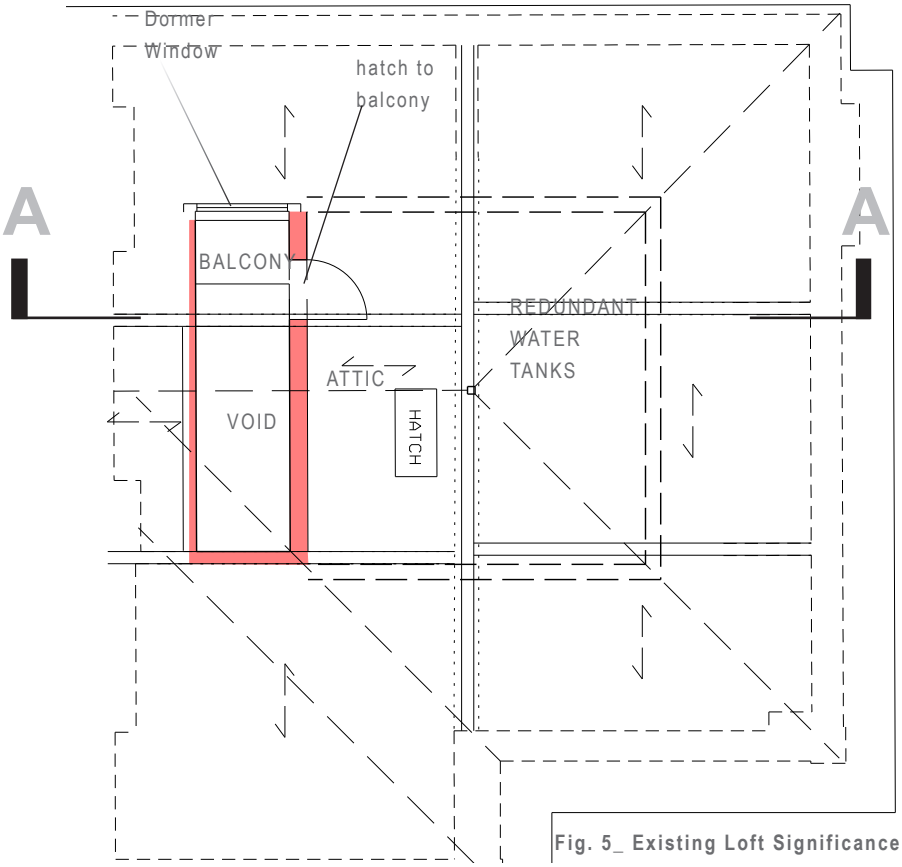

Fig. 5_ Existing Loft Significance

3.1 ASSESSMENT OF SIGNIFICANCE

The plans below show the existing configuration of the top floor and roof space.

Wall colouring signify when the wall date from.

PINK_ indicates original wall likely to date back to 1850

ORANGE_ walls inserted during hostel use or later.

3.2 CENTRAL ROOM

It is assumed that the previous hostel conversion altered the original layout to maximise the number of bedrooms and bathrooms.

A new wall was inserted into the central living space (now bedroom 6) to give an additional private bedroom and separate access to the front and rear bedrooms.

There is no longer access to the high level window as the ladder compromised the use of the room. As a result there is no ventilation to this bedroom, no view and an inaccessible window making the room impractical.

The original layout of the house may have been satisfactory for its use when designed but it is certainly not for modern day living

Fig. 6_ No access to balcony or window

Fig. 7_ Existing void space from balcony

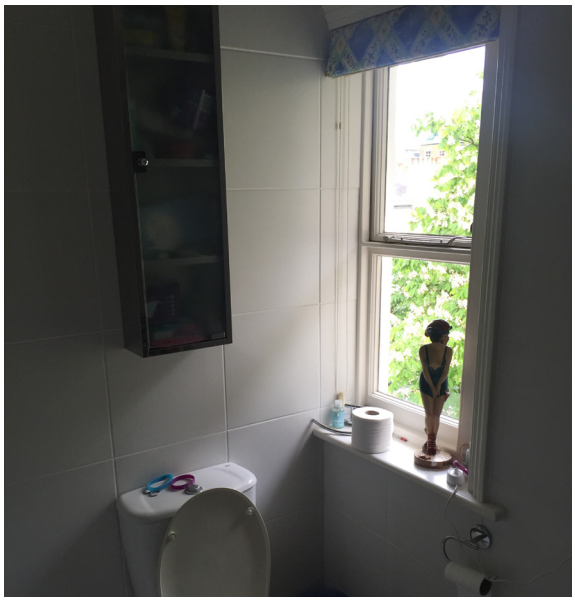

Fig. 8_ Split bathroom window

3.3 BATHROOM

Bathroom was subdivided to create 2 bathrooms better suiting the hostel use. The casement window to the front has been split between the two bathrooms

An opening was created in the structural wall to create a new shower with wardrobes in Bedroom 3.

3.4 LOFT

Loft access is currently provided by a hatch in the new corridor between bedrooms 3 and 4 with a hatch and a drop down ladder

The arrangement is such that the ladder has to be raised or lowered whenever users need to walk past it. This makes the process of accessing the roof very awkward and presents a fire hazard to bedroom .

The loft is a cold roof with insulation at ceiling level. There is no insulation between the loft space and bedroom 6.

There is a structure in the roof which previously spread the weight of water tanks between the structural walls. The house now has a modern heating system rendering this space redundant. This space could now be better used.

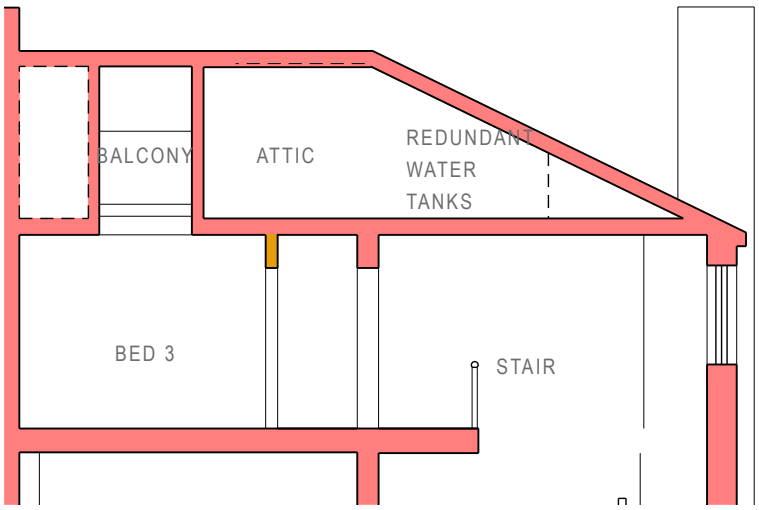

Fig. 9_ Existing Section A-A Significance

Fig. 10_ Stair well at top floor

Fig. 11_ View down stair well

3.5 STAIRWELL

The stair well is quite dark in spite of the north facing windows. The light has been reduced by the new building on the adjacent property to the north.

The applicants would like to install a rooflight at the top to bring more daylight down to ground floor level, reducing the need for artificial lighting on all floors.

Fig. 12_ Corridor with ceiling hatch

Fig. 13_ Redundant water tanks in loft

Fig. 14_ Loft hatch to balcony

4.0 IMPACT ASSESSMENT

4.1 SCHEDULE OF ALTERATIONS

1
Removal of existing modern wall

2
Removal of existing door and frame. Frame to be relocated in original opening to bathrooms and existing door to be reused for bedroom 3.

3
New opening in brick wall with new door frame to match existing modern door frames.

4
Removal of existing bulkhead against party wall.

5
Removal of existing plaster and amendments to timber wall behind as required by Structural Engineer.

6
Removal of floor joists in central room only. Main timber structure to be retained.

7_ Roof reconfigured to allow new rooflight over centre of staircase.

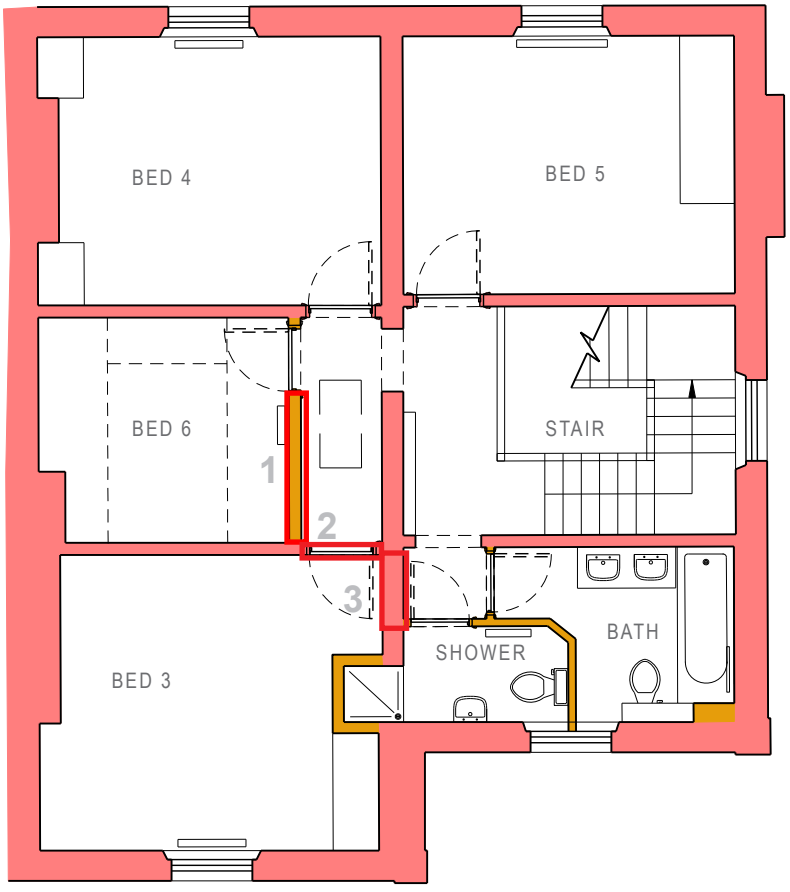

Fig.15_ Existing Second Floor Impact

4.0 IMPACT ASSESSMENT

4.2 IMPACT ASSESSMENT

Whilst some of the elements we are proposing to alter may be original fabric their loss is not significant to the building as a whole.

More so the changes we are proposing will improve the current layout enabling the middle room to function properly as a bedroom and make better use of the roof space

The new rooflight over the stairwell will require some amendment to the timber roof structure though this will not be detrimental to the house generally and will not be visible from the street or gardens.

But it will provide more daylight to the main stairwell improving the impact of the staircase when entering the house.

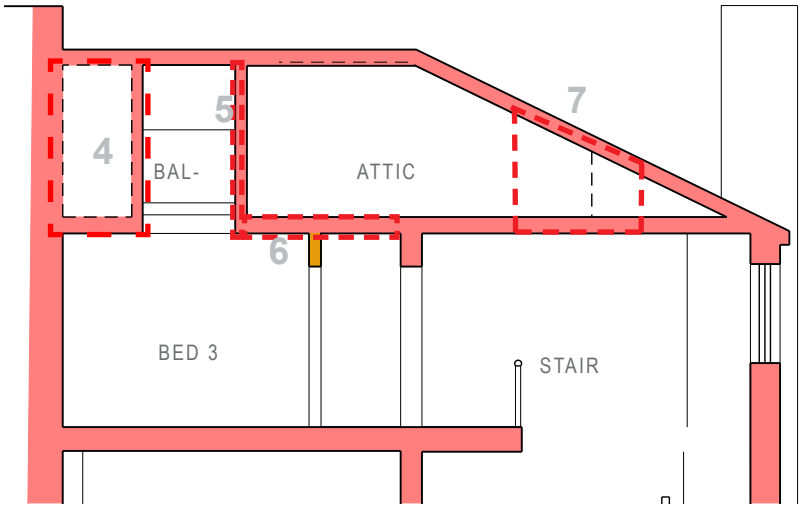

Fig. 16_ Existing Section A-A Impact

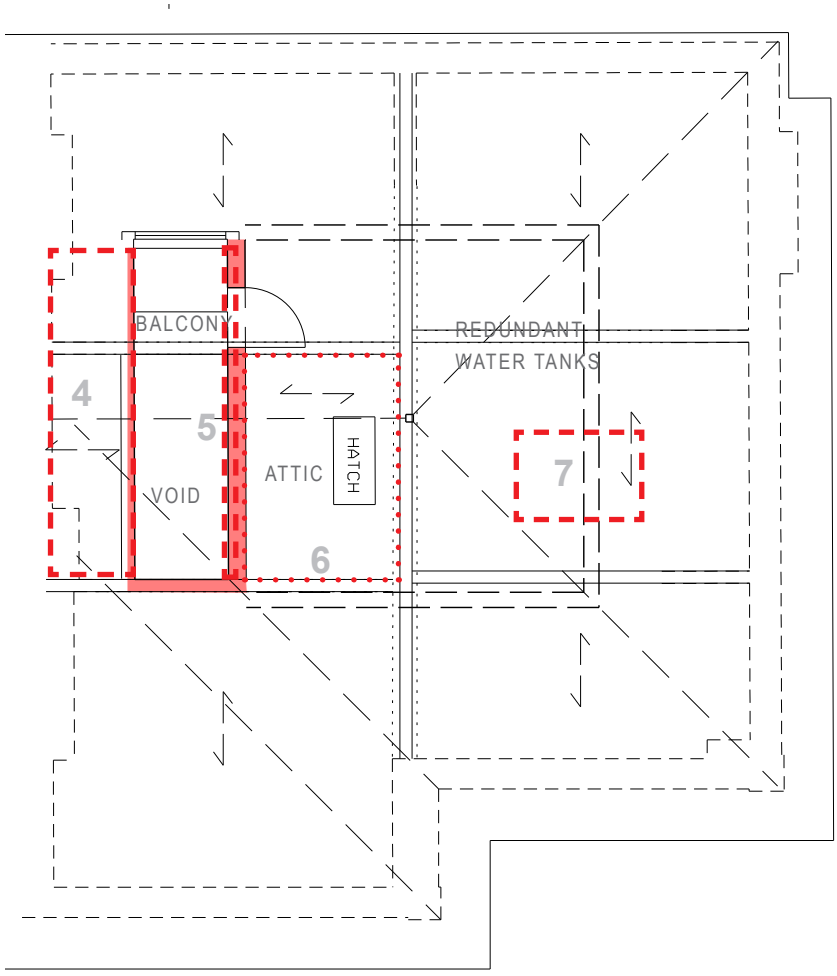

Fig. 17_ Existing Loft Level Impact

5.0 PROPOSAL

The proposals create a new bedroom suite with a main sleeping area at 2nd floor level and dressing room ensuite at loft level accessed by a set of 'Hit and Miss' stairs.

5.1 SECOND FLOOR CHANGES

The secondary modern wall creating the corridor between bedrooms is removed and space given back to the central bedroom 6.

The door to bedroom 3 would be blocked up and the architraving returned to the original door opening between the stairwell and the bathrooms. The door would be reused in its new location adjacent to the bathrooms.

New 'hit and miss' stair installed where the hatch currently is with wardrobe beneath.

The bathrooms are planned to be refitted with out any significant changes to the structure of the house. The modern wall separating the 2 bathrooms is proposed to be altered slightly.

The existing joists between the central room structural walls are proposed to be strengthened and lowered to maximise the ceiling height centrally in the loft. The ceiling height below the lowered joists will be 2.4m.

Existing joists would be strengthened as required without changing ceilings elsewhere.

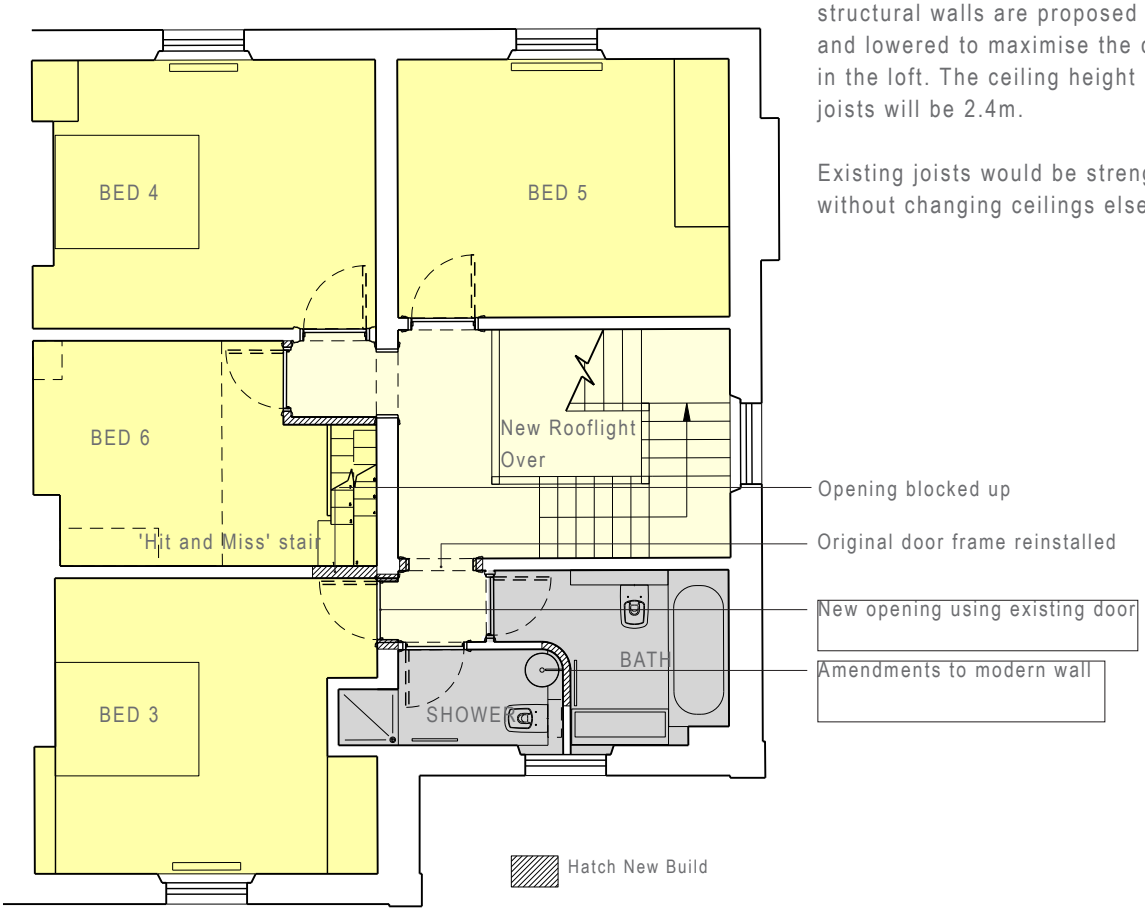

Fig. 18_ Proposed Second Floor

Fig.19_ 'Hit and Miss' stair

5.0 PROPOSAL

5.2 UPPER LEVEL

The new stair gives access to the upper level to allow the window to be operable for the bedroom.

Eaves cupboards are accessed from this level to provide more accessible storage.

The new ensuite includes:

- sink in the existing dormer maximising the views out over the Heath.
- a seating area / dressing area
- A large separate WC borrowing daylight from the new rooflight
- A large walk in shower again borrowing daylight from new rooflight

The plaster work on the truss flanking the dormer is proposed to be removed to open the space up to the room below with glass balustrade installed on the void side. A new glass balustrade would also run behind the dormer window balcony to the void below.

The bulkhead on the party wall side of this balcony is proposed to be removed to open up the void. The structure behind will be assessed when opened up and retained if required.

The rafters are proposed to be insulated and plasterboarded to provide a clean internal finish. See 5.4 for further analysis.

Ventilation to the bathroom area above would be mechanical and vented through the new rooflight construction to minimise condensation build up and to avoid further penetrations in the existing roof.

Drainage from the new shower and WC in the roof space will run above the joists and drop down in to the existing stack in the North East corner.

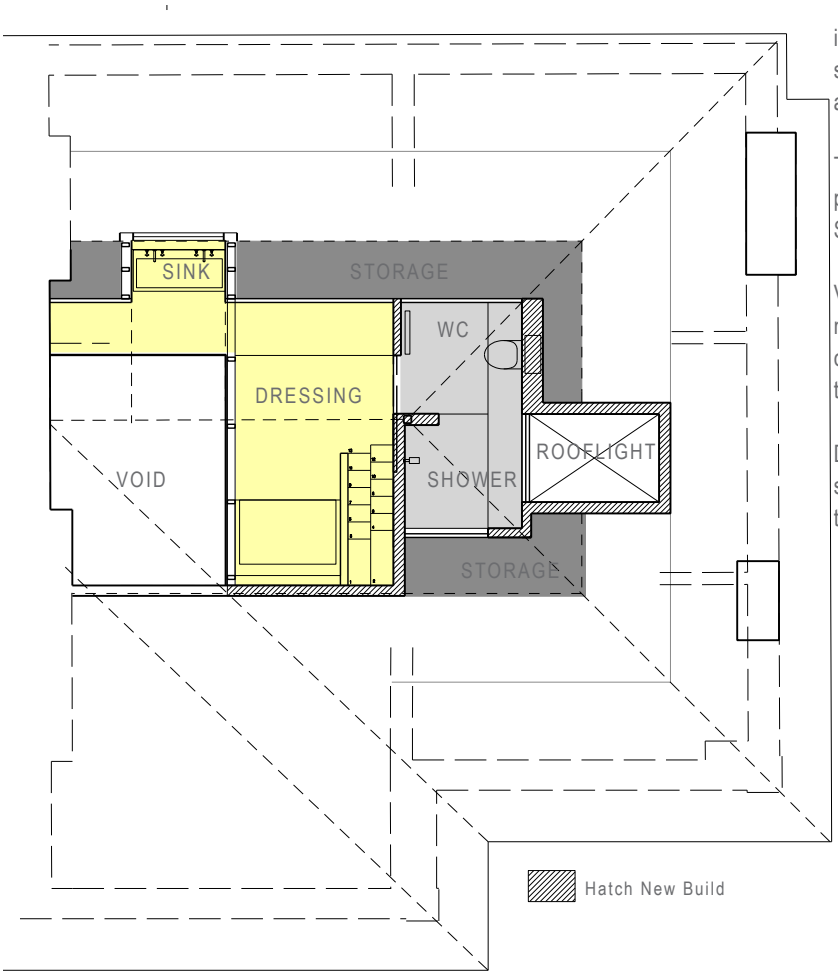

Fig. 20_ Proposed Loft level

5.0 PROPOSAL

Fig. 21_ New rooflight not visible from street

5.3 ROOFLIGHT

The application also proposes to put a new rooflight over the centre of the existing staircase to bring more light down to ground floor level and in to the stair well generally.

The new rooflight would protrude up from the existing sloping roof but such that it would not be visible from The Grove (see Fig. 21).

The rooflight would be lead clad to match existing dormer.

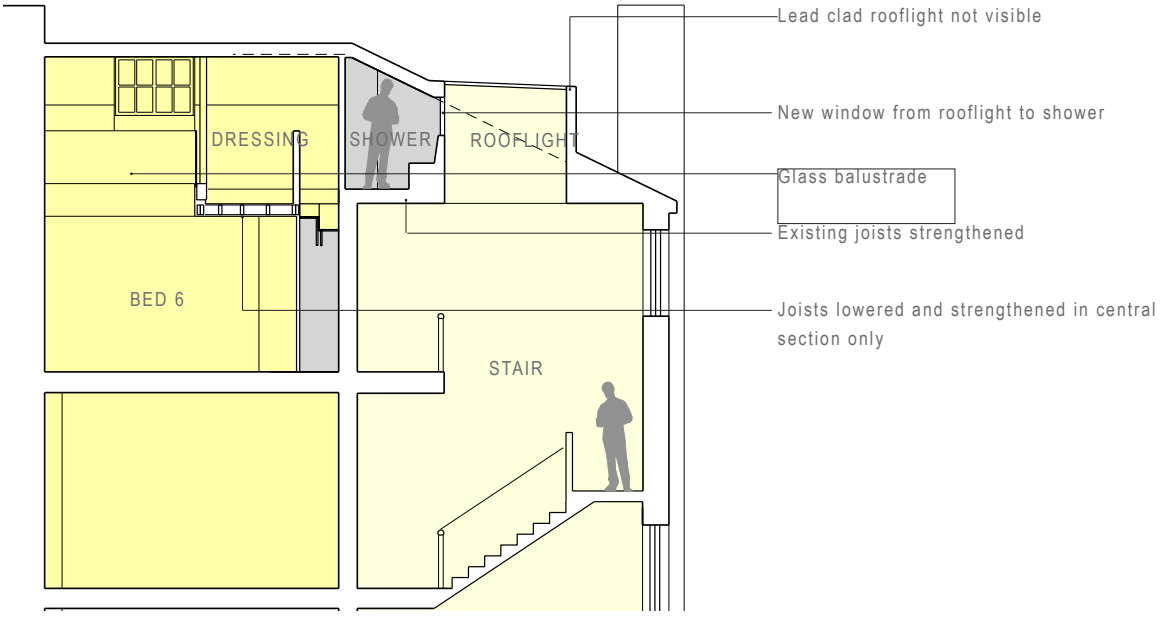

Fig. 22_ Proposed Section A-A

5.0 PROPOSAL

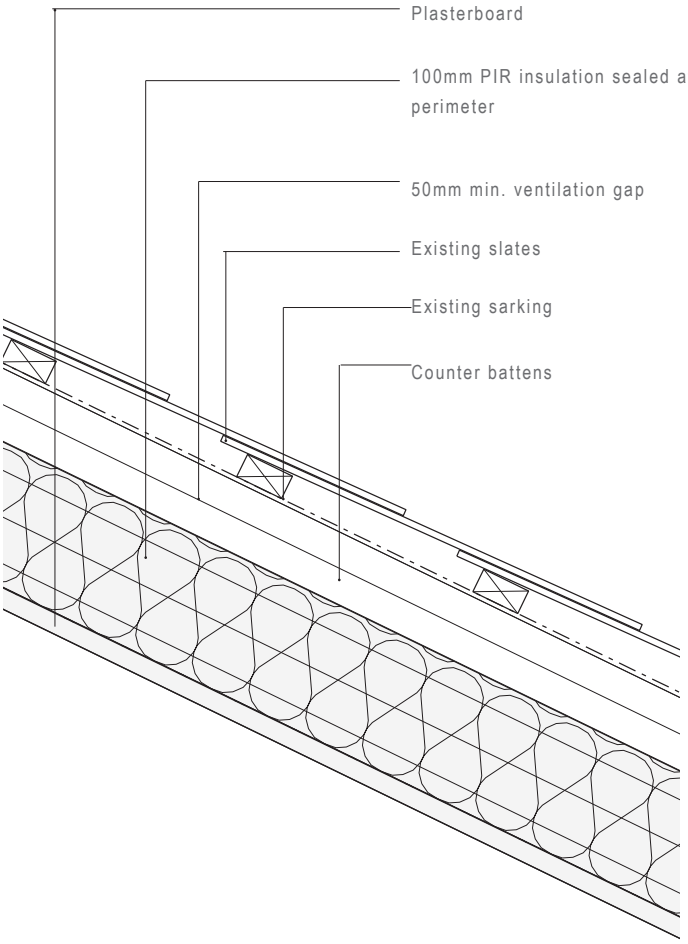

Fig. 23_ Roof insulation detail

5.4 ROOF TREATMENT

The changes to the roof structure would be in line with Historic England Document Energy 'Efficiency and Historic buildings_Insulating Pitched Roofs at Rafter level' giving guidance on insulating pitched roofs.

We are proposing a part 'cold roof' and part 'warm roof' arrangement as indicated in Fig. 24

Warm roof
100mm PIR insulation would be inserted between the existing 150mm joists with any perimeter gaps sealed.
A 50mm min gap between the insulation and sarking will allow the roof to continue to be vented as it currently is but improving the thermal protection. See Fig. 23.

Cold roof
The existing cold roof arrangement would remain around the perimeter of the roof. The 50mm gap above the warm roof would be linked to the cold roof sections on both sides to allow free movement of air and dispel condensation build up.

The inside of the joists would be finished in plasterboard.

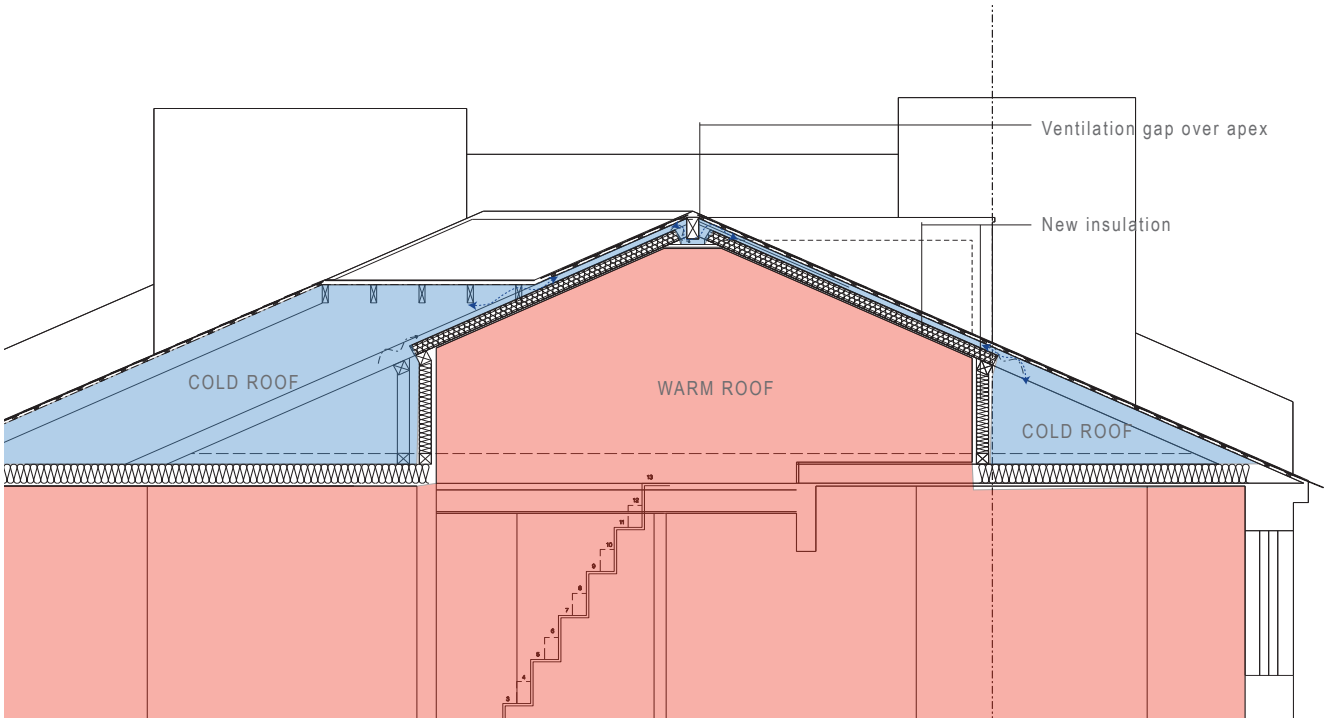

Fig. 24_ Roof insulation strategy section

6.0 SUMMARY

The proposals will greatly improve the energy efficiency of the house. They will allow the central top floor room to become a habitable space while improving the amenities with an ensuite and dressing area. This move also makes the loft more accessible for storage.

To achieve this, minor alterations are required to original fabric. These are not significant elements of the house but allow the poorly arranged design of this area to be corrected. The changes will improve the energy eficiency and functionality of the house.

The one original door lining we propose to change will be reused in its new location and its frame in its original position off the staircase.

The new rooflight will improve the existing staircase and reduce need for artificial light.