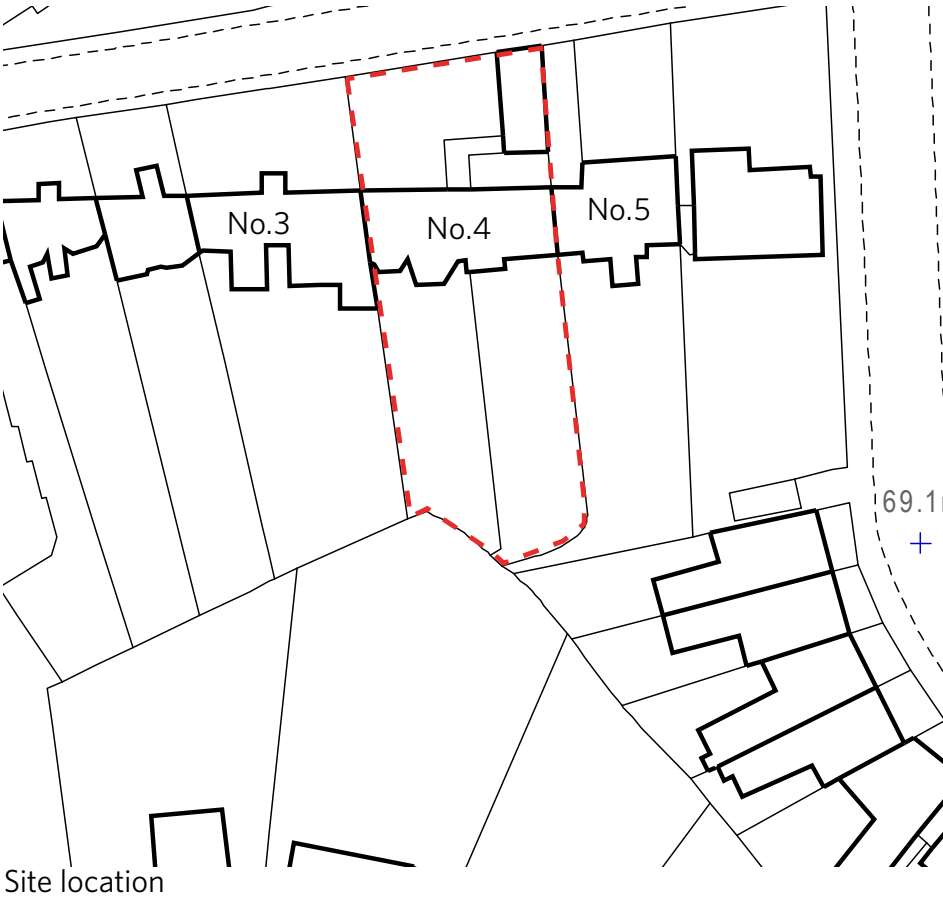


The Site

The topography at Keats Grove creates a level change from the street entrance to the rear garden. Keats Grove itself is a steep hill. The entrance path slopes up from the street to the ground floor front door. The rear garden is raised above the lower ground floor.

The property benefits from a south facing aspect to the garden. This allows light to filter through the house from the rear garden.



South aerial view



Aerial view



East aerial view

The Building

The building was originally constructed in the early 19th century as a large single Georgian house. It has been extended and altered over time, including: an additional storey, a four storey side extension, a studio in the front garden and an L-shaped glazed entrance passage. It has been used as flats throughout the 20th century in a variety of configurations. The property is now physically linked laterally to the neighbouring houses on either side.

The building was listed in 1974 (amended 1999) for its special architectural or historic interest. The listing described it as:

- A substantial terraced house, subdivided (Nos 4A, 4B & 4C), from early 19th century, and altered late 19th and 20th century.
- Yellow stock brick with channelled stucco ground floor. Slated roof with projecting eaves.
- 3 storeys and basement. Double fronted with 3 windows plus 2 window later extension on west side.
- Late 19th century L-shaped glazed portico extension with diamond pane stained glass in Art Nouveau style (leading to The Studio); segmental-arched house doorway with cornice head, patterned fanlight and half glazed double doors. Gauged red brick flat arches to recessed sashes; 2nd floor with sill band.
- The Studio: late 19th century studio attached to the main house by a glazed portico extension. Single storey. Yellow stock brick with red brick dressings. Slated pitched roof having tall inset lights and tall chimney-stack. Road facade with clasping brick pilaster strips supporting an undulating stone coped pediment with scrolled stops and triangular 3-light diamond pane window. Triangular headed entrance with block fanlight and plain door.



The Building

No.4 is close in appearance and detail to it's neighbour, No.3, except that it has an additional storey. It seems likely therefore that the whole of the 2nd floor of 4 Keats Grove was a later addition to that of the main house.

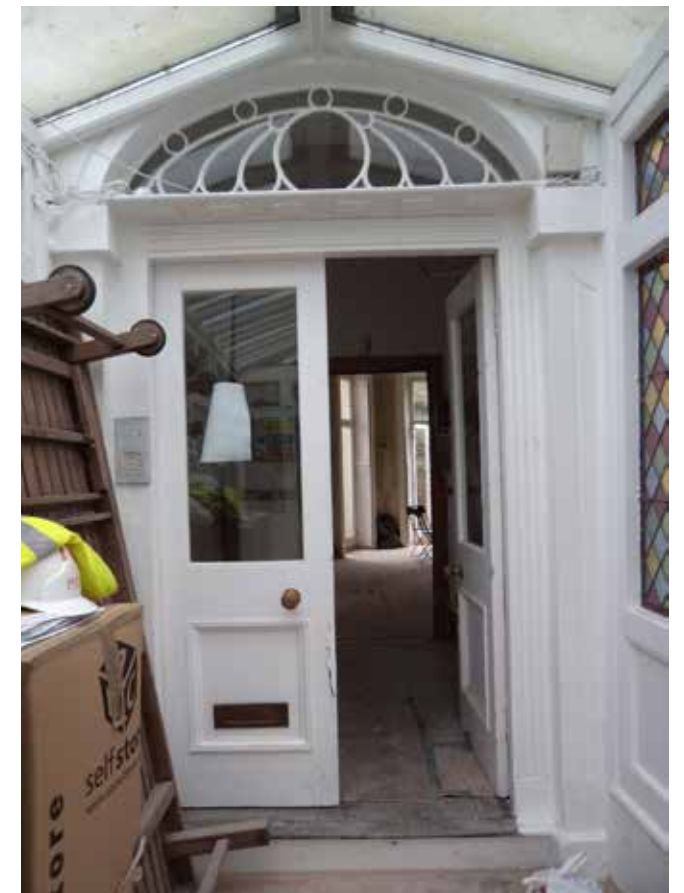
No 3 Keats Grove is of similar form with three windows and stucco at ground floor and brick to first floor. The detail of the fanlight is identical on both. The 2nd floor at No 4 is very much of attic proportions to the main elevation.



No 3 Keats Grove



No 4 Keats Grove



No 4 Keats Grove - Fanlight

Building Phases

Stables: A two storey extension was built concurrently with No.5 Keats Grove to provide stables and storage to the properties. The roof was replaced in the early 21st century.

Main House: The property was first built in the 1820s as a single dwelling with relatively plain front and rear elevations typical of the Regency period. The 2F attic is thought to be a later addition.

Bay Extensions: Two bay extensions were added to the rear of the property in the 1830s and 1930s: one rectangular in plan and one comprising of 3 sides and a balcony to the ground floor.

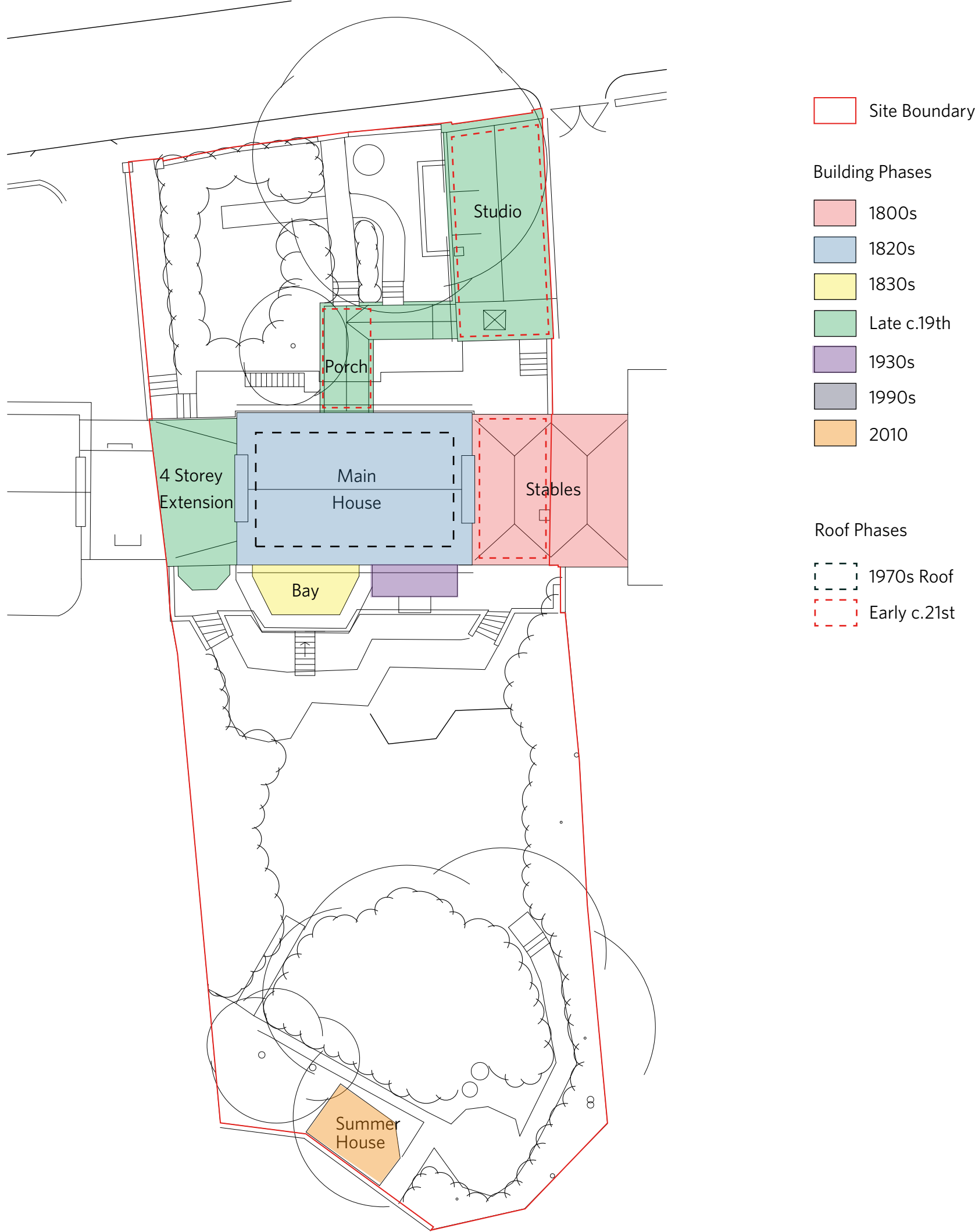
4 Storey Extension: A four storey extension was added to the west elevation in the late 19th century, which comprises of basement, ground and two upper floors, with a lean to roof against the gable wall of the original main house.

Studio: Assumed to be originally constructed as a single storey property and of traditional construction with solid brick walls. It was then altered.

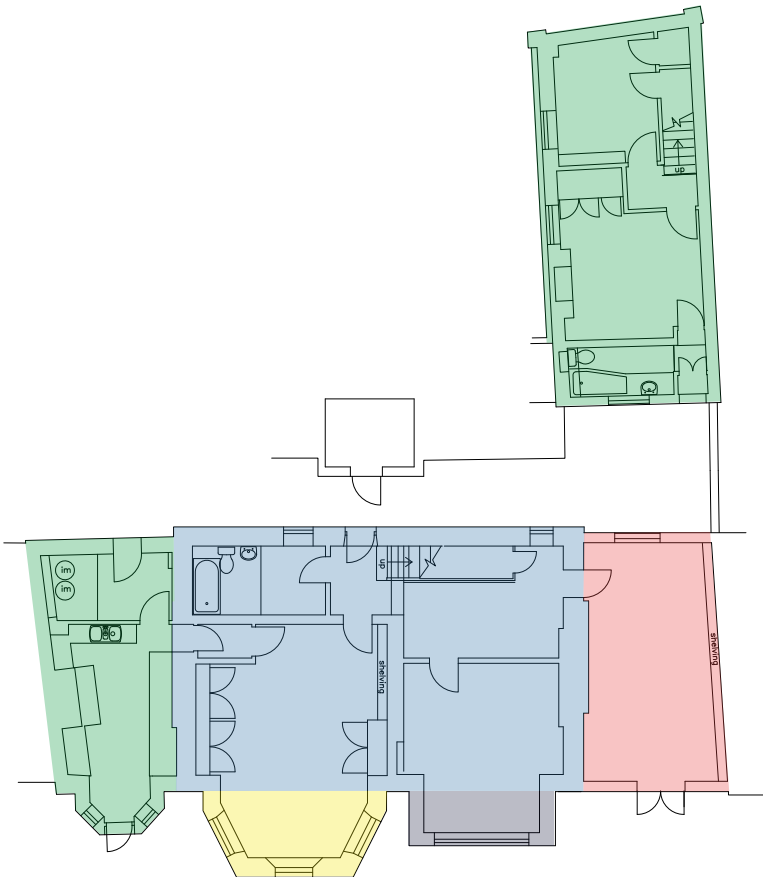
Porch: This covered walkway was added to connect the studio with the main house. It is formed of timber framing with stained glass panels and a double pitched glass roof. The original roof was replaced with PVC glazing in the early 21st century.

Main House original roof: A major fire occurred in the 1970s which destroyed the original roof structure. A new timber roof with slate covering was added subsequently.

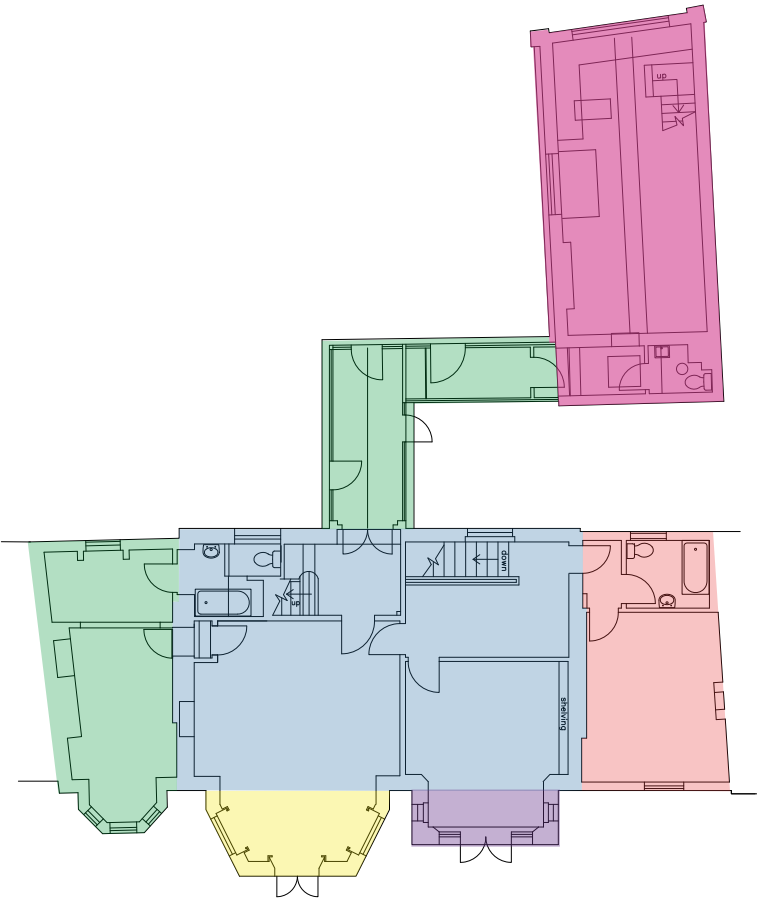
Summer house: Addition of the summer house to rear of property at site boundary.



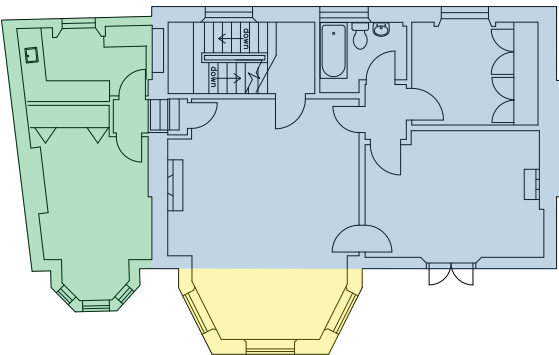
Building Phases



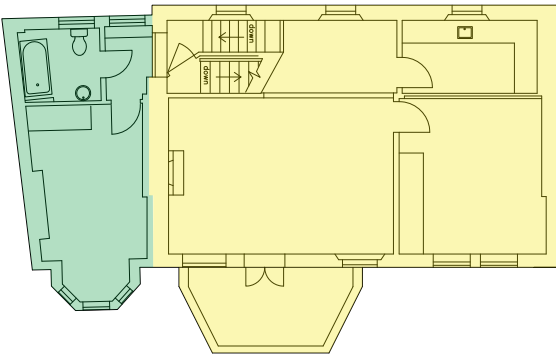
BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

Building Phases

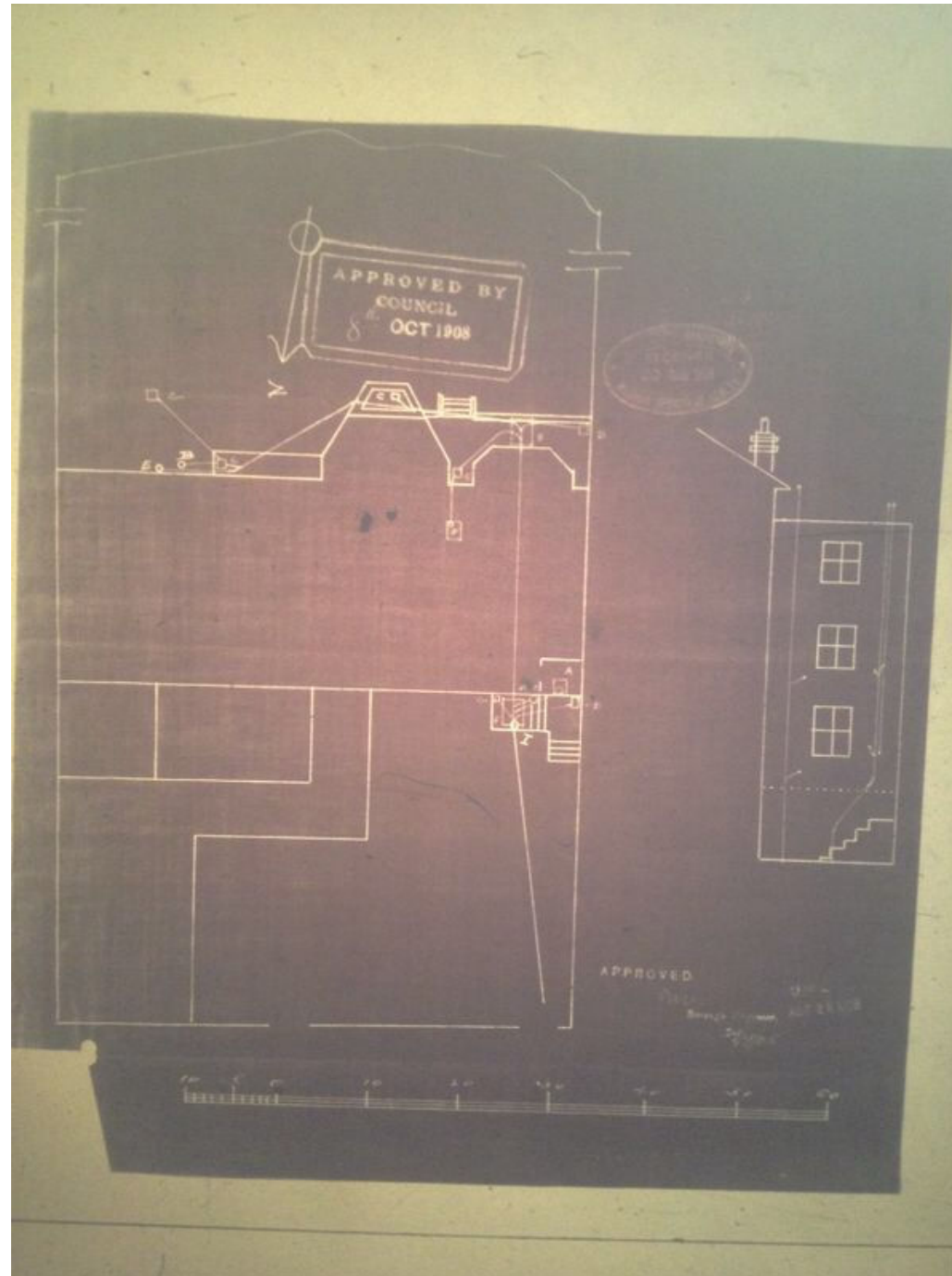
- 1800s
- 1820s
- 1830s
- Late c.19th
- 1930s
- 1990s
- Early c.21st
- 2010

Historical Plans / Building Development

The property has been significantly altered over the years, namely internal remodelling for various flat configurations. The extracts on the following pages summarise the findings from Camden Local Archives.

1908:

- The rear bay, extension and porch are in place.
- No second windows to the four-storey extension.



RICHARD GRIFFITHS ARCHITECTS

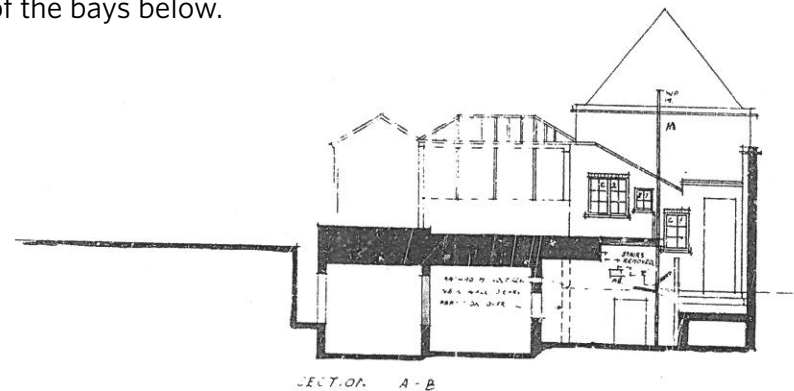
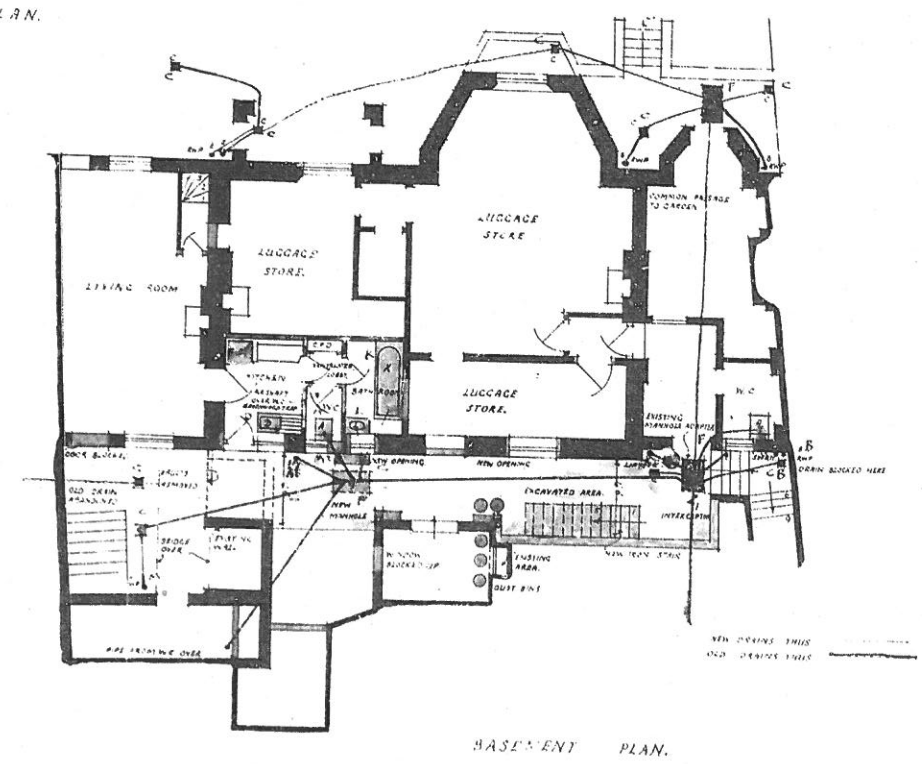
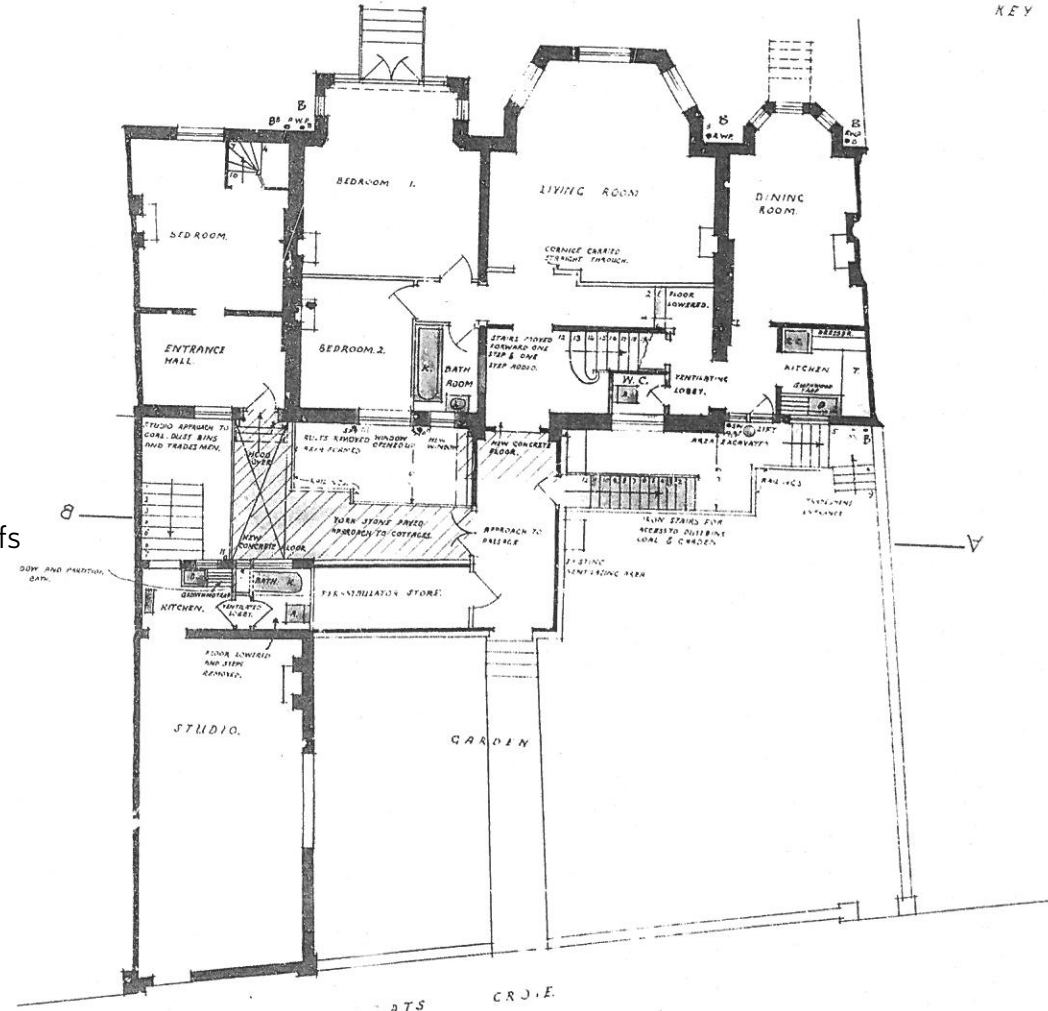
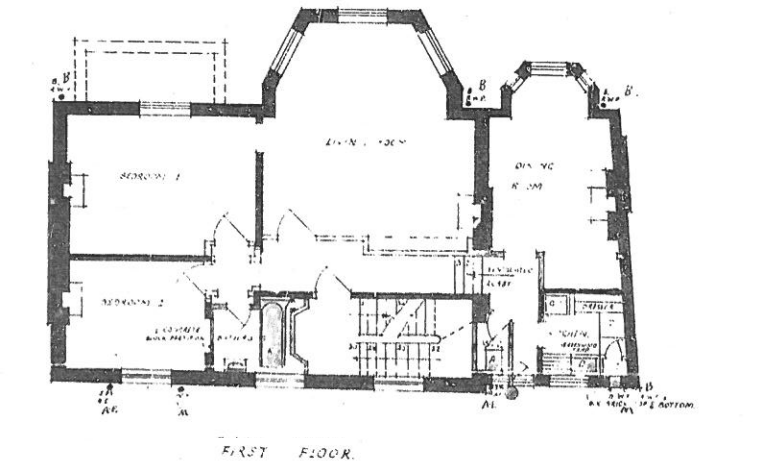
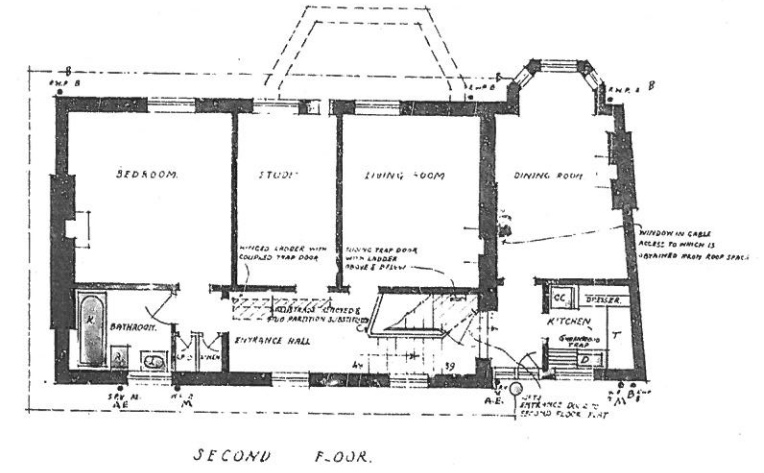
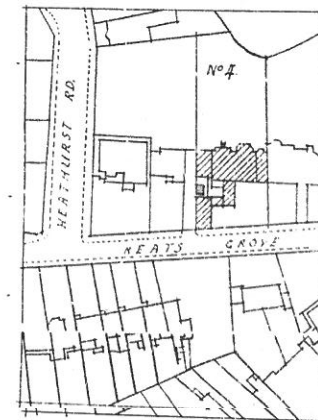
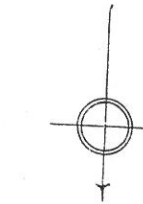
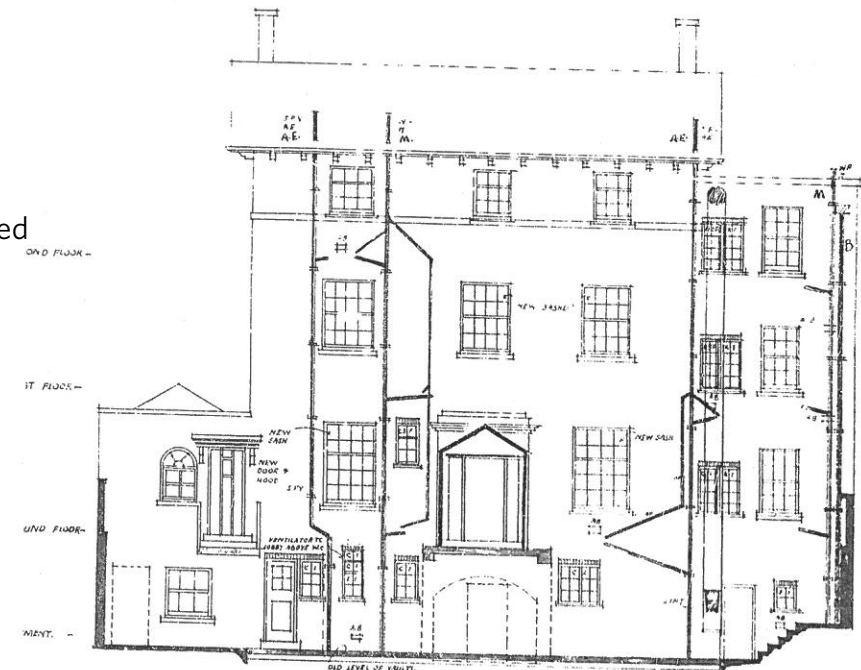
1931:

- Stables are divided and used as an independent duplex flat.
- Lower Ground Floor is used for luggage store and communal access to the garden.
- Ground Floor has a single unit with communal stairs to the upper floors.
- Garden access from Ground Floor via rear square bay window.
- Garden steps to communal garden only on right hand side.
- Direct garden access from lower floor of stables duplex.
- Lower Ground Floor dining room not yet extended into square bay as above.
- Studio GF with access from street and the Lower Ground Floor courtyard. Three windows to street elevation.
- Studio LGF (basement) made up of a small cellar only.



1931:

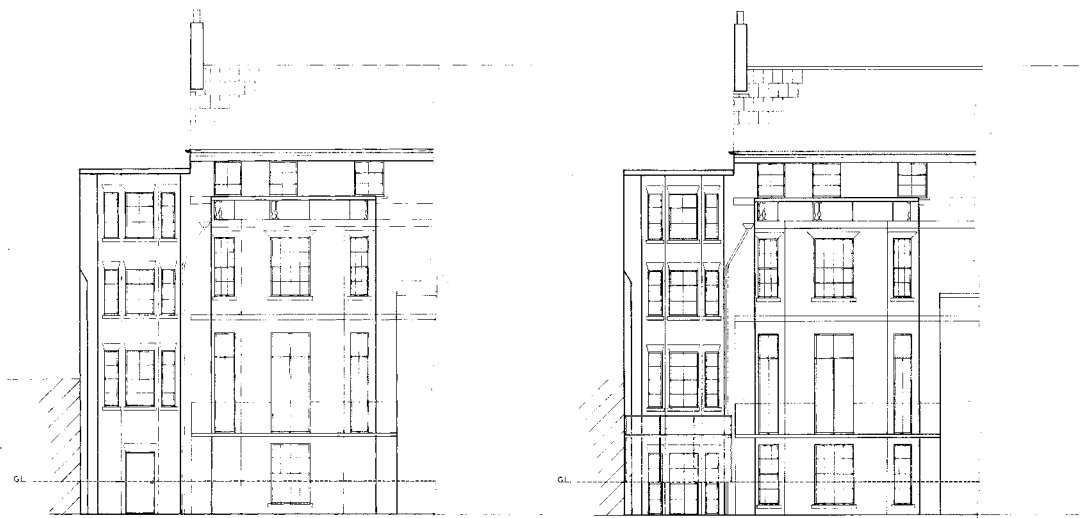
- Entrance to Ground Floor of stables via passage from the porch.
- Evidence of additional Lower Ground Floor and Ground Floor windows to north communal courtyard & existing windows labelled 'new sash'.
- Second windows to 4 storey extension now evident on 3 levels.
- Stairs relocated in stables.
- Stairs from Ground Floor dining room direct to garden.
- First Floor and Second Floor units shown as individual flats.
- Door blocked to west of Lower Ground Floor.
- Access to Studio via north Lower Ground Floor courtyard and street. No street elevation windows evident anymore.
- Studio - section below shows the original configuration of the windows on the courtyard façade and the pitch of the roof.
- Porch - pitch of roof high and impeding on pediment in front elevation (porch section). Secondary axis used as a store, with no access through to the studio.
- GF entrance - additional step and new concrete floor added.
- No access onto the First Floor and Second Floor balconies / roofs of the bays below.



G. FLINT CLARKSON, A.R.I.B.A.
ARCHITECT.
32, ST. JAMES'S ST. W.C.
MAY 23 1931.

1981/82:

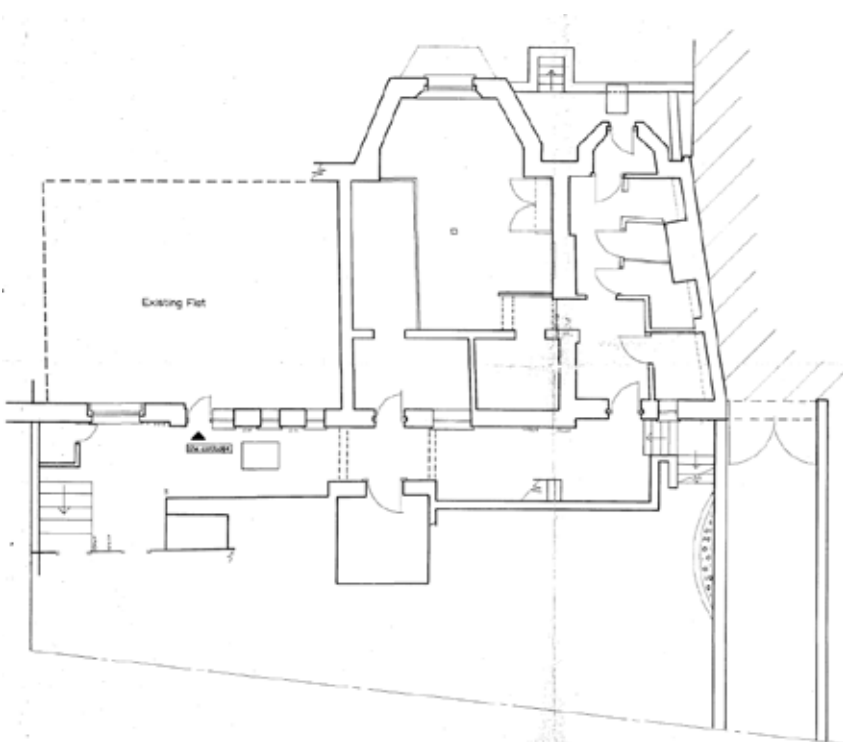
- New unit at Lower Ground Floor.
- New conservatory at Lower Ground Floor.
- New fenestration & door at Lower Ground Floor to Lounge/Diner and Bed 1 - evident on front and rear elevations.
- Internal walls reconfigured.
- Rear balcony evident to the Ground Floor.



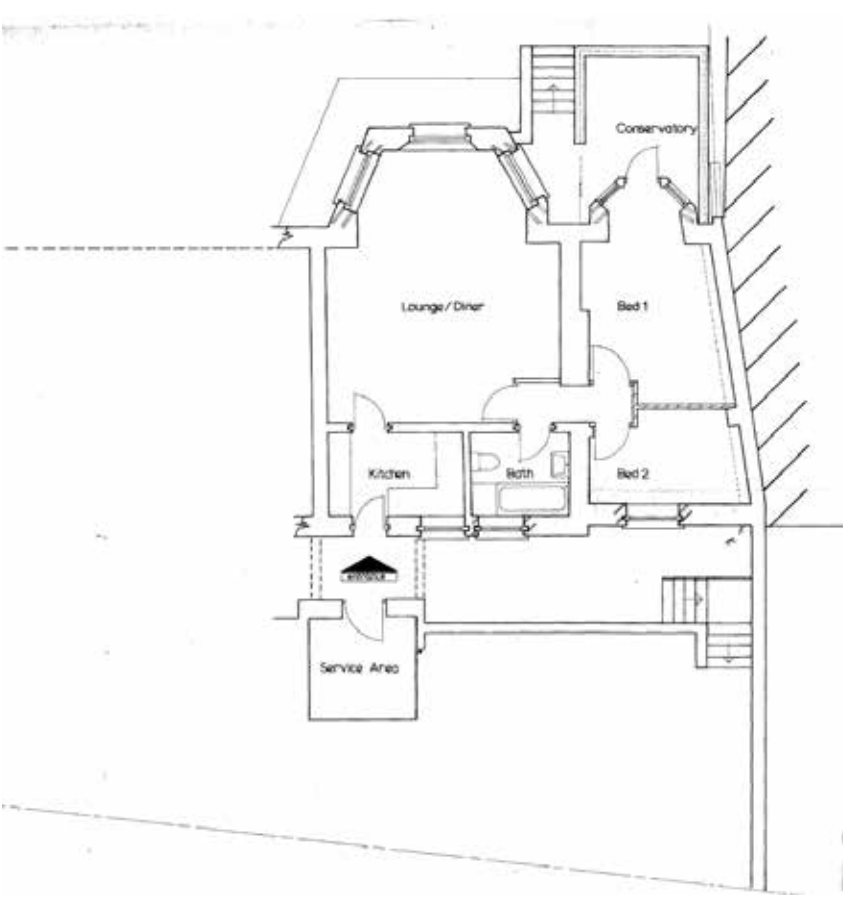
Existing Rear elevation

Proposed Rear elevation

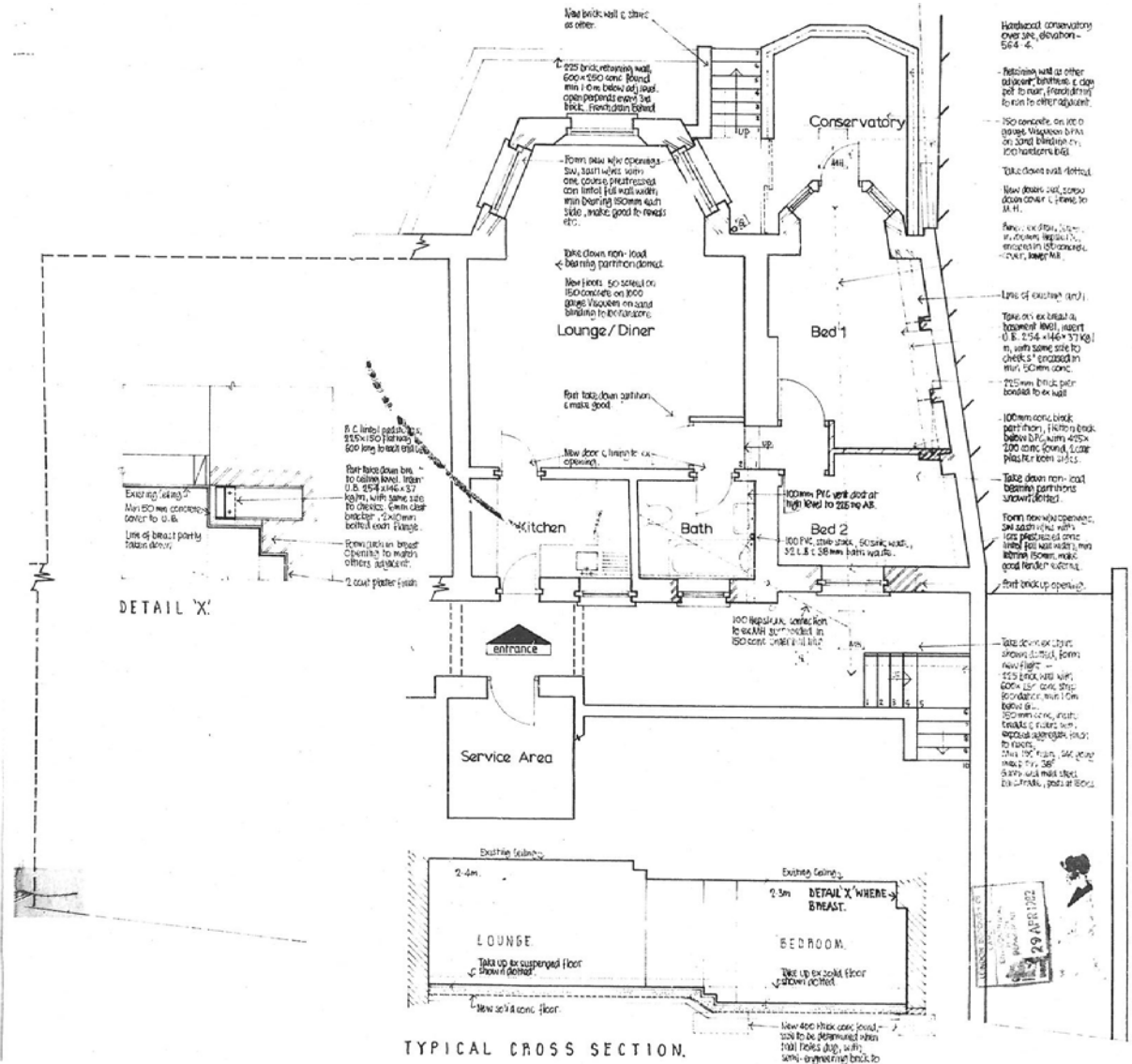
Existing Lower Ground Floor



Proposed Lower Ground Floor



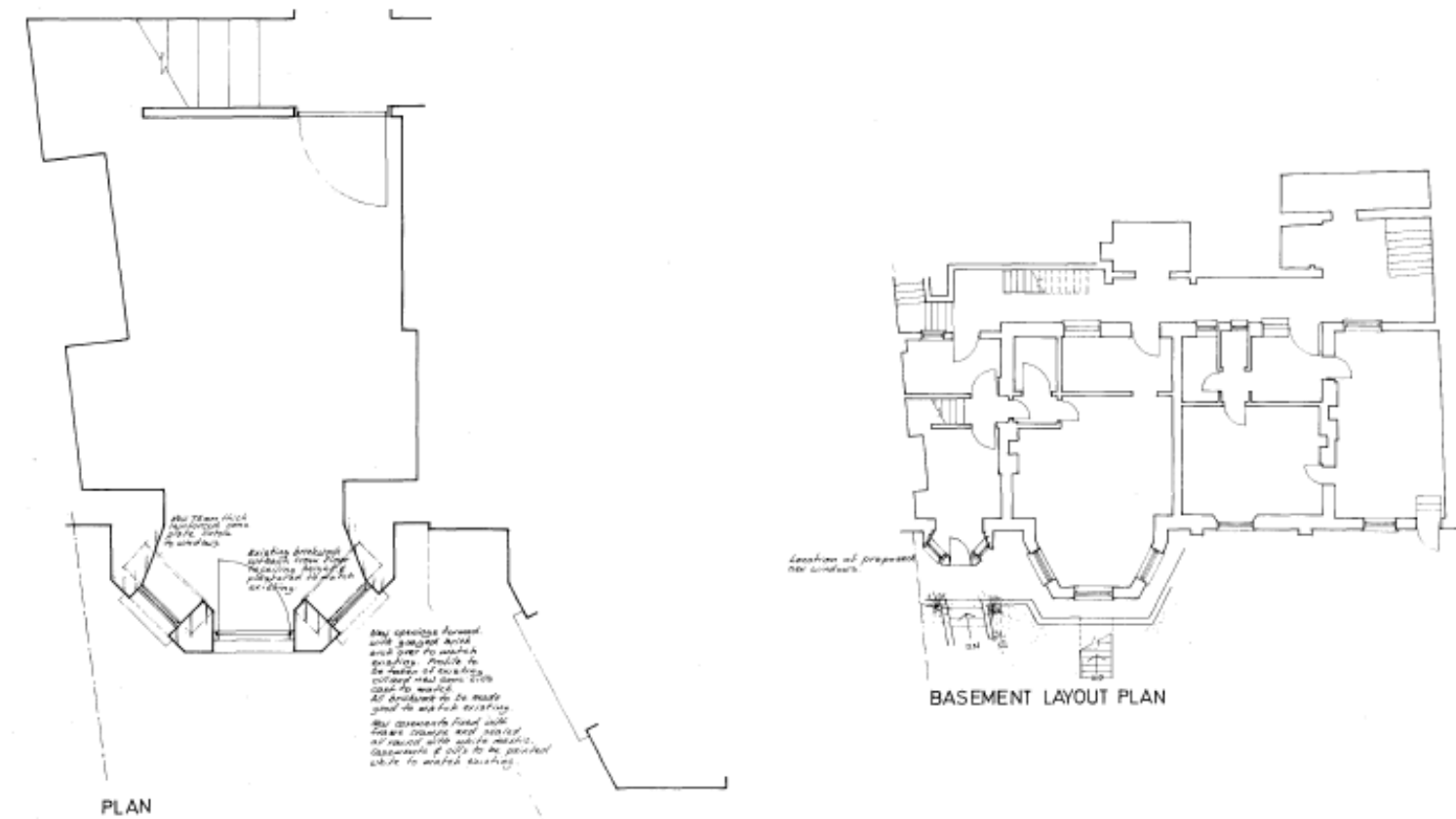
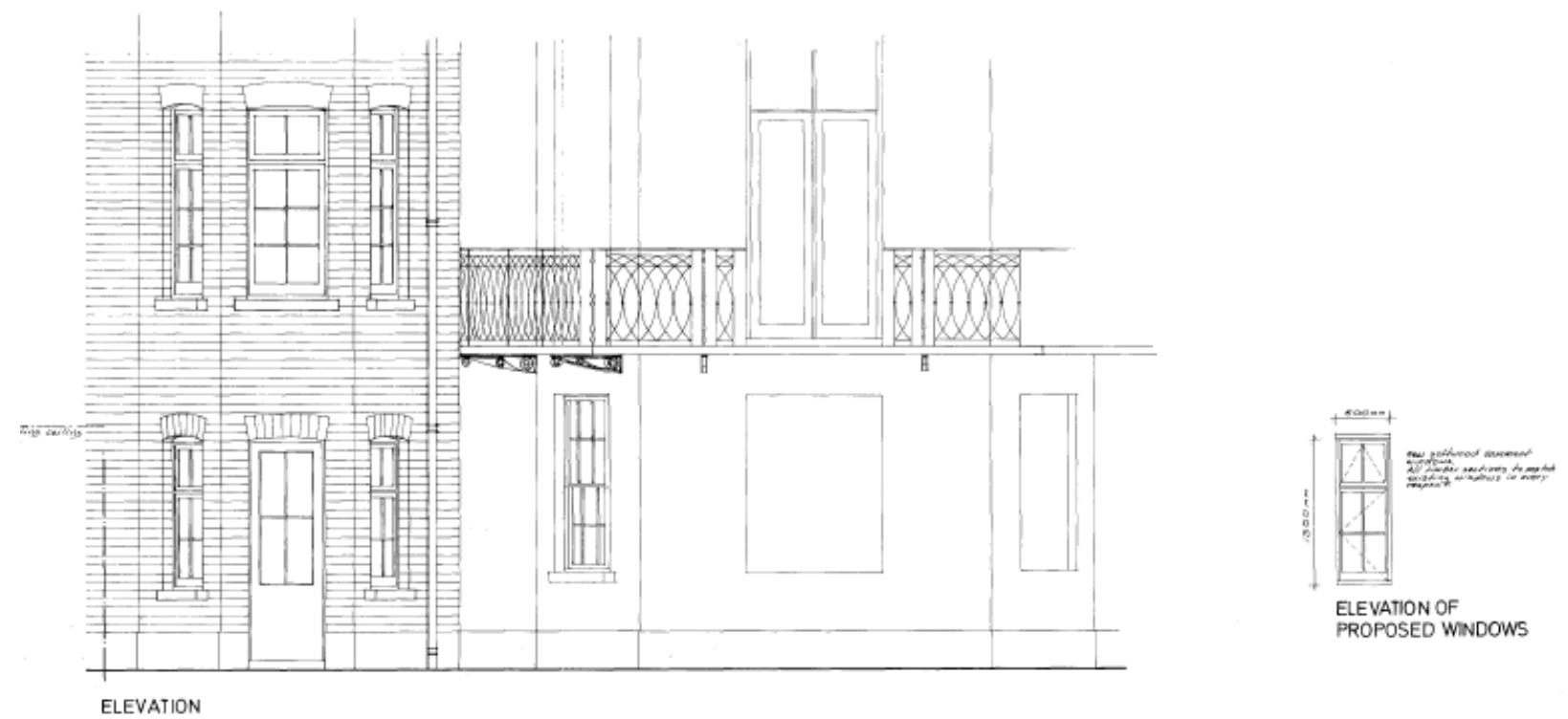
FRONT ELEVATION SHOWING SECTION THROUGH NEW STEPS



TYPICAL CROSS SECTION.

1994:

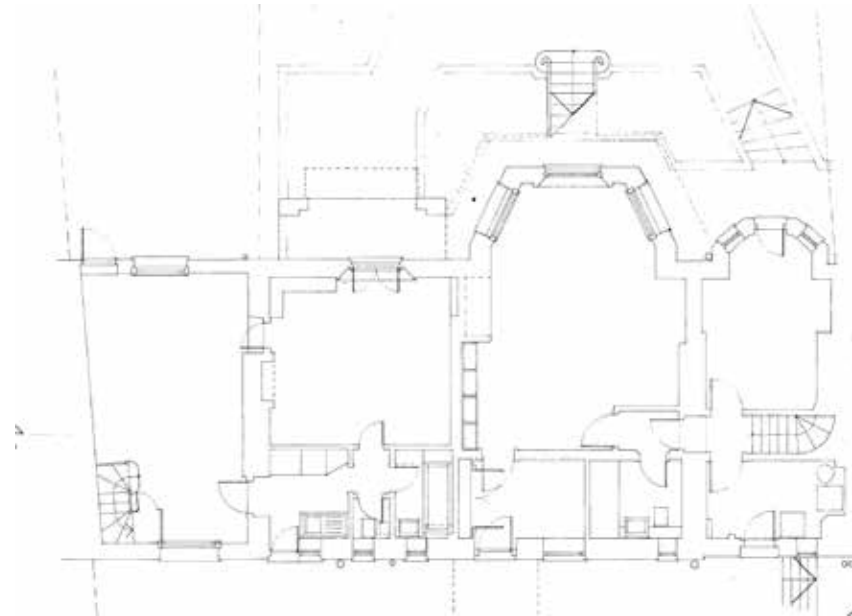
- New windows and access door to Lower Ground Floor 4 storey extension.
- Rear bay balcony & Ground Floor balcony door seen in elevation.



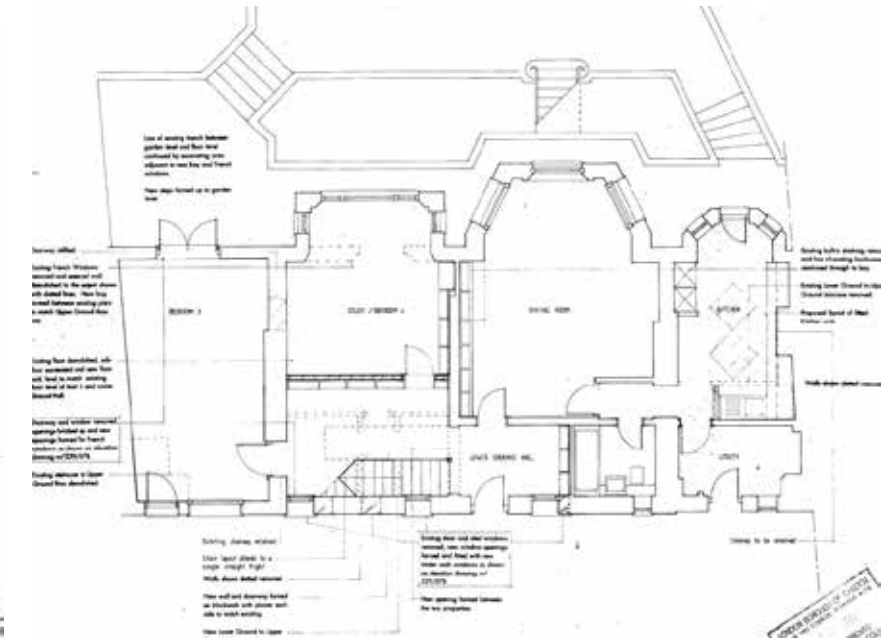
1997:

- New landscaping steps with multiple access points.
- LGF rear window to stable block replaced with a new door.
- Garden access from Ground Floor central rear bay balcony.
- GF rear balcony to Study/Bedroom 5.
- New communal stair from Ground Floor to Lower Ground Floor.
- Extension of Lower Ground Floor Study/Bedroom 4 into new square bay built with fenestration, continuing the structure of existing bay above (GF).
- GF main entrance shown as a single door with no side panels.
- Removal of stairs in individual duplex units.
- Individual rooms/units with shared Dining/Kitchen/WC facilities.
- Evidence of blocking up/alterations to Lower Ground Floor fenestration & doors.

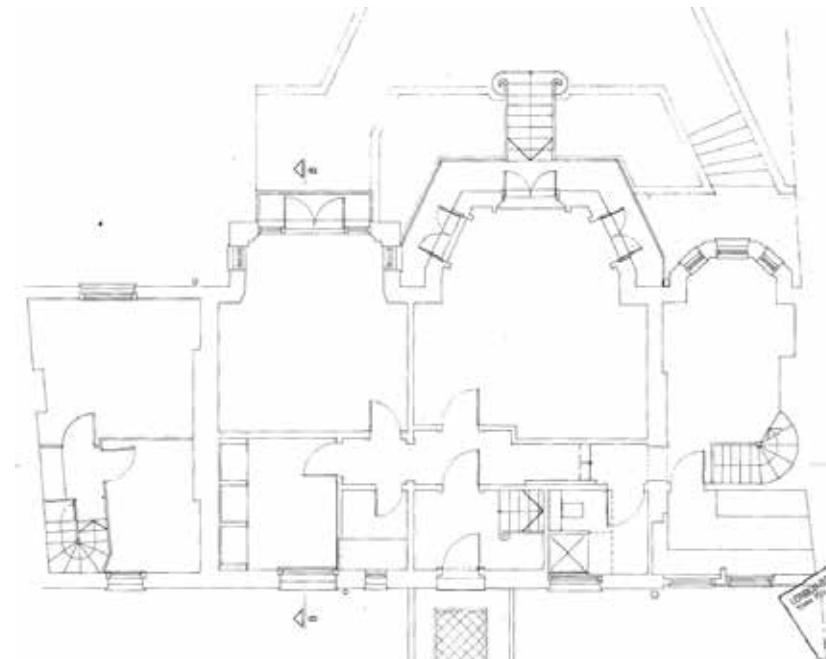
Existing Lower Ground Floor



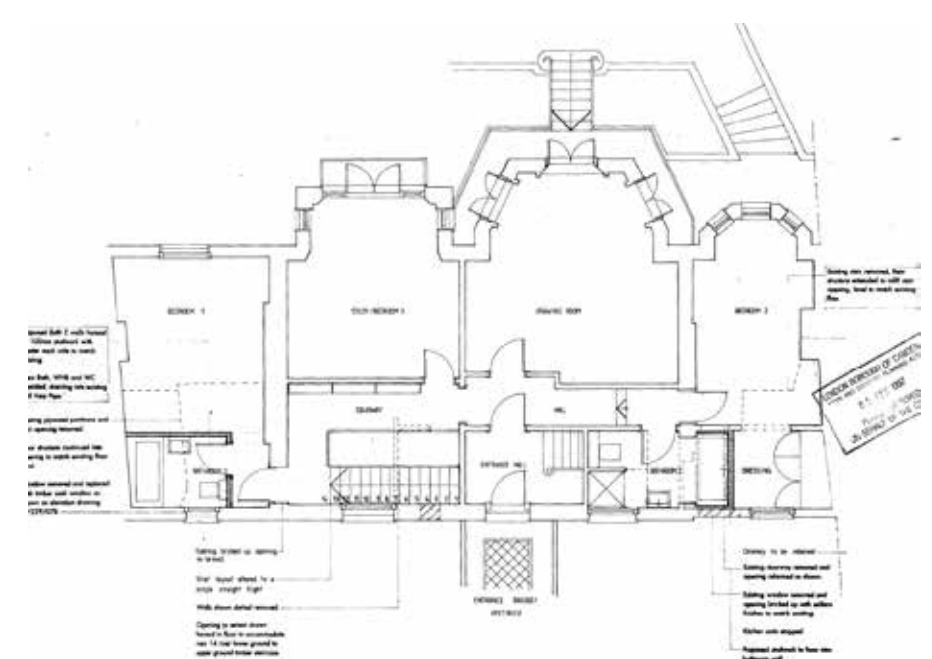
Proposed Lower Ground Floor



Existing Ground Floor



Proposed Ground Floor

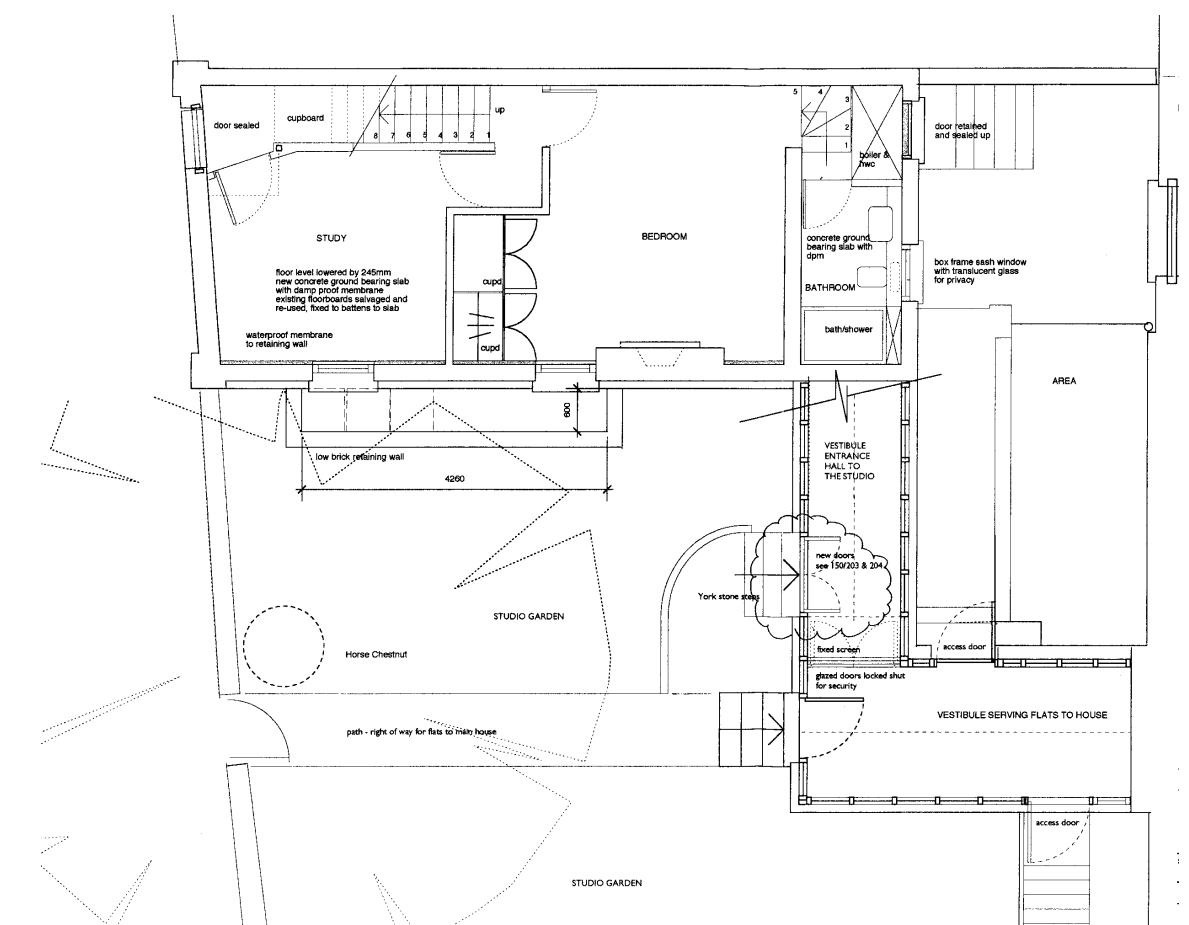
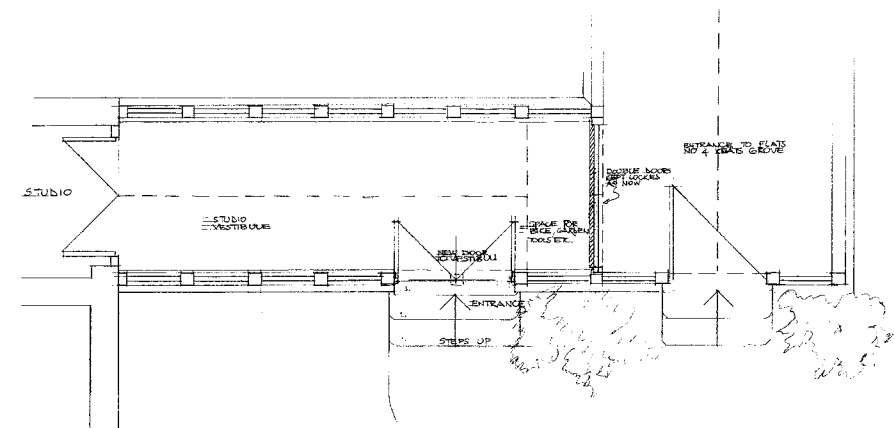
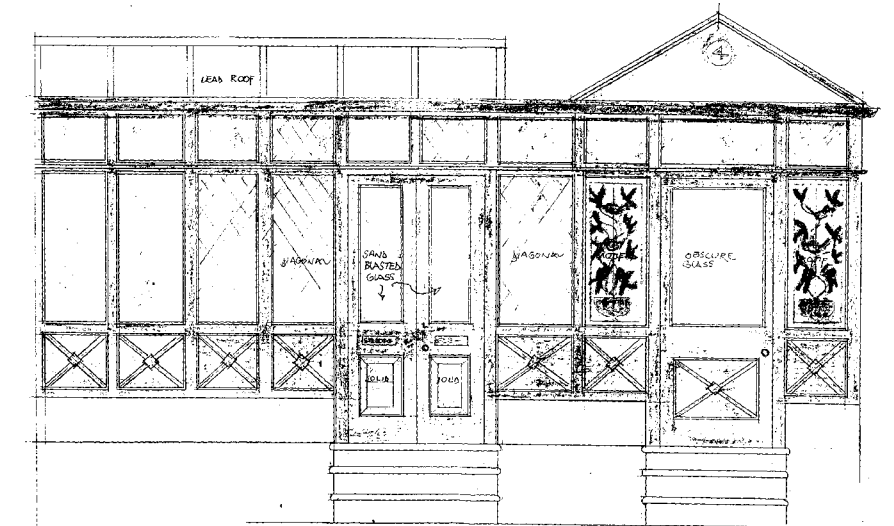
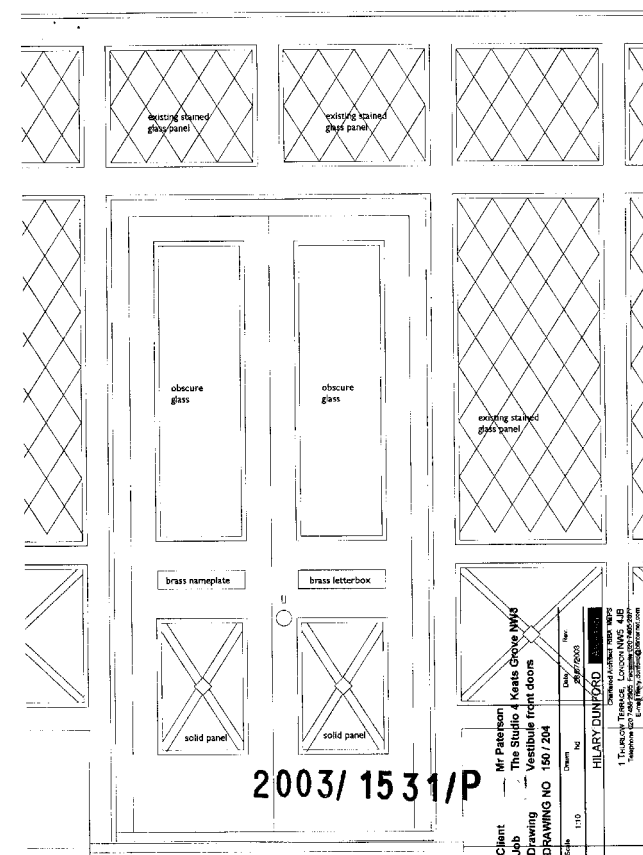
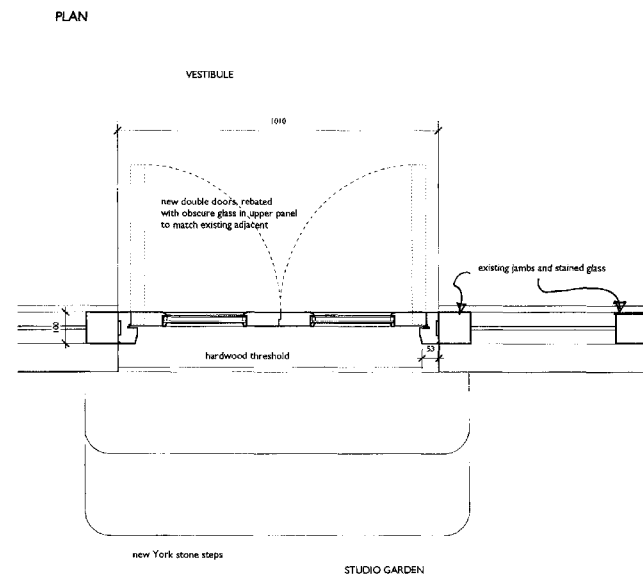


2003:

- New double door to Victorian porch proposed with obscure glass to match existing.
- Existing obscure glass to the main entrance door and internal glazed panelling - see elevation and internal photographs.
- Studio reconfigured to have two storeys - GF becomes the LGF & a new floor added within to become the GF with access via the porch.
- LGF studio - floor lowered, new staircase, internal rooms created with new wall partitions, windows to internal lower courtyard re-positioned & new lightwell to front garden created.
- Proposed lead roof to Studio vestibule & the roof to the main house vestibule seen in the photo below is different to today.



EXTERNAL ELEVATION FROM FRONT GARDEN



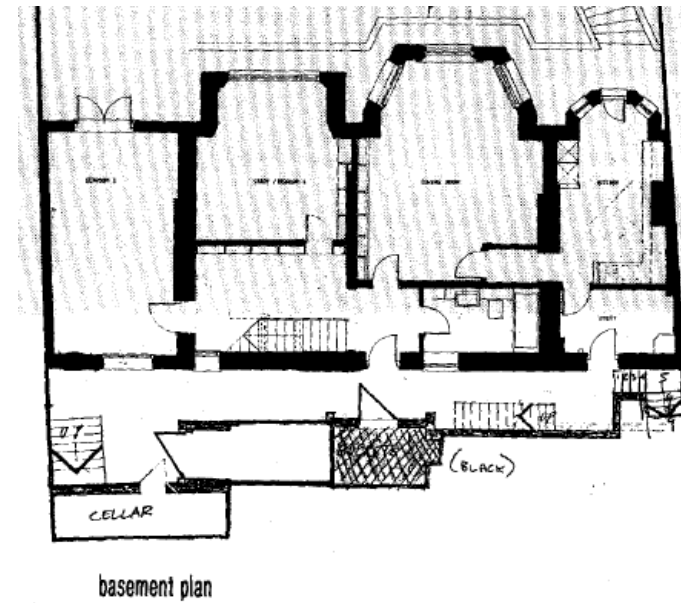
RICHARD GRIFFITHS ARCHITECTS

2004:

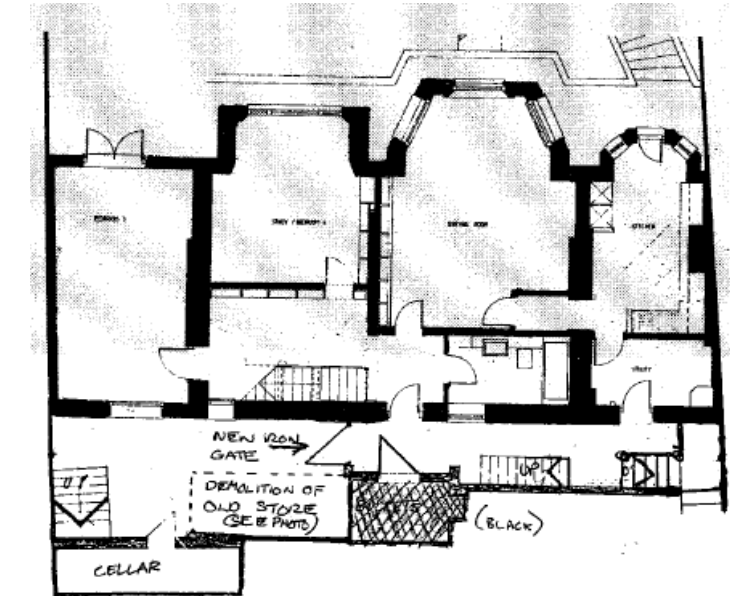
- Access to GF Studio via north Lower Ground Floor courtyard and street. LGF Studio still a small cellar.
- 2003 consented proposals have yet to be undertaken to the Studio and porch.
- Demolition of Lower Ground Floor store in north communal courtyard.
- Evidence of blocking up/alterations to Lower Ground Floor fenestration.
- GF main entrance shown as a wide opening with no door or side panels.



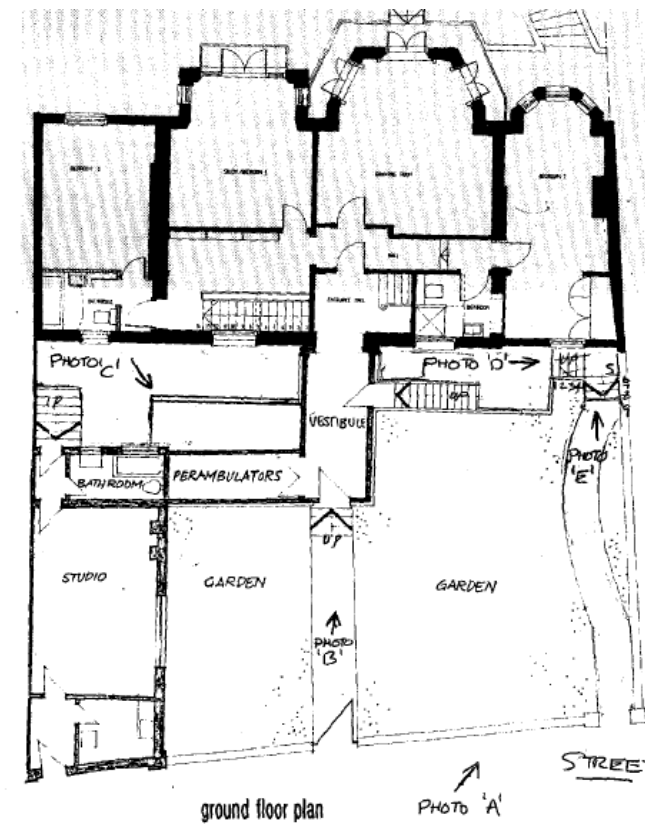
Existing Lower Ground Floor



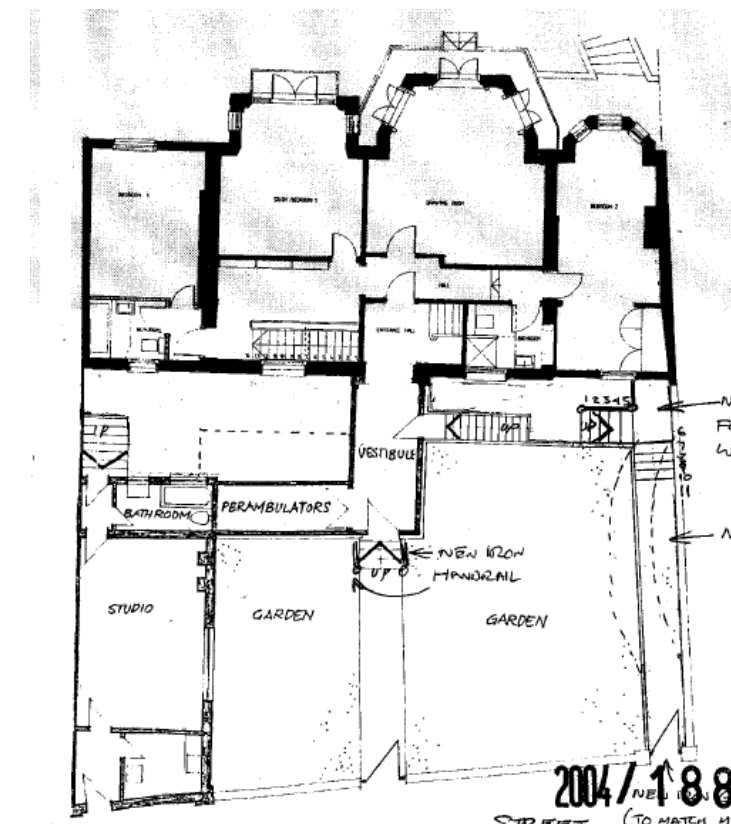
Proposed Lower Ground Floor



Existing Ground Floor



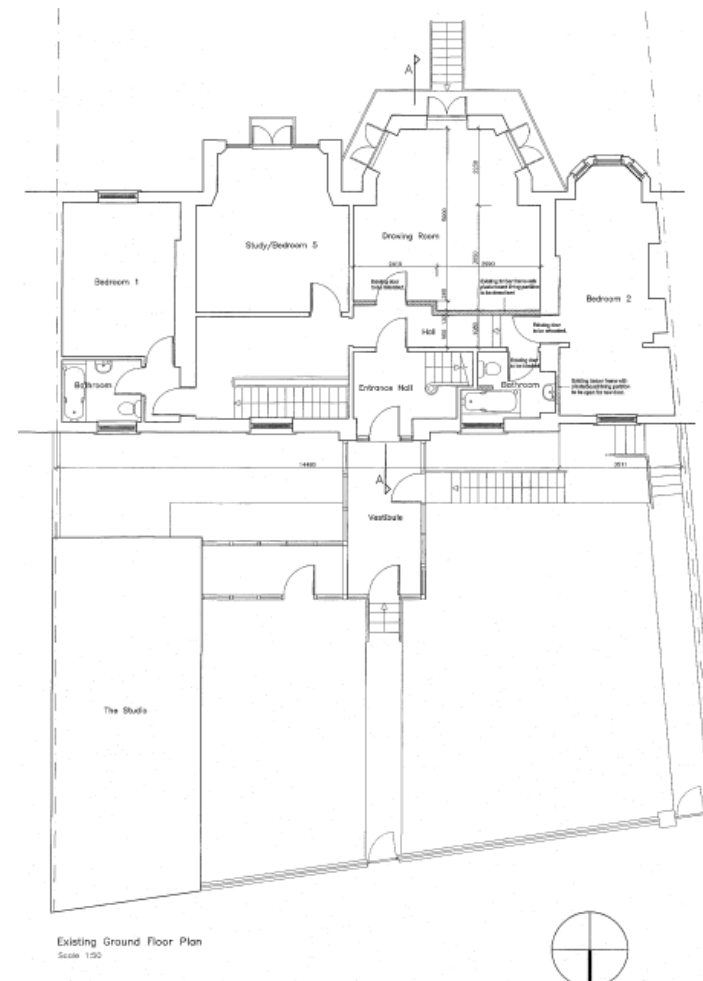
Proposed Ground Floor



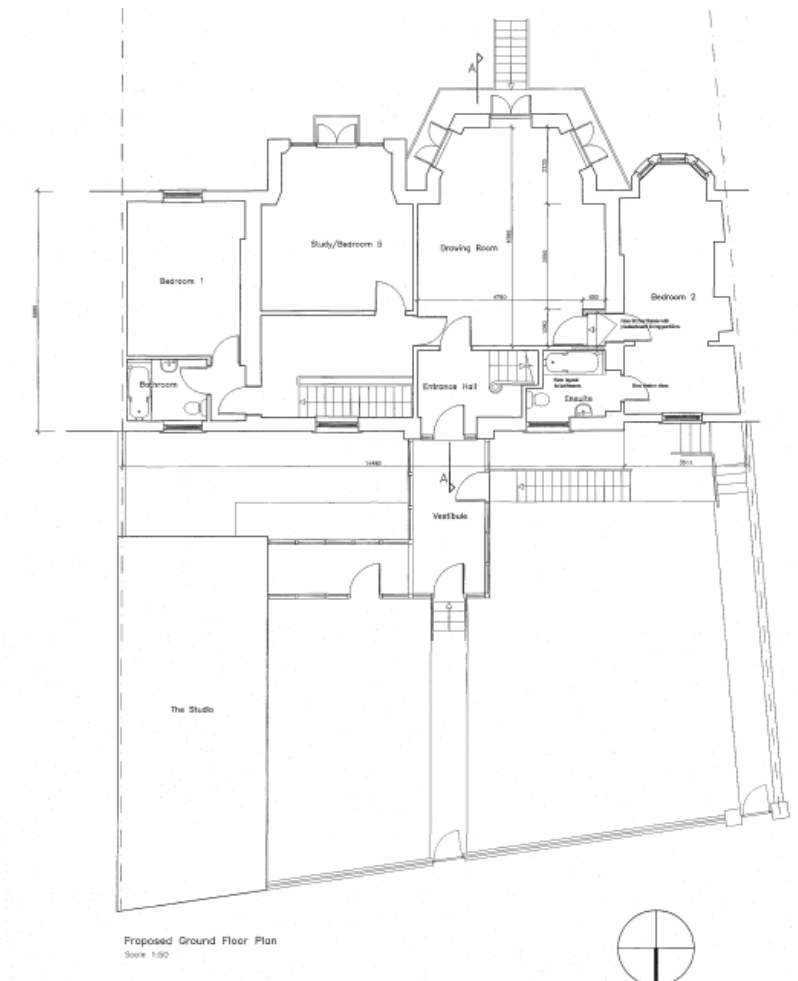
2005:

- Internal remodelling.
- Existing shows the new single door entrance to the front elevation of the porch evident for the first time, following its consent in 2003.
- Works to Studio to create 2 storeys and the new layout consent in 2003, are not shown but are believed to have been undertaken around this time.
- GF main entrance shown as a single door with two side panels.
- GF rear balcony to Study/Bedroom 5 shown smaller.

Existing Ground Floor



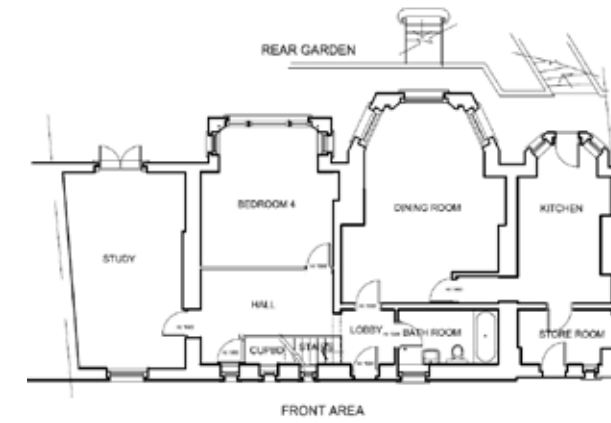
Proposed Ground Floor



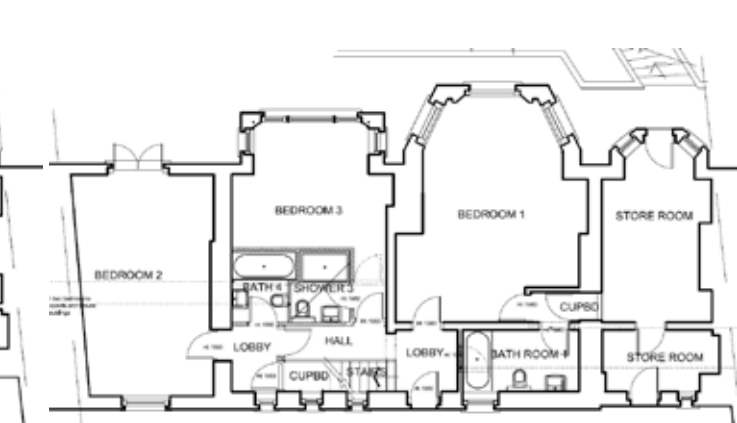
2010:

- Internal remodelling and new openings to GF & LGF.
- Evidence of alterations to Lower Ground Floor fenestration.
- LGF front three windows to hall/stair are still evident, whereas two have been blocked up today.
- GF main entrance shown as an off-centre single door.

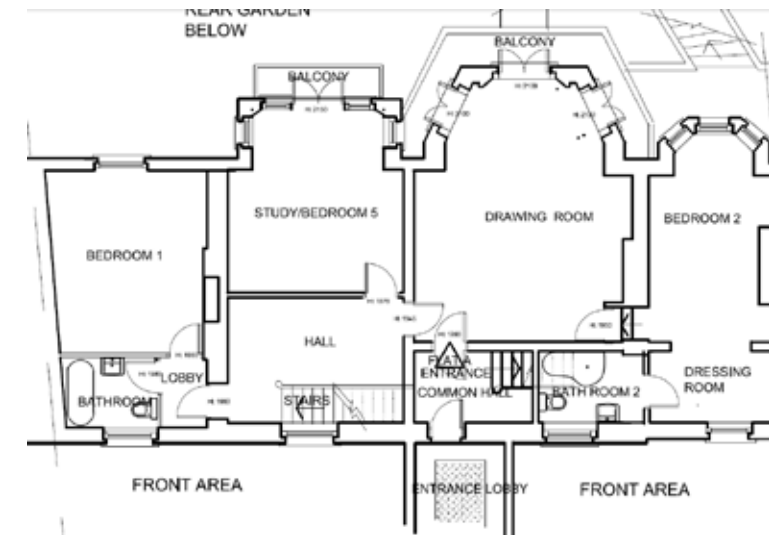
Existing Lower Ground Floor



Proposed Lower Ground Floor



Existing Ground Floor



Proposed Ground Floor

