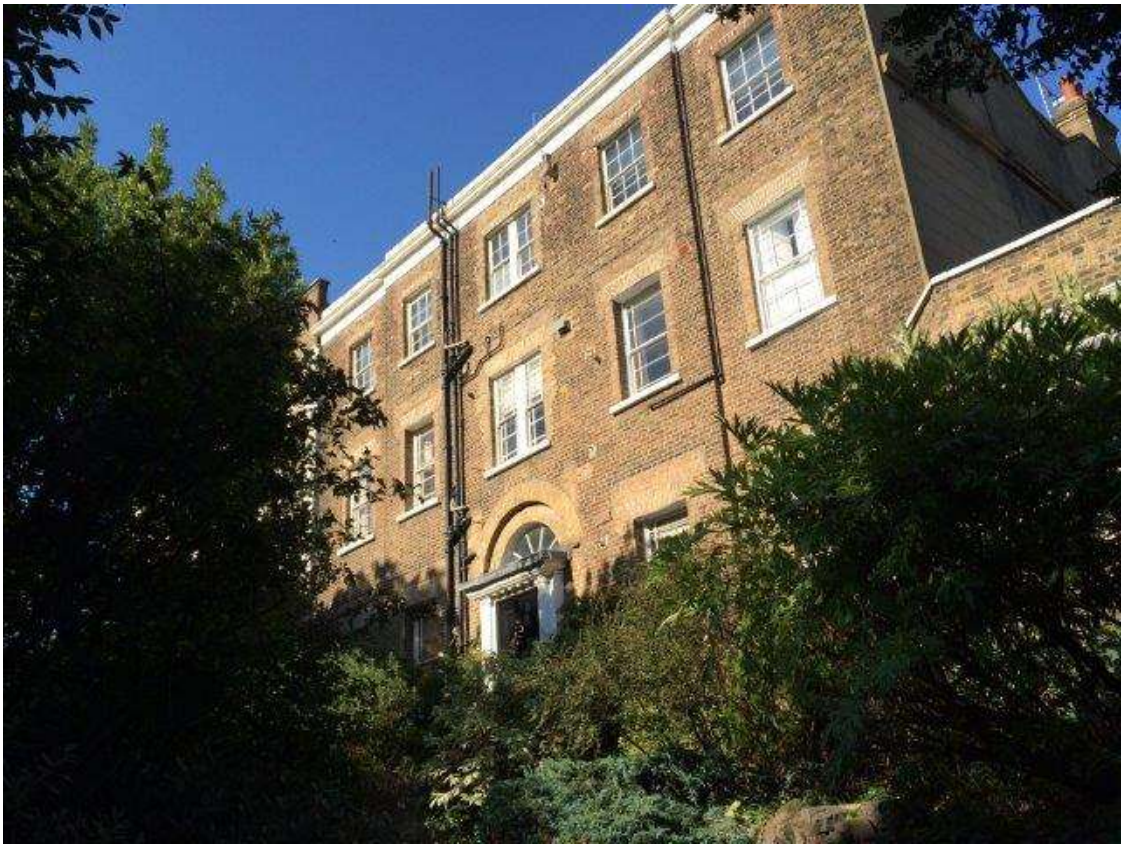
exploration



Grove End House Heritage, Design & Access Statement

Revision 05, 04 April 2017

Prepared by Michael Pawlyn & Kelly Pawlyn (Exploration Architecture Limited)
with Janie Price, Conservation Architect, Kennedy O'Callaghan Architects

PREFACE

This document has been updated to reflect the revised scheme which has been the of constructive consultation with Historic England following the first submission for Planning and Listed Building Consent (made in November 2016 and subsequently withdrawn).

The key changes to the scheme are as follows:

1. It was agreed with Historic England and the Heritage and Conservation Officer that the existing doorcase will remain instead of reinstating a porch. For further details refer to sections
2. It is now proposed that the existing metal gates at each of the two driveway entrances will be replaced with high quality gates that are more sympathetic to the historic character of the building. This will add to the, already substantial, public benefits offered by the proposals. For further details refer to sections
3. The proposals for the south elevation have been revised in order to align more closely with the existing profile. For further details refer to sections
4. Following consultation with Historic England, the design of the roof extension has been reworked in order to achieve the following:
    - To make more explicit reference to the historic roof form of two hipped roofs (refer to section 4.5)
    - To reduce the height and curvature of the central scalloped roof form (refer to sections 4 & 5)
    - To improve the geometric relationship of the glazing to the front with the fenestration pattern below (refer to section 4.7)

Sections 7 and 9 have been updated to reflect the amendments to the scheme and consultation process with Historic England. The scheme offers substantial public benefits in terms of new gates, new handrails, more sympathetic lighting, an improved front elevation (removing unsightly pipework, reinstating central windows with more historically appropriate windows, new brick arches above the second floor windows, repairs to brickwork), an improved south elevation (improving details to reduce staining and replacing cement render with white painted render) and an improved rear elevation (replacing the 1965 mansard and irregular windows with a set-back brick wall with windows that match those on the lower floors).

1. INTRODUCTION

This document supports an application for Planning and Listed Building Consent for Grove End House, London NW5 1PD. The Heritage Statement and Design & Access Statement have been combined into a single document to provide continuity between research and proposals. The applicants are Kelly and Michael Pawlyn who live in Flat 6, GEH. The proposals have been developed with Exploration Architecture (of which Michael Pawlyn is the founder director) and with input from specialist conservation architects Kennedy O'Callaghan Architects. Price & Myers have provided structural engineering advice. The document provides comprehensive information so, for ease of reading, an executive summary is included. The scheme has been the result of very detailed research and can only be fully understood by following the thought process that has led from research to design, consultation and design refinement. It is therefore recommended that this Heritage, Design and Access Statement is read in full before assessing the proposals.

1.1 Executive summary

Grove End House (GEH) is a Grade II listed building, located within the Dartmouth Park Conservation Area, and situated on a short road (Grove End) that is spatially continuous with the historically important Grove Terrace. GEH was first built in 1701 and substantially rebuilt around 1820 as a two-storey house in a Regency style. Initially it was set within extensive landscaped grounds but these gardens were sold off over time as the area became more built up. In the early twentieth century the third storey was created by building up the front elevation and converting the front part of the roof into habitable rooms. The previously hipped roofs were extended to form gable ends and it is likely that this was when the south elevation was finished in cement render. In 1934 GEH was divided up into flats and much of the remaining rear garden was sold off to build the five houses known as Chetwynd Villas. Further alterations occurred during the early seventies (shortly before the building was listed) when the third floor was extended in a perfunctory way to the rear and a flat roof was constructed over what remained of the hipped roofs. Today GEH has a number of attractive features including the front elevation with margin light windows, the fan-light above the entrance and the semi-circular belvedere to the rear. Some of the aesthetic appeal of the building has been eroded by twentieth century alterations but its architectural significance remains. The history of GEH and the significance of its architectural elements are described in detail in section 3. This includes discoveries about the proportions of Grove End House that did not appear

in any of the historical records. The aim of this section is to objectively identify the building's most valuable features and enhance them while also rectifying the sub-standard C20th alterations. While the applicants own only the top floor flat, they are keen to include a wide range of improvements (in the form of repairs to damaged fabric, new gates, etc.) as part the proposed works and have agreed this with the other freeholders.

Sections 4 describes how the design concepts have been developed and how these have emerged from the history of the building and relevant architectural precedents. The aim is to upgrade Flat 6, which is in a very poor state of repair, up to a level of architectural quality that matches the other four flats. The main item of new work is an attic storey that is inspired by the original forms of the roofs and by the work of Sir John Soane (arguably the most accomplished architect from the period in which Grove End House was built). The building's proportions have informed the design of the attic storey. A series of diagrams and drawings make the case for how the attic storey proposals will re-establish GEH's architectural presence alongside the neighbouring building to the north which currently dominates GEH in terms of scale. The proposed improvements to the front elevation (removing unsightly pipework and vents, repairing the fanlight above the entrance, replacing lintels on the second storey windows with brick arches to match those below and replacing the balustrade on the entrance steps) will enhance one of the most important elements of the building. Replacing the 1970's second floor rear extension will transform one of the most detrimental of the twentieth century alterations. This section also describes proposed works to the south elevation which is currently the most visible and least attractive of Grove End House's facades.

Section 5 describes the positive impacts of the proposed works and how the design of the new elements has managed the impacts that they could have on the heritage asset.

Section 6 highlights the sustainability benefits and describes how the proposed alterations will significantly improve the energy performance while also enhancing the external appearance.

Section 7 puts forward the case for the proposed changes based on the historical research and concept development described in earlier sections.

Section 8 sets out how the proposals fit into planning and conservation policies. Section 9 describes the extensive consultations that have informed the design.

The conclusion summarises the benefits of the proposals and how the proposed alterations to Grove End House could serve as an exemplar project for how listed buildings can be enhanced architecturally as well as transformed in terms of sustainability.

1.2 Design team: Exploration Architecture (Lead Architects)

Michael Pawlyn established Exploration in 2007 and in 2008 the practice was short-listed for the Young Architect of the Year Award and the internationally renowned Buckminster Fuller Challenge. Michael Pawlyn has lectured widely in the UK and abroad, and in 2011, became one of only a small handful of architects to have a talk posted on TED.com which has been viewed over 1.6 million times. In the same year, his book *Biomimicry in Architecture* was published by the Royal Institute of British Architects. A second edition was published in October 2016.

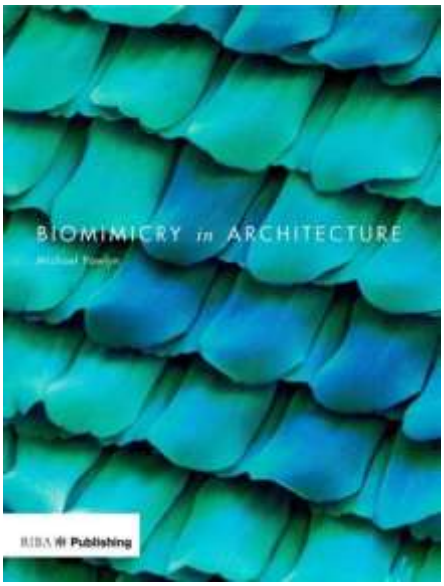


Fig 1: Cover of Biomimicry in Architecture

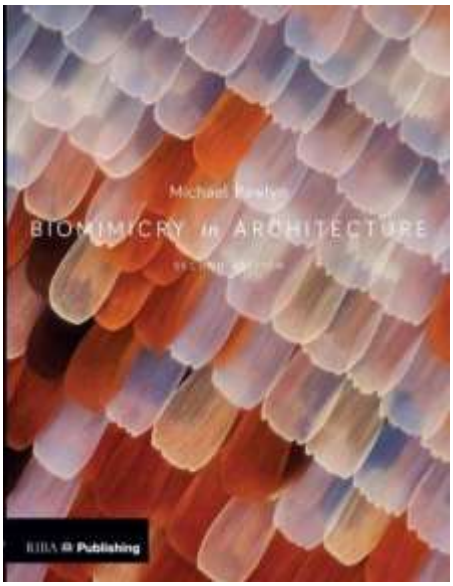


Fig 2: Cover for second edition

The firm has been described as ‘pioneering’ and ‘one of the most innovative practices in this country’. In 2014 Exploration was invited to mount a solo exhibition of its work at The Architecture Foundation in London. Prior to setting up the company Michael Pawlyn worked with Grimshaw Architects for ten years and was part of the core team that designed the Eden Project.

Fig 3 & 4: Solo exhibition of Exploration’s work at The Architecture Foundation, London 2014

Michael Pawlyn started his architectural career at Haworth Tompkins Architects (winners of the 2014 Stirling Prize) where he was involved in a number of historical refurbishment projects including the Royal Court Theatre in Sloane Square. At Exploration he has continued to work on refurbishment projects and has a keen interest in the sensitive upgrading of historical buildings to meet high standards of environmental sustainability.

Fig 5: Royal Court Theatre (Haworth Tompkins) Fig 6: C19th warehouse conversion (Exploration)

1.3 Design Team: Kennedy O'Callaghan Architects (Conservation Architects)

Janie Price is an architect accredited in building conservation with the AABC and RIBA SCA. She was an assessor for the RIBA conservation register since it was established in 2009 until 2016 and is an assessor for CARE conservation accreditation for structural engineers. She sits on the RIBA Conservation Advisory Group and has lectured on assessing significance and conservation planning at the RIBA and has been Senior Lecturer at UEL on professional practice in architecture. She has been involved with the conservation of many Georgian and Victorian houses.

Janie has provided guidance on the conservation aspects of the scheme as the design has developed since January 2016 and has attended pre-application consultations with the Heritage & Conservation Officer and the Georgian Group

1.4 Design Team: Price & Myers (Structural Engineers)

Price & Myers was established in 1978 and has completed over 25,000 jobs. The practice has worked on numerous Grade I and Grade II listed buildings including the refurbishment of Chicheley Hall, the conversion of Chatham Historic Dockyard, The Royal Court Theatre and The London Library. Price & Myers has won over 580 awards for their work.

2. DESCRIPTION OF THE HERITAGE ASSET AND ITS SETTING

2.1 Location and setting

Grove End House (GEH) is located within the Dartmouth Park Conservation Area, and situated on a short road (Grove End) that is spatially continuous with the historically important Grove Terrace. The Dartmouth Park conservation area was designated on 4 February 1992. The conservation area has a variety and complexity that charts the history of domestic architecture from the late 18th century to the present day. Late 18th century terraces contrast with contemporary housing estates; tiny cottages, large mansion blocks and Victorian villas, all exist together in Dartmouth Park. The area contains a high number of protected buildings of historic and architectural interest: some 90 Listed Buildings and Structures, of which 35 are at the higher category of Grade II* (most notably Grove Terrace). The Dartmouth Park Conservation Area Appraisal & Management Statement (January 2009) describes the area as follows:

'The area of Dartmouth Park had the first building development in the 17th century and was separated from Kentish Town by fields and meadows. Building initially formed ribbon development with individual properties strung out along the road to Highgate following the course of the river Fleet.'

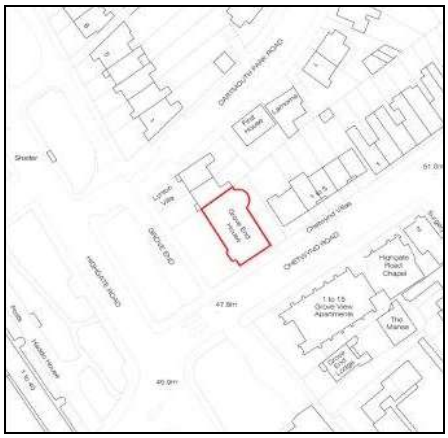


Fig 7: Location plan

Fig 8: Grove terrace

The buildings in Grove Terrace and Grove End are, with the exception of Lynton Villas, all great examples of Georgian houses. All the properties have front gardens with mostly well-maintained planting and a number of fine examples of decorative railings,

balustrades and balcony fronts. Grove Terrace and Grove End are parallel to Highgate Road, separated by a green space of 15 to 20 metres width that creates one of the most attractive settings in London. The houses in Grove Terrace were built in 3 phases between 1780 and 1800 although the records are imprecise. They are mostly of three storeys in height and have stock brick walls with some areas of stucco finish at ground floor level and on end elevations. The windows are white painted timber and nearly all appear to be either original or have been replaced identically.

Grove End House, is one of the earliest buildings to have been established in the area (first built in 1701), and despite undergoing significant structural changes in the 18th, 19th and 20th Centuries, including the loss of rear gardens, it remains an attractive building. The mature front garden and crescent shaped path to the elegant brick façade, arched entrance doorway with fanlight on the front elevation and the semi-circular belvedere at the rear are features that are regarded as an essential part of what the Dartmouth Park Neighbourhood Forum's First Draft Plan (2016) describes as "the area's village character, rich architectural heritage, attractive green streets, open spaces and natural environment" which the plan states, "should, not only be maintained, but enhanced".

Fig 9: Grove End House

Fig 10: Lynton Villas with Grove End House behind

While Grove Terrace is uniform in its Georgian character, the broader conservation area is more diverse and includes buildings from a range of historical periods. The historical development of the area is described, together with historical maps below. Grove End House's immediate neighbouring building to the north is Lynton Villas which is a Victorian building completed in 1866. To the west, on Chetwynd Road, are five inter-war properties known as Chetwynd Villas. The historical development of GEH's immediate context and the scale relationship between the buildings is described further below in section 3.6.

3. HISTORICAL DEVELOPMENT AND ASSESSMENT OF SIGNIFICANCE OF THE HERITAGE ASSET

3.1 Listing entry

The listing entry on the National Heritage List for England (NHLE) is as follows:
"Detached house. Early C19. Multi-coloured stock brick. 3 storeys and semi-basement. Double-fronted with 5 windows; central 2 bays slightly projecting. Round-arched recessed doorway with radial fanlight and projecting wooden Ionic doorcase with panelled door approached by steps. Gauged brick flat arches to recessed sashes, ground and 1st floor with margin glazing. Later stucco surrounds to windows and doorways removed. Stucco cornice and blocking course. At rear, a bow window. INTERIOR: not inspected. (Survey of London: Vol. XIX, Old St Pancras and Kentish Town (St Pancras part II): London: -1938: 39)."[i]

3.2 Historical development

Grove End House today is a rectangular building approximately 15.5m wide by 12m front to back. It has three storeys plus a basement and a two storey semi-circular belvedere at the rear. It has undergone a number of significant building phases since it was first built as a private house in the early 18th century and converted into flats in 1934. This section describes these phases and how they have shaped the place that we see today.

3.2.1 First construction

According to the Survey of London[ii], the land on which Grove End House was built belonged, in 1601, to Sir Hugh Cholmeley. After passing to a number of his descendants, the land was subsequently sold to John Haling and, on his death in 1699, it passed to his wife Anne Smith. The Survey records that Anne Smith settled the land in 1701 and the house appears in an early drawing by James Frederick King known as 'Kings Panorama' (now preserved in the St.Pancras Public Library). This drawing shows the original Bull & Last Public House to the left, the first houses of Grove Terrace under construction and Grove End House towards the right of the image. The drawing clearly shows a two storey symmetrical house with a central porch and a coach house to the right - similar but not identical to Grove End House as it currently stands. The disposition of the windows and pattern of glazing bars is significantly different to the present day condition, as is the location of the central chimneys (at the apexes of the roof hips) and the decorative parapet surmounting the front elevation.

According to Anne Smith's will, the house and land was sold to John Haddon in 1719 and he, in turn, sold the estate to Henry Woodfall in 1761.

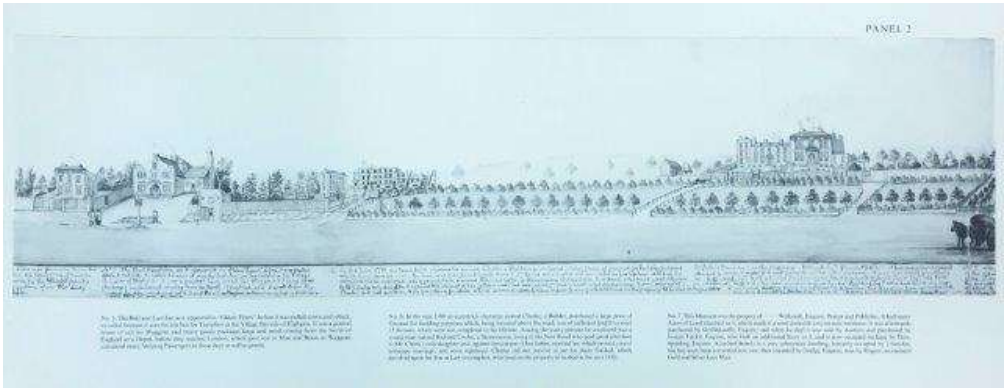


Fig 11: 'Kings Panorama' by James Frederick King showing Grove End House towards the right

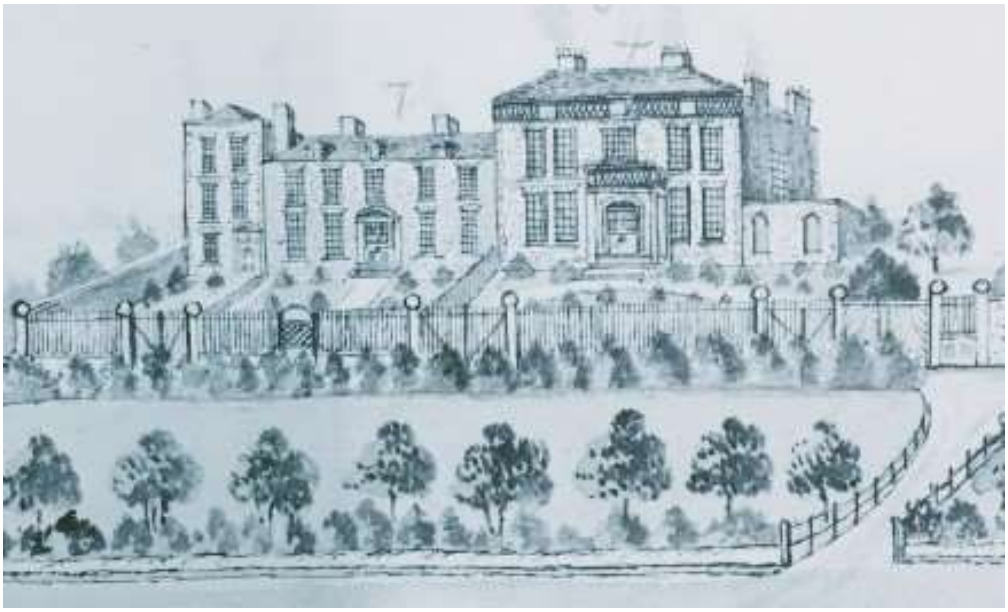


Fig 12: Detail of 'Kings Panorama' showing the original Grove End House

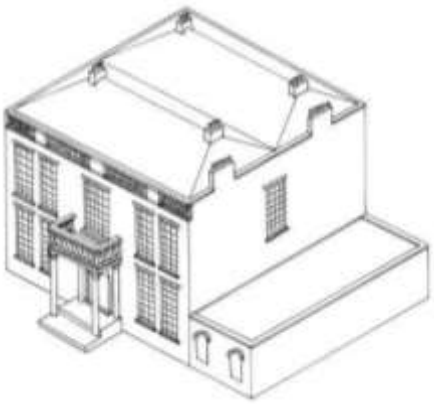


Fig 13: Isometric drawing of Grove End House in 1701 (no reference for rear)

3.2.2 Early 19th century reconstruction

According to the Camden History Society[iii] Grove End House "was built over the site of two imposing properties shown in King's Panorama". The evidence certainly supports the case that it was rebuilt because the architectural style of the original has more in common with English Baroque than Georgian and the recorded construction date of 1701 precedes the start of the Georgian period (generally accepted to be 1720). It is possible that it was the façade that was rebuilt rather than a complete reconstruction but the chimneys that rose from the apex of the roof hips would also have had to be removed as there is no clear trace of them in the building today. Rebuilding the façade and removing the main chimneys and fireplaces would have been an expensive undertaking and is only likely to have been necessitated by substantial fire damage or major subsidence. The way the Coach House is drawn also supports the theory that Grove End House was rebuilt. In King's Panorama it is shown as flat-fronted with two windows on the front elevation whereas the present-day version projects in a bay with a central window and two side-lights. The existence of the single window in the south elevation however suggests that some of the original fabric of Grove End House may have been retained.

It is reasonable to conclude that a substantial reconstruction did take place and judging by the architectural style of Grove End House as it currently stands, it is likely that the reconstruction took place in the early 19th century (the historical sources referred to in preparing this report do not cite a specific construction date). The reconstruction was carried out in a style more consistent with the key characteristics of Georgian architecture – windows equally spaced rather than paired and with a layout of glazing bars that made use of the larger glass sizes that were becoming more readily available[iv]. The 'margin light' windows were fashionable[v] in the 1820's and 1830's although this is not a completely reliable way of dating the building because sometimes windows were changed to take advantage of new glass-making techniques. A reconstruction date of 1820 to 1830 is consistent with the listing entry that refers to the building as "early 19th century." No record has been found of the original architect's or builder's name.

Photographic records in the Camden Local Studies and Archives Centre show that Grove End House was a two-storey building (excluding the basement) until the late C19th. The photographs below show the southern elevation of Grove End House with its single window as existing today but without the third storey. The date given is 'ca. 1904' although other photographic evidence suggests that figures 14 and 15 are earlier.

Fig 14: Photograph of Highgate Road showing Grove End House between the trees on right

Fig 15: Detail of figure 7 showing that Grove End House was still a two-storey building at this point

The photographic evidence suggesting that GEH was a two-storey building until the late C19th is supported by the condition of the building today. Firstly, the windows on the second floor do not match the margin light windows on the ground and first floors. This alone would not be strong evidence because Georgian houses often have more basic windows on the upper storeys. However, the second storey windows on Grove End House also have very ordinary brick headers supported on steel lintels which contrast with the elegant, splayed brick arches on the ground and first floors. Internally, the staircase between first and second floors cuts across the vertically extended first floor window which strongly suggests that this window previously illuminated the clear space

above a stair that stopped at the first floor. Section 3.4 below describes the proportions of the façade and its likely appearance prior to the addition of the second floor.

Fig 16: Contrast between window style and lintels

Fig 17: Stair window

The physical and historical evidence suggests that in the early C19th reconstruction Grove End House was a two-storey house approximately as shown in the illustrations below.

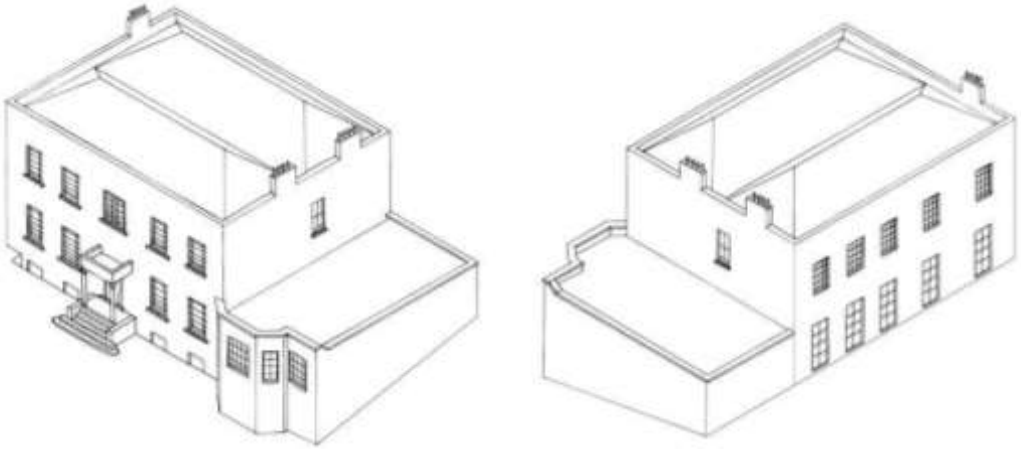


Fig 18: Isometric drawings of Grove End House circa 1820

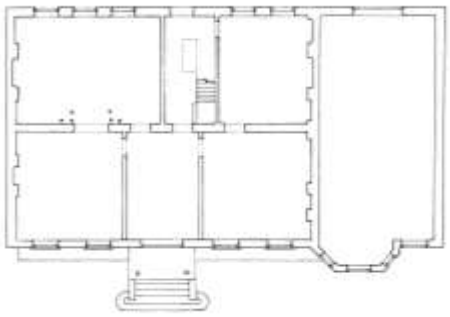


Fig 19: Ground floor plan of Grove End House in 1820 (Note that this is based on informed assumption rather than an actual record of the plan in 1820)

3.2.3 Mid C19th to late C19th century developments

The house remained in the Woodfall family until 1874, the first recorded date at which it was described as Grove End House. The publication *Streets of Kentish Town* confirms, Grove End House was purchased, in 1874 by James Coxeter (1813-1902), a maker of surgical instruments and artificial limbs[vi]. At the same time, some of the land belonging to Grove End House was sold and Chetwynd Road was formed. From circa 1884 Grove End House was home to the stained-glass painter John Burlison[vii].

It is clear from the map records that the Grove End House estate was sold off in various stages. This allowed the development of villas on Dartmouth Park Road and the smaller Victorian Terraces along Chetwynd Road. The 1872 map also shows the recently completed Lynton Villas immediately to the north of Grove End House.

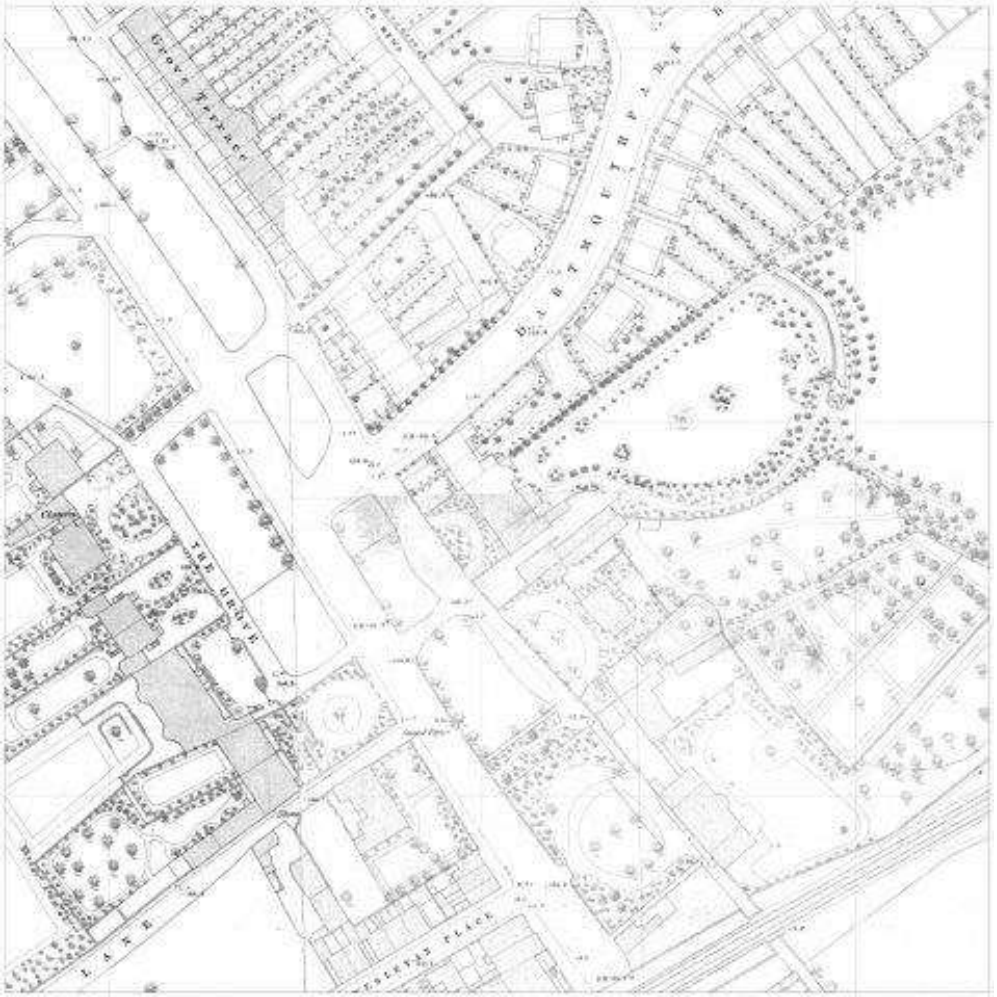


Fig 20: 1872 map showing Grove End House prior to the construction of Chetwynd Road

It is clear from the existing condition of Grove End House that the belvedere was a later addition although there is no clear record of the year in which this occurred.

Microfiche plans in the Camden Local Studies and Archives Centre also show that two conservatories existed at the rear of the building. The illustrations below show the likely form and ground floor plan of Grove End House in the late 1800's as a two-storey house with a double hipped (historically referred to a 'M-form') roof and a porched entrance.

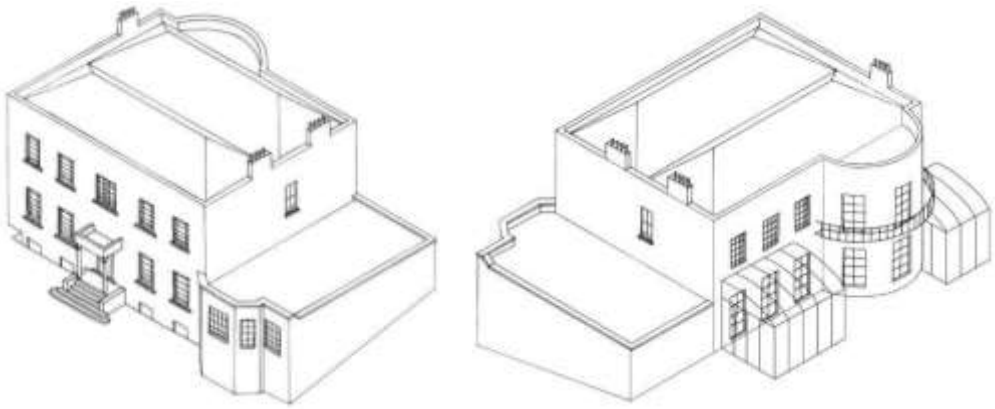


Fig 21: Isometric drawings of Grove End House in the late 1800's

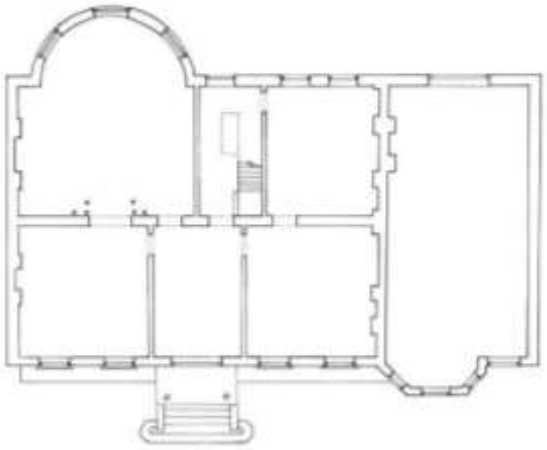


Fig 22: Ground floor plan of Grove End House in the late 1800's

The 1872 map shows a number of villas similar to Grove End House including one named Grove End Villa (also owned by James Coxeter) that was demolished to make way for the construction of the London Baptist Church in 1878. The 1894 map below shows the rapid pace of development along Chetwynd Road.

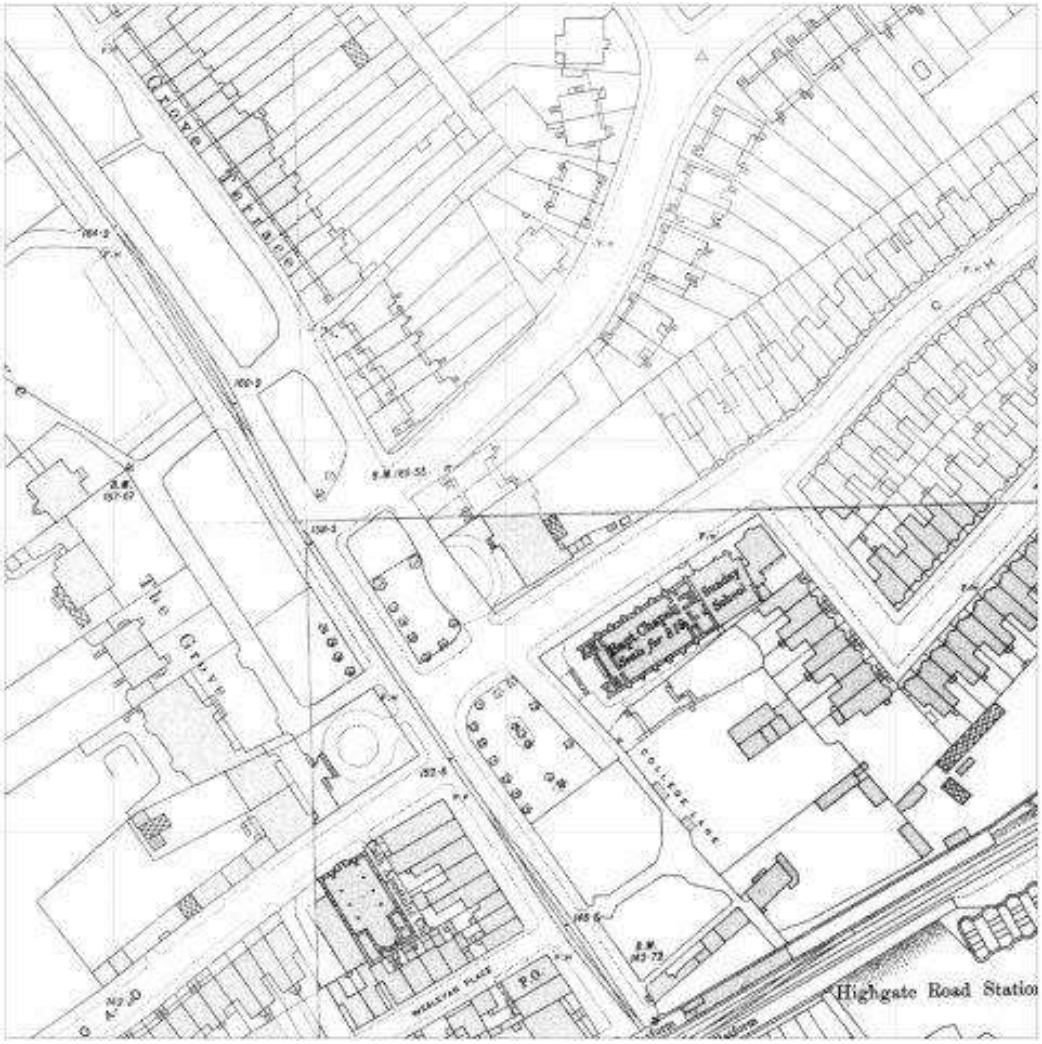


Fig 23: Extract from 1894 OS map showing the newly formed Chetwynd Road and the construction of the Baptist Church to the south east of Grove End House

3.2.4 Late C19th to early C20th developments

Sometime between the late C19th and early C20th a third storey was added to Grove End House. It is reasonable to speculate that the heavy stucco window surrounds were added at the same time – as visible in figure 24. It appears that the cement render on the south elevation was added at this stage, perhaps to conceal cheap fletton bricks underneath.

Fig 24: Late C19th / early C20th photograph after addition of third storey

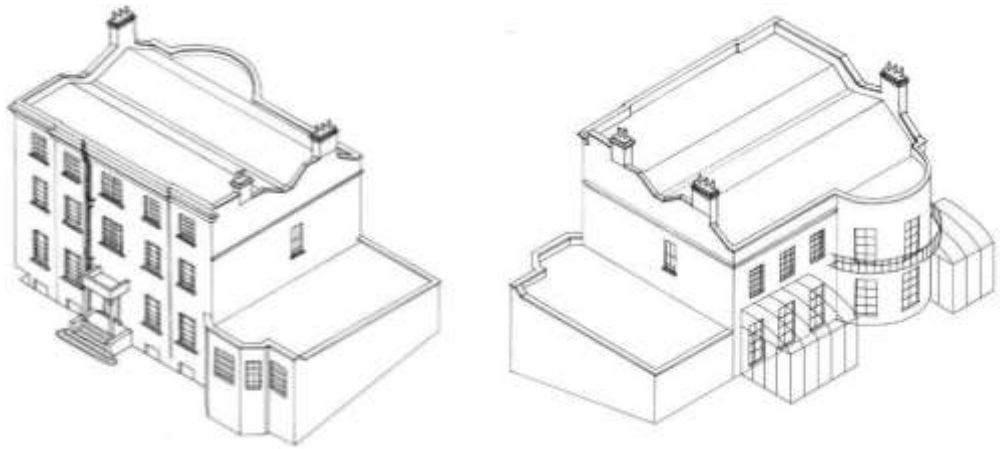


Fig 25: Isometric drawings of Grove End House after addition of third storey

3.2.5 1934 building work – division into flats

The drawings below (see figures 26 & 27) were submitted in 1934 when Grove End House was divided into flats. The physical evidence suggests that this work was carried out with limited respect for the historic character of the building. The third storey windows have much cruder lintels than the lower floors and the bricks used to form the rear parapet do not match the existing in colour or workmanship. The 1934 drawings show that, at this time, Grove End House still had two conservatories at the rear and a porch with freestanding columns at the front. It can be seen from the plans that the belvedere rooms at both ground and first floor levels were divided with partitions. The section shows the amended roof form and what remained of the original M-form roof.

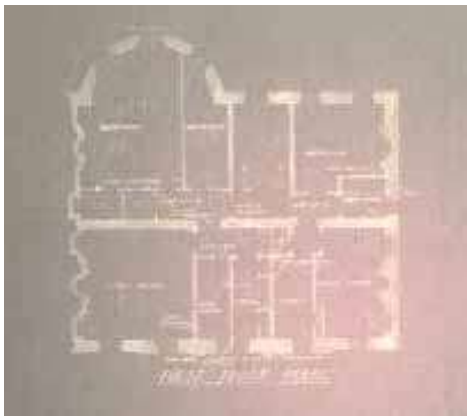
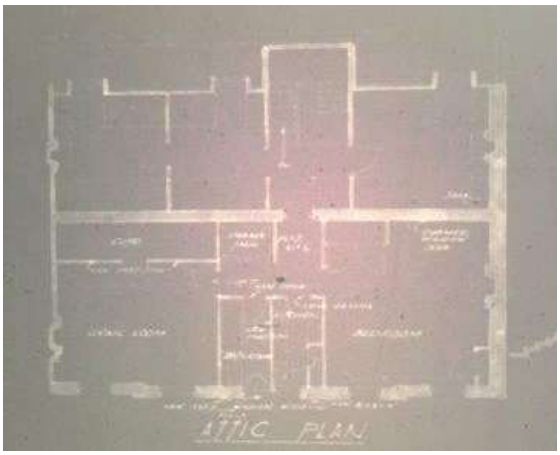


Fig 26 and 27: Proposed ground floor and first floor plans submitted in 1934



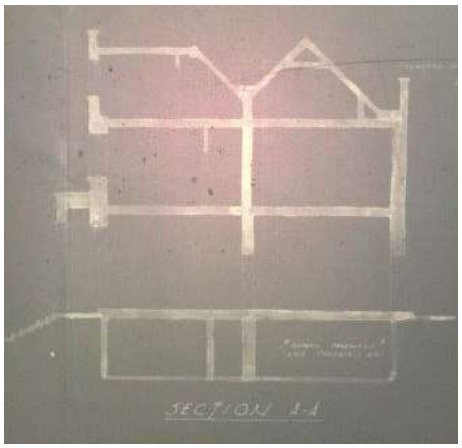


Fig 28 and 29: Proposed second floor plan and section submitted in 1934

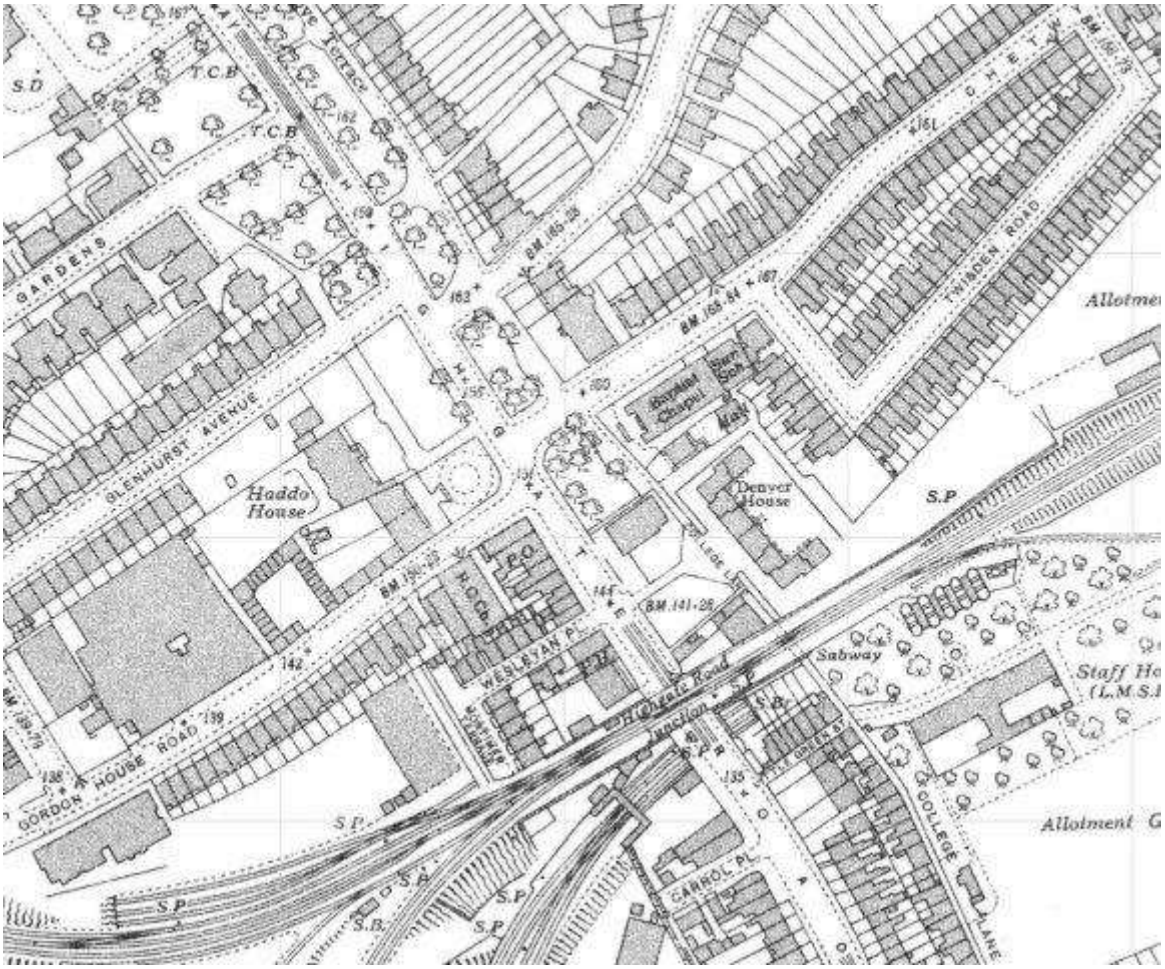


Fig 30: 1936 map showing the construction of Chetwynd Villas to the rear of Grove End House

3.3 Mid C20th building work – rear extension to roof

After 1934, the roof of Grove End House was further amended by extending the second-floor accommodation out to the rear to create habitable rooms on the rear half of the building. It seems likely that this was in 1965 as photographs show the building undergoing building work (see figure 67 in section 3.7.2). The same photograph shows the window surrounds being removed and it may be that the porch was removed at the same time. This extension work involved the removal of the pitched roof on the eastern half of Grove End House and the construction of a flat roof to bridge over the valley gutter. The poor-quality brickwork on the rear parapet may well date from this period of work. The use of uncharacteristic windows and an absence of any fine architectural details internally suggest that this work was undertaken cheaply and without much sensitivity to the history of the building.

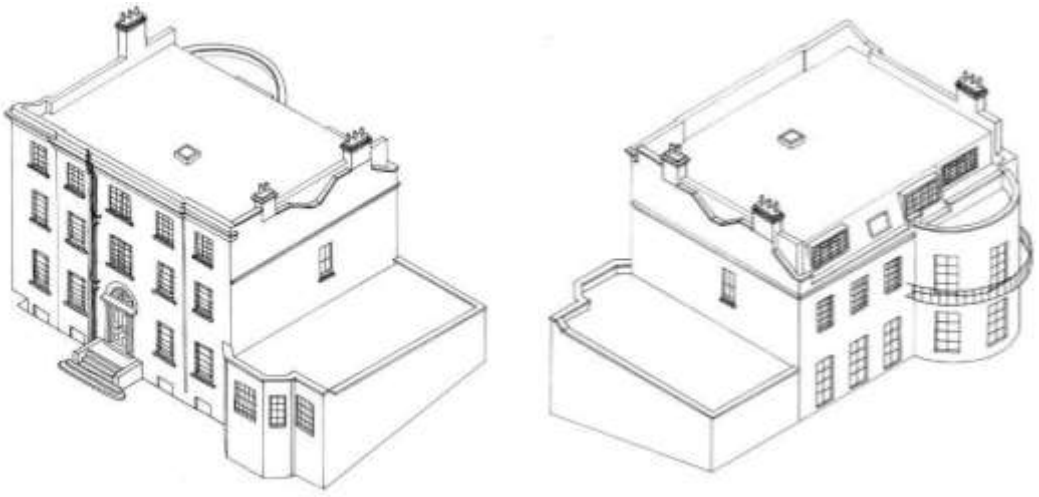


Fig 31 & 32: Grove End House after the 1960's / 1970's phase of building work

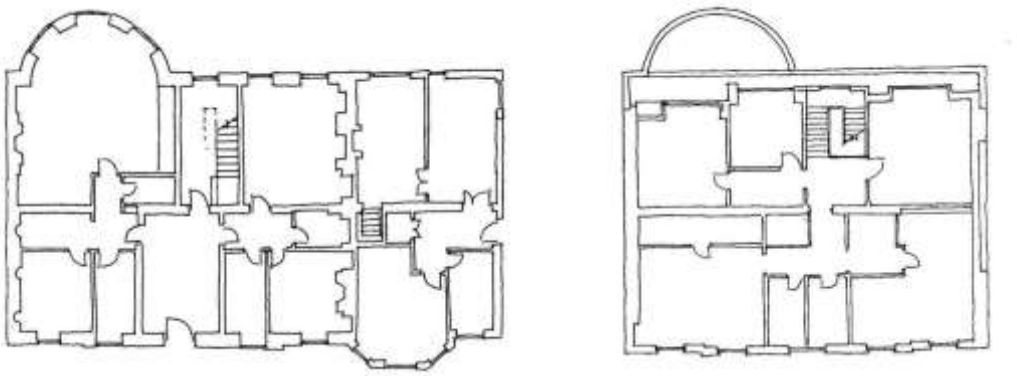


Fig 33 & 34: Ground and second floor plans after the 1960's / 1970's phase of building work

Fig 35 & 36: Photos of Grove End House in 1985

3.4 Present day condition

The front elevation is generally in good condition and has a number of fine historical features. The ground floor and first floor windows are elegantly proportioned and have finely-crafted brick arches. The stone steps with scrolled ends, the fanlight and double row of radially arched bricks create an attractive entrance.

Fig 37: Grove End House front elevation in present day condition

There are some elements on the front elevation that detract somewhat from the visual and historical character of the façade and some of these could be rectified during the proposed works. The main items are as follows (refer to section 3.7 for further detail):

1. The third storey windows and their lintels are not consistent with those on the ground and first floors in terms of proportions or style.
2. As is often the case with historical buildings that have been adapted to modern usage, there is a proliferation of pipes which are untidy and crank awkwardly around the cornice.
3. There is a clear difference in brick colour where the stucco window surrounds were removed. This gives the elevation a patchy appearance.

The rear (west) elevation is also in good condition and includes the belvedere – one of the key elements referred to in the listing entry. The brickwork and lintels are generally built to a good standard except for the parapet to the south of the belvedere which appears to have been rebuilt at some point during the twentieth century. The ground and first floor windows appear to be original except for the rear door to the hallway.

Fig 38: West elevation of Grove End House and Lynton Villas

Fig 39: West elevation of Grove End House and Lynton Villas

The southern elevation of Grove End House is the least attractive of the three. It shows the legacy of various ad-hoc changes to the roof, unsightly render and poor detailing with regard to drainage, resulting in significant staining. A proliferation of television aerials further detracts from the more attractive features of the front and rear elevations.

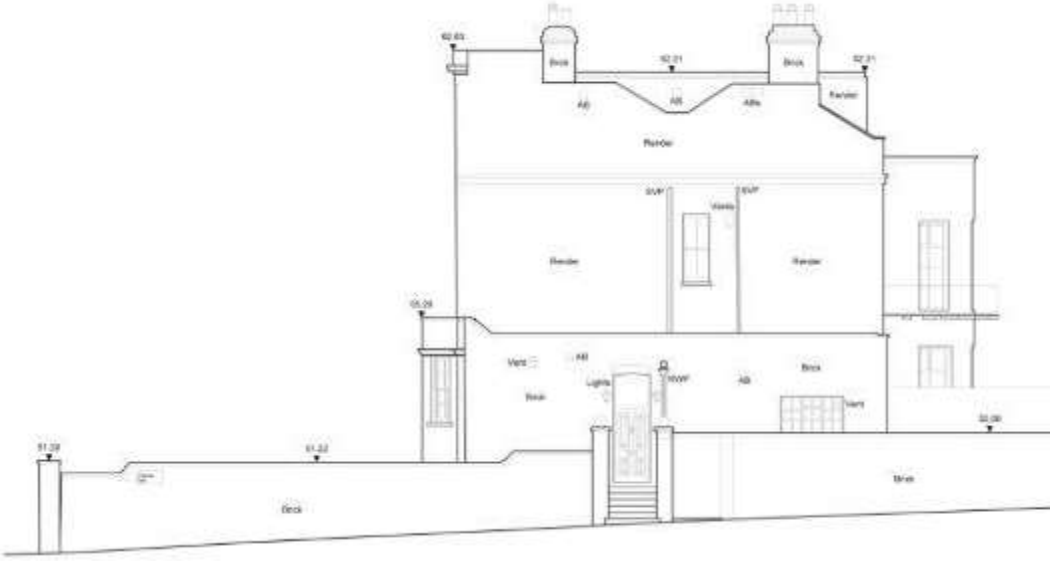


Fig 40: South elevation of Grove End House with the Coach House in the foreground

Fig 41: South elevation showing staining of concrete render after rain

The visitor's experience of the interior of Grove End House starts with the very attractive hallway. If it had been inspected at the time of listing it is very likely that the listing entry would have included reference to the door surrounds that appear to be original and potentially the staircase with decorative balusters between the ground and first floors.

Fig 42: Hallway

Fig 43: Overdoor detail

Fig 44: Back door

Fig 45: Balustrade detail

The staircase between the first floor and the second floor lacks the decorative balusters of the ground floor and cut across the window. This window is vertically elongated compared to the others on the rear elevation and, would originally (when Grove End House consisted of only the ground and first floors) have been unobstructed. The 1960's

intervention is also clear at this point as the Velux window creates a discordant note relative to the Georgian margin light window below. The entrance to Flat 6 also detracts from the architectural quality in the way that a perfunctory glazed screen has been built up against the balustrade – creating the feeling of a cheap bed-sit.


Fig 46 & 47: Staircase between first floor and second floor


Fig 48 & 49: Rooms in Flat 6 on the front side of the house

The interiors of Flat 6 are generally in a poor state of repair and have very limited, if any, architectural features of historical significance (this assessment was agreed with Charlie Rose, Heritage & Conservation Officer, on a site visit dated 18.05.2015). It is clear, when the building work was done, it was carried out to a very basic budget that did not stretch to any ceiling mouldings or decorative door surrounds.


Fig 50 & 51: Rooms in Flat 6 on the front side of the house

The rear elevation, at the third storey level, displays a chaotic mixture of windows and poorly resolved parapets (figures 56 & 57) which detract from the attractive semi-circular balcony (forming the top of the bay window element on the ground and first floors. The parapet shown in figure 38 appears to have been substantially rebuilt as the brick colour and pointing are inconsistent with the brickwork below.


Fig 52 & 53: The rear of Grove End House at second floor level

3.5 Proportions

Studying the proportions of Grove End House revealed important information about how the Regency façade would have appeared prior to the addition of the third storey. The diameter of the semi-circular fanlight surround is exactly one third of the dimension of the projecting bay on the front elevation. It is reasonable to assume that the third storey would have been built up from the top of the original cornice and that level also formed the sills of the second storey windows. If we also make the assumption that the old cornice had the same dimensions and profile as the existing, then the proportions of the façade would have been as shown in figure 61.

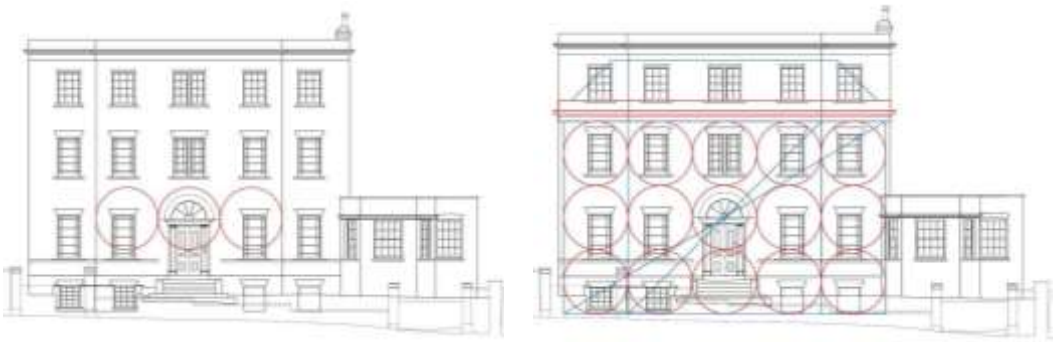


Fig 54 & 55: Proportion study. Right hand image shows original cornice line and roof profile

The central projecting bay would have been an exact square and the full elevation would have been very close to a golden section proportioned rectangle. The diagonal through both the square and the golden section rectangle pass through the centre of the semi-circular fanlight. The 45^{o} angle of the diagonal through the square would also have been matched by the angle of the hipped roof ends. It seems that this proportioning system was either not recognised or not respected when the third storey was added because the dimension from the underside of the old cornice and the underside of the new is not the same as the diameter of the circle around the fanlight brickwork (which determined all the key proportions of the old façade).

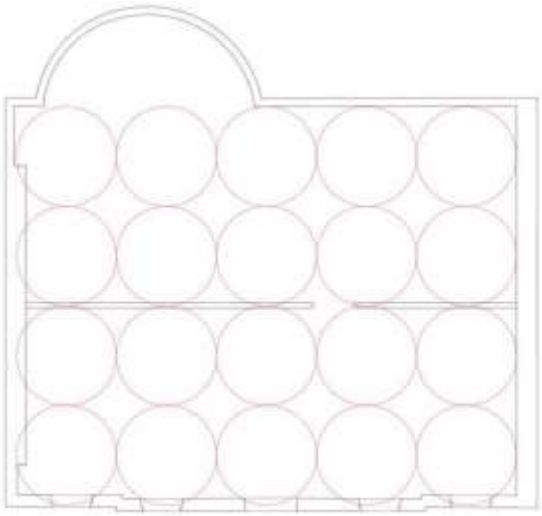


Fig 56: Proportion study. The same diameter circle determines the plan proportions

Figure 56 shows the plan of Grove End House at its most basic – a rectangle with a load-bearing spine wall dividing it along its longer dimension. It also shows that the plan follows the same proportioning system as the original Regency elevation: a four by five rectangle. The internal diameter of the belvedere is very close to double the diameter of the setting out circle although surprisingly the alignment of the belvedere does not have an ordered relationship with the plan setting out. This reinforces the case that the belvedere was added later.

3.6 The heritage asset in its setting

The setting of the heritage asset has been studied to understand its original condition and how it has changed over time. King's Panorama shows the English Baroque version of Grove End House and its dominant presence with two smaller and less architecturally distinguished buildings to the north. No evidence has been found of what buildings were to the north of Grove End House when it was rebuilt around 1820 but it is known that Lynton Villas was built in the late 1800's and it is likely that this was either built on an empty site or it replaced a smaller building (otherwise there would not have been a commercial case for building Lynton Villas). It is therefore likely that Grove End House's dominance continued up until Lynton Villas was built to a height that was a full storey higher than Grove End House.

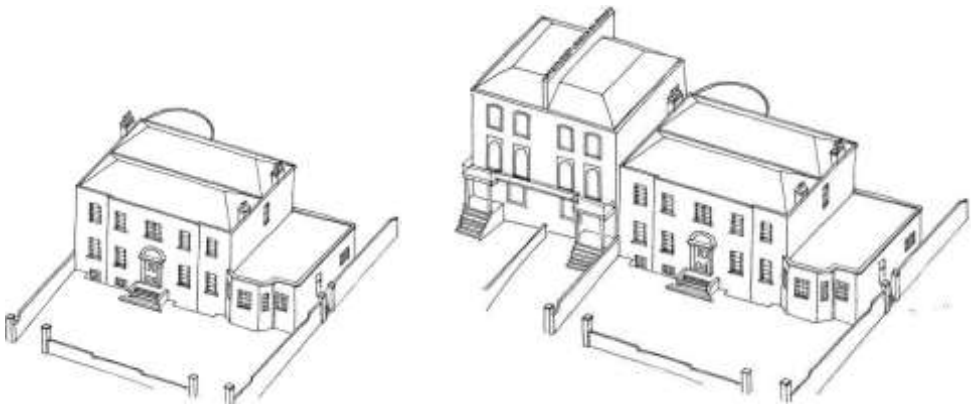


Fig 57 & 58: Grove End House before (assumed) and after the construction of Lynton Villas

The next significant change was the addition of the third storey on Grove End House which helped to re-establish a balance of scale with Lynton Villas. In 1934 the five properties collectively known as Chetwynd Villas were built close to the rear of Grove End House.
At this point in its historical development the cornice lines of Grove End House and Lynton Villas were approximately equal although this balance was subsequently undermined with the late twentieth century conversion of Lynton Villas during which time the front parapet was raised by approximately 1.5m and in a way that is unsympathetic to the proportions of Lynton Villas and to Grove End House. The result is that Grove End House, having once dominated its setting, is now dominated by the larger and less architecturally accomplished Lynton Villas. While there is little likelihood of changes occurring to Lynton Villas, the proposed works to Grove End House present an opportunity to rebalance the scale relationship with Lynton Villas.

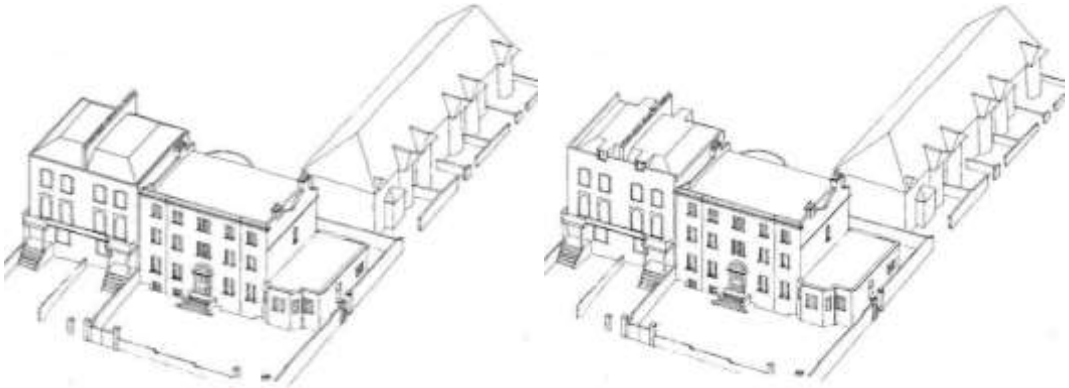


Fig 59 & 60: Grove End House after third storey added and roof conversion of Lynton Villas

3.7 Architectural features that could be enhanced

3.7.1 Gates

The gates at the two entrances to the driveway are clearly not original and have no discernible relationship with the history of Grove End House. Furthermore, they are made from flimsy metal sections and compare unfavourably with other architectural metalwork in the area – particularly along Grove Terrace. Together with the crudely functional light fitting and the wooden number plaque, this entrance detracts from the appearance of Grove End House and the broader conservation area. All of these aspects could be readily enhanced.

Fig 61: One set of two pairs of gates at the driveway entrances

3.7.2 Front steps

As described above, the front steps leading up to the entrance include a coping stone to the right which has been replaced with a poor quality concrete slab and there is an opportunity to reinstate a piece of solid stone. Similarly, there is potential to remove the perfunctory twentieth century light fittings and railing and to install more sympathetic railings and lighting.

Fig 62: Scrolled ends on stone steps

Fig 63: Twentieth century additions

3.7.3 Porch

The image below from the London Metropolitan Archive, dated 1965, shows the porch that was built in the Victorian era and, it seems likely, removed during this phase of work (it can be seen in the photos that the stucco window surrounds are being removed).

Fig 64: Grove End House in 1965

Fig 65: Detail of Victorian porch

The porch shown in figures 67 & 68 is also visible in the microfiche section (figure 29) and its roof was built above the fanlight which would have obscured one of the building's most attractive features. As described in section 3.5, the fanlight and its surround was one of the most important elements of the façade – determining the whole proportioning system so it is very unlikely that this style of porch was part of original Regency façade.

Fig 66: Existing door surround

Fig 67: Detail of remains of porch

The existing door surround is clearly not original and is poorly resolved in its junctions and detailing. Remains of a porch structure (potentially the original) are visible in the form of protruding, broken stonework to either side of the mantle. In consultation with The Georgian Group there was a desire expressed to reinstate the porch and in the first submitted application a new porch was proposed. Following discussions with Historic England it was concluded that there was not sufficient historical evidence of the original porch and, in absence of this, proposed reinstatement would be based too heavily on conjecture. It was therefore concluded that the existing doorcase should remain and, if at some future point, convincing information comes to light to enable a scholarly rebuilding of the original porch then the proposal could be revisited.

3.7.4 Fanlight

The glazing bars of the fanlight are in a poor state of repair and would benefit from being replaced with new hardwood profiles to match the existing. The glass appears to be original so this work would need to be inspected from scaffolding and work carried out by experienced craftsmen to endeavour to retain the glass. This will need to reviewed in greater detail with the Heritage & Conservation Officer.

Fig 68: Glazing bars on the fanlight showing deterioration

3.7.5 Brickwork on front elevation

The patchiness around the windows, that was the result of Victorian stucco surrounds being removed, was discussed with the Heritage & Conservation Officer and it was concluded that toning down the lighter patches is likely to be more successful than cleaning the whole elevation. The third storey lintels are in a poor state of repair and there is an opportunity to replace them with new brick arches that match the splayed brick arches above the first and second storey windows. There is a profusion of vents and air-bricks on the front elevation and, where redundant, these could be removed and the brickwork repaired.

Fig 69: Inconsistent windows and brick arches

Fig 70: Patchiness from removed stucco

3.7.6 Pipework

A drain survey has confirmed that the majority of the down-pipes and overflow pipes on the front elevation could be removed to return this important façade to an uncluttered state similar to its original Regency condition.

Fig 71: Profusion of pipework

Fig 72: Cranked pipework interrupting cornice

3.7.7 Central windows on front elevation

The central windows at first and second floor level both feature a middle mullion which is likely to have been incorporated when Grove End House was converted from a single house into flats and the room served by this window was divided into two. The mullion is visually heavy and, as observed by David McKinstry of the Georgian Group, it creates a strong vertical emphasis to these windows which diminishes the composition of the front elevation. In recent years the first floor flats have been reconfigured to re-unify the central rooms as a single space. The proposals for the second floor flat (the main subject of this application) also offer the potential to remove the partition behind the window and consequently both windows could be replaced with fenestration that is more in keeping with the façade.

3.7.8 Cornice

The cornice generally appears to be in a good state of repair although closer inspection at roof level reveals an unsympathetic waterproofing detail to the rear that involves lapping the asphalt roofing up the parapet and over the top surface of the cornice. It may be that this was carried out to address problems of water ingress into the parapet which had caused considerable damage to the ceilings of the second-floor flat. There is also a substantial crack in the cornice towards the southern end. It is common for stucco

cornices of this period to decay over time. The work proposed in this application would offer the opportunity to inspect the cornice and its weathering and carry out any necessary repairs to the stucco using conservation repair techniques where necessary.

Fig 73: Front parapet showing asphalt lapped onto top

Fig 74: Crack in cornice

3.7.9 South elevation

The existing profile and detailing of the south elevation appears to be the result of a series of ad-hoc alterations over time. As described above, the evidence suggests that the original 1820 form was a two-storey building with steeply pitched hipped 'M-form' roofs. When the part second storey was added, raising the front elevation, the roofs were extended to form gables with somewhat crude profiles. Subsequently, when the second storey was extended towards the rear, the roof was changed to a flat roof and enclosed on the south elevation by extending the wall up to a horizontal parapet.

Fig 75, 76 & 77: Historical development of the south elevation from 1820 to present day

The cement render combined with poor detailing has resulted in an elevation that detracts from the overall appearance of the building. While the legacy of different roof

forms from various periods of building work result in a formally unresolved composition, the traces of the development of the façade over time are of historical interest. There is therefore an opportunity to upgrade the appearance of the elevation while also acknowledging its development over time.

3.7.10 Rear parapets

The rear parapets include numerous examples of brick repairs and additions over the years together with low quality coping stones on the wall to the south of the belvedere. There is an opportunity to unify this by removing the small brick additions above the parapet line and continuing the higher quality style coping stone from the belvedere along the rest of the wall.

Fig 78: Belvedere coping detail

Fig 79: Lower quality coping and parapet extensions at ends

3.7.11 Rear elevation at second floor level

The seventies extension at second-floor level that displays a range of window styles detracts from the appearance and historic character of the building. Significant improvements could be achieved by creating a set-back vertical brick wall with windows to match those on the lower levels of the rear elevation. This would benefit both the appearance of the exterior and the interior as the character of the stairwell is currently impacted by the ‘Velux’ window which is visible from the rear hallway and first floor landing.


Fig 80 & 81: Uncharacteristic windows on second-floor rear elevation

3.8 Conclusions

Grove End House has a number of architecturally significant features including the front elevation with its margin light windows and fanlight above and the semi-circular belvedere on the rear elevation. Internally, the ground floor retains original features such as the door surrounds and the staircase with decorative balusters between the ground and first floors. Some of the aesthetic appeal of the building has been eroded by 20th Century alterations, but its architectural significance remains to justify its Grade II listing.

The historical evidence strongly suggests that Grove End House was first built in the early 18th century as a two-storey house in an English Baroque style with attached coach house and was then substantially rebuilt in the early 19th century in a Regency style. The building's integrity has been diminished by various alterations over the years, most significantly when the building was converted into flats in the early 1900's, at which point a third storey was added to provide habitable rooms in the front half. At some later point (thought to be in 1965) the third floor was altered to extend the demise of the living accommodation and create a flat roof with sixties-style windows at the rear. The attractive front elevation has been compromised by the single brick lintels on the second floor windows, and the profusion of pipework and vents. The rendered south elevation is another negative result of the alterations.

There is significant scope to rectify some of the damage that has occurred to the building and to re-establish a more balanced scale relationship with the neighbouring Lynton Villas. The discovery of the proportioning system and original roof form provide valuable clues for how alterations can now be carried out with much greater sensitivity than the twentieth century work.

4. DESIGN CONCEPT DEVELOPMENT

This section describes the development of design concepts for Grove End House. These emerged from a profound understanding of the heritage asset in terms of its history, significance and how it changed over time. The design development process worked extensively with physical models in order to continually and confidently assess how any proposals would affect the heritage asset and its neighbours.

Fig 82: A selection of models made during the concept development stages

4.1 Architectural precedents

The concept development started by studying some of the best examples of Georgian and Regency architecture as well as visiting many examples of historic buildings that have had respectful 20th and 21st century architectural interventions. Arguably the most inventive and accomplished architect of the Georgian era was Sir John Soane. His mastery of light and space has bequeathed some majestic examples of architecture such as 'The Breakfast Room' at the Sir John Soane Museum. Many other examples of his genius remain only in illustration form. Nevertheless, his architecture continues to be a

Fig 83 & 84: Soane's mastery of light and space in 'The Breakfast Room' and Bank of England

source of inspiration for architects today, influencing architects as diverse as Juan Navarro Baldeweg, Sir Richard MacCormac and Eladio Dieste. The roof forms that admit a combination of direct light and reflected light to illuminate the soffit were particularly interesting.


Fig 85 & 86: Soane's influence on architects Juan Navarro Baldeweg (left) and Eladio Dieste (right)

4.2 Project aims

The intention is to substantially upgrade the architectural quality, sustainability and comfort of Flat 6 and create safe access to outside space. Currently none of these exist and the flat does not match the architectural quality of the other flats in the building. The completed scheme is to be a family home with an additional bedroom / study and more generous kitchen and living spaces. The aim is also to respect the existing historical fabric and where possible, make enhancements to rectify some of the 20th century interventions that detract from the quality of the building.

4.3 Second floor plan

The proposal is to create a more satisfactory entrance to Flat 6 with a part-glazed door screen that is set back from the stair balustrade. The screen has been designed to relate to the margin light windows in the stairwell. It is also proposed to remove the 1934 partitions and to keep most of the 900mm high parapet wall which originally supported the valley gutter, dividing the plan into two equal halves. As stated in section 3 above, this arrangement is part of the fundamental setting out of the building. Much of the parapet wall will be exposed to view and will make the plan arrangement much clearer as well as making historical reference to Grove End House as having originally been a two-storey building. Consistent with the flats on the lower floors, the small rooms (bathrooms, toilets, utility room, etc.) are proposed to be in a central zone either side of the parapet

wall. The east elevation (currently a 1965 mansard roof with inconsistent glazing styles) is designed as a vertical brick elevation set back from the main façade line with windows to match those on the lower floors. This reworking allows a master bedroom to be created that opens on to the belvedere roof and a bedroom at the opposite end. On the front of the building (the west side) a bedroom / study is to be incorporated at each end and a living room is designed to relate directly to the projecting bay of the front elevation.

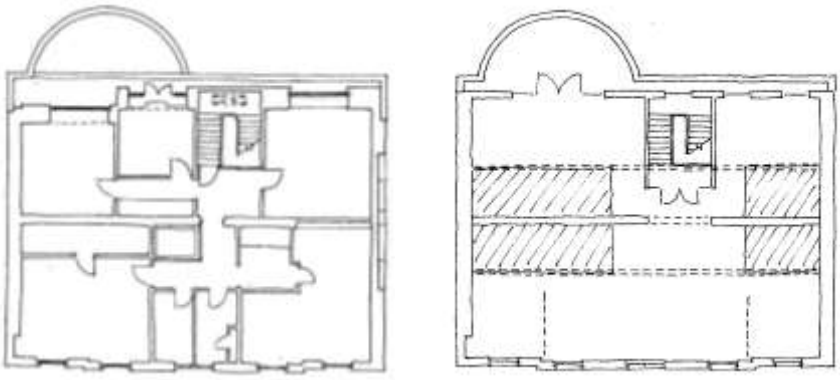


Fig 87 & 88: Second floor plan as existing (left) and diagrammatic plan as proposed (right)

4.4 Scale relationship

Section 3.5 described the evolution of Grove End House in its setting and the way in which it came to be dominated by the less architecturally distinguished Lynton Villas to the north. The diagram below shows a potential building envelope for an attic storey roof structure on Grove End House that would re-establish a more balanced relationship with Lynton Villas. This suggests a roof that is level with the hipped roof of Lynton Villas and chimneys on Grove End House that are raised by 0.75m from their current height.

Fig 89: Elevation diagram showing potential for rebalancing the scale relationship with Lynton Villas

4.5 New roof structure – form generation

The starting point for the design of the roof structure was the form of the original roof (now lost) which was a double hipped 'M-form' roof (figure 90). The aim was to develop a design that was also inspired by Soanian forms to bring natural light and elegance to the roof form. The diagrams below describe the sequence of moves that led up to the current scheme.

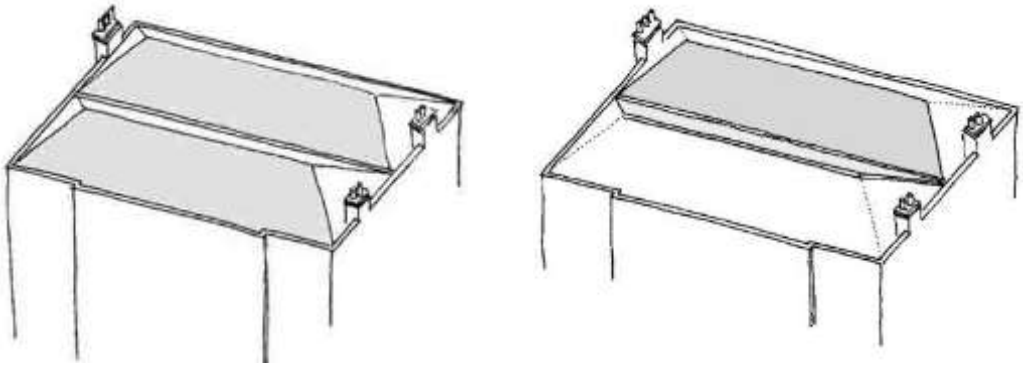


Fig 90 & 91: Diagrams showing original roof and a butterfly form created from the central pitches

The first design move was to take the assumed height of the ridges and use this as the setting out height for a butterfly roof form based on the central two pitches (figure 91). One of the key differences between the scheme submitted in November 2016 and the revised scheme is that the design now retains the hipped ends (figure 92). When presented to Alasdair Young of Historic England he welcomed the more explicit reference to the original roof form (refer to section 9 for further details about the consultations with Historic England).

The second design move was to arch the valley gutter so that it rises to level with the roof edges (figure 93). The resultant form is a hyperbolic paraboloid. The big advantage of this roof form is that, when seen in end elevation it has a clear formal relationship with the original roof – creating a valley form - while the arched centre creates a habitable space underneath.

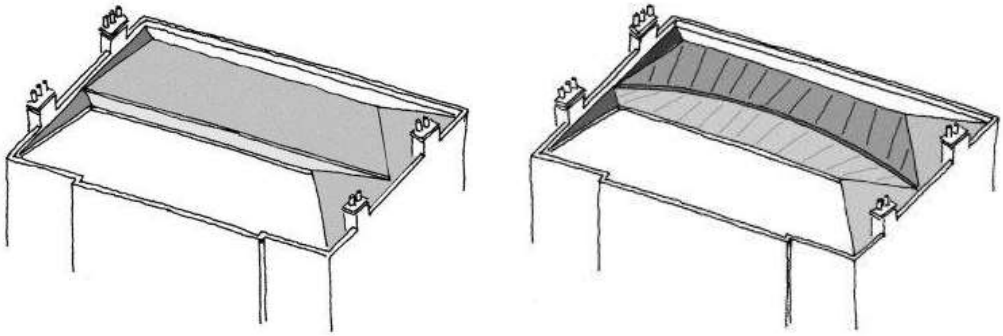


Fig 92 & 93: Diagrams showing addition of the hipped ends and the arching of the valley gutter

The third design move was to finesse the long edges with a slight upward curve on the roof and a horizontal light reflector on each side (figure 94). This picks up on the work of Sir John Soane in creating a particular quality of light that depends partly on direct light on to the floor surfaces and partly on light reflected on to the soffit. The external form relates to the history of the building while the internal space is a contemporary interpretation of Soane's ideas about light and space. The extent of the curvature of the main roof form has been reduced in the revised scheme to minimise visual impact.

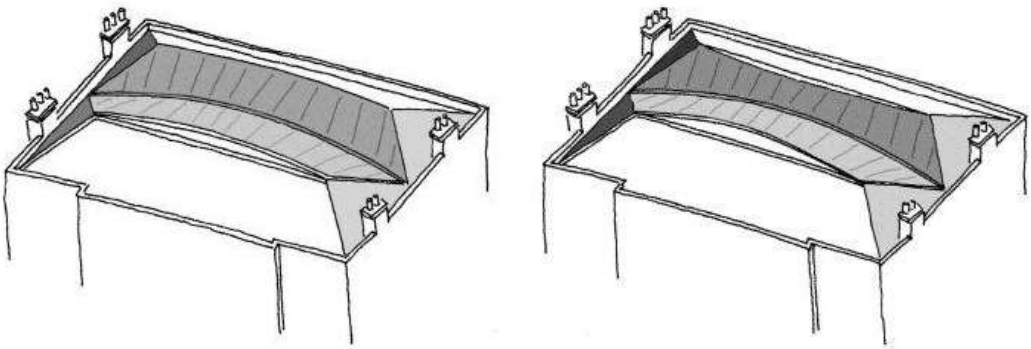


Fig 94 & 95: Diagrams showing light reflector and scalloped edges to reduce visual impact

The fourth design move was to scallop the edges of the main roof form so that the higher points of the roof recede from the edges. The effect of this is to visually 'flatten' the curve when seen from below. Historic England welcomed the reduced curvature and the scalloping as measures that effectively reduced the visual impact of the roof.

4.6 Plan proportions and minimising visual impact

The same proportioning system that determines the lower floor plans of Grove End House have been used to set out the attic storey. The roof addition is set out on the load-bearing wall that runs along the centre of the building. This positioning means that the two long edges of the roof are set well back from the east and west elevation which reduces visual impact. The northern and southern ends of the roof dip towards each end as described in section 4.5 above. The visibility of the roof has therefore been reduced on all four edges. The way the visual impact has been reduced is described further in section 5 below. All the main elements of the design have been determined by the historical proportioning systems. Figures 98 and 99 show how the revised scheme relates to the previous scheme in plan and elevation – demonstrating how the visual impact of the roof has been reduced

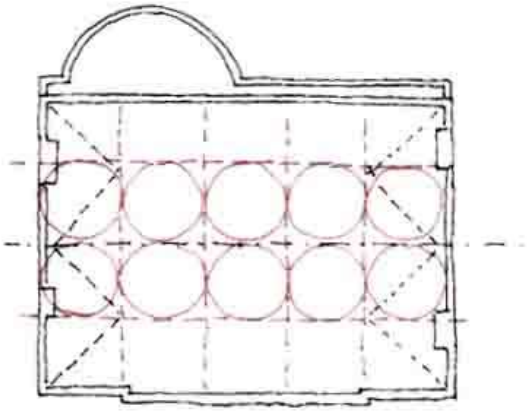


Fig 96: Third floor plan showing proportion system

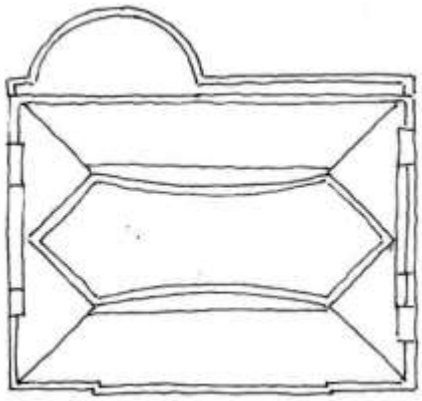


Fig 97: Roof plan showing scallop forms

4.7 Elevation design development

The consultation process with Historic England and the Heritage and Conservation Office resulted in a request to improve the geometric relationship of the glazing to the front with the fenestration pattern below. The scheme has been reworked in response and the revised design is described below.

Figure 96 shows how the proportioning system for the building has been used to determine the disposition of all the main elements, including the hipped ends and the length of the attic storey elevations. Figures 98 and 99 show how the alignment of the fenestration on the front elevation has been used to design the elevation of the attic storey. Lines marked ‘A’ in the diagram show how the windows on the front elevation have determined the positioning of the short wall elements (labelled ‘B’). Similarly, lines marked ‘C’ show how the central window on the front elevation is used as the alignment for the glazed doors onto the terrace. Figure 99 shows how the slate wall elements have a deliberate formal relationship (in scale and positioning) with the dormer windows on Lynton Villas. On plan, the set-back glazing between the slate wall elements and the hipped roof ends create

a projecting central part to the attic storey elevation in response to the projecting bay on the front elevation. It can be seen that the elevation of the attic storey has been entirely based on the geometrical arrangement of the historical elevation.

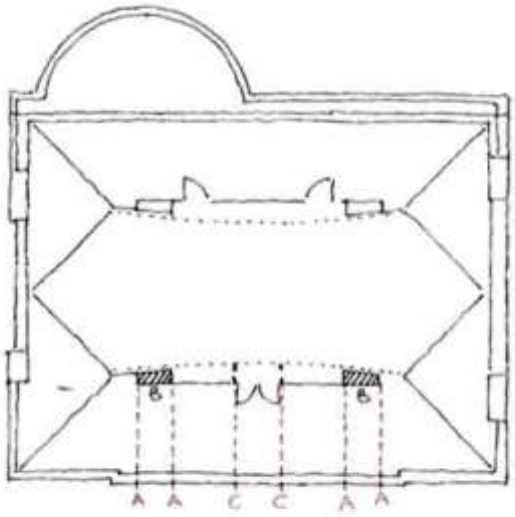


Fig 98: Third floor plan showing alignments

Fig 99: Elevation showing alignments

While the proportioning system for the original Regency façade was somewhat undermined when the second floor was added to Grove End House, there is now an opportunity to refer to it with greater sensitivity in the design of the proposed attic storey. The diagram below shows how the proportioning system has been used to determine not just the plan and elevation design but also the chimney heights. The overall composition is now based on a square proportion – the same as the proportion that determined the original projecting bay on the front elevation.

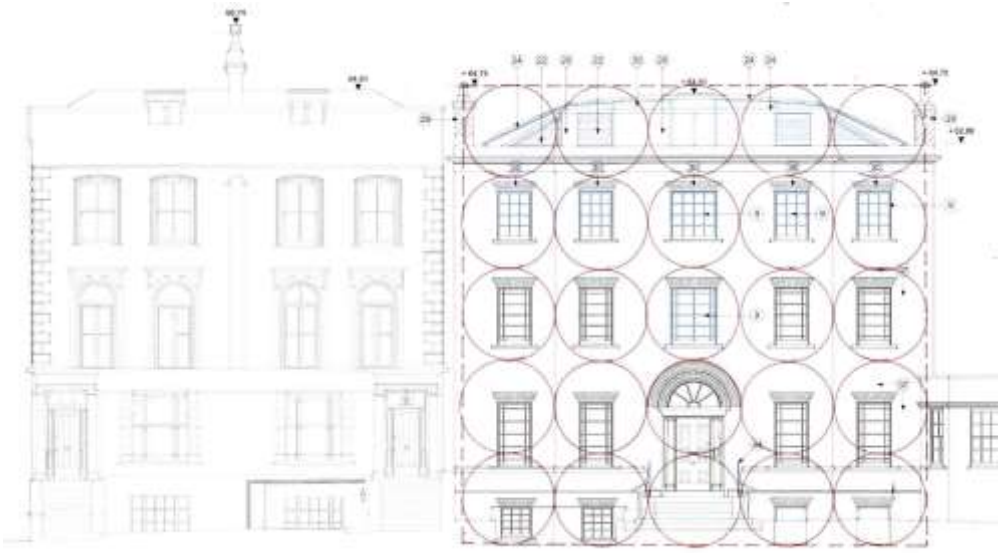


Fig 100: Attic storey elevation and chimney heights informed by the same proportioning system

The materials proposed for the elevations are horizontal sections of solid slate for the wall elements and a slate coloured zinc for the roof edges. These material choices are deliberately intended to relate to the material palette of the other Georgian buildings in the conservation area which are typically brick walled buildings with slate roofs.


Fig 101 & 102: Solid slate proposed for the solid elements of the elevation

4.8 Roof materials and details

All parts of the roof visible from the public realm will be natural slate (for the vertical surfaces and hipped roof ends) and slate coloured zinc (for the edges of the main scalloped roof. Extensive model-making and detailed design has been carried out to finesse the design of the roof and ensure that the edges are neat and elegant. Full construction details have been worked out and form part of the submission documents. The design development of the roof included reducing the extent of curvature due to concerns about its visibility. The resulting low angle in the centre means that it is not possible to achieve effective waterproofing with an all-zinc roof finish which requires a minimum angle of 3^{o} in all parts. One solution considered was to incorporate a steeper pitch and a valley gutter but this would result in a thicker roof build-up which would make it more difficult to finesse the edges. The design therefore uses a slate-coloured membrane for the top surface (which is not visible from the public realm) and slate-coloured zinc profiles for all edges. The parts of the roof which will not be visible from street level will have thin-film photovoltaic sheets (approximately 3mm thick) bonded to it, to provide discrete renewable energy generation.


Fig 103 & 104: Examples of thin film photovoltaic systems applied to roofs

4.9 Reworked south elevation

As described in sections 3.3 and 3.6.9. the south elevation, in its current condition, significantly detracts from the appearance of Grove End House. The design intention has been to enhance the appearance of the elevation while retaining traces of its history and how it developed over time.

The scheme submitted in November 2016 strived to rework the upper part of the elevation such that it had a clearer relationship with the proportioning system for Grove End House as a whole. The revised scheme retains the existing profiles (with very minor amendments)

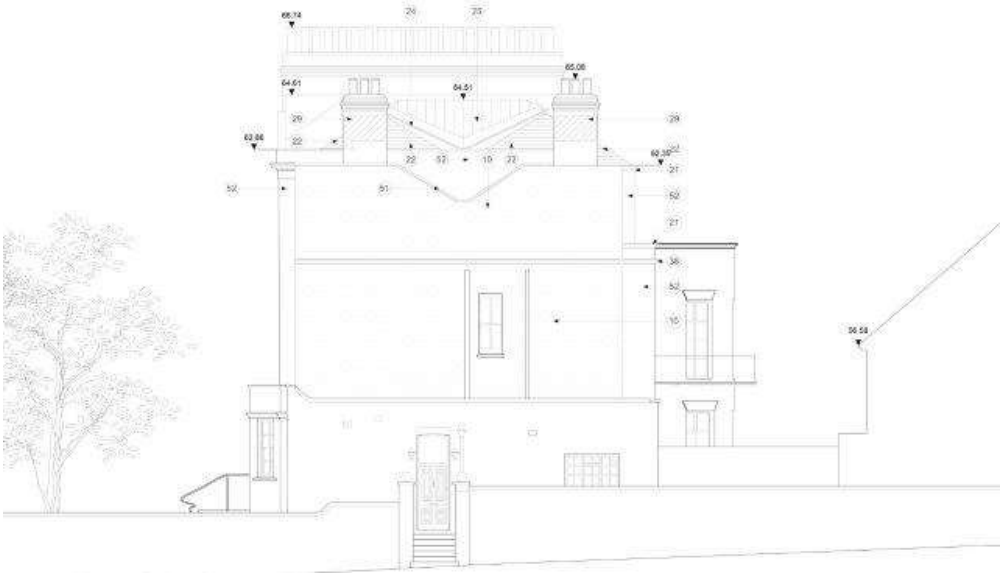


Fig 105: Revised proposals for south elevation – retaining historic profiles

To enhance the appearance of the south façade and the insulation properties, it is proposed that the existing cement render is replaced with externally rendered insulation. This can be detailed and finished to match white-painted stucco which is a common feature of Georgian buildings. The combination of brick and white-painted stucco can be seen on Grove Terrace and in locations such as Bedford Square. The sustainability aspects of the externally rendered insulation are described further in section 7.

The proposed elevation shows the chimneys raised approximately 0.75m such that the tops of the chimney pots would line through with the top line determined by the proportioning system. Lifting the chimneys would help to re-establish a more balanced scale relationship with Lynton Villas. The western chimney is proposed to be enlarged to match the eastern chimney and form a symmetrical arrangement. All details of flaunching

and clay pots would be reinstated. The result of these proposals is an elevation that has a significantly enhanced appearance and would retain a visual clarity to all future understanding of how the building has changed over time.


Fig 106 & 107: Examples of white painted stucco combined with brick on Georgian buildings

4.10 Repairs to doorcase and fanlight

During the first consultation meeting with The Georgian Group, David McKinstry (DM) observed that the front elevation looks “rather bald” without the porch and that the elevation would be significantly improved by the reinstatement of the porch. This would help to re-establish the prominence of the entrance over the projecting coach house which is currently dominant. DM confirmed that the most appropriate style for the porch would normally be ‘white painted timber Tuscan’ although he also showed another example (not Tuscan) on a Grade I listed building called ‘The Wick’ in a book titled ‘Small Georgian Houses and their Details by Stanley C Ramsey & J DM Harvey. As discussed in section 3.7.2, it is not considered appropriate to reinstate the porch that was visible in the photographs from 1965 because this was very unlikely to be original and it obscured the fanlight - one of the most important elements of the building. The scheme submitted in November 2016 included a proposal for a new porch based on ‘The Wick’.

As mentioned in section 3.7.3 above, following discussions with Historic England, it was concluded that there was not sufficient historical evidence of the original porch and, in absence of this, proposed reinstatement would be based too heavily on conjecture. It was therefore concluded that the existing doorcase should remain and, if at some future point, convincing information comes to light to enable a scholarly rebuilding of the original porch then the proposal could be revisited. The revised scheme therefore shows the existing doorcase retained with some repair work to the leadwork and fanlight above.

4.11 Front steps and handrail

As described in section 3.7.1 above, the front steps to the main entrance have suffered a number of twentieth century alterations over time including some crude, surface-mounted light fittings, a cast concrete slab to replace one of the stone copings and a poor quality handrail.

The proposed works include a piece of natural stone to replace the cast concrete, high quality light discretely set into the vertical faces of the side walls and a new handrail. The handrail presents an opportunity for a design that is much more in tune with local historical precedent. The applicants have studied the other handrails and balustrades in the conservation area, particularly along Grove Terrace, and the styles fall into two broad categories. The first category is characterised by decorative elements that call to mind military design sources such as arrows, spears and fortified barricades.

Fig 108 & 109: Examples of metalwork evocative of military design sources

Fig 110 & 111: Examples of metalwork evocative of natural forms

The second category is apparently inspired by natural forms. Good examples can be found in the leaf-shaped elements shown in figure 109 and in the graceful, curving lamp holders outside the entrances to many of the Grove Terrace properties. The latter pick up on a common pre-occupation with architects over the centuries – the contrast between the geometrical, rectilinear purity of architecture and the unconstrained curving lines of nature. The lamp holders are particularly evocative in this respect implying that the threshold to the building is also the dividing line between the city and the country, between order and freedom, and many other metaphorical interpretations.

Out of the two categories, the applicants contend that the second category is the more relevant in terms of associative meaning to contemporary concerns and therefore the more appropriate as a starting point for the design of the handrails and the gates. The handrails have been designed with spiral ends that relate to the scrolled ends of the steps and free-flowing curved lines that refer to the lamp-holders discussed above. Minimal uprights allow the elegance of the flowing lines to be retained. The proposed materials are black-painted steel. The applicants fully anticipate that further dialogue will be required with Historic England and the Heritage & Conservation Officer to refine the details of the handrails and we welcome their input.

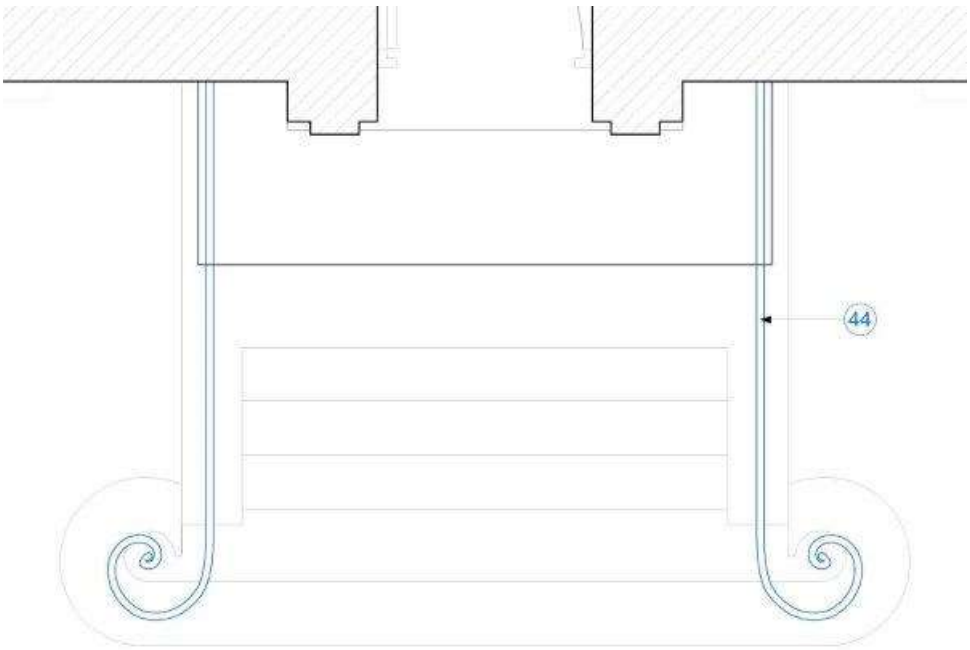


Fig 112: Drawing showing proposed handrail design (see drawing 1502-AR-401 for further details)

4.12 New gates

The revised scheme now includes a proposal for new gates to replace the poor quality existing gates. The aims to achieve a solution that is sympathetic to both Grove End House and to the broader conservation area. The clear width between the two sets of gateposts is almost identical to the setting out circle described in section 3.5 and is likely to have been a deliberate decision. The design for the new gates has been developed to respond to the main facade by incorporating curved steel members that serve a partly functional purpose (bracing each gate leaf) and a decorative function in creating a pair of semi-circles that relate to the semi-circular fanlight and the façade proportioning system.

A document titled 'Railings in Westminster - A Guide to their Design, Repair and Maintenance' which provides useful guidance on Georgian railings and gates has been referred to in developing the design for the gates. The spacings of the vertical bars and the dimensions of the surrounds are consistent with the guidance

Apart from the curved members, the gate comprises a square surround and circular section vertical bars with railing heads. The railing heads are designed as abstracted leaf shapes to pick up on the same design sources as mentioned in the second category of railings described in section 4.11. The applicants welcome more input from Historic England and the Heritage & Conservation Officer to refine the details of the proposal.

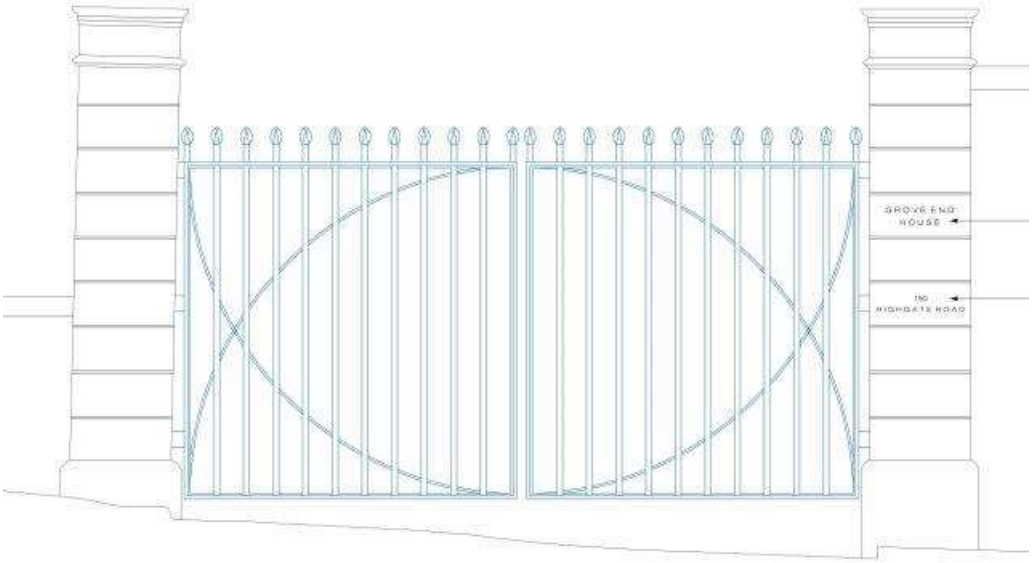


Fig 113: Proposed gates – based on the façade proportioning system and local precedent (see drawing 1502-AR-406 for further details)

4.13 Reworked central windows

Another observation that emerged from the first consultation meeting with The Georgian Group was that the elevation would be improved by changing the middle windows which currently create a vertical emphasis. Removing the thick central mullion could help to create a more horizontal emphasis which would establish a more harmonious composition with the horizontality of the new roof. Numerous precedents have been studied in order to develop a design that is consistent with historical precedent and harmonious with the elevation as a whole. A Georgian building nearby displays '8 over 8' windows with a very square proportion that provides a solution for the upper central window on Grove End House. The first-floor central window has been designed as a single sash window with margin lights and a central glazing bar.

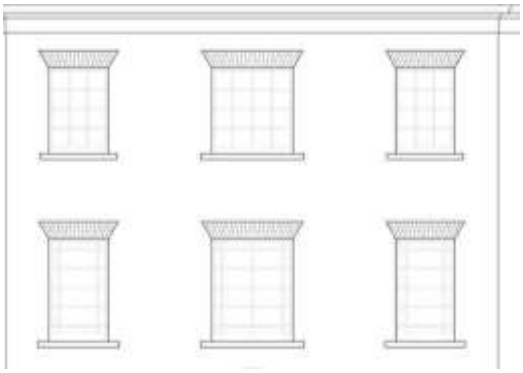


Fig 114 & 115: Building on Highgate Road (left) and reworked central windows on Grove End House (right)

4.14 Structure, services and rainwater

Price & Myers have been advising on structural engineering aspects of the scheme and they have extensive experience of working with listed buildings. They have prepared a separate report confirming how the historic fabric will be protected during construction and the strategic structural design that will ensure all loads are conducted safely to the ground. In outline terms, the structure will involve some steel beams to be inserted into the floor zone between the first and second storeys (there should not be any need to disturb or damage ceilings on the first floor) and to form the primary structure above the second floor. These steel beams will in turn support slender steel columns that will connect to the stressed-skin ply roof of the attic storey. The roof construction has been specifically chosen to allow refined and elegant edges to the roof as this is critical to the external appearance.

The primary drainage for foul water will be a connection to existing pipework at first floor level that was installed previously to serve bathrooms in the middle of the first floor flat. Rainwater from the attic storey roof will be collected from the 'valley' ends and channelled into existing rainwater downpipes. Some rainwater will be harvested for toilet-flushing.

4.15 Access considerations

While it is normal for design statements to also include considerations of access for people with disabilities that has not been part of the scope for this project. If at some point in the future there is a statutory need, or a desire on the part of the residents, to make Grove End House accessible for wheelchair users it would require either substantial reworking of the front steps or a secondary entrance from Chetwynd Road. Neither the statutory requirement nor the expressed wish of the residents exists at present.

Access as a broad subject can be deemed to include public access and enjoyment. It is considered one of the substantially positive aspects of this submission that the most visible aspects of Grove End House enjoyed by the public will be substantially improved by the enhancements described above. The applicants have also agreed to make Flat 6 accessible to the public on London Open House Weekend.

4.16 Conclusions

The design development process has explored the history of the heritage asset and historical precedents for inspiration. The proposals involve enhancing many aspects of the historic fabric including: making new gates, upgrading the front steps and installing new railings, repairing the fanlight, repairing brickwork on the front elevation, removing unsightly pipework, reworking the central windows in a more sympathetic manner, inserting new splayed brick arches above the second-floor windows, rectifying the cornice waterproofing detail, reworking the south elevation, installing new rear parapet copings and creating a more satisfactory second floor rear elevation.

The design of the new attic storey re-establishes a more balanced scale relationship with the neighbouring building. The form of the attic storey, in the revised scheme, makes a more explicit reference to the historical form of the original roof in terms of its valley and hipped ends. All the dimensions are determined by the proportioning system that are the

basis for the plans and elevations of the original building. The materials are contemporary interpretations of the palette of materials seen on neighbouring Georgian roofs: principally slate and lead. The front elevation of the attic storey in the revised scheme has a clearer geometrical relationship with the fenestration of the main façade. The height and curvature of the central scalloped roof form have both been reduced in order to minimise visual impact. The new attic storey, while recessive externally, will have a dramatic architectural quality internally with a hyperbolic paraboloid ceiling illuminated by light reflected from lower sections of roof.

The proposed work will bring Flat 6 up to an architectural standard similar to the other flats in Grove End House and will provide enhanced use as a family unit with additional accommodation and access to external space. The new roof finishes and associated details will protect the heritage asset in the long-term from damp and water ingress. The enhanced standards of insulation will save energy for all the flats and demonstrate that listed buildings can address sustainability.

It is acknowledged that numerous parts of this application, such as the gates, the fanlight repairs and handrails, will require extensive further details to be developed. The architect is open and receptive to this ongoing process with the Heritage & Conservation Officer, Historic England and the Georgian Group.

5. IMPACT OF THE PROPOSALS

The most visible aspects of the proposals will have a substantially positive impact on the appearance of Grove End House. The extensive improvements to the front façade – notably the removal of unsightly pipework, repairs to the brickwork and the installation of new brick arches – will enhance the heritage asset and the conservation area more generally. The improvements to the south façade will also positively transform Grove End House's least attractive, and most visible, façade. The proposals will not result in the loss of any original features.

The building and its context have been studied extensively in computer model form to assess the visibility of the attic storey roof structure. The diagram below indicates the key viewpoints that have been studied.

Fig116: Plan showing view positions studied

5.1 Viewpoints 1, 2 and 3

One of the most important aspects of the heritage asset's setting is its relationship to the green space existing between Highgate Road and both Grove End House and Grove Terrace. Consequently, view locations 1, 2 and 3 are considered the most important in terms of potential visual impact. The computer model views below show that the attic storey is not visible from any of these three viewpoints.

Fig 117: Appearance from view location 1

Fig 118: Appearance from view location 2

Fig 119: Appearance from view location 3

5.2 Viewpoint 4

In the revised scheme, the amended geometry of the roof which now incorporates hipped, the visibility of the attic storey has been reduced such that no part of it is visible from viewpoint 4. The most visible parts of the proposals are the rendered south elevation and the set-back brick elevation at second floor level, both of which were welcomed by Historic England as significant improvements.

Fig 120: Appearance from view location 4

5.3 Viewpoint 5

From this more distant viewpoint, small portions of the new roof are visible. This impact has been managed in three ways: Firstly, by developing a concept that is contextual and has a clear relationship to the heritage asset. Secondly, be ensuring that what is visible is well designed and that the roof edges are elegantly resolved. Thirdly, the roof has been designed with a form that sets the higher parts back from the edge to minimise visibility.

The revised scheme which draws influence from the historic double-hipped roof form, is now substantially less visible than the scheme submitted in November 2016. Following discussions with Historic England, the central scalloped portion of the roof has been reduced in terms of curvature and height. The effect of this, together with the scalloped form means that the central portion now appears virtually flat (as shown in figure 121 below).

Fig 121: Appearance from view location 5

5.4 Viewpoint 6

A more distant viewpoint is location 6 from approximately 80m along Gordon House Road. This location is a very different context surrounded by a mixed range of mostly post-war buildings. It is significant that from this location there is much less awareness of the broader setting of Grove End House. Much of the view from this location is obscured by trees that are protected by Tree Protection Orders (TPO's).

Figure 122 shows a view of Grove End House from location 6 and demonstrates that the visibility of the revised scheme is substantially less than the scheme as submitted in November 2016. This view also shows the successful outcome of the dialogue with Historic England that resulted in a roof form more strongly influenced by the historic double-hipped roof. The design intentions described in section 4.4 are also visible in this view – showing how the revised scheme now has a more balanced scale relationship with its immediate neighbour, Lynton Villas. The design intentions described in sections 4.6 (plan proportions) and 4.7 (elevation design development) are also pertinent although there is very little of the front portion of the attic storey visible from this viewpoint.

Fig 122: Appearance from view location 6 (note that a higher resolution version of this image is included in drawing 1502-AR-004)

5.5 Viewpoint 7

During the consultation process, the residents of First House (located to the north east of Grove End House on Dartmouth Park Road) expressed concerns about sunlight and how the proposals would appear from their terrace. Solar studies and daylight studies were carried out which demonstrated negligible impact on sunlight and daylight (described in further detail in Section 8). A basic CGI view was issued to the consultees at the time and this has been updated to reflect the most up to date scheme. Relative to the scheme submitted in November 2016, the revised scheme demonstrates a reduced visual impact as a result of the hipped ends and the reduced height and curvature of the central roof section.

Fig 123: Appearance from view location 7 (note that a higher resolution version of this image is included in drawing 1502-AR-003)

5.6 Viewpoint 8

Arguably the most prominent view of Grove End House is from the corner of Highgate Road and Chetwynd Road. This shows some of its best aspects (the front façade and fanlight entrance) as well as some its less attractive parts (pipework, patchy brickwork and cement rendered end elevation). Figure 125 shows how all the detrimental aspects are to be addressed in the proposals. The attic storey is not visible from this point.

Fig 124: Appearance from view location 8 as existing

Fig 125: Appearance from view location 8 as proposed

5.7 Conclusions on visual impact

The impact of the proposals is substantially positive in improving the appearance of the most visible elevations. All the potential enhancements identified in section 3.6 have been incorporated into the proposals. The result is that nearly all of the 'damage' done to Grove End House, through insensitive alterations in the late C19th, 1934 and 1970's building phases, has been rectified. The attic storey is not visible from viewpoints 1, 2, 3, 4 or 8 which are the most important ones in terms of the setting. It is therefore reasonable to claim that the views from the most important parts of the conservation area will be improved by the proposals. The low visibility has been achieved as a result of the following design measures:

- Setting the attic storey back from all four elevations and developing a concept that is contextual and has a respectful but subservient relationship to the heritage asset.
- Designing the sectional relationship between the second floor and attic floor so that the floor level steps down which allows the roof to be correspondingly lower
- Planning the attic storey with a stair at one end and a kitchen counter at the opposite end so that the valley ends of the roof can come all the way down to parapet level.

Considerable effort has also gone into designing the roof (full details included with the application) so that the edges are elegantly resolved.

Small portions of the roof are visible from viewpoints 5, 6 and 7 as described above. We would argue that these enhance the appearance of the building by re-establishing a more balanced scale relationship with Lynton Villas and clearly referring to the historic double-hipped roof in both formal and material terms. While the vertical parts of the attic storey are barely visible from the public realm, considerable design effort has gone into harmonising them with the rest of building – using the proportioning system to determine all key parts and aligning with the fenestration below. Some might take the view that any visibility of the roof, even if it adopts the same proportions, profile and material palette as the historical roof, is detrimental. In accordance with the National Planning Policy Framework we contend that the perceived harm is more than outweighed by the following public benefits:

- New gates replacing substandard twentieth century gates
- Improvements in external lighting – removing inappropriate twentieth century fittings
- Repairs to stone steps
- New handrails replacing 1965 handrail

- Repairs to lead flashing above entrance
- Repairs to fanlight
- Removal of profusion of unsightly pipework and vents on front elevation
- Repairs to brickwork including evening out patchiness on front elevation
- Reinstatement of historically appropriate central windows on front elevation
- Insertion of new brick arches above second floor windows to match those below
- Repairs to cornice and waterproofing
- New white-painted render on south elevation to cover unsightly cement render
- Improved detailing on south elevation roof profiles to reduce weather staining
- Replacement of 1965 mansard and historically inappropriate windows on the rear elevation with a set-back brick elevation with windows to match those below

It is worth noting that all the consultees regarded the improvements to the front elevation as big public benefits and the vast majority of the consultees (including Historic England and the Georgian Group) took the same view about the proposals for the south and rear elevations. Now that Grove End House is in multiple ownership it is unlikely that in the foreseeable future there will be another opportunity to make so many lasting improvements to the building.

6. SUSTAINABILITY

Consistent with Section 3 of Camden Planning Guidance – Design CPG 1 which states that "Historic buildings can and should address sustainability" the proposals will make significant improvements to the sustainability of Grove End House as follows:

1. Substantial improvements in thermal insulation to the roof and new sections of wall will substantially upgrade the energy performance of Grove End House. The proposals are targeting an Energy Performance Certificate (EPC) rating of 'B' from a starting point of 'E' (note that the EPC provided at the time of purchase stated a rating of 'D' although in-use energy measurements suggest a much lower rating)
2. Improvements to thermal insulation in the floor between second and third storey. This will improve the energy efficiency of the two first floor flats by reducing heat loss through the ceilings.
3. Substantial improvements to air-tightness through higher standards achievable in new work and refurbishment work. By reducing the loss of warm air through the building fabric this will also deliver energy savings.
4. The second floor windows will be replaced with double glazed windows made by specialist joiners with all glazing bars to match the existing.
5. The new eastern wall at second floor level will be built with reclaimed stock bricks on the outside and modern standards of insulation behind.
6. Windows on the attic storey will be triple-glazed for additional energy efficiency.
7. A new condensing gas boiler will increase the efficiency of the heating and hot water system from around 55% to 89%.
8. New low water usage fittings will contribute to water and energy savings.
9. A rainwater harvesting system will capture water from the roof for toilet flushing.
10. Flat 6 will be entirely rewired with low energy light fittings throughout.
11. Flat 6 will be entirely replumbed with insulated pipework throughout.
12. Floor boards will be retained for reuse wherever possible.
13. All 'white goods' (fridge, dishwasher etc.) will be A++ or higher.
14. Existing parts of the south elevation will be upgraded with externally rendered insulation to improve thermal performance (see further detail below).
15. The parts of the new roof that are not visible from the public realm will have a thin-film photovoltaic sheets bonded to the roof surface to generate renewable energy.

6.1 Externally rendered insulation

At the pre-application meeting held on 19.10.16 with three of Camden Council's Conservation Officers, some concerns were expressed about the appearance and efficacy of the externally rendered insulation. The appearance includes both the surface finish and the detailing that can be achieved. The example below comes from one of the leading manufacturers of externally rendered insulation systems and shows that it can be applied to historic buildings in a way that achieves the same detailing. The appearance is extremely important and it is therefore proposed that consent for this element should be conditional on inspection of a 0.5m x 0.5m sample panel that includes representative details. If the appearance is not considered acceptable, the fall-back position would be an un-insulated lime-based render coating painted white.


Fig 126 & 127: Externally rendered insulation on a historic building (left) & a thermal image (right)

The right-hand image gives an impression of the efficacy of externally insulated render – showing that there is far less heat loss through the walls of the house compared to its neighbours. More scientifically, the effect can be quantified by comparing U-values. The U-value of a solid brick wall 225mm thick is 2.23 W/m^2. Adding just 50mm of external insulation will improve the U-value to 0.35 W/m^2. To express it another way, this means that adding 50mm of insulation reduces the rate of heat transfer by a factor of 6. Externally rendered insulation can therefore be counted as one of the most effective energy upgrade measures after loft and cavity wall insulation. It is likely to deliver far more in terms of carbon savings per pound invested than measures such as new windows or solar panels.

7. A CASE FOR CHANGE

As concluded in section 3, the building's integrity has been partially eroded by various alterations over the years. What is clear from an understanding of the building's history is that it has changed a lot over time including substantial rebuilding in the early nineteenth century and major extensions in the late nineteenth and early twentieth century. Some of the changes were to the building's benefit while others were to its detriment. The intention with this application is to enhance the best aspects of the heritage asset, rectify some of the detrimental interventions and to create a discrete addition that reflects both the culture of the Regency age as well as contemporary culture. The sections below set out the case for change for Grove End House.

7.1 Existing condition of Flat 6

The interior of Flat 6 in its current condition is almost completely lacking in architectural quality and, in that respect, contrasts strongly with the other flats in Grove End House. The arrangement of rooms in Flat 6 is disordered and inconsistent with the lower floors. It is in a poor state of repair with significant damp problems and antiquated fittings. The occupants wish to upgrade the rooms and facilities to provide modern standards of comfort and a high quality of design. The poor condition of the roof and belvedere waterproofing has resulted in a number of flooding incidents into the first floor flat with damage done to ceilings and finishes.

7.2 Respect for the historic fabric

As observed by David McKinstry, the proposals do not involve demolition of any valued historical fabric. The proposals for new elements have been developed with a great deal of respect for the character of the building. The historic roof forms and the architecture of Sir John Soane have been the main sources of inspiration in the design process. Extensive research has been carried out into the history of the building, its significance and its design. All the proposals have been developed from this foundation and are consistent with the forms and proportions of the heritage asset.

7.3 Scale relationship to Lynton Villas

Section 3.0 described the historical development of Grove End House's setting and how it came to be dominated in scale terms by Lynton Villas (which is not listed). The proposals for Grove End House, while still significantly lower in height than Lynton Villas'

imposing chimneys, re-establish a closer relationship in scale terms by matching the roof height to that of Lynton Villas

7.4 Sustainability

Section 3 of Camden Planning Guidance – Design CPG 1 states that "Historic buildings can and should address sustainability". Historic England's guidance includes similar statements. In its existing condition, Flat 6 is very poorly insulated and consequently energy intensive to heat. The Climate Change Act 2008 committed the country to reducing its emission of greenhouse gases (GHG's) to 80% of the 1990 baseline. To achieve that target, buildings in the UK will need to be approaching zero carbon. A landmark paper in the debate about how to achieve GHG reductions was the 2009 'Pathways to a Low Carbon Economy: Version 2 of the Global Greenhouse Gas Abatement Cost Curve' by McKinsey which showed that the biggest and cheapest reductions are to be achieved by upgrading existing buildings and ensuring that all new buildings are built to the highest standards. The study also showed that all forms of zero carbon energy generation are more expensive than straightforward energy saving measures in buildings. This means that if the UK chooses to focus less on GHG reductions in buildings and more on adding zero carbon energy generation it will be more expensive and will require larger areas of land to be devoted to wind turbines, solar panels or nuclear power stations. The proposals for Grove End House demonstrate that it is possible to substantially upgrade the energy performance of the building while enhancing its historic character.

7.5 Opportunity to enhance historic fabric

Section 3 outlined the many possibilities for enhancing the existing fabric by: upgrading the front steps and installing new gates and handrails, repairing the fanlight, repairing brickwork on the front elevation, removing unsightly pipework, reworking the central windows in a more sympathetic manner, inserting new splayed brick lintels above the second floor windows, rectifying the cornice waterproofing detail, reworking the south elevation, installing new rear parapet copings and creating a more architecturally satisfactory second floor rear elevation. These measures have a significant cost and are only affordable as part of an overall project that enhances the value of Flat 6. Since Grove End House is now a multi-occupancy building rather than a private house there are very few circumstances in which this level of improvement to the historic fabric would occur other than as part of an overall package. All the other flats within Grove End House

have been recently upgraded so it is hard to conceive of another opportunity occurring in the next 20 years. The opportunity to rework the roof will resolve the problems of damp and flooding that have damaged parts of the building in recent years.

7.6 Opportunity to create a high quality contemporary addition

National planning guidance (NPPF Pararaph 60) states that planning decisions “should not stifle innovation, originality or initiative”. This recognises that some of our most valued architectural heritage, including much of Sir John Soane’s work was innovative in its day and would not have been built if policies at the time had been heavily restrictive based on conventional styles. The proposed scheme for Grove End House has been the result of thorough historical research and intensive design work coupled with a constructive dialogue with the Heritage & Conservation Officer. The reference to Sir John Soane’s work as a starting point shows that Regency architecture can be an enduring and powerful source of inspiration for contemporary architecture.

8. ASSESSMENT AGAINST PLANNING & CONSERVATION POLICY AND GUIDANCE

This section sets out the national and local planning policy and specialist guidance that is relevant to the proposals. Where appropriate, clauses are quoted in italics and comments are added to describe how the policy or guidance has been followed in the development of the proposals.

8.1 National Planning Policy Framework (March 2012),

8.1.1 National Planning Policy Framework (March 2012), Introduction, Item 9

Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- *making it easier for jobs to be created in cities, towns and villages;*
- *moving from a net loss of bio-diversity to achieving net gains for nature;*
- *replacing poor design with better design;*
- *improving the conditions in which people live, work, travel and take*
- *leisure; and*
- *widening the choice of high quality homes.*

Applicant comment:

The third and fourth bullet points are particularly relevant since the proposals involve replacing poor quality C20th alterations with high quality design and upgrading the living conditions of the existing flat.

8.1.2 National Planning Policy Framework (March 2012), Introduction, Item 14

At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

Applicant comment:

The proposals involve substantial sustainability improvements without significant negative impacts on the heritage asset.

8.1.3 National Planning Policy Framework (March 2012), Paragraph 60

Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.

Applicant comment:

The proposals demonstrate considerable originality in the way the design of the attic storey relates both to the historic roof form and to Sir John Soane's use of light.

8.1.4 National Planning Policy Framework (March 2012), Paragraph 63

In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area.

Applicant comment:

The proposals demonstrate innovative design which could be seen to help raise the standard of design more generally in the area.

8.1.5 National Planning Policy Framework (March 2012), Paragraph 137

Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Applicant comment:

The proposals involve several measures that enhance or better reveal the significance of the heritage asset. This includes the design of the attic storey which demonstrates that Georgian architecture can be a continuing source of inspiration for contemporary architects.

8.2 Camden Unitary Development Plan

8.2.1 Source: Camden Unitary Development Plan, Section B1

General Design Principles

The Council will grant planning permission for development that is designed to a high standard. Development should:

a) respect its site and setting;

b) be safe and accessible to all;

c) improve the spaces around and between buildings, particularly public areas;

d) be sustainable by promoting energy efficiency and efficient use of resources;

e) be easily adaptable to changing economic and social requirements;

f) provide appropriate high quality landscaping and boundary treatments; and

g) seek to improve the attractiveness of an area and not harm its appearance or amenity

Applicant comment:

The items most relevant to this application are a), d) and g). The proposals comply with the policy requirements. Refer to sections 2, 3, 4, 5 & 6 for details of how the design respects its setting, promotes sustainability and improves the attractiveness of the area.

8.2.2 Camden Unitary Development Plan, Section B3, Item A

Alterations and extensions

The Council will not grant planning permission for alterations and extensions that it considers cause harm to the architectural quality of the existing building or to the surrounding area. The Council will consider whether:

a) the form, proportions and character of the building and its setting, including the garden and nearby trees, are respected;

b) extensions are subordinate to the original building in terms of scale and situation;

c) original features are retained or restored;

d) high quality materials that match or complement existing materials are used;

e) unsympathetic alterations or extensions are removed or improved;

f) the architectural integrity of the existing building is preserved; and

g) building services equipment is appropriately located.

Applicant comment:

Refer to sections 3 & 4 for details of how all the above items have been considered in the design process.

8.2.3 Camden Unitary Development Plan, Section B3, Item 3.31

Alterations and extensions should follow the form, proportions and character of the building to which they relate. The setting of the building, including any trees, garden or other amenity space should also be respected. Opportunities should be considered to provide roof or terrace gardens above ground level.

Applicant comment:

Refer to sections 3 & 4 for details of how the design follows the form, proportions and character of the historic building.

8.2.4 Camden Unitary Development Plan, Section B3, Item 3.32

Extensions should be carefully sited and proportioned to respect the historic form of the area, the integrity and proportions of the original building and the amenities of adjoining occupiers.

Applicant comment:

Refer to sections 3 & 4 for details of how the design respects the integrity and proportions of the original building.

8.2.5 Camden Unitary Development Plan, Section B3, Item 3.34

Roof alterations and extensions, including terraces, can often have a significant effect on the appearance of the existing building and its surroundings. Special care is needed in their siting, design, size, proportions and materials, particularly in areas where roofs are plainly visible over a wide area, and where roofs are an especially attractive feature of the building or area. There will be situations which are particularly sensitive to alterations and extensions to individual roofs, such as: built-up areas around open spaces, where the topography or the alignment of streets allow views of the rooflines, rooftops, projecting party walls and chimney stacks, or where a building is already higher and more prominent than its neighbours. Where streets retain the original roofline of their buildings, it is important that these are preserved in an unaltered form.

Applicant comment:

Section 4 describes how the design development of the proposals in response to siting, size, proportions and materials. There are limited distant views of the proposals and these are described in section 5. The rooflines of Grove End House and Lynton Villas are not original and the way that they have changed over time is described in section 3.6.

8.2.6 Camden Unitary Development Plan, Section B3, Item 3.59

(. . .)Proposals that reduce the energy consumption of listed buildings will be welcomed provided that they do not cause harm to the special architectural and historic interest and character of the building or group of buildings concerned.

Applicant comment:

Sections 4 and 6 describe how the design development of the proposals will deliver a substantial improvement in energy performance.

8.2.7 Camden Unitary Development Plan, Section B7, Item A

Character and appearance

The Council will only grant consent for development in a conservation area that preserves or enhances the special character or appearance of the area.

Applicant comment:

Sections 2,3 and 4 describe how the character, significance and setting of the heritage asset were studied and how this informed the concept development. Section 5 describes how the improvements to the building will enhance the character of the conservation area.

8.2.8 Camden Unitary Development Plan, Section B9, Item B

Important local views

The Council will not grant planning permission for development that it considers causes harm to important local views.

Applicant comment:

Sections 5 describe how the most important local views (of Grove End House from Grove Terrace Green) will be enhanced by the proposals. Section 5.3 describes a more distant view (from outside the conservation area) and how the visual impacts of the proposals have been managed.

8.3 Camden Development Policies (Adopted version 2010)

8.3.1 Camden Development Policies – Section 3. DP22

Promoting sustainable design and construction

The Council will require development to incorporate sustainable design and construction measures. Schemes must:

a) demonstrate how sustainable development principles, . . . , have been incorporated into the design and proposed implementation;

Applicant comment:

Section 6 above describes the extensive measures incorporated into the proposals to promote sustainability.

8.3.2 Camden Development Policies – Section 3. DP24

Guidance / policy statement:

Securing high quality design

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

a) character, setting, context and the form and scale of neighbouring buildings;

b) the character and proportions of the existing building, where alterations and extensions are proposed;

c) the quality of materials to be used; (other sections excluded)

Applicant comment:

Sections 2, 3, 4 and 5 above describe the measures implemented to secure high quality design.

8.4 Camden Planning Guidance – Design (CPG1) July 2015

8.4.1 CPG1, Section 2 – Design excellence

In order to achieve high quality design in the borough we require applicants to consider buildings in terms of context, height, accessibility, orientation, siting, detailing and materials.

Applicant comment:

Context, height, accessibility, orientation, siting, detailing and materials have all been important considerations in the design development and are described in Section 4 above.

8.4.2 CPG1, Section 2, Item 2.10

Good design should:

• ensure buildings do not significantly overshadow existing/proposed outdoor spaces (especially designated open spaces), amenity areas or existing or approved renewable energy facilities (such as solar panels). (. . .);

• consider the extent to which developments may overlook the windows or private garden area of another dwelling;

• consider views, both local and London wide, and particularly where the site is within a recognised strategic viewing corridor (as shown on the policy Proposals Map);

• consider the degree of openness of an area and of open spaces, including gardens including views in an out of these spaces

• contributions to the character of certain parts of the borough;

• provide visual interest for onlookers, from all aspects and distances. This will involve attention to be given to both form and detail;

• consider opportunities for overlooking of the street and, where appropriate, provide windows, doors and other 'active' features at ground floor; and

• incorporate external facilities such as renewable energy installations, (. . . .). Careful consideration must be given to ensure that the facility does not harm the built environment.

Applicant comment:

The proposals address all the above points. Views are addressed in section 5. The subjects of potential overshadowing and overlooking are addressed in section 9.

8.5 Dartmouth Park Conservation Area Appraisal and Management Statement (2009)

The Dartmouth Park Conservation Area Appraisal and Management Statement (DPCAAM) contains useful historical info which was referred to when preparing sections 2 & 3 above. The DPCAAM states in item 3 that "this document will be superseded by the Local Development Framework 2010". Nevertheless, the DPCAAM includes some guidance that does not appear to have been carried through to the Local Development Framework so the relevant sections are quoted below.

8.5.1 Quality erosion and loss of architectural detail (p54)

In all cases the Council will expect original architectural features and detailing to be retained, protected, refurbished in the appropriate manner, and only replaced where it can be demonstrated that they are beyond repair. Where such features are missing from individual properties, the owners are encouraged to reinstate them.

Applicant comment:

Sections 3 and 4 above describe the original features that are to be retained and refurbished as well as the reinstatement of the porch. The proposals do not involve the loss of any original architectural features.

8.5.2 Roof alterations and extensions (p55-6)

The conservation area retains its clear historic rooflines, which it is important to preserve. Additional storeys, fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers or inappropriate windows can harm the historic character of the roofscape and will be resisted.

Applicant comment:

Section 3 above describes how the original roof form was lost and how Grove End House came to be dominated by Lynton Villas in scale terms. Section 3 also documents some of the insensitive alterations that were carried out to Grove End House during the C20th. As set out in section 4, the proposals involve rectifying some of the poor alterations and re-establishing a balance of scale with Lynton Villas. A lot of attention has gone into developing a design for the attic storey of Grove End House that is based on historical precedent and is very much subordinate to the existing fabric. The materials will be of a high quality and these relate to the slate roofs that dominate the conservation area.

Roof alterations or additions are likely to be unacceptable where a building forms part of a complete terrace or group of buildings which have a roof line that is largely unimpaired by alterations or extensions, or where its architectural style would be undermined by any addition. The rear roof is in some cases as important as the front where these are visible in views from other streets.

Applicant comment:

Grove End House does not form part of a complete terrace although it clearly has an important scale relationship with Lynton Villas. The proposed new roof level for Grove End House is effectively the same height as Lynton Villas (in the revised scheme the proposed new roof level for Grove End House is approximately 100mm lower than Lynton Villas) and will re-establish a balance of scale between them. The roof of Grove End House is set back from all edges and is not visible from any of the most important view locations (refer to section 5 above).

There a growing demand for on-site renewable energy sources which Camden supports and welcomes. Often fixtures such as solar panels and solar water heating can be successfully installed to roofs without harming the character and appearance of the area. This is particularly the case on valley roofs and concealed roof slopes which are particularly prevalent on the Georgian and Victorian terraces houses found within the conservation area.

Applicant comment:

The proposals involve photovoltaic energy generation that has been incorporated on the parts of the roof that are not visible from ground level and will be a good demonstration of how renewable energy technology can be sensitively incorporated into Listed Buildings.

8.6 Camden Local Development Framework (LDF), Camden Core Strategy 2010-2025

Section 3 of the LDF sets out the objective of achieving 'A sustainable and attractive Camden - Tackling climate change and improving and protecting Camden's environment and quality of life'. Item 31 includes a statement that "Camden will be a low carbon, low waste borough that is an exemplar in terms of sustainable design". The proposals for Grove End House are consistent with these objectives of the LDF. The document refers to 'Policy DP25 in Camden Development Policies' as being of particular relevance to heritage assets. This is referred to below.

8.6.1 Camden Development Policy DP25 – Conserving Camden's Heritage

The policy emphasises the importance of conservation area statements, appraisals and management plans and contains statements about the need to protect conservation areas and listed buildings from demolition. Only those clauses that are relevant to the proposals have been included below.

Item 25.2: The Council will therefore only grant planning permission for development in Camden's conservation areas that preserves and enhances the special character or appearance of the area. The character of conservation areas derive from the combination of a number of factors, including scale, density, pattern of development, landscape, topography, open space, materials, architectural detailing, and uses. These elements should be identified and responded to in the design of new development. Design and Access Statements should include an assessment of local context and character, and set out how the development has been informed by it and responds to it.

Applicant comment:

The proposals include numerous measures for enhancing the character of Grove End House as described in section 4.

Item 25.3: The character and appearance of a conservation area can be eroded through the loss of traditional architectural details such as historic windows and doors, characteristic rooftops, garden settings and boundary treatments.

Applicant comment:

The proposals do not involve the loss of any original architectural details. Where windows are to be replaced they will follow the traditional details.

8.7 Historic England Guidance

Historic England's guidance places considerable emphasis on 'reversibility' particularly with regard to repairs. They state that "Only techniques and materials which have been demonstrated to be appropriate to the fabric should be considered" and this guidance will be followed in the repairs to the front elevation. The additions at roof level cannot be considered reversible although these have a very low level of visibility as described in section 5. Historic England's guidance refers to documents published under their previous name as 'English Heritage' and these documents are referred to below.

8.7.1 English Heritage Conservation Principles Policies and Guidance 2008, p9, item 14

New work or alteration to a significant place should normally be acceptable if:

a. there is sufficient information comprehensively to understand the impacts of the proposal on the significance of the place;

b. the proposal would not materially harm the values of the place, which, where appropriate, would be reinforced or further revealed;

c. the proposals aspire to a quality of design and execution which may be valued now and in the future;

d. the long-term consequences of the proposals can, from experience, be demonstrated to be benign, or the proposals are designed not to prejudice alternative solutions in the future.

Applicant comment:

All the enhancement proposals (refer to bullet point list in section 5.7) are to the benefit of the place. The new proposals aspire to a high quality of design rooted in a profound understanding of the place. It could be asserted that the new attic storey adds to the heritage asset in the way that it rebalances its scale relationship with Lynton Villas and, through its contemporary interpretation of Sir John Soane's work, contributes to an enduring respect for Georgian architecture. Some might argue that it harms the heritage asset from distant viewpoint 6 (although, as described in section 5, the revised scheme has significantly reduced the visual impact and has addressed Historic England's recommendations about unifying the fenestration). The assessment of "harm" can be both subjective and objective. The objective has been addressed by minimizing impact on the original fabric and only removing later, inappropriate additions. Any subjective perceived harm could be countered by our opinion that the new roof would enhance and unify the house, revealing its original identity as a house of distinction, and would

exemplify good design in an historic setting. The roof alteration proposals should also be balanced against the much more visible public benefits of improvements to the front and end elevations that can be seen from within the heritage asset's more immediate and more valuable setting (Grove Terrace Green).

8.7.2 English Heritage Conservation Principles Policies and Guidance 2008, p9, item 15

Changes which would harm the heritage values of a significant place should be unacceptable unless:

a. the changes are demonstrably necessary either to make the place sustainable, or to meet an overriding public policy objective or need;

b. there is no reasonably practicable alternative means of doing so without harm;

c. that harm has been reduced to the minimum consistent with achieving the objective;

d. it has been demonstrated that the predicted public benefit decisively outweighs the harm to the values of the place, considering:

- its comparative significance,

- the impact on that significance, and

- the benefits to the place itself and/or the wider community or society as a whole.

Applicant comment:

As stated above, the proposals will deliver significant enhancements to the heritage values of the place when seen from the most important views. The perceived harm from the distant view (substantially obscured by trees) should be balanced against the much more visible enhancements that can be seen from within the heritage asset's more immediate and more valuable setting (Grove Terrace Green). It is therefore asserted that the public benefit from the highly visible enhancements outweigh any perceived - and much less visible - harms.

8.7.3 English Heritage Conservation Principles Policies and Guidance 2008, p15, item 25

'To sustain' embraces both preservation and enhancement to the extent that the values of a place allow. Considered change offers the potential to enhance and add value to places, as well as generating the need to protect their established heritage values. It is the means by which each generation aspires to enrich the historic environment.

Applicant comment:

This guidance supports both the proposals for enhancements as well as the new elements that would enrich the historic environment by extending the ideas of proportion, light and space.

8.7.4 EH Conservation Principles Policies and Guidance 2008, p22, Section 4.6

New work should aspire to a quality of design and execution which may be valued both now and in the future. This neither implies nor precludes working in traditional or new ways, but should respect the significance of a place in its setting.

Applicant comment:

The proposals have been developed by an architect with a recognised reputation for good design. The extent of research work, modelled options and design refinements are testament to the high quality that is aspired to.

8.7.5 EH Conservation Principles Policies and Guidance 2008, p43, Item 84

Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effect on heritage values. It is only harmful if (and to the extent that) significance is eroded.

Applicant comment:

It is asserted that the proposed changes are beneficial and enhance, rather than erode, the significance of the heritage asset

8.7.6 EH Conservation Principles Policies and Guidance 2008, p58, Item 140

The greater the range and strength of heritage values attached to a place, the less opportunity there may be for change, but few places are so sensitive that they, or their settings, present no opportunities for change.

Applicant comment:

The guidance acknowledges that the heritage asset presents opportunities for change. The opportunity is greater in this case, than it would be for a building that had undergone minimal change, because the historical research has demonstrated that the heritage asset has changed substantially over time.

8.8 Dartmouth Park Conservation Area Advisory Committee (DPCAAC) Policy

8.8.1 DPCAAC Policy – Design & Character DC1

Ensure excellence in design; reflect local character and historic interest while encouraging innovative design to create sustainable buildings and spaces; create individuality through a rich variety of architectural styles but respect the scale and rhythm of streets established by plot width and building setback; conserve and enhance the historic built environment as an area with a rich variety of architectural styles and periods; preserve and enhance the essential and unique character of the area.

Applicant comment:

This guidance supports both the proposals for enhancements as well as the new elements that would enrich the historic environment by extending the ideas of proportion, light and space.

8.8.2 DPCAAC Policy – Design & Character DC2

Protect and preserve historic buildings and buildings of architectural merit and their settings, by: (a) in the case of Listed Buildings, only permitting development where the design of the development is demonstrated to be of a high standard led by the character, appearance and scale of the Listed Buildings themselves; (b) in the case of any development affecting any of the 'buildings of positive value' identified in the Conservation Area Appraisal (Appendix 2) and of the locally listed and other heritage assets identified in Appendix II or their settings, only permitting development that is designed to a high standard, responds to the character of the Conservation Area and makes a positive contribution to local distinctiveness; . . . .. A number of the Listed Buildings make an exceptional contribution to the character of the area. This is particularly true of Grove Terrace, a Grade II Georgian terrace, which in effect forms a grand entrance to the Area from Highgate Road.(. . .) .. Given the important contribution these Listed Buildings make to the character of the Area, any development affecting them or their setting should be of the highest design standard. While this does not preclude innovative design, it does require that development be driven by the character, appearance and scale of the Listed Buildings themselves, so as to preserve the integral relationship between the buildings and their context.*

Applicant comment:

Sections 2, 3 and 4 above describe the research carried out to understand the significance of the heritage asset and the measures implemented to develop a high quality design that is subordinate to the existing building.

8.9 Conclusions

It could be argued that the proposals meet nearly all the relevant requirements of national and local policy in the following respects:

- they involve several measures that enhance or better reveal the significance of the heritage asset. This includes the design of the attic storey which demonstrates that Georgian architecture can be a continuing source of inspiration for contemporary architects.
- the new elements are subordinate to the existing building
- they will result in significant improvements to the appearance of the front elevation which will therefore deliver public benefits
- they meet the objectives of delivering sustainable development and could serve as an exemplar for incorporating sustainability into listed buildings

There are two elements that could be regarded as contentious in terms of planning policy: 1) the new roof represents the addition of a part storey which would normally be resisted, and 2) the long view of Grove End House from Gordon House Road which could be regarded as negatively impacted by the proposals. The first of these has been addressed in 8.5.2 and in earlier sections (particularly 3.6 and 4.4) which describe how the existing roof of Grove End House is not original, how the proposals rectify the insensitive C20th alterations and re-establish a scale balance with Lynton Villas. The second concern about views should be considered in terms of Planning Policy Statement 5, Clause HE9.4, which states the following:

Where a proposal has a harmful impact on the significance of a designated heritage asset which is less than substantial harm, in all cases local planning authorities should:

(i) weigh the public benefit of the proposal (for example, that it helps to secure the optimum viable use of the heritage asset in the interests of its long-term conservation) against the harm; and

(ii) recognise that the greater the harm to the significance of the heritage asset the greater the justification will be needed for any loss.

While the positive impacts of the new attic storey are described in section 8.7.1, any perceived harm from the distant view (substantially obscured by trees) should be balanced against the much more visible public benefits of improvements to the front and end elevations that can be seen from within the heritage asset's more immediate and more valuable setting (Grove Terrace Green). It is therefore asserted that the public benefit from the highly visible enhancements outweigh any perceived - and much less visible - harms.

9. CONSULTATIONS

In addition to a constructive dialogue with the Heritage & Conservation Officer the team has made approaches to the following interested parties:

- Residents of Grove End House
- Neighbours in 1 Chetwynd Villas
- Neighbours in 2 Chetwynd Villas
- Neighbours in 3 Chetwynd Villas
- Neighbours in 'First House' on Dartmouth Park Road
- The Chair of the Dartmouth Park Neighbourhood Forum (DPNF)
- The Secretary of the Dartmouth Park Neighbourhood Forum (DPNF)
- The Georgian Group
- The Dartmouth Park Conservation Area Committee (DPCAAC)

In preparing the revised scheme, the applicants have had a dialogue with Historic England.

The status of these consultations is described below.

9.1 Residents of GEH

The residents were the first people consulted after an initial meeting with the Heritage & Conservation Officer and have been both enthusiastic and supportive. All the residents agreed with the aspects of the building that were identified as valuable and those that detracted from its quality such as the south elevation. There was an eagerness to address problems of roof finishes that had resulted in a number of floods into the first floor and the opportunity to enhance the appearance of the building. There was also enthusiasm expressed about the proposals for the third floor and the way that the design is inspired by Sir John Soane. The residents welcomed the improvements to the elevations in terms of eliminating pipework on the west elevation, reworking the south elevation to change the cement render and reworking the east elevation at second floor level to create a set-back vertical brick wall with windows matching those below. The applicants have kept the residents updated on the design proposals as they have developed and they maintain unanimous support for the proposals.

9.2 Neighbours in Chetwynd Road, Dartmouth Park Road and Grove Terrace

This section summarises the discussions with the immediate neighbours but does not attribute specific comments to individuals in order to respect their privacy. The meetings were mostly carried out during July 2016 and, in each case, a brief powerpoint presentation, and a number of modelled options, were shown in order to describe the history of GEH and the process through which the design proposals were developed. In addition to general comments and any concerns, the applicants sought views on the following:

1. The second floor windows on the front elevation: should these be replaced with windows that match the margin light windows on the ground and first floors or should they remain as existing?
2. The south elevation: should this retain a trace of its historical development or should the aim be to create an elevation that is of a comparable architectural standard to the east and west elevations?
3. The third floor proposals: Two options were presented for comments. These were the 'Soane option' and the 'hyperbolic paraboloid valley roof option'. Note that this was prior to the two roof options being combined into a hyperbolic paraboloid with Soane-inspired clerestorey glazing.

With the exception of one neighbour, who expressed a preference for no change to the existing building, the consultees were complimentary about the amount of work that had been done in preparing the design proposals and were positive about the proposed works to the west and south elevations. There was also considerable enthusiasm expressed about the designs inspired by Soane. The majority of consultees confirmed that the set-back brick wall at second floor level would be a substantial improvement over the existing sixties mansard. Opinion was divided about whether the second-floor windows on the front elevation should be changed to match the margin light windows or left as existing. Similarly, with regard to the south elevation, opinion was split between those that favoured retaining the historical traces and those that favoured a reworked elevation. All agreed that the cement render on the south elevation detracted from the appearance of the building. The main concerns expressed were about overlooking, sunlight and noise. These have been addressed as follows:

<u>Overlooking</u>

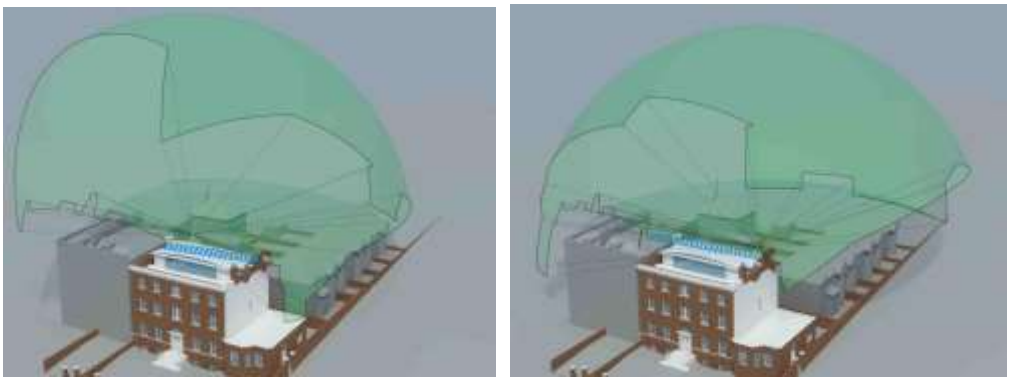
The design has incorporated a wide planter at roof level so that it is not possible to stand at the edge of the roof and look down into the gardens below. The existing belvedere

terrace is currently used as the only outside space accessible from Flat 6. In the proposed scheme the main terrace is to be created on the west side of the attic storey. The belvedere terrace is proposed to be a private terrace accessible only from the master bedroom. The result is that there will be **less overlooking** in the proposed scheme than in the existing condition.

Sunlight

The applicants offered to carry out a solar study to establish the impact that the proposals would have on the gardens to the rear and the terrace of First House and to generate a CGI view of the proposals from the terrace of First House. This was duly carried out and emailed on 18.07.16 to the consultees that had requested it. The solar study (available as a separate document) demonstrated that the only impact on the terrace of First House would be in winter when there would be a very brief (approximately two hours) reduction in the amount of sunlight falling on the terrace although much of the terrace would still receive sunlight during this period. During spring, summer and autumn there would be no impact on sunlight falling on the terrace. The solar study also shows that in summer there is small area of 1A Chetwynd Road's garden that will be shaded for a brief period around 2pm.This area of garden is currently occupied by a large (approximately 6m high by 5m canopy) cypressus which we understand was planted in order to reduce overlooking. There is also a brief period around midday during spring and autumn when a small section to the rear of the garden is subjected to additional shade while the vast majority of the garden still enjoys good access to sunlight.

A written response was received on 20.07.16 from one of the consultees in which it was accepted that the proposals would have a limited effect in terms of reduced sunlight but a new concern was expressed, asserting that the proposals would have a significant impact on the amount of sky visible from their property. The applicants then prepared a 3D computer model of the full built context to calculate the amount of reduction to the sky that is visible from the terrace of First House and the garden of No. 3 Chetwynd Villas. The illustration below shows the output of the exercise which projects a portion of a hemisphere representing the visible sky and shows the area that would be obstructed with a hatched pattern. The exercise showed that the area of sky lost as a percentage of the visible sky is **less than half a per cent** (the exact figures are 0.27% loss for First House and 0.16% for No.3 Chetwynd Villas' garden).



Figs 128 & 129: Studies into the impact on visible sky for First House and 3 Chetwynd Villas

Noise

One of the consultees expressed concerns about additional noise from the roof terrace. The proposals create a new area of roof terrace on the west side of GEH. The belvedere roof terrace will become a more private area accessed only from the master bedroom. The proposals will therefore **reduce noise** compared to the existing condition.

9.3 The Georgian Group

A presentation was made to David McKinstry (Secretary) and Alice Yates (Acting Caseworker) at the Georgian Group's office on 18.08.16. David McKinstry complimented the applicants on the "interesting design" which had "clearly been very carefully thought through". DM confirmed that the scheme would need to be presented to the committee of the Georgian Group and invited the applicants to present at the next meeting on 26.09.16. DM's other key comments were as follows:

- He noted the significant benefits of the proposed works to the front elevation (removing pipework etc.).
- He accepted the point about rebalancing the scale of Grove End House relative to its neighbouring building Lynton Villas although this would not be a particular concern for the Georgian Group (GG).
- No concerns were expressed about the proposed works to the south elevation (the scheme presented was for maintaining the single window and replacing the cement render with white externally rendered / stuccoed insulation in a way that acknowledges the historical development of the façade).
- No concerns were expressed about the proposed alterations to the second floor or to the new brick wall on the west elevation at second floor level with windows matching those below.

- The main discussion revolved around the proposed addition to the roof and the distant view from Gordon House Road. On viewing the CGI of the distant view DM made the very constructive observation that the elevation would be improved by changing the middle windows which currently create a vertical emphasis. Removing the thick central mullion could help to create a more horizontal emphasis which would establish a more harmonious composition with the horizontality of the new roof. DM also observed that the elevation would be significantly improved by the reinstatement of the porch as this would help to re-establish the prominence of the entrance over the projecting coach house which is currently dominant. DM confirmed that the most appropriate style for the porch would be 'white painted timber Tuscan' and he showed an example in a book titled 'Small Georgian Houses and their Details' by Stanley C Ramsey & J DM Harvey.

The applicants presented the scheme to the committee of The Georgian Group on 26.09.2016. The comments were all constructive and supportive. The applicants requested formal feedback in an email dated 10.10.16 but did not receive any.

Between November 2016 and March 2017 the applicants sent a number of emails to keep The Georgian Group up to date on progress (including the results of the dialogues with Historic England) and offered to meet on a number of occasions. At the time of resubmission no feedback had been received so it is assumed that The Georgian Group are satisfied that the applicants have responded adequately to the comments made at the first meeting and the subsequent presentation to the committee.

9.4 The Dartmouth Park Conservation Area Committee (DPCAAC)

A request for a meeting with Patrick Lefevre (PL) was emailed on 08.07.16. A response was received from Nick Bradfield (copied to PL) saying that it was unlikely that a meeting would be possible before the summer holidays. Nick Bradfield subsequently attended the presentation to the Dartmouth Park Neighbourhood Forum (refer to section 9.6).

9.5 Pre-application meetings with the Heritage & Listed Building Officer

Several meetings have taken place with the Heritage & Listed Building Officer and a good dialogue has occurred that has constructively and creatively helped to develop the proposals. This included a site visit on 24.11.15 and several subsequent meetings

leading up to a meeting with the Heritage & Listed Building Officer and three of his colleagues on 19.10.16. The key comments arising from this meeting were as follows:

1. The officers were complimentary about the thoroughness with which the proposals had been prepared.
2. Some concerns were expressed about the appearance and efficacy of externally rendered insulation. It was agreed that the cement render is unattractive and that a single render coat could be considered as a fall-back position.
3. Some concerns were expressed about the roof edges which need refinement and the relationship to the dormers on Lynton Villas.
4. It was suggested that the south-western chimney could be widened to match the south-eastern chimney. This would form a more symmetrical composition for the south elevation.
5. It was commented that the application would need to explain how the visual impact of the long view from Gordon House Road has been managed.

The final design developments have responded to the points above with further information about the rendered insulation, refinement of the roof edges, tuning of the short wall elements to relate to the dormers (as described in section 4.7), equalising of the chimneys and an explanation of how the visual impact has been managed.

9.6 Dartmouth Park Neighbourhood Forum (DPNF).

A presentation was made to the DPNF on 30.11.16. The Chair and Secretary were present in addition to Nick Bradfield (representing DPCAAC) and Sian Berry (Councillor for Camden). A number of points of clarification were sought (for instance about the proposals for the central windows) by those present and answered by the applicants. No significant objections were raised. The Secretary raised some doubts about the proposals for the reinstated porch which have been addressed in the revised scheme by omitting the proposals for the porch. Sian Berry (SB) subsequently made some strongly supportive comments during the comment period of the applications for Planning and Listed Building consent. SB observed that the scheme presents a positive example of what can be achieved in enhancing historic buildings at the same time as substantially improving their energy performance.

9.7 Historic England

Alasdair Young (AY), Inspector of Historic Buildings and Areas for Historic England, visited site and participated in a meeting at Grove End House on 09.02.17. Charles Rose (CR), the Heritage and Conservation Office, also attended. The applicants presented a 'work in progress' version of the revised scheme and invited comments. The changes involving the hipped ends which made a more explicit reference to the historic roof form were welcomed. AY was also complimentary about the architectural character of the space formed by the new roof and the way it drew influence from Sir John Soane.

All the key aspects of the scheme were discussed and, with the exception of the porch, all the changes to the elevations were regarded improvements. CR and AY offered a number of perspectives on the best approach to the proposed reinstatement of the porch and the conclusion was that the doorcase should remain as it is. AY subsequently summarised the position in a formal letter (dated 02.03.17) as follows: "Finally, regarding the new entrance portico, we support the suggestion made at eth meeting that this element of the scheme could be omitted from the re-submission. If, at some future point, convincing information comes to light to enable a scholarly rebuilding of the portico, we would be happy to revisit this proposal under a separate listed building consent application". The letter also highlighted the areas that AY requested the applicants should address as follows:

- Reducing the height and curvature of the central scalloped roof form
- Improving the geometric relationship of the glazing to the front with the fenestration pattern below

These points have been addressed in the subsequent refinement of the revised scheme. The design developments are described principally in sections 4.4 to 4.7 and the resulting reduction in visual impact is described in section 5.

The letter included the following paragraph:

"We recognise and welcome the various heritage gains that are proposed as part of this scheme, such as the reinstatement of the historic entrance gates, the aesthetic improvements to the rendered flank elevation, the removal of the modern downpipes and vents, and the reinstating of a uniform glazing arrangement to the front of the building as informed by your scholarly research. We consider that these areas of heritage benefit can contribute to the 'public benefits' required under this planning policy."

10. CONCLUSIONS

Grove End House has a number of architecturally significant features including the front elevation, the margin light windows, the arched entrance doorway with fanlight and the semi-circular belvedere on the rear elevation. Some of the aesthetic appeal of the building has been eroded by late 19th Century and 20th Century alterations, but it's architectural significance remains to justify its Grade II listing. The building was used as a private house from 1701, and after its substantial reconstruction ca. 1820, up until 1934. Its conversion to flats is part of what led to a downgrading of its aesthetic appearance.

The design development process has explored the history of the heritage asset and historical precedents for inspiration. The proposals involve enhancing many aspects of the historic fabric including: upgrading the front steps and installing new railings, installing new gates repairing the fanlight, repairing brickwork on the front elevation, removing unsightly pipework, reworking the central windows in a more sympathetic manner, inserting new splayed brick lintels above the second-floor windows, rectifying the cornice waterproofing detail, reworking the south elevation, installing new rear parapet copings and creating a more satisfactory second floor rear elevation. Internally there will be improvements to the staircase by creating a more resolved entrance to Flat 6 and by replacing the Velux top window with a window that is more in keeping with the historic character of the building. The second-floor interior of Flat 6 will be transformed from a chaotic arrangement of rooms, in a poor state of repair, into a more architecturally ordered layout that is much more consistent with the other flats. The original features at this level will be enhanced by exposing much of the original parapet wall and creating a more satisfactory connection to the belvedere terrace.

The design of the new attic storey re-establishes a more balanced scale relationship with the neighbouring building. The form of the attic storey is inspired by the historical form of the original roof and all its dimensions are determined by the proportioning system that were used to design the plans and elevations of the original building. The materials are contemporary interpretations of the palette of materials seen on neighbouring Georgian roofs: principally slate and lead. The new attic storey, while recessive externally, will have a dramatic architectural quality internally with a hyperbolic paraboloid ceiling illuminated by light reflected from lower sections of roof. The ceiling form and the natural lighting design are a deliberate and contemporary interpretation of Sir John Soane's work.

The impact of the proposals is substantially positive in improving the appearance of the most visible elevations. All the potential enhancements identified in section 3.6 have been incorporated into the proposals. The result is that nearly all of the 'damage' done to Grove End House, through insensitive alterations in the late C19th, 1934 and 1970's building phases, would be rectified by the proposals. The attic storey would not be visible from viewpoints 1, 2 & 3 which are the most relevant ones in terms of the setting. It is therefore reasonable to claim that the view from the green space in front of Grove Terrace would be improved by the proposals.

In Historic England's 'Conservation Principles Policies and Guidance 2008' it describes conservation as "the process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations". The proposals are consistent with this definition of conservation in the way that it enhances the existing fabric and reinforces the values of Georgian architecture for future generations.

There may be some concerns about the nature of precedent this proposal will set if granted consent. The design is based firstly on a thorough understanding of the building's history and how it has changed over time. Secondly, the conceptual design was developed in a way that respects and celebrates the heritage asset and the architecture of the age in which it was built. Thirdly, the design has developed in response to extensive consultation with the residents of Grove End House, the neighbours, the Heritage & Conservation Officer, Historic England and The Georgian Group. The roof level structure is inspired by the historical form of the original roof and is set back from all four edges to minimise its visibility. The design team has gone to great lengths (including the making of over fifty physically modelled options) to develop the design of the new elements to a high architectural quality. The proposals include significant improvements to the existing fabric such as removing unsightly pipework, reinstating the porch, constructing new lintels at second floor level and repairing brickwork on the front elevation. It is therefore argued that this submission would only set a precedent for schemes that show a similar level of historical research, respect for context and architectural quality.

The scheme demonstrates that proposals for listed buildings can result in improvements to the existing fabric, an upgrading of the building's sustainability and new elements that show how past historical styles can be a living and evolving source of inspiration. The scheme

would safeguard and enhance the enjoyment of Grove End House by the inhabitants, local residents and all those who experience the Dartmouth Park Conservation Area.

END NOTES

[i] British Listed Buildings, http://www.britishlistedbuildings.co.uk/en-478374-grove-end-house-greater-london-authority

[ii] 'Highgate Road and Kentish Town Road, east side', in *Survey of London: Volume 19, the Parish of St Pancras Part 2: Old St Pancras and Kentish Town*, ed. Percy Lovell and William McB. Marcham (London, 1938), pp. 33-51 http://www.british-history.ac.uk/survey-london/vol19/pt2/pp33-51 [accessed 20 March 2015].

[iii] *Streets of Kentish Town. A survey of streets, buildings & former residents in a part of Camden*, published by Camden History Society

[iv] Plate glass manufacturing in the UK began in earnest in 1773 in Ravenhead. Prior to this, plate glass was made using a blown method that could only produce smaller panes. Source: Encyclopaedia Brittanica 11th edition

[v] Steven Parissien, *Regency Style,* Phaidon, London 1996

[vi] *Survey of London, op cit.*

[vii] *Survey of London, op cit.*