

# Justification Statement

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## Renovations and additions to 18 Grove Terrace

Revision	Date	Sections Revised
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Job: Proposed renovations and additions at 18 Grove Terrace, London.

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## KITCHEN

### Current situation

- Kitchen located within the rear half of the current basement.
- Open plan to front half of building following previous opening up.
- Ground floor open plan with sash windows, architraves and detailing.

### Proposals

- Relocate the current kitchen location from the basement to the ground floor.
- Form access to the rear of the property to better connect the day to day living part of the property and to improve natural light and outlook.



*Panoramic of current ground floor area*



*Street side of basement area*

- It is proposed to keep the windows and fireplace clear of any kitchen installation.
- The main kitchen installation will sit in on free standing dresser located against the side wall with all services routed through a single zone down between the historic joist and into a new internal wall being formed within the basement below.

## Justification

- Principle rooms should be located on principle floors and in principle areas of a dwelling and it is now widely recognized that the kitchen is such a room therefore would be deemed appropriate to be located on the ground floor and not in the basement.
- A kitchen in itself is a standalone addition and can be separate to the fabric of a building and can be fully reversible in the future.
- The layout of a kitchen can be such that it is no more imposing than furniture that would present in a drawing or dining room – other principle rooms.
- The services can be kept to a minimum and routed between the historic core meaning no timbers need be disturbed.
- Kitchens have been relocated and permitted all along Grove Terrace when planning permission has been sought. This is the case at No.4 & No.5 – spaces of similar scale and proportion. No. 6's kitchen is on the ground floor. No. 19 (matching terrace house – next door) was approved planning permission to relocate the kitchen from the basement to the ground floor in 2014 (2008/0944/L). No.22 has the kitchen located on the ground floor. No.27, The kitchen was located in the basement but has been relocated, following permission, to the ground floor.

## Guidance

- Historic England on its website under the heading 'I want to update my kitchen' states the following;

### *History of a kitchen*

*Historically, the kitchen was a functional room for preparing and cooking food, which in wealthier homes was usually done by servants. Its central feature in early times was a large open fireplace: this would have been 'modernised' with a range for heating water and cooking in the 19th century.*

*Historic kitchens also had fittings such as ceiling hooks, a fitted dresser, and a stone or tiled floor. The scullery (for washing pots and pans) and the pantry (for food storage) were separate rooms. Today, changes in equipment and family life mean that these separate historic functions are now combined in one room, the heart of the modern house.*

### *Making changes to an existing kitchen*

*If you want to replace modern fittings, plumbing, wiring and finishes in your existing kitchen with new work, this is usually straightforward. If your house is listed, consent is not normally needed to replace an existing kitchen, but if you are in any doubt check with your local planning authority. You may need permission if you also want to change the size of the room or alter features or structures that are part of your house's historic character.*

*If you need to put in new pipework or fit extra equipment such as a new extractor fan it's important to avoid damaging old fabric such as timber beams and plaster ceilings. Make sure that new services*

*are easy to reach and reversible, as plumbing and wiring have to be regularly renewed and maintained.*

*Find out whether your kitchen has any important historic features before you start work. You should expect to keep features such as a bread oven, cast iron range, stone flags or old floor tiles, a plaster cornice, a fireplace or fitted dresser. You will probably need consent to remove them.*

### *Creating a new kitchen*

*If you want to move the kitchen into a room not previously used as one, there are some key issues to consider. Front reception rooms often have features such as plasterwork, fine joinery or chimneypieces that need to be retained. It can be difficult to build a new kitchen into a formal room without damaging its character. Finding out about what is important about the interior of your house will help you decide if moving or enlarging the kitchen is the right thing to do.*

*If you are thinking of combining two or more rooms to form one large kitchen-dining room, find out about the wall you want to remove. Taking down a load-bearing wall will need advice from an engineer or architect. Even if the wall is not structural, removing it will alter the historic layout of the house, and could damage its character. As the internal layout and different decoration of rooms tells the story of your house's history, it's important to understand this before you make changes.*

*Walls may include features such as chimney breasts or doorways, as well as decoration - plasterwork or panelling, for example - that needs to be kept. Listed building consent is usually needed before you can take down a wall or make a larger internal doorway, but if the wall clearly has no historic importance removing it may be possible.*

### **Conclusion**

- The advice given by Historic England understands the need for modernizing a kitchen and the change of role and the function of kitchens in modern times.
- The proposals limit affect on the character of the space
- The proposals can all be reverted back without causing damage to the original features.
- The kitchen which is classed as a principle room should be allowed to be located on a principle floor.

## **REAR ACCESS TO GARDEN**

### **Current situation**

- Access to garden via single porch off hallway
- No Access from basement
- No Access from the principle room at ground floor

### **Proposals**

- Install spiral metal and stone staircase connecting the ground and basement floors to the garden and terrace.

### **Justification**

- 18 Grove Terrace has a substantial long rear garden which currently is poorly accessed from the property.
- The materials proposed are in keeping with the age of the house. From the basement up to the garden, yorkstone treads are proposed with the lightwell sides formed in brick to match the existing. From ground floor down to the garden, it is proposed that the staircase is cast iron with traditional railings and handrail painted black. This section of stair will be light in form and allow light to fall to the basement below.
- The shape of the stair is a simple spiral in design. The spiral takes its shape from the arched head over the porch opening and the soft arched head to the windows and doors on the rear elevation.
- The shape of the stair has also been chosen to ensure privacy to the neighbours is kept. This is done by the fact that the stair sweeps away from the boundary.
- No.19 has a glazed rear addition and garden form which is curved in design so the principle of this shape has been successfully carried out in the road.

### **Conclusion**

- The access to the rear garden will be a positive for the property and will connect the garden with the house. The design and shape of the proposal is in keeping with the dwelling.