



550 // 9 Grove Terrace

D_001_Heritage, Design & Access Statement

Client
Architect

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9 Grove Terrace

Design, Access & Heritage Statement in support of Listed Building Application and Conservation Area Consent.

1.0 Introduction

- 1.1 This document forms the Heritage and Design & Access Statement in support of the Listed Building Consent and Conservation Area Consent to replace the existing garage to the rear of 9 Grove Terrace. The structure is listed Grade II* (List Entry Number: 1246374) by virtue of being within the curtilage of the listed heritage asset. The proposal is also located in the Dartmouth Park Conservation Area.
- 1.2 This application seeks approval for the demolition and rebuilding of the existing garage at the end of the garden at the rear of 9 Grove Terrace accessed via Grove Terrace Mews as shown on drawing *550-PW-ZZ-00-DR-A-0010*.
- 1.3 The existing garage is not an original 18th century structure but was built in the mid 1980's set back from the original rear boundary by approximately 1.2 m as shown on the drawings. The original building line to the mews is clearly established by the adjoining garage buildings facing onto the mews as shown in the photographs.
- 1.4 The building is a lightweight timber structure, with asphalt roof and weather boarded walls. It was constructed so that it abuts and is built onto the garden wall between 8 & 9 Grove Terrace. There is a very narrow up-and-over garage door opening onto Grove Terrace Mews to the northeast. There is a side passage next to the garage with a single door access to the mews.
- 1.5 The garden wall between no 8 and No 9 is partially collapsed and was rebuilt in a half brick and concrete block wall up to a height of approximately 750 mm, above this, the wall no longer exists. The existing garage is more exposed to the elements in this area and is showing signs more rapid deterioration with some decay at the base of the timber boarding.
- 1.6 The far end of the garden wall backing onto the mews is assumed to have been built at the same time as the existing garage as the mortar is sand-cement rather than lime as in the rest of the garden walls.
- 1.7 The adjoining garage to the northwest is a brick building with slate roof roller shutter door to the mews. The garage to the southeast is a prefabricated concrete and corrugated composite roof (possibly asbestos).
- 1.8 The current building is having a negative, albeit minor, effect on the preexisting listed structures as it is accelerating their deterioration.

2.0 Proposed Development

- 2.1 This project proposes to replace a 1980s garage with a new building approximately 6.5 long and 4.7m wide.
- 2.2 The structure will be built up against the existing brick wall of No 10 Grove Terrace and a new raised garden wall between Nos 8 & 9. The bricks will be London Stock bricks to match the existing garden wall and constructed using lime mortar to match the adjoining garden wall construction.
- 2.3 The elevation to the garden will be a simple weather boarding with timber framed windows and glazed timber doors. The ogee shape of the windows and doors is a playful tribute to the original 18th Century Gothic doors to the garden of number 15 Grove Terrace (See photos). We so do not feel it will not impact on the amenity of the adjoining properties.
- 2.4 The elevation to Grove Terrace Mews will be brick with timber frames garage doors incorporating a wicket door for pedestrian access.
- 2.5 The roof will be slate and incorporate 4 roof lights to provide daylight within the garage reducing the need for electrical lighting during the day.

3.0 Historic Setting

- 3.1 Grove Terrace is a prime example of a late 18th century terrace built between 1777-1824. The gardens are long and narrow extending to the northeast from the main houses with small garage buildings facing onto Grove Terrace Mews. The historic interest here is the intimate space created by the varied buildings facing the garden walls of Boscastle Road.
- 3.2 The buildings are predominantly built between the garden walls and they extend to the full width of the gardens/properties they serve.
- 3.3 There are many differing styles of garage door opening onto the mews itself which is unmade and quite rural in character.

4.0 Scale of Development

- 4.1 The proposal is for a single storey brick building with a gabled slate roof. It is only slightly taller than the building it will replace but extends to the full width of the garden.
- 4.2 The gable will face onto Grove Terrace Mews as the existing one does maintaining the variation in style within the mews.
- 4.3 The scale of the building is in keeping with the other buildings in the mews
- 4.4 The proposed building will have a positive impact on the mews and the setting of they listed buildings as it will involve rebuilding and repair of existing structures using methods in keeping with the historic asset already on site.

5.0 Access

- 5.1 Access will remain unchanged.

6.0 Planning History

- 6.1 The following planning applications are noted on this property
- 6.2 **2017/4842/T**
DD - REAR GARDEN: 1 x Purple Plum - Fell to ground level - DD
NO OBJECTION
- 6.3 **2010/4845/T**
REAR GARDEN: 1x Purple Plum - Reduce crown by 20% and reshape. 1 x Quince
- Remove stem over patio.
NO OBJECTION
- 6.4 **HB3035 (1983)**
The construction of two rear dormers, alterations to the rear elevation and internal alterations.
GRANTED

7.0 Pre-Application Advice

- 7.1 Advice from duty planning officer callback service 11.12.2020 - As proposed works are within the curtilage of listed building and involve demolition of a structure within a conservation area the applicant should submit Listed Building Consent and Conservation Area Consent applications.

8.0 Conclusion

- 8.1 The proposals have been prepared with reference to the Camden Local Plan and Dartmouth Park Conservation Area Appraisal. The proposal does not detrimentally change the scale or visual character mews or the setting of the listed building.
- 8.2 We recommend permission be granted with appropriate conditions to clarify the detail where appropriate.

9.0 Photos

Right

View from back of main house towards mews. The existing and proposed garage are not easily visible.

Below Right

Existing structure overgrown with vegetation and pedestrian door to left and beyond.



Right

Existing garage with some vegetation removed.



Left

Collapsed garden wall between No 8 & 9 Grove Terrace is rebuilt as half brick wall.

Right

1980's pedestrian door to side of garage with concrete lintel over.



Right
View Looking up Grove
Terrace Mews

Below Right
View looking down
Grove Terrace mews.



Right

Gothic window facing
onto garden of No 15
Grove Terrace
From Survey of London
<https://www.british-history.ac.uk/survey-london/vol19/pt2/plate-16>

