



# 18 Grove Terrace, NW5 1PH

Design and Access Statement Interior Amendments

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# 1

## 1.0 Introduction

The brief proposes to make minor changes to an existing listed building consent.

Drawings :

- 1439 P01-Proposed Lower Ground Floor Plan
- 1439 P02-Proposed Ground Floor Plan
- 1439 P03-Proposed First Floor Plan
- 1439 P04-Proposed Second Floor Plan
- 1439 P05-Proposed Third Floor Plan
- 1439 P06-Proposed Roof Floor Plan
- 1439 P07-Proposed Section AA
- 1439 P08-Proposed Section BB
- 1439AL Amendment List for Planners Jan 2021

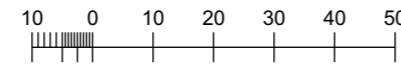
# 2

## 2.0 Site and Location

18 Grove Terrace is located within the Dartmouth Park Conservation area.



Existing Location Plan



Aerial views of 18 Grove Terrace



# 3

## 3.0 Background

### 3.1 Existing Buildings

The existing building is a Grade II\* listed single dwelling / house set within a terrace which is thought to have been built between 1780

The existing house comprises 5 floors including the lower ground floor level. It is largely constructed in London Stock brick.

### 3.2 Historical Background

Neighbouring context: Terrace of 22 houses. Nos 6-14, c1793 built by R Cook; Nos 14-17, c1793;

Nos 19-22, rusticated stucco ground floors. Most with slate mansard roofs and dormers. 3 storeys and attics, No.14, 3 storeys. 2 windows each except Nos 14, 21 & 22, 3 windows; Nos 27, 4 windows.

Nos 18-27, c1780 built by J Cheeke. Yellow stock and brown brick. Most with wooden doorcases carrying simplified entablatures with Doric columns, panelled reveals, some with open pediments and arched fanlights.

Most have radial fanlights and panelled doors.

#### 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

- Kitchen becomes dining area
- Dining becomes kitchen (as per permission 2017/1726/P)

Panoramic of current ground floor area

Street side of basement area

##### Justification

We are essentially making minor amendments to an existing LBC

The following is the previous 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.



*Panoramic of current ground floor area*



*Street side of basement area*

### 3.3 Changes from previous LBC and planning permission 2017/1726/P REV D

	As Approved 2017/1726/P REV D	Proposed
<b>Lower Ground</b>		
B1	Kitchen becomes Dining Room	Kitchen becomes Dining Room
B2	New Door Inserted	Door opening is concealed
B3	Dining changed to Kitchen	Dining to Kitchen (as per permission 2017/1726/P)
B5	Front Door Opens Inwards	Front Door Opens Outwards
B7	Vaults change to Shower room & Plant room	Retain existing as store and only utility dig - slight layout change
B10	Kitchen w Large Island	Kitchen layout change
B11		Box in Fireplace recess
B12	Finished Vault level floors = -450mm below existing	Finished floor level in utility only 450mm below existing
B14	Panelling	Conceal and protect Panelling
B15	Fireplace as existing	Centralise fireplace with stud wall
B16	Tanking would have been required in this proposal but not mentioned	Tanking in utility vault
<b>Ground Floor</b>		
GF2	Living changed to Drawing Room	Living changed to drawing room
GF3	Large door into living room	Large door concealed
GF4	Sitting area changed to Playroom	Sitting area changed to Library
GF5	Door Fixed Shut	Existing condition retained
GF10		Cladding to protect panelling
GF11		Cladding to protect panelling
GF12		Tank and Clad walls
GF13	As Existing	Extending wall
<b>First Floor</b>		
FF1	Bathroom layout change	Bathroom layout change
FF2	Boiler room removed	Boiler room removed (as per permission 2017/1726/P)
FF3	Door opens from bathroom into bedroom	Door opens from bedroom into bathroom
FF5	Door opens from landing into bathroom	Door Concealed

FF6	Door opens from landing into bedroom	Doors open from landing into bedroom – handing changed
FF7	Cupboard in bedroom	Cupboard in bedroom concealed
FF8	Fireplace	Fireplace concealed
FF9		Conceal panelling
FF10	None	Cistern recess
FF11		Conceal alcove with plasterboard
<b>Second Floor</b>		
SF1	Bedroom changed to master ensuite	Bedroom changed to master ensuite
SF2	Door fixed and a false wall inserted	Jack & Jill entrances
SF3	Wardrobe	Wardrobe
SF4	Wall packed out to retain fireplace behind	Fireplace retained and concealed
SF5		Conceal panelling
<b>Third Floor</b>		
TF1	Study Room becomes bedroom	Study becomes bedroom (as per permission 2017/1726/P)
TF2	Bedroom with Shower & wardrobe	Bedroom & Wardrobe, no shower
TF3	Doors from landing in bedroom removed	Doors from landing in bedroom handing changed from existing
TF4	Fireplace	Fireplace retained and concealed



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