



18 Grove Terrace, NW5 1PH

Design and Access Statement Rear Door and Steps

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1.0 Introduction

Related applications
2021/0369/P – MMA
2017/1847/L
2017/1726/P

The brief proposes a new door and steps to the rear.

Drawings :

1439 P17-Proposed Lower Ground Floor Plan Rear
Steps and Door
1439 P18-Proposed Section AA Rear Steps and Door
1439 D002-Proposed Rear Elevation LG Door

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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



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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;

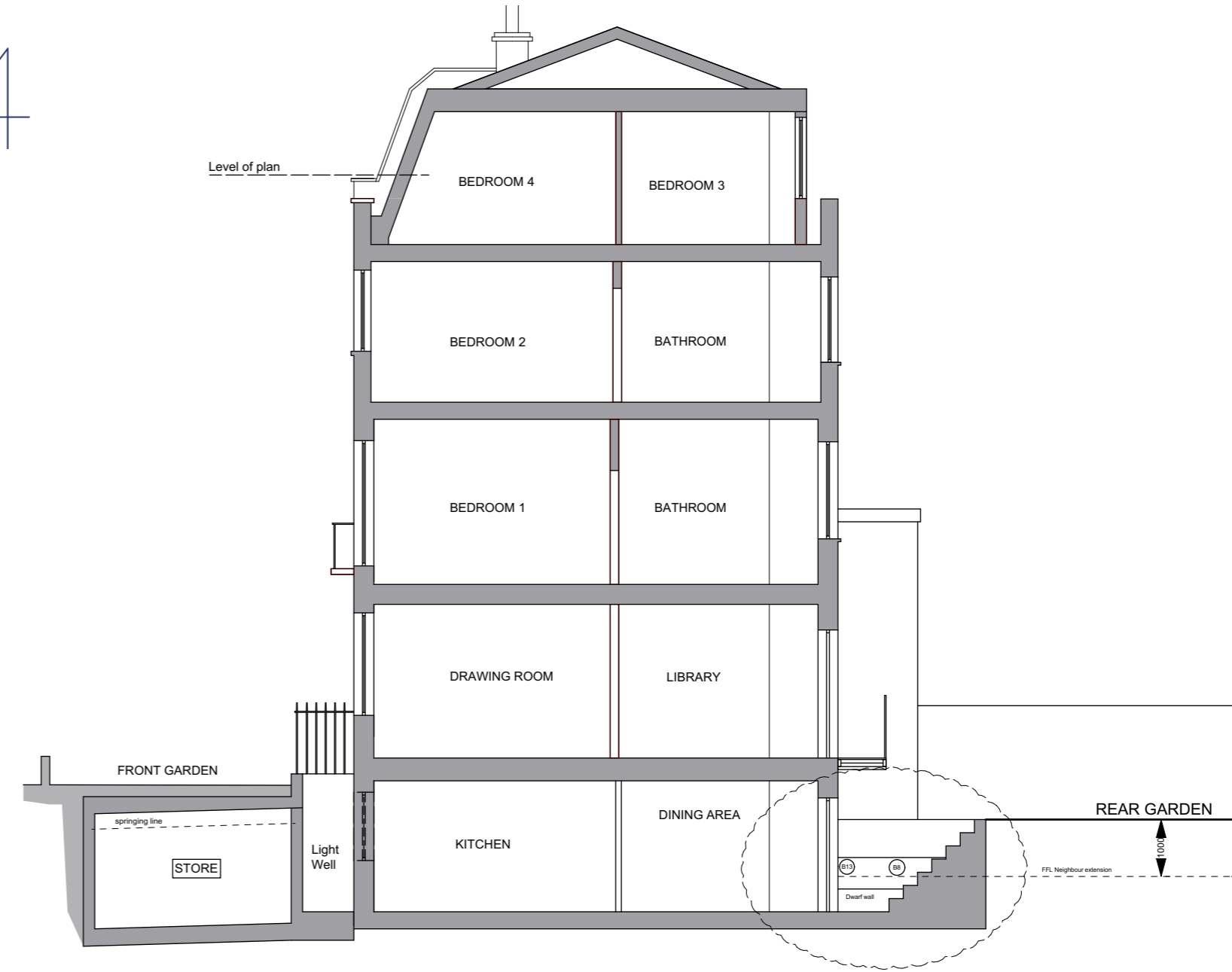
Nos 19-22, rusticated stucco ground floors. Most with slate mansard roofs and dormers. 3 storeys and attics, No.14, 3 storeys. 2 windows each except Nos 14, 21 & 22, 3 windows; Nos 27, 4 windows.

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.

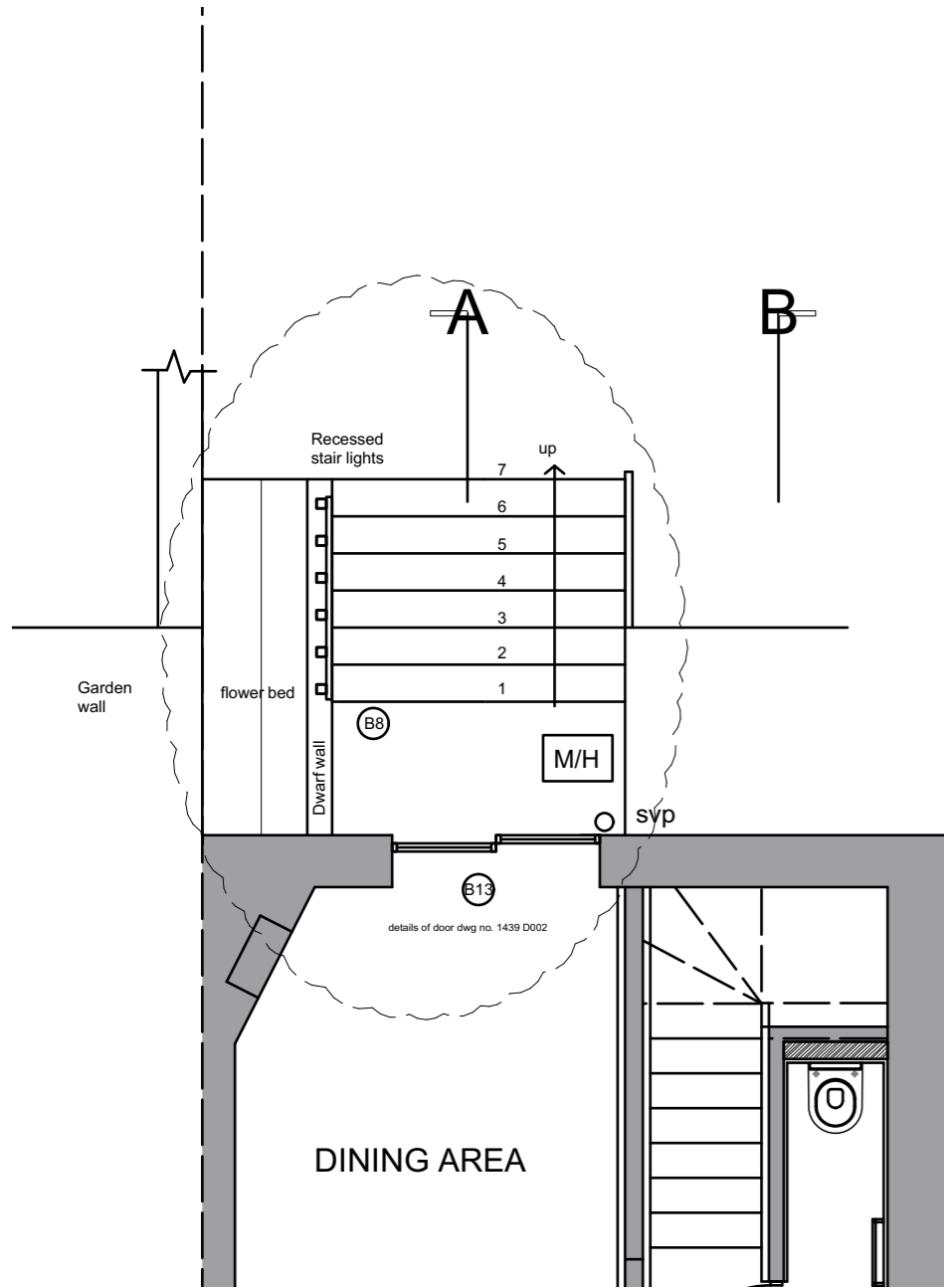
Most have radial fanlights and panelled doors.



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SECTION A-A



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