



18 Grove Terrace, NW5 1PH

Design and Access Statement Balcony and French Doors

Contents

- 1.0 Introduction
- 2.0 Site and Location
- 3.0 Background
 - Existing Buildings
 - Historical Background
- 4.0 Proposals

1

1.0 Introduction

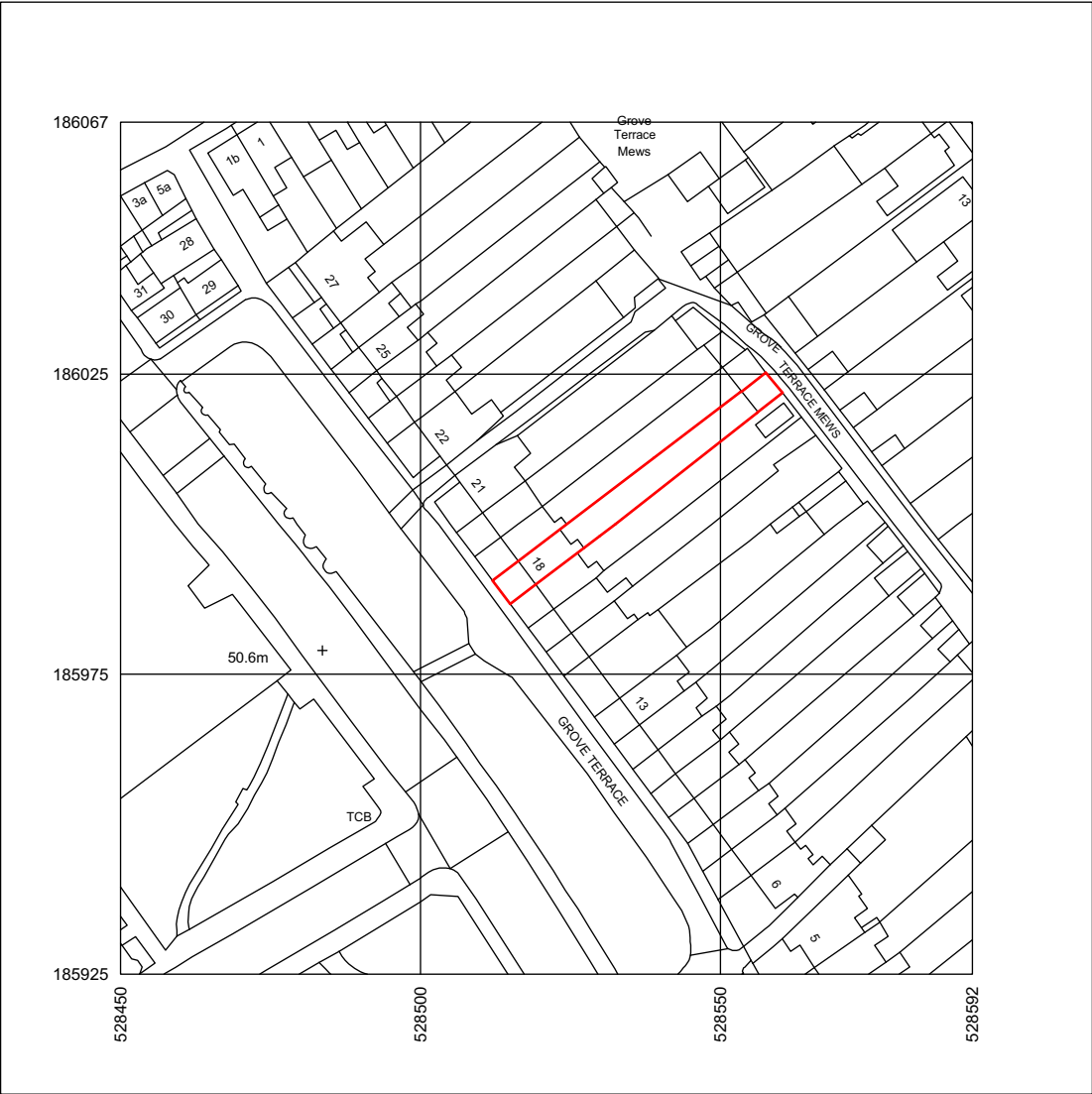
The brief proposes a new balcony and french doors to the rear of the property.

Drawings :

- Balcony and French doors addition
- 1439 D001-Proposed Rear Elevation Balcony
- 1439 P11-Proposed Section AA Balcony
- 1439 P12-Proposed Ground Floor Plan Balcony
- 1439 P13-Proposed Rear Elevation Balcony
- 1439AL002 Balcony Amendment Jan 2021

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



Most have radial fanlights and panelled doors.

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.

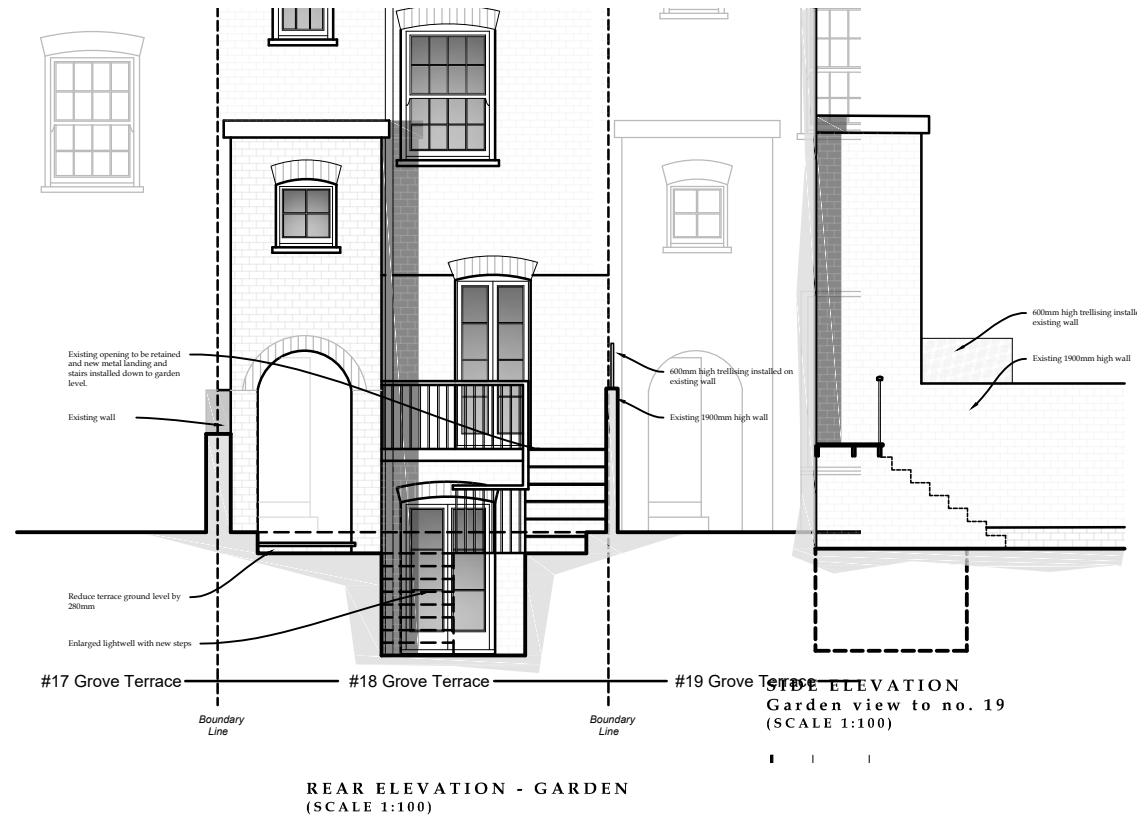
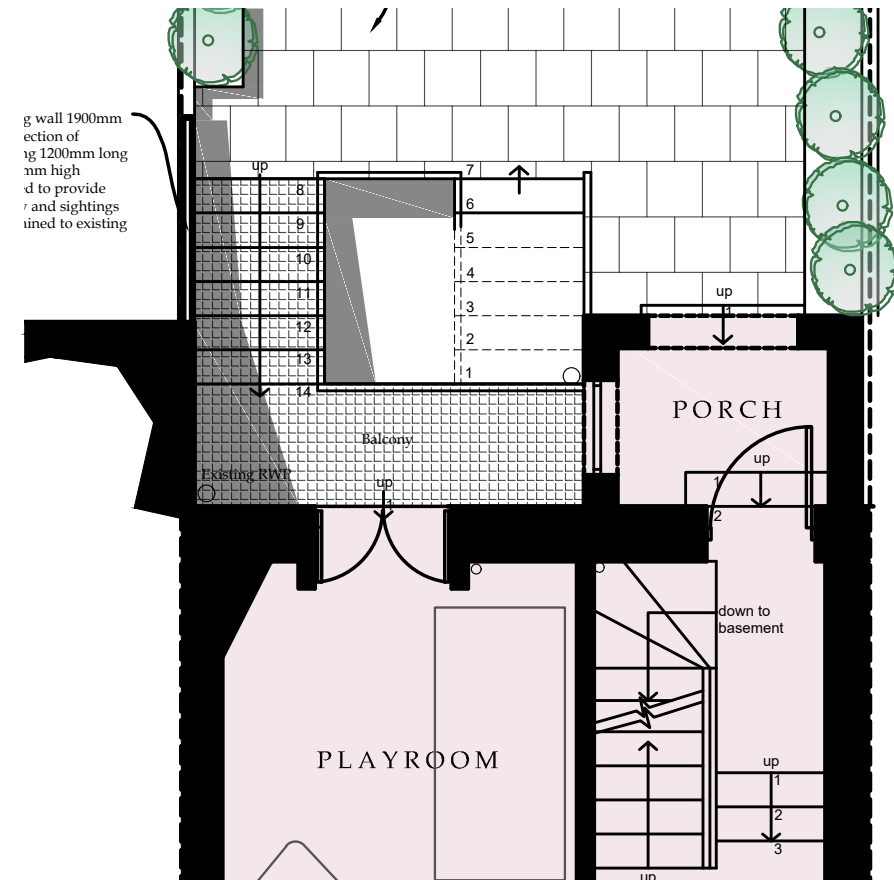


3.3 Changes from previous LBC and planning permission 2017/1726/P REV D

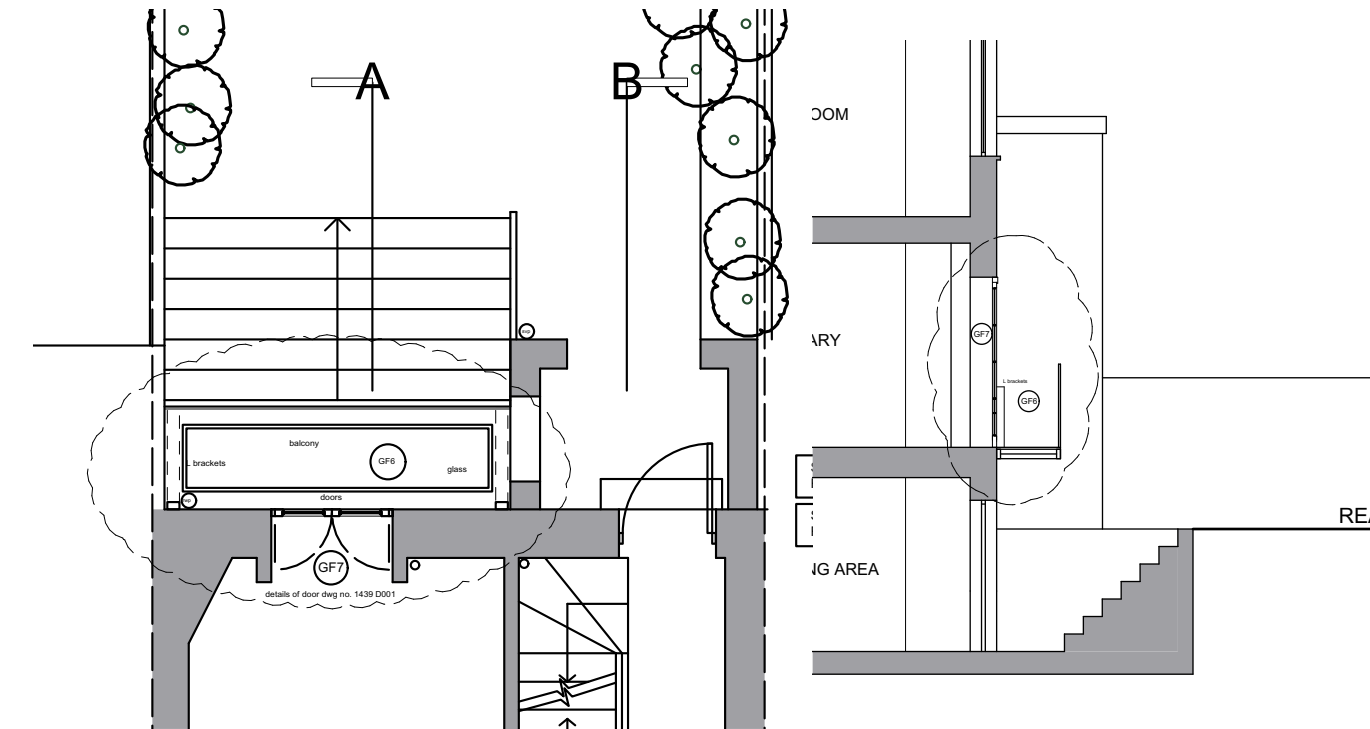
1439 AL002 Balcony Amendment List January 2021

	As Approved 2017/1726/P REV D	Proposed
Ground Floor		
GF6	Balcony has steps to garden and is metal	Balcony is glazed with no steps
GF7	Rear French windows open inwards	New French windows open inwards

4.0 Original - previous LBC and planning permission 2017/1726/P REV D



4.1 Proposed





TTHS Architects

United Kingdom

e: info@thethinkinghandstudio.com

w: www.thethinkinghandstudio.com