



Grove End House Heritage, Design & Access Statement

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Prepared by Michael Pawlyn & Kelly Pawlyn (Exploration Architecture Limited)

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1. INTRODUCTION

This document summarises relevant content from the Heritage Design & Access Statement that accompanied the previous submission (application number 2017/2383/P) which received Planning and Listed Building consent in 2017. The current application is for a much-reduced scope which involves only internal alterations. An important point that emerged from historical research for the previous application is that Grove End House was originally just on three levels: Basement, ground and first floors. The second floor was added in the late C19th or early C20th and, as a result, lacks any significant historical features internally.

2. DESCRIPTION OF THE HERITAGE ASSET AND ITS SETTING

2.1 Location and setting

Grove End House (GEH) is located within the Dartmouth Park Conservation Area and situated on a short road (Grove End) that is spatially continuous with the historically important Grove Terrace. The Dartmouth Park conservation area was designated on 4 February 1992. The conservation area has a variety and complexity that charts the history of domestic architecture from the late 18th century to the present day. Late 18th century terraces contrast with contemporary housing estates; tiny cottages, large mansion blocks and Victorian villas, all exist together in Dartmouth Park. The area contains a high number of protected buildings of historic and architectural interest: some 90 Listed Buildings and Structures, of which 35 are at the higher category of Grade II* (most notably Grove Terrace).

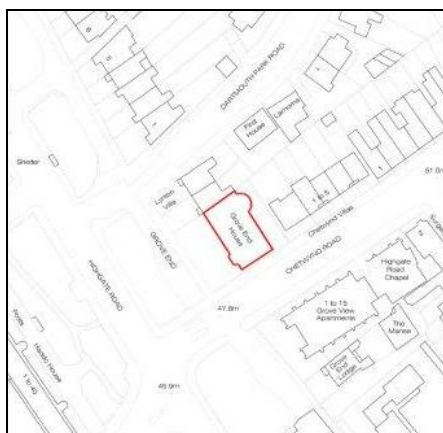


Fig 1: Location plan



Fig 2: Grove terrace

3. HISTORICAL DEVELOPMENT AND ASSESSMENT OF SIGNIFICANCE OF THE HERITAGE ASSET

3.1 Listing entry

The listing entry on the National Heritage List for England (NHLE) is as follows:

“Detached house. Early C19. Multi-coloured stock brick. 3 storeys and semi-basement. Double-fronted with 5 windows; central 2 bays slightly projecting. Round-arched recessed doorway with radial fanlight and projecting wooden Ionic doorcase with panelled door approached by steps. Gauged brick flat arches to recessed sashes, ground and 1st floor with margin glazing. Later stucco surrounds to windows and doorways removed. Stucco cornice and blocking course. At rear, a bow window. INTERIOR: not inspected. (Survey of London: Vol. XIX, Old St Pancras and Kentish Town (St Pancras part II): London: -1938: 39).”ⁱ

3.2 Historical development

Grove End House today is a rectangular building approximately 15.5m wide by 12m front to back. It has three storeys plus a basement and a two-storey semi-circular belvedere at the rear. It has undergone a number of significant building phases since it was first built as a private house in the early 18th century and converted into flats in 1934. This section describes these phases and how they have shaped the place that we see today.

3.2.1 First construction

The Survey of London records that Anne Smith settled the land in 1701 and the house appears in an early drawing by James Frederick King known as ‘Kings Panorama’ (now preserved in the St.Pancras Public Library)ⁱⁱ. This drawing shows the original Bull & Last Public House to the left, the first houses of Grove Terrace under construction and Grove End House towards the right of the image. The drawing clearly shows a two-storey symmetrical house with a central porch and a coach house to the right - similar but not identical to Grove End House as it currently stands. The disposition of the windows and pattern of glazing bars is significantly different to the present-day condition, as is the location of the central chimneys (at the apexes of the roof hips) and the decorative parapet surmounting the front elevation.

3.2.2 Early 19th century reconstruction

According to the Camden History Societyⁱⁱⁱ Grove End House “was built over the site of two imposing properties shown in King’s Panorama”. The evidence supports the case that it was rebuilt because the architectural style of the original has more in common with English Baroque than Georgian and the recorded construction date of 1701 precedes the start of the Georgian period (generally accepted to be 1720). The way the Coach House is drawn also supports the theory that Grove End House was rebuilt. In King’s Panorama it is shown as flat-fronted with two windows on the front elevation whereas the present-day version projects in a bay with a central window and two side-lights.

It is reasonable to conclude that a substantial reconstruction did take place and, judging by the architectural style of Grove End House as it currently stands, it is likely that the reconstruction took place in the early 19th century (the historical sources referred to in preparing this report do not cite a specific construction date). A reconstruction date of 1820 to 1830 is consistent with the listing entry that refers to the building as “early 19th century.” No record has been found of the original architect’s or builder’s name.

Photographic records in the Camden Local Studies and Archives Centre show that Grove End House was a two-storey building (excluding the basement) until the late C19th. The photographs below show the southern elevation of Grove End House with its single window as existing today but without the third storey.



Fig 6: Photograph of Highgate Road showing Grove End House between the trees on right

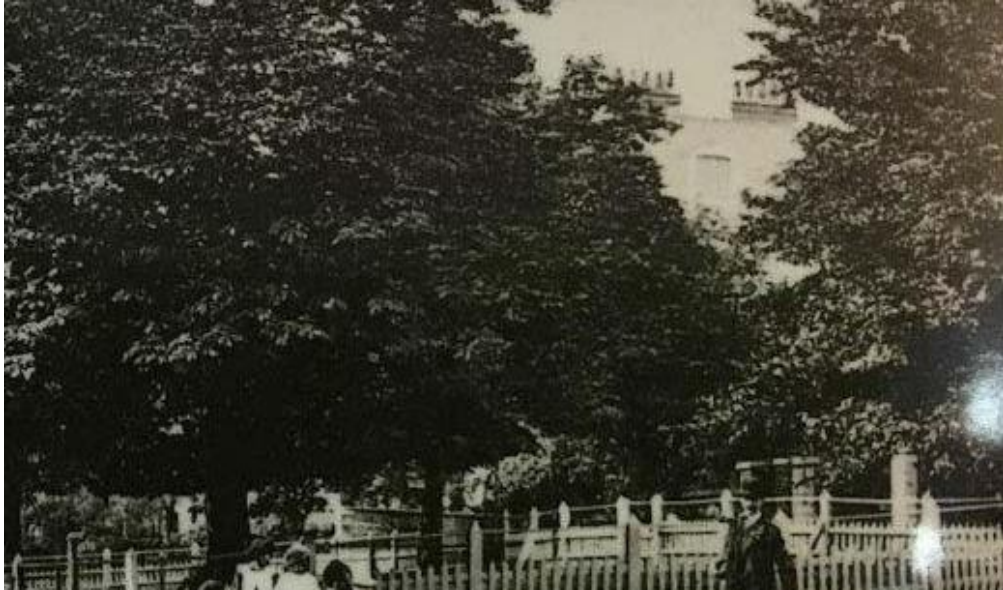


Fig 7: Detail of figure 6 showing that Grove End House was still a two-storey building at this point

The photographic evidence suggesting that GEH was a two-storey building until the late C19th is supported by the condition of the building today. Firstly, the windows on the second floor do not match the margin light windows on the ground and first floors. This alone would not be strong evidence because Georgian houses often have more basic windows on the upper storeys. However, the second storey windows on Grove End House also have very ordinary brick headers supported on steel lintels which contrast with the elegant, splayed brick arches on the ground and first floors. Internally, the staircase between first and second floors cuts across the vertically extended first floor window which strongly suggests that this window previously illuminated the clear space above a stair that stopped at the first floor.



Fig 8: Contrast between window style and lintels

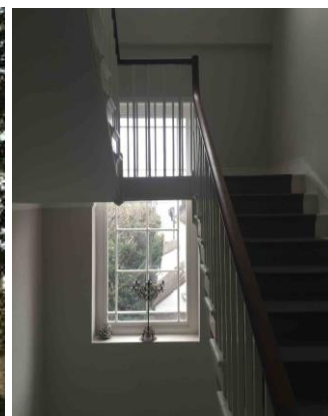


Fig 9: Stair window

The physical and historical evidence suggests that in the early C19th reconstruction Grove End House was a two-storey house approximately as shown in the illustrations below.

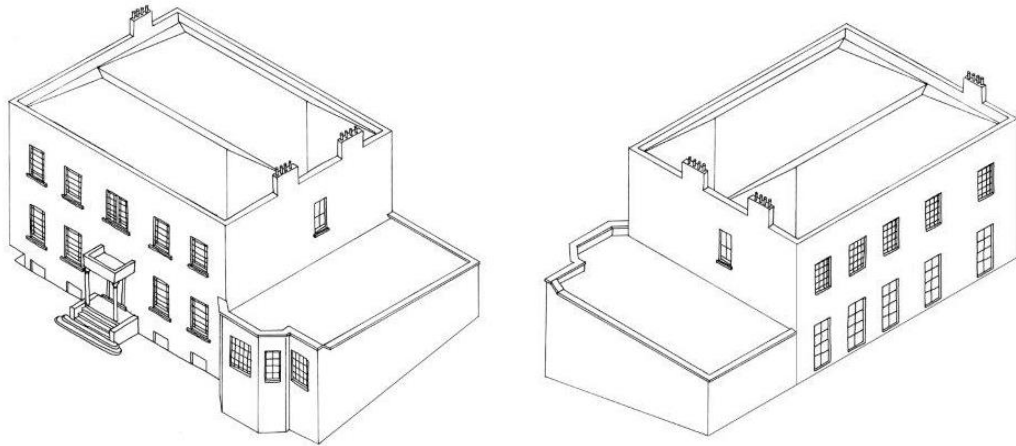


Fig 10: Isometric drawings of Grove End House circa 1820

3.2.3 Late C19th to early C20th developments

Sometime between the late C19th and early C20th a third storey was added to Grove End House. It is reasonable to speculate that the heavy stucco window surrounds were added at the same time – as visible in figure 24. It appears that the cement render on the south elevation was added at this stage, perhaps to conceal cheap fletton bricks underneath.

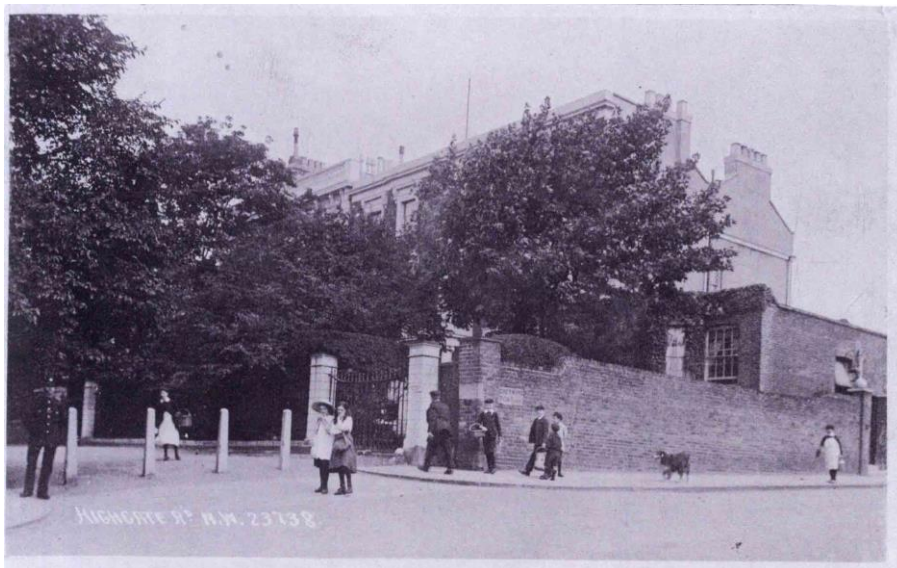


Fig 11: Late C19th / early C20th photograph after addition of third storey

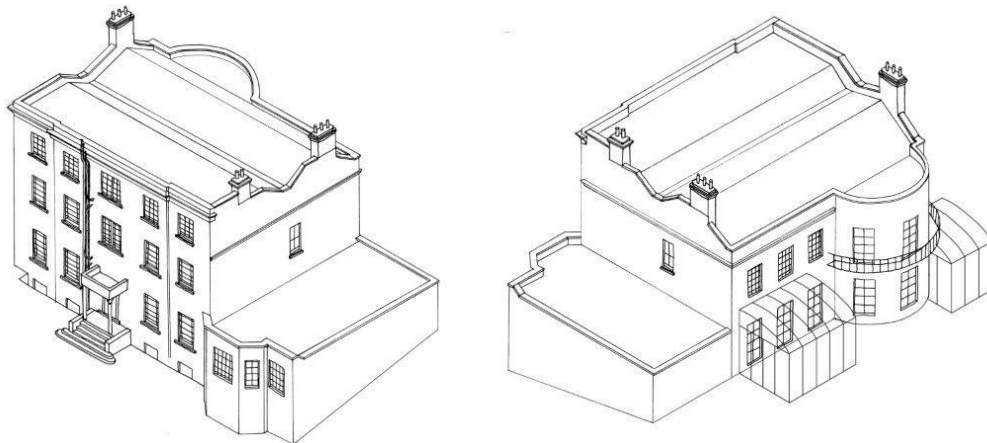


Fig 12: Isometric drawings of Grove End House after addition of third storey

3.3 Mid C20th building work – rear extension to roof

After 1934, the roof of Grove End House was further amended by extending the second-floor accommodation out to the rear to create habitable rooms on the rear half of the building. It seems likely that this was in 1965 as photographs show the building undergoing building work. This extension work involved the removal of the pitched roof on the eastern half of Grove End House and the construction of a flat roof to bridge over the valley gutter. The use of uncharacteristic windows and an absence of any fine architectural details internally suggest that this work was undertaken cheaply and without much sensitivity to the history of the building.

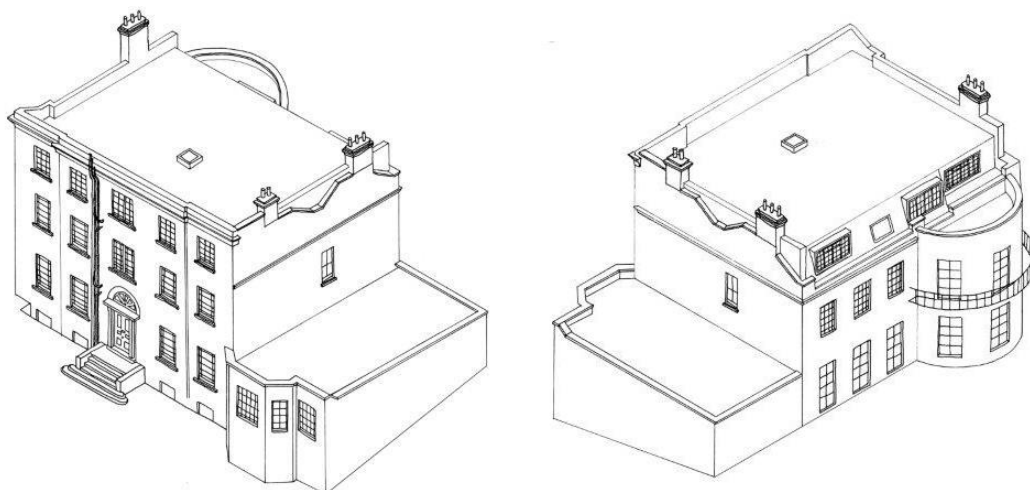


Fig 13 & 14: Grove End House after the 1960's / 1970's phase of building work

3.4 Present day condition

The interiors of Flat 6 are generally in a poor state of repair and have very limited, if any, architectural features of historical significance (this assessment was agreed with Charlie Rose, Heritage & Conservation Officer, on a site visit dated 18.05.2015). It is clear, when the building work was done, it was carried out to a very basic budget that did not stretch to any ceiling mouldings or decorative door surrounds.



Fig 15 & 16: Rooms in Flat 6 on the front side of the house



Fig 17 & 18: Rooms in Flat 6 on the front side of the house

4. PROPOSED ALTERATIONS

The applicants propose to remove some of the internal partitions (as shown on drawing no. AR102 Rev 04) and create a new layout (as shown on drawing no. AR104 Rev 05) with higher quality bathrooms and a new kitchen. Where practical, existing materials such as floorboards will be retained for re-use. The internal finishes will be a combination of white-painted plasterboard and natural wood panelling. The bathrooms will have tiled finishes.

4.1 Sustainability

The standard of accommodation will be upgraded with energy-efficient fixtures and fittings.

4.2 Access considerations

As this is a private flat located on the second floor of a Listed Building it is not considered necessary to make specific provision for people with disabilities.

5. A CASE FOR CHANGE

Historical research carried out by the applicants has established that Flat 6 was not part of the original fabric of the Heritage Asset. The interior of Flat 6 is almost completely lacking in architectural quality and, in that respect, contrasts strongly with the other flats in Grove End House. The proposals do not involve removal of any valued historical fabric.

The applicants' view is that the proposed alterations are consistent with National Planning Policy Framework (March 2012), Introduction, Item 9 which supports the following:

- *“replacing poor design with better design;*
- *improving the conditions in which people live, . . . “*

The applicants' view is that because the proposed alterations are completely internal, they do not conflict with Conservation Area guidance or with the principles set out in the Camden Unitary Development Plan.

Furthermore, the applicants are of the view that the proposals are consistent with guidance provided by English Heritage / Historic England (English Heritage Conservation Principles Policies and Guidance 2008, p9, item 14) in, firstly understanding the significance of the place and, secondly, in not materially harming the values of the place

6. CONSULTATIONS

As the proposals are completely internal, consultations have been limited to the Residents of Grove End House. The previous application (no. 2017/2383/P) involved far more thorough consultation, including dialogues with The Georgian Group and Historic England. The historical research (summarised in this application) that established a detailed understanding of the heritage asset was carried out in the process of preparing the earlier application.

7. CONCLUSIONS

This application has been based on a thorough understanding of the historical significance of the building which demonstrated that the second floor is not original and was added in the late C19th or early C20th. The proposed alterations are completely internal and will address the poor state of repair of Flat 6 and bring it up to an equivalent level of quality to the other parts of Grove End House. The applicants are of the view that the proposed alterations are consistent with guidance provided by English Heritage / Historic England and that there are no conflicts with national or local planning guidance.

END NOTES

ⁱ British Listed Buildings, <http://www.britishlistedbuildings.co.uk/en-478374-grove-end-house-greater-london-authority>

ⁱⁱ 'Highgate Road and Kentish Town Road, east side', in *Survey of London: Volume 19, the Parish of St Pancras Part 2: Old St Pancras and Kentish Town*, ed. Percy Lovell and William McB. Marcham (London, 1938), pp. 33-51 <http://www.british-history.ac.uk/survey-london/vol19/pt2/pp33-51> [accessed 20 March 2015].

ⁱⁱⁱ *Streets of Kentish Town. A survey of streets, buildings & former residents in a part of Camden*, published by Camden History Society