Lisa Shell architects

7 THE GROVE, HIGHGATE, N6 6JU

Conversion of two dwellings to single family home, and construction of a side extension along with other external and internal alterations

DESIGN AND ACCESS STATEMENT

Planning Permission and Listed Building Consent Application

9th July 2021

C O N T E N T S

1 INTRODUCTION

7 The Grove is a semi-detached house dating from c. 1830, later extended and subsequently subdivided into separate dwellings. It is grade II listed and is located within the Highgate Conservation Area. The new owner wishes to create a single family home by combining the main house with the basement flat B, to extend to the side, and carry out alterations to the five-storey property to update services and domestic facilities, and recover some of the qualities of the original house.

This report duplicates some of the background historic information provided within The Architectural History Practice Heritage Statement. The assessment of significance of the property is fully addressed within the Heritage Assessment and not repeated here, but further detailed consideration of the impact of the proposals on the historic fabric is provided.

Figure 1: Rear elevation from garden.

Figure 2: Side elevation.

2 THE PROPERTY

2.1 Context & Setting

The Grove falls within Sub-Area 1: Highgate Village of the Highgate Conservation Area, described as its historic 'core'.

As noted in the Heritage Statement, though the original house was one of a symmetrical pair, the addition of the southern wing means that the pair appear as a terrace of three.

The house is oriented east-west with a front garden enclosed by railings and a wide gravel area outside the boundary which forms a tree-lined margin to the street. To the east the house overlooks the Highgate Reservoir which was created in 1846 not long after the construction of the house. The private rear garden is over 70m long, sloping and narrowing slightly towards the west. It is divided by an ornamental brick arcade. Westerly views over Hampstead Heath and North London beyond can be enjoyed from the upper floors.

No. 7 is located on the section of The Grove that is open to two-way traffic, often used as cut through from Hampstead Lane to Highgate West Hill.

2.2 History and chronology

A detailed analysis of the history of the house is provided within The Architectural History Practice's Heritage Statement, but a summary description here provides an introduction to enable an analysis of compliance with planning policy.

It is understood that the house was built in 1833 as the southern twin of a pair of attached town houses, and significantly enlarged at some time between 1842 and 1863 with the construction of an extension to its south of almost equal size to the original house. The original build of 7 The Grove had a fairly typical planform, comprising two or three rooms per floor over five floors, plus attic, with a staircase in the south west corner of the plan. The later southern wing added a further two enormous rooms per floor, accessed by a spine corridor through new openings in the flank wall of the original house. Alterations were also undertaken within the original house at this time with changes to the planform and probably the addition of a full height bow to the rear elevation.

A mansard slated roof runs from the northern party wall chimney stacks, extending further towards the garden over the southern addition and terminating in a hip at the southern flank wall. A shallow three-storey closet wing appears to have been added to the south during the later C19, resulting in the loss of the external stone steps which had accessed the basement at this end of the house. We know from drainage records that a single storey larder and scullery were then added to the south in 1913. This addition was later converted into a garage during the extensive works of 1948 to subdivide the ground, first and second floors into what is now 7A. The subdivision

radically altered the planform of the ground floor, with the introduction of a new stair in the southern addition and infilling of openings to the original party wall.

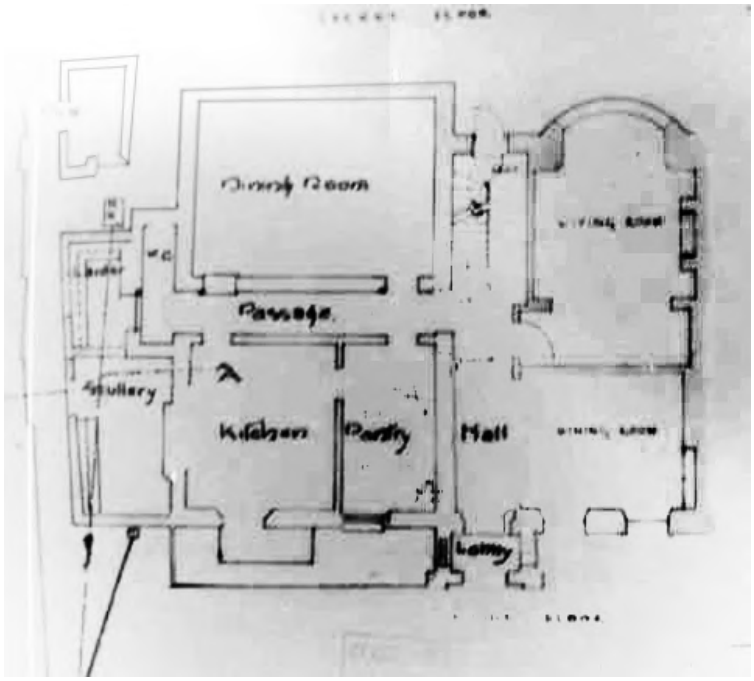


Figure 3: 1913 Drainage Ground Floor Drainage Plan (Camden Archives)

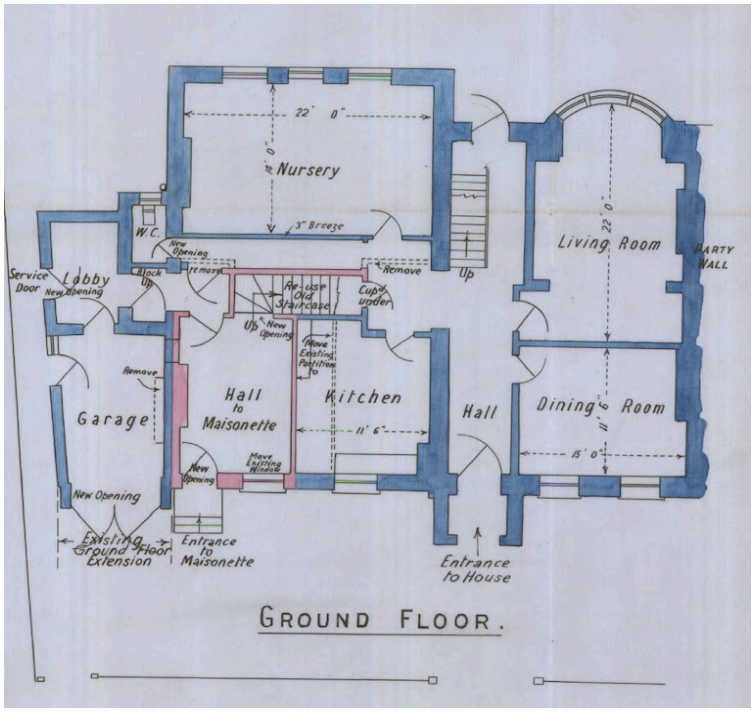


Figure 4: 1946 Ground Floor Plan of 7A Subdivision Works

Numbers 7, 7A and 8 and attached railings were grade II listed in 1954.

In the 1980s flat B was annexed within the basement: the front area to the north was roofed over, the original front sashes were lost and various internal alterations carried out.

During the negotiations over the sale of the leasehold of 7A in the 1990s, the garage, lobby and service door that had remained in the use of no. 7 were included within the demise, meaning that 7 no longer had any back door or service space.

In 2011 7A was then extended at first floor above the garage. The leasehold of 7A did not include private garden space which remains entirely associated with no. 7.

An approximated summary timeline of significant changes is as follows:

1833	Construction of 7 and 8 the Grove as symmetrical pair;
1840s-70s	Southern wing and full height bow added;
Late 1800s	Closet wing added;
1913	Single storey scullery added to south end of house;
1948	Subdivision of 7A. Conversion of scullery to garage;
1954	Grade II listing;
1980s	Creation of self-contained basement flat;
1990s	Single-storey garage, lobby and service door reallocated as part of 7A;
2011	First floor extension to 7A;

The Heritage Statement includes an assessment of the level of heritage significance of the parts or features of the building based on their age, quality and contribution to the historical understanding of the building. Whilst it is not at all unusual for a house dating from the 1830s to be grade II listed, what is unusual is for listing to be applied to one that has undergone such a high degree of alteration by the time of listing. Whilst the extensions and alterations dating from the 1850s onwards are of idiosyncratic significance, the primary significance can be found in the planform and detail of the original 1830s house.

For clarity the property is described within this document and on associated drawings as comprising the following parts: Original House; South Wing; Closet Wing; 7A Extension; Extension and Outbuilding.

2.3 Outline proposals

The proposals are detailed fully in the submitted general arrangement drawings, and the scope of works summarised below to be read in conjunction with site photographs provided in documents GRO7S002/1 & 2.

This outline summary precedes a review of planning considerations.

It is proposed, where possible, to reverse some of the more recent alterations and so recover and reveal the heritage significance the 1830s house and its substantial 1850s extension. The separate ownership of no. 7A means that that it is not possible to recover the organisation of the extended house, but

the incorporation of flat 7B into the main accommodation of no. 7 provides great benefits in this direction.

The annexing of 7A in the 1940s, its subsequent further extensions and sale, has left no. 7 – a house covering 520m2 - without useful service access or ground level service accommodation; the original stone service steps to the basement from the side passage noted above survive intact but are cut off by a concrete slab overhead. The proposed small side extension provides the house once again with a 'back door' from which it is possible to reach a new stair linking to the basement accommodation, unlocking what is currently a huge area of space that is awkward to access and so left unused.

Furthermore, a replacement outbuilding - smaller and more lightweight in construction than the existing sauna building - provides convenient secure cycle storage adjacent to the back door.

Alterations at basement level repair some of the harm caused by the 1989 creation of flat B, bringing the large floor area back into convenient use, albeit without loss of the austere character and traditional utility detailing.

It is proposed to recover the 1830s plan form within the original house at ground floor level but the complex separation of no. 7 and 7A within the south wing, means that proposals can at best create more well-balanced and appropriately detailed rooms. Where possible detail is recovered or improved, for example in the reintroduction of window shutters and plaster cornicing.

At first floor again it is possible to reinstate the original 1830s planform with the recovery of the principal front room. Whilst this room would have been created as a reception space, new double doors between the front and rear rooms are proposed to create the main bedroom suite.

The second floor bedrooms and bathroom will remain ualtered, with just the replacement of the 1940s staircase at this level, which enables the third floor to be laid out as a series of rooms reached via a separated landing.

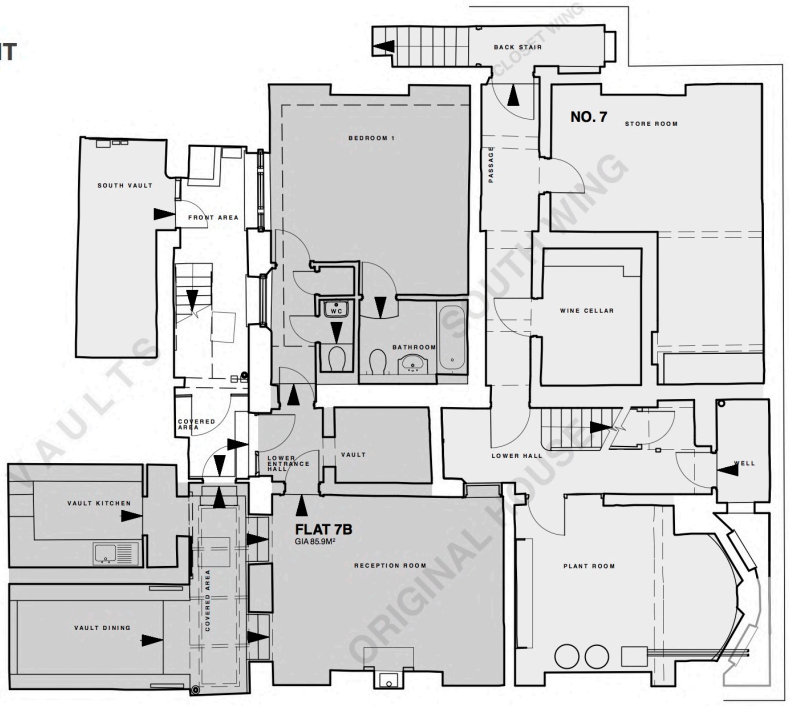
Externally traditional sash windows are reinstated where they have in the past been replaced or removed, and new glazed doors provide access to third floor balconies and an extended ground level terrace. Probably the greatest offence to the external appearance of the house has been the 1980s loss of the front area to the original house, which is to be reinstated, with appropriate cast iron railings and reinstatement of sash windows.

During the progress of the works it is proposed to record the nature of the and so shed further light, by way of primary evidence, on the complicated and at times obscure chronology of historic alterations.

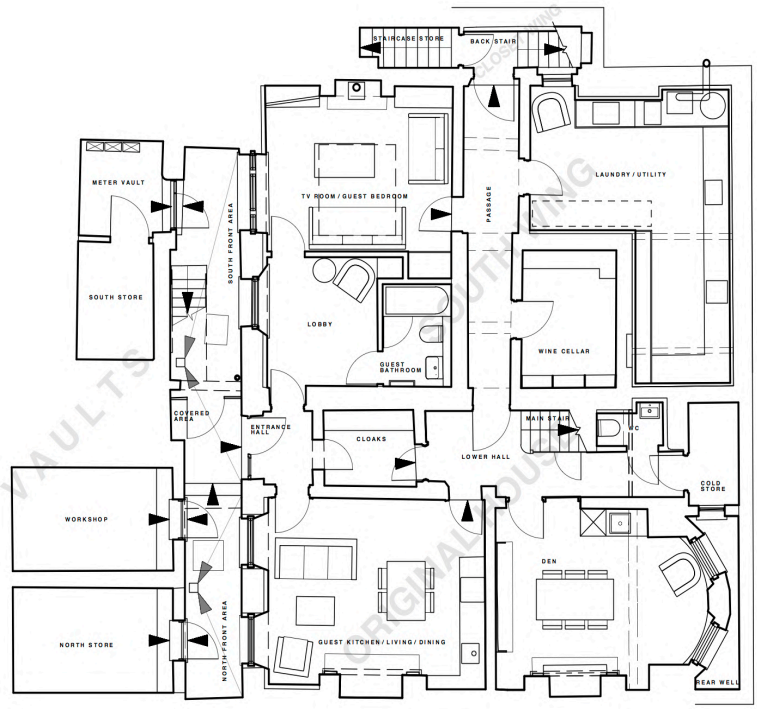
2.4 Plans and Elevations

Outline plans and elevations are included here. Please refer to GA drawings for detailed information.

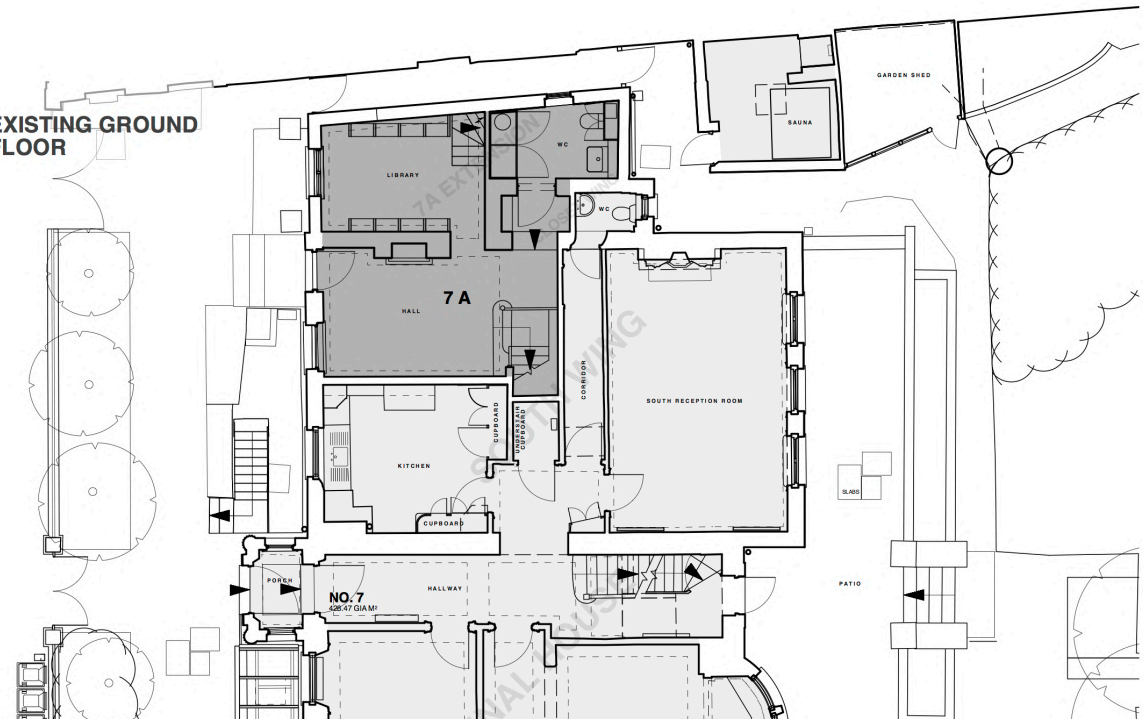
EXISTING BASEMENT



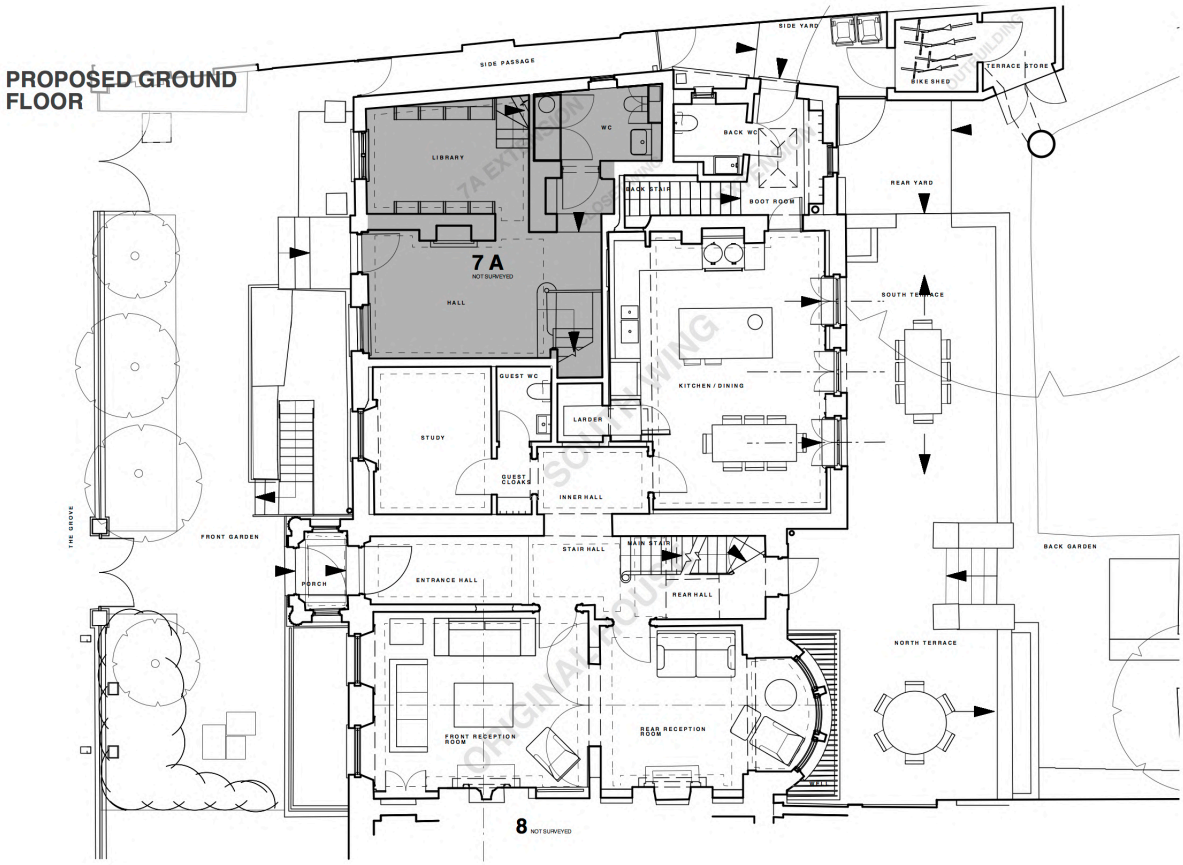
PROPOSED BASEMENT



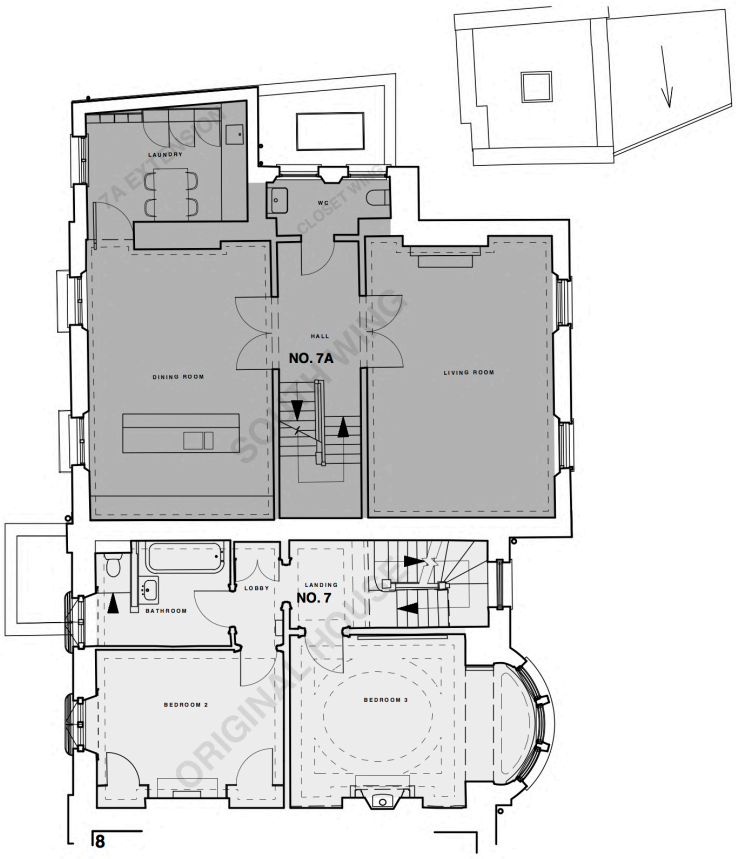
EXISTING GROUND FLOOR



PROPOSED GROUND FLOOR



EXISTING FIRST FLOOR



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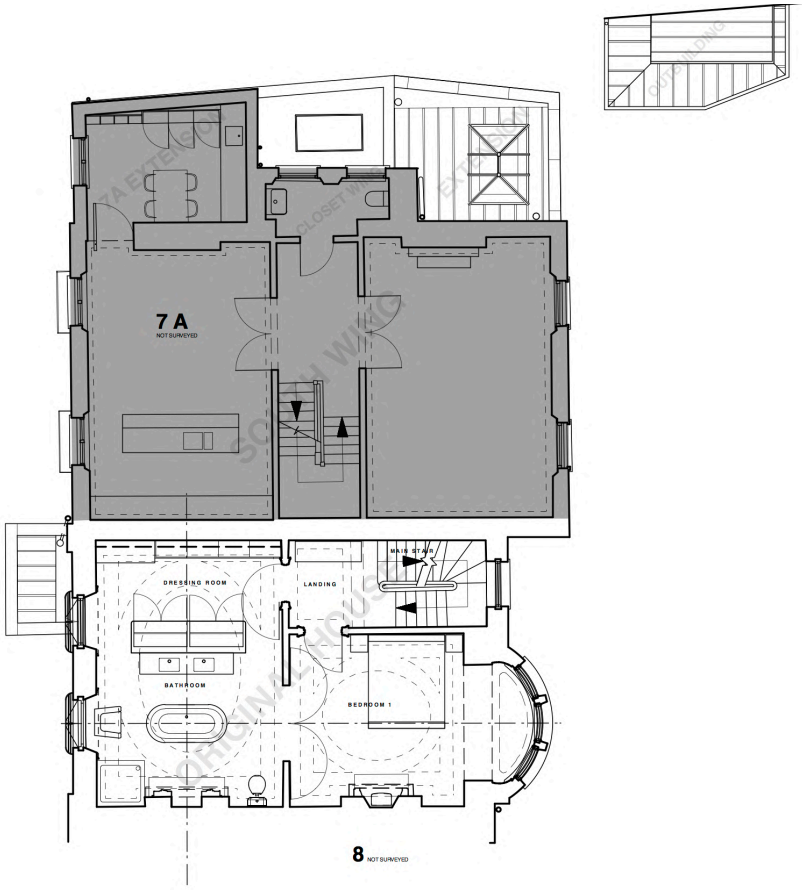
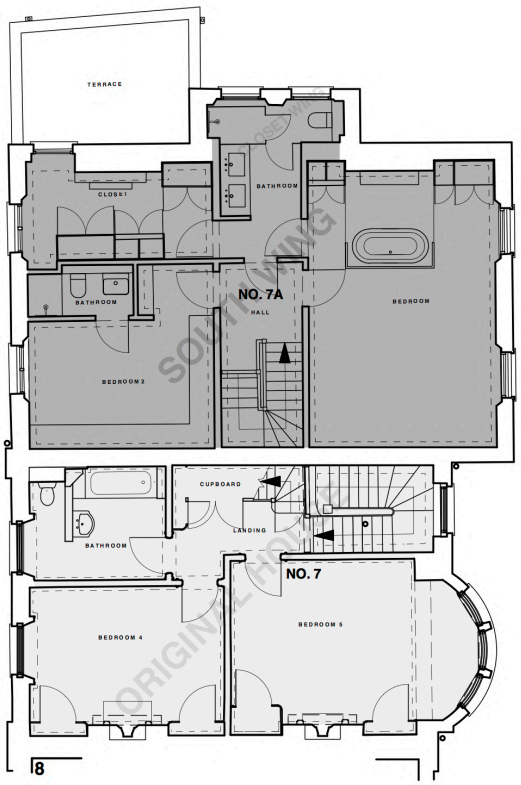


EXISTING SECOND FLOOR



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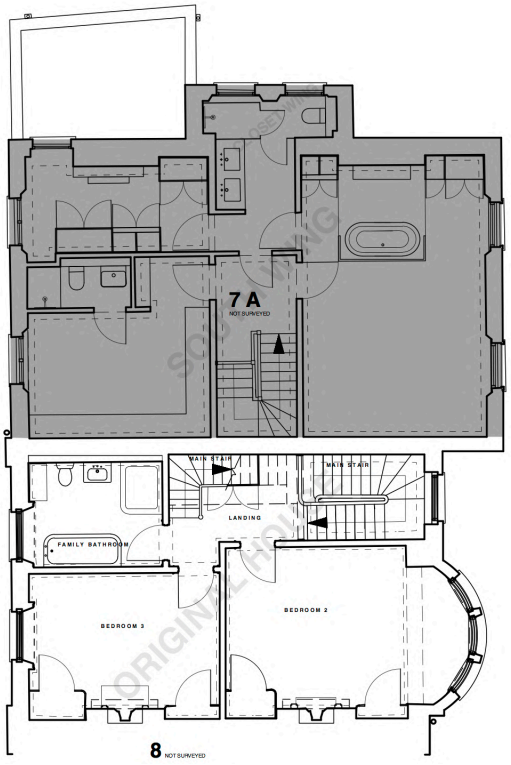

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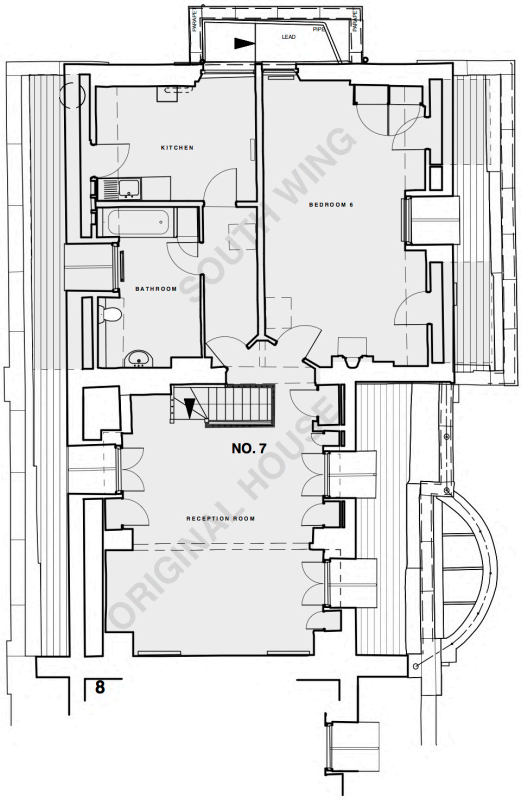

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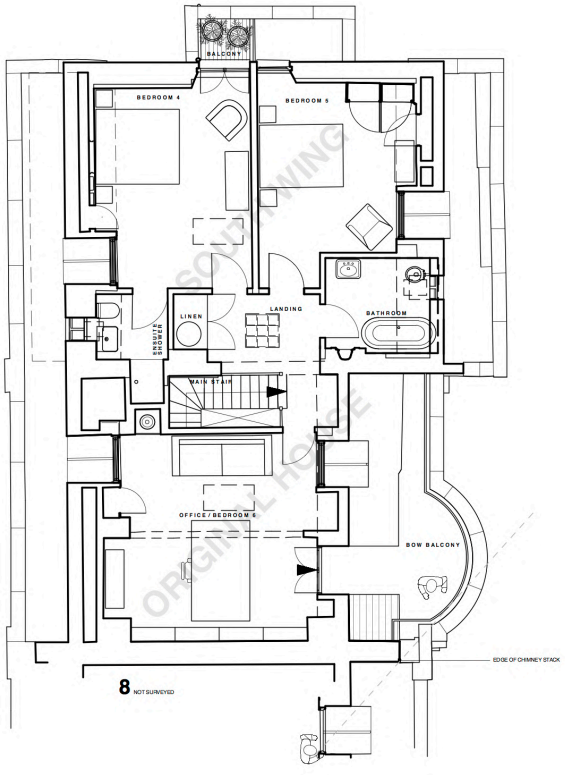
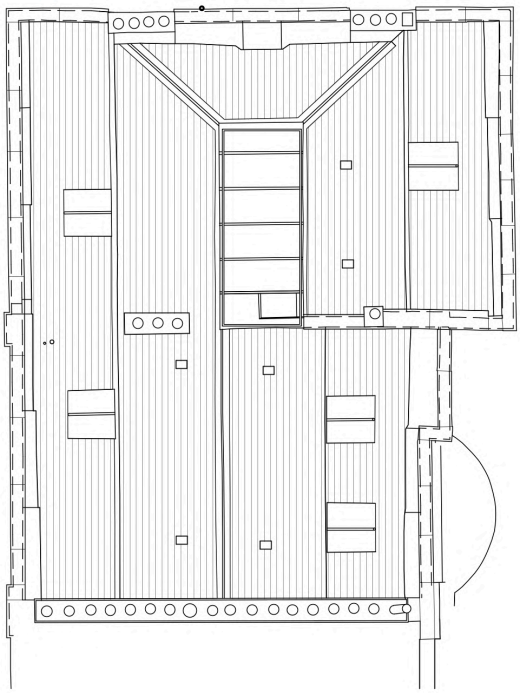
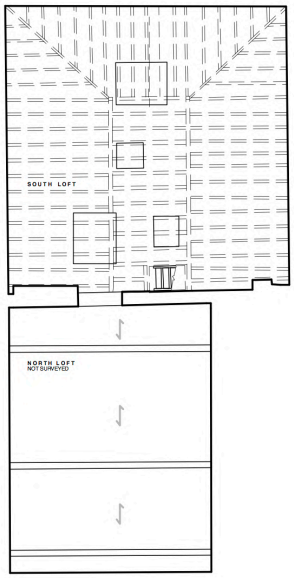


EXISTING ROOF & LOFT

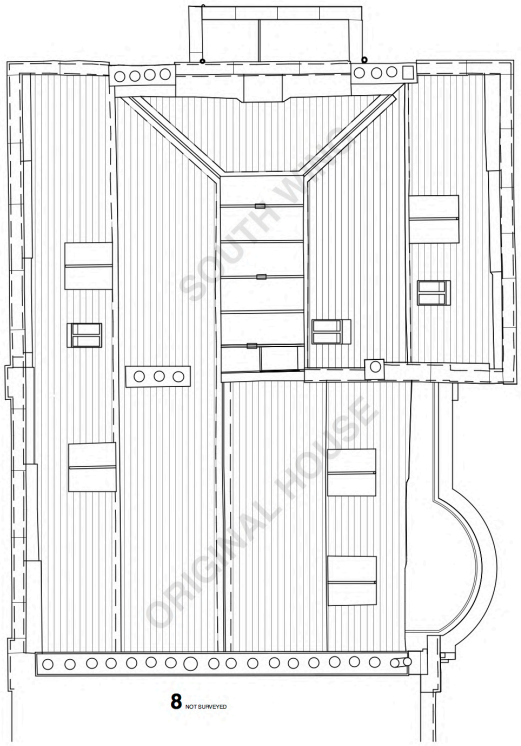
ROOF

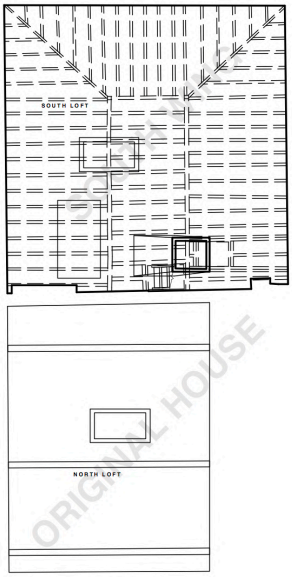


LOFTS



PROPOSED ROOF & LOFT





EXISTING FRONT ELEVATION

PROPOSED FRONT ELEVATION

EXISTING SIDE ELEVATION

PROPOSED SIDE ELEVATION

EXISTING REAR ELEVATION

PROPOSED REAR ELEVATION

3 CONSIDERATIONS

3.0 Policy considerations

The following policies were considered when formulating the proposals:

National Planning Policy Framework February 2019

Chapter 12	Achieving well-designed places (paragraphs 56-61, 66)
Chapter 16	Conserving and enhancing the historic environment (paragraphs 128,134 & 138)

The London Plan March 2021

Policy D4	Delivering good design
Policy HC1	Heritage conservation and growth
Policy 7.4	Local character
Policy 7.6	Architecture
Policy 7.8	Heritage assets and archaeology

Camden Local Plan 2017

A1	Managing the Impact of Development
D1	Design
D2	Heritage

Supplementary Planning Guidance

CPG1	Design (Jan 2021)
CPG	Housing (Jan 2021)

Highgate Conservation Area Appraisal and Management Strategy 2007

3.1 Planning history

The historic planning file has not been accessed and so planning history is limited to that available from Camden's planning records website as follows:

7 THE GROVE

1993 – 2021
27 separate applications for tree works

8903323 18/5/1989
Conversion of part basement to self-contained flat. *(plans submitted)
Application withdrawn

8802296 16/5/1988
Alterations to the basement including the glazing of the roof and waterproofing of basement vaults.*(plans submitted).
Application withdrawn
No documents available

8870346 16/5/1988
Internal alteration including erection of a glazed roof over the light well as shown on drawing No.s LC18/GA1 Rev A and LC18/S1 and LC/8/D1
Approved
No drawings available; subsequent working drawings provided by previous owners/ applicant

HB226 16/11/1970
Conversion Of Top Floor Front Room Into A Bathroom And Kitchen
Approved
Drawings available

7A THE GROVE

2010/6683/L 01-02-2011
Works in association with internal and external alterations including erection of part single, part two storey side extension as replacement of existing single-storey side extension.
Granted

2010/6677/P 01-02-2011
Erection of part single, part two storey side extension as replacement for single-storey side extension to self-contained flat (Class C3).
Granted

2010/4700/L 16-09-2010
Internal and external works associated with the erection of part single part double story side extension as replacement of existing single- story side extension to residential flat (Class C3)
Withdrawn

2010/4681/P 16-09-2010
Erection of part single, part double story side extension as replacement for single- story side extension to self-contained flat (Class C3).
Withdrawn

8970466 08-06-1989
Demolition of existing ground level garage and pantry side extension.*(plans submitted)
Withdrawn
Drawings available

8903384 08-06-1989
Extension and alterations and change of use to separate residential unit.*(revised plans submitted)
Withdrawn
No documents

3.2 Consultation

Pre-application comment has not been sought from Camden.

However similar proposals were the subject of a presentation and discussion with members of the Highgate CAAC on 3rd June 2021. The matters raised and subsequently addressed are as follows:

Request for a scope of works

A detailed scope of works is provided within this document

Impact on occupants of 7A

Acoustic separation is subject to specialist input;
Security considerations will form part of a CMP to be provided by the Contractor

Consideration of the design of walls and mouldings within the proposed kitchen/ dining

Amendments have been made to retain the existing door location (previously proposed to be relocated to its original position) and create an improved order within the room

Use of principal first floor front room might be more appropriate as a bedroom

Noise disturbance from the busy road, and presence of existing bathroom are relevant factors for retaining the current proposals

Requirement for detail of vertical service risers

Both drainage and servicing have been considered as set out in the proposals although it is reasonable that a condition is included requiring greater detail

The same proposals were also issued to the Highgate Society on 27th May 2021, although comments were not forthcoming.

Details of proposals have been shared with neighbours at no. 7A and 8. The owners of 7A are anxious that ineffective sound proofing is addressed as part of the works, and that the structural support of the staircase serving 7A is not compromised. The owner of no. 8 was concerned that the proposals might include a basement extension.

3.3 Use

The proposed works involve the change of use of two separate dwellings, 7 and 7B, into a single dwelling house. Flat 7B, as described above, was created in 1989 by the previous owner, and we understand that it was rented to tenants continuously until shortly prior to the advertisement of the property for sale, during the latter half of 2020.
Flat 7B has 1 bedroom and covers a GIA of 85.9m2. It is self-contained and fully separated from no. 7, having its own separate entrance via the front area.

The combining of the dwellings delivers a positive impact on the heritage significance of the listed house, and is also in accordance with Camden's policies as follows:

CPG Housing (2021) chapter 10 *Development involving net loss of homes para 10.6* states that " the Council does not generally seek to resist schemes combining dwellings where they involve loss of a single home. This provision creates some scope for growing families to expand into an adjoining property". Further Camden's Local Plan at para 3.75 states that the "net loss of one home is acceptable when two dwellings are being combined into a single dwelling".

3.4 Layout, Privacy and Loss of Light

The accommodation that results from the combining of the dwellings, along with the proposed extension and alterations provides accommodation that is suitable in terms of scale and organisation to satisfy the requirement of both Camden's Local Plan and the London Plan, without affecting the privacy for both the users of the subject property and neighbouring occupants.

There are three areas of alteration that demand consideration of their impact on adjoining occupants as follows:

SIDE EXTENSION
Privacy
The ground level windows and glazed door to the new side extension are located to avoid any loss of privacy to the occupants of no. 7A due to their orientation; the existing high boundary wall to the south also eliminates any risk of loss of privacy to no. 6 The Grove.

The lantern rooflight is so located that it is not visible from any windows in the south elevation of no. 7A and its deep reveals and distance from the flank north facing windows of no. 6 similarly eliminate the risk of loss of privacy.

The side passage is in the sole use of no. 7 and available for the purposes of the maintenance of no. 7A only. Any loss of privacy attributed to the 2011 installation of the round window to the side/south elevation by the owners of no. 7A shall not affect the continued use of the side passage by the occupiers of no. 7.

Figure 5: Side Passage and 2011 extension 7A round window.

Loss of light
The position and scale of the single storey extension means that it causes no reduction in the light received by the windows of neighbouring properties.

BOW BALCONY
Privacy
Drawing GRO7/GA/005 demonstrates that the use of the balcony will not cause a loss of privacy to the occupants of the rear attic room at no. 8 The Grove due to the obstacle of chimney stack no. 1 and the depth of the recessed dormer at within no. 8.

CLOSET WING BALCONY
Privacy
The proposed Juliet type balcony of 1m2 on part of the roof of the closet wing is too small to be used for sitting out and so the privacy of the occupants of the rooms to the north of no. 6, will not be affected. In addition, the windows to the northern flank of no. 6 appear to serve the staircase and service rooms.

PORCH WINDOWS
Privacy
It is intended to replace the fixed obscured windows to the sides of the porch with clear glazed traditional sliding sash windows. Any clear, opening new windows within a side elevation of a dwelling house should be considered in relation to the loss of privacy for neighbouring occupants. In this case the windows are so close to the front wall of the house that the depth of the reveals of the windows to no. 7A and 8 are too great to allow any view into the interior from the porch. Furthermore, the use of the space as a porch means that any occupation of the interior will be fleeting.

ACOUSTIC SEPARATION
During construction work it is also intended to carry out improvements in acoustic insulation to the walls and floors separating 7 and 7A which we understand from the previous owner of no. 7 and the current owners of 7A, have never been adequate. Subject to specialist acoustic testing and investigation of the existing construction, recommendations will be provided by an acoustic consultant. Proposals may then be the subject to a further application for approval if they have an impact on the fabric of the building.

3.5 Amenity

The already generous amenity provided to no. 7 The Grove will be improved as a result of the proposals as follows:

- The recovery of the north front area;
- The creation of a side yard and extended rear terrace;
- Creation of a balcony above the bow bay;
- Creation of a Juliet type balcony above the closet wing.

Flat B is not currently provided with any private outdoor amenity area despite its generous GIA and as such is substandard by today's standards.

3.6 Parking and cycle storage

There will be no alterations to car parking spaces as a result of the proposals. Parking spaces are provided on the east side of the Grove, controlled between the hours of 10am and 12 noon when residents permits are required.

There is currently no allocated secure covered cycle storage provided for no. 7 or 7B. The proposed bike shed outbuilding to the rear of the house will provide convenient secure covered storage for at least four cycles and accessories.

3.7 Refuse

Since the introduction of wheelie bins for recycling (green) and general use (black), those for no.s 7, 7A and 7B appear to have been stored outside the railings on the gravel area. The reduction in the number of dwellings will necessarily result in a reduction in the number of bins required, and those retained by no. 7 will be stored within the front garden, being delivered to the street for collection only. No. 7 is unlikely to require a brown bin for garden waste since ample composting storage is provided within the garden.

Internally the new kitchen will provide separate recycling and general waste storage.

Figure 6: Existing refuse storage in gravel area.

3.8 Trees and ecology

Only the mature hornbeam to the rear garden is potentially affected by the works and so the subject of an Arboricultural Report (AR) and Arboricultural Method Statement (AMS) provided by Russell Miller Arboriculture, along with a Tree Protection Plan identifying a site specific RPA and High Priority Root Area.

Figure 7: Mature hornbeam adjacent to existing garden shed.

These reports have been developed in conjunction with outline structural proposals by Osborne Edwards Consulting Structural Engineers designed to avoid or manage harm to the root system of the tree in relation to the following areas:

REAR EXTENSION
Deep mc foundations are proposed to be minimised to a 600x600 pad at the corner of the extension and a strip adjacent to no. 7A; ground beams bearing off these pads and the flank wall of the existing building support the new walls over whilst allowing for the preservation of roots beneath.

TERRACE EXTENSION
As set out in the detail proposals below, the existing terrace paving is to be lifted and the ground beneath excavated to accommodate rainwater harvesting and retention tanks which are further discussed below. A new 200mm in-situ slab will span from the back wall of the house to a new dwarf wall running parallel, and cantilever beyond to form the extended terrace without requiring additional ground works within the site specific RPA. The slab will terminate in a downstand with lip to support the masonry finish to the terrace wall; this wall will not need to drop into the ground to any extent.

OUTBUILDING
The footprint of the outbuilding extends across the High Priority Root Area and so the detail of this is of greatest concern. However, the floor level of the timber framed building is higher than the existing ground level: a timber floor joists

structure will span between concrete lintols above ground level which in turn will be supported on a minimum number of very shallow 600x600 mc pads. The location of the pads will only be determined following careful investigations to establish that roots with a diameter greater than 25ø will not need to be cut. Arb consultant monitoring is a requirement during this work.

CONSTRUCTION EXCLUSION ZONE
The AMS also sets out the requirement for a construction exclusion zone during the process of construction to avoid harm to the tree through accidental collision or compaction of the ground associated with its root protection area.

NESTING BOXES
If nesting boxes are to be integrated into the fabric of the building these are ideally on north and east facing elevations to avoid overheating; the total absence of a north facing elevation, and the heritage significance of the front/ east facing elevations means that no. 7 The Grove offers little opportunity. Consideration will therefore be given for nesting boxes for both bats and birds within the extensive garden.

3.9 Flood risk and Sustainable Drainage strategy

With reference to Environment Agency maps, the subject property is within Flood Risk Zone 1 and it is also at very low risk of flooding from surface water. As such a Flood Risk Assessment is not required.

That apart, it is proposed to provide a sustainable drainage system to assist in the reduction of incidents of inundation of London's sewers and the environmental pollution that results. An analysis of the areas of impermeable surface before and after the proposed development below, indicates that this is increased. For purpose of this assessment it is assumed that existing and proposed paved areas are permeable apart from the extended terrace and north front area both of which will be laid on a concrete slab:

Impermeable surfaces prior to development

Main roofs	165.0m2
Outbuilding	20.5m2
Front area roof	7.0m2
	192.5m2

Impermeable surfaces after development

Main roofs	165.0m2
Extension	12.0m2
Outbuilding	9.4m2
Rear extended terrace	28.6m2
Front area	5.6m2
	220.6m2
Increase	28.1m2

It is proposed to build in a rainwater harvesting tank of approximately 2000l capacity and a retention tank of the same capacity beneath the new extended terrace, to receive the surface water from the rear half of the existing main

roofs, amounting to an area of approximately 89m2. This provision will therefore result in some reduction in the impact of surface water on the sewers.

Further detail and calculations can be provided as part of a discharge of condition application.

3.10 Access

Accessibility as a result of the proposals is affected as follows:

TO THE DWELLING
There are no alterations proposed to the existing access arrangements to the dwelling. Parking is available adjacent to the boundary of the property. The existing boundary gates are wide and there are no steps to navigate to reach the front door.

INTO THE DWELLING
There are no alterations proposed to the existing access arrangements into the dwelling by the front entrance: the existing shallow step at both the porch entrance and exit will be retained. A new back door provides optional access, although the levels mean that a step is required at the end of the side passage. The new side door is suitably wide but provided with a single step at the threshold, again as a result of existing levels.

One of the two external doors that currently serve flat 7B will be retained to provide separate access for guests if required; the lowering of the floor level to the Entrance Hall at basement level means that the number of steps at the threshold to this door is reduced from two to one.

Figure 8: External door in Front Area to existing 7B.

INTO THE GARDEN
The existing door from the Rear Hall in the Original House remains unaltered. New glazed doors with a level threshold and opening width of approximately 1m are provided from the Kitchen/ dining onto the enlarged terrace.

WITHIN THE DWELLING

Ground level

The new side entrance opens into a boot room with new WC designed for ambulant disabled users, or those requiring assistance. A direct route through to the kitchen means that shopping can be delivered by this route more easily. A further guest WC is provided to serve the reception and dining room, within the core of the house, accessed from the Inner Hall.

Basement

The new staircase which rises into the boot room is designed to unlock the accommodation within the south end of the basement. Comprising generous treads and shallow risers, the resulting gradient of the stair is less than 39º; a handrail will be provided. The stair links the 'family' end of the ground floor to the basement rooms serving the function of Laundry/ Utility, Wine Cellar and TV room. The TV Room can be converted into a guest bedroom which is served by its own bathroom and kitchen/living/ dining room. A further WC is proposed to be located beneath the original staircase.

First and second floors

At first floor the main bedroom suite allows for direct access from the Bedroom into the Bathroom via wide doors. At second floor there are no alterations to the bedroom and bathroom provision.

Third floor

A new staircase designed in accordance with the requirements of Approved Document Part K reaches a landing from which three bedrooms are accessed; one is served by an ensuite shower room and a further bathroom serves the other two. The bow balcony is reached via new glazed doors with a level threshold. A high step is provided at the threshold to the new glazed doors to the Juliet type balcony serving the south west bedroom which reinforces the obstacle to sitting out; the doors will be used more as a casement window.

Roof

The removal of the handrail for safety purposes during maintenance is mitigated by the installation of a discreet mansafe type system.

4 DETAIL PROPOSALS

Despite the level of detail provided below and on drawings, it is proposed that if planning and listed building consent are granted that they should be subject to the conditional of approval of the following detail proposals:

- Materials and finishes
- Joinery (windows, doors, rooflights, staircases, fitted joinery)
- Mouldings
- Fireplaces
- Service risers

It is also anticipated that a condition pertaining to flood resilience and sustainable drainage system is imposed.

The house is currently in occupation by the applicant and so has only been subject to minor soft strip out works since their purchase. The house has undergone a structural analysis, and a structural statement is provided as part of the submission documents, setting out the existing structure of the house and the approach to structural alterations. The statement also indicates the structural investigation work that is required to enable structural design. These investigations will be undertaken along with further soft strip out and fabric investigation works, including tree root investigations, flue tests and an asbestos survey, once conditional planning approval and listed building consent are granted; any amendments to proposals, or further detail will then be provided by way of subsequent applications for approval, and discharge of conditions. If beneficial the detail of investigation proposals will be provided to the Camden conservation officer appointed to the application for comment ahead of undertaking.

An analysis of the impact of the proposals on the heritage significance of the listed asset is provided on page 46 after the following scope of works.

4.1 General

INTERNAL

New services installations including:

- heating and hot water involving the re-use of existing cast iron column and panel radiators where possible;
- electrical installation;
- mechanical ventilation.

Thermal improvements including:

- Wood fibre wall insulation subject to specialist moisture risk analysis and recommendations;
- Insulation to new areas of ground bearing slab incorporating foam glass beneath limecrete where possible;
- Roof level insulation both between rafter and within loft floor subject to requirement involving suitable wood fibre products and subject specialist moisture risk analysis and recommendations;
- Restoration and refurbishment of existing doors and windows to minimise air leakage; new external glazing with Slimlite dgus or

similar;
Seal flues to fireplaces where required for decorative purpose only to reduce air leakage.

Acoustic insulation to intermediate floors and internal walls to specialist recommendations to improve acoustic separations between 7A and no. 7 to further detail.

Plaster repairs involving retention and reinforcement of plaster and lath ceilings.

Sweep all open flues; test where proposed to be put into use and line as required with Furanflex liners subject to specialist recommendations.

New and restored internal finishes throughout including:
relaying and supplementing of existing York stone flagstones to basement;
restoration and supplementing of C19 parquet flooring to ground and first floors;
repair and refinishing of existing floorboards to second and third floors;
Painted decorations to a high standard throughout.

EXTERNAL

Overhaul and alterations to rainwater and foul drainage systems as shown; all external items in painted cast iron including replacement of UPVC; internal items (unless original) in UPVC. New below ground drains as noted to connect to existing sewers; rainwater harvesting and retention provision

Like for like repair to windows including bonnet blind hoods and external doors.

Repair and refinishing to external ironwork including balconies, front railings/ gates and existing front basement steps.

4.2 Basement

General

Lift existing york stone flags to rear rooms (areas not subject to 1980s conversion) excavate and relay flags on limecrete slab on foam glass aggregate with drained cavity tanking as required to areas formed by earth retaining walls and most vulnerable to dampness.
Install new woodblock flooring on existing modern concrete floors (areas included in the 1980s conversion)

By room

West side (unaltered)

BACK STAIR
New painted timber back stair in extended stair well involving loss of small section of plaster and lath ceiling; new ceiling beneath cast concrete floor structure over original stone stair within Staircase Store.
Insulated lining to retaining wall;
Exposed brick to original external wall to house and within Staircase Store;
New vented panelled door within existing frame to Staircase Store.

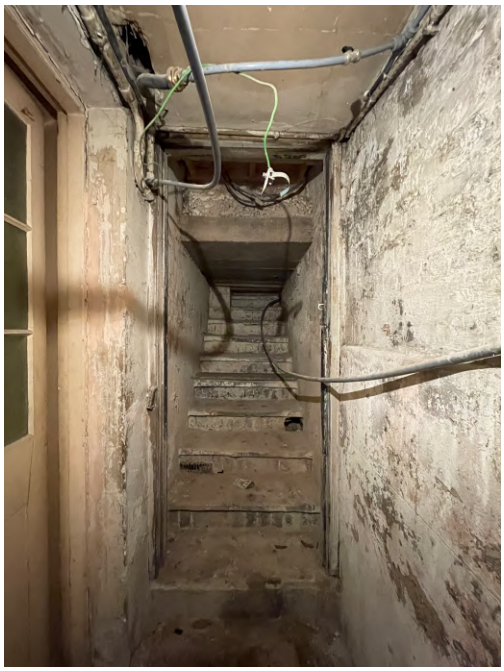


Figure 9: Blocked back stair/ proposed staircase store and area of new ceiling.

PASSAGE
Reopen historic opening from Passage to TV Room/ Guest Bedroom and install new panelled door.

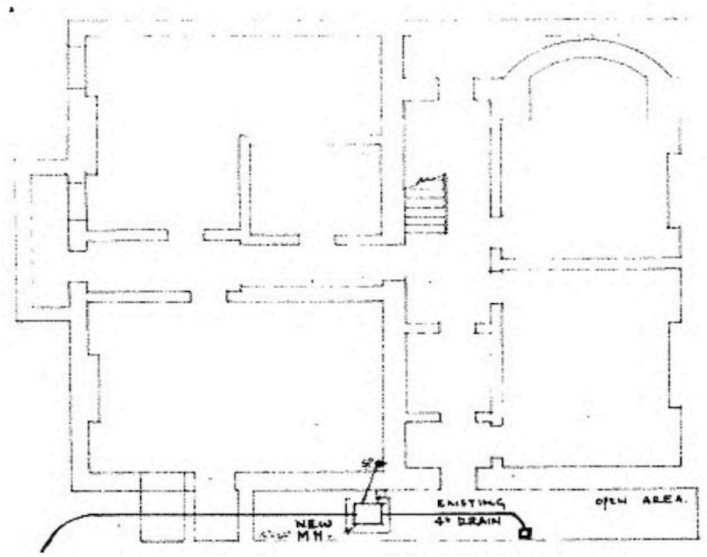


Figure 10: 1945 Basement Drainage Plan (Camden Archives) showing historic opening to passage.

UTILITY/ LAUNDRY
New wall linings to existing earth retaining brickwork as noted above;
Retain and repair plaster and lath ceilings with washer restraint fixing system if required;
Reinstate opening to new Back Stair with bottom hung outward opening painted timber framed casement window wth Slimlite ® dgus;
Install salvaged half glazed painted panelled door in existing opening;
Plant installation;
Traditional painted timber cabinetry for laundry and storage purposes.

WINE CELLAR
Rehang existing door to open inwards;
Retain existing wine storage;
Wine racking as required.

LOWER HALL, STAIR FLIGHT 1, WC & COLD STORE
Repair missing spindle to original painted timber staircase; remove support post and re-support newel on timber joist to SE detail;
Repair/ supplement timber boarded ceiling;
Partition with painted timber panelling to create WC; adapt and rehang existing door;
Adapt existing panelling to create new understair store door.
Raise floor level to Cold Store;
Install new bottom hung inward opening painted timber casement window in existing opening to vent Cold Store.

DEN
Strip hardboard ceiling; repair existing plaster and lath if present; otherwise new plasterboard ceiling;
Strip out services and plant;

Open up fireplace to original size subject to investigations; fit new chimney piece and stone hearth to further detail;
Open up bow bay window openings; fit new traditional painted timber framed sashes with Slimlite ® dgus; reuse existing stone sub cills;

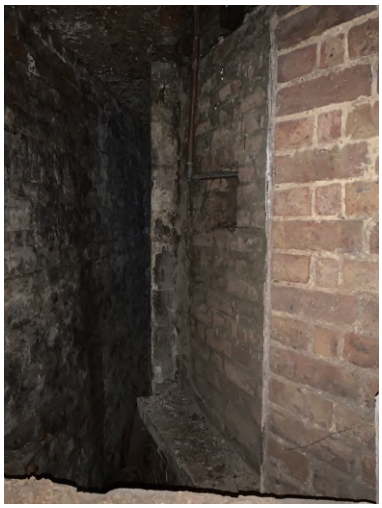


Figure 11: Existing Rear Well with blocked window openings and concrete slab above.

Demolish concrete floor slab over to recover Rear Well; make good retaining wall as required;
Restore existing dresser; fitted sink unit in traditional cabinetry;
Investigate redundant flue to form riser for new services runs

East side (1980s conversion)

TV ROOM/ GUEST BEDROOM, GUEST BEDROOM and GUEST BATHROOM
Strip out partitions and modern fit out including oak flooring from 1980s conversion;
New pb/ skim partitions to create Guest Suite with new painted panelled doors as required;
Acoustic insulation and lining to existing modern plasterboard ceiling improve acoustic separation with 7A Hall above, subject to further detail;
Open up fireplace; fit new chimney piece, stone hearth and woodburning stove subject to further detail;
Traditional fitted cabinetry;
Install Storm slim secondary glazing to interior of existing windows

CLOAKS and ENTRANCE HALL
Strip oak flooring and reduce level of floor subject to investigations, to match that to adjacent rooms;
Fit new panelled doors in openings to Cloaks;
Adapt existing front door and glazed side light to suit new floor level;
Fitted joinery to Cloaks;
Open up original historic doorway to Lower Hall to reconnect 7B

KITCHEN/ LIVING/ DINING
Reform original window openings to front wall and install new traditional painted timber 6/6 sash windows with Slimlite dgus, painted stone subcills and painted internal panelled shutters;
Adapt existing door to Entrance Hall to suit taller opening and rehang to open inwards;
Strip out infill to original door opening and hang new panelled door to Lower Hall;
Open up fireplace to original size subject to investigations; fit new chimney piece and stone hearth to further detail for decorative purposes only; investigate redundant flue to form riser for new services runs;
Fitted joinery to accommodate kitchenette.

NORTH FRONT AREA, COVERED AREA, NORTH STORE AND WORKSHOP
Strip out glazed door and patent glazing over existing Covered Area along with boxings, oak flooring etc.;
Strip out fittings, joinery, linings and oak flooring to existing Vault Kitchen and Vault Dining;
Excavate and relay new North Front Area with salvaged Flagstones to falls to new gully and adapt steps to suit;
Lay North Store and Workshop with salvaged Flagstones;
Masonry infill and raise cill to create door opening to North Store; raise cill to create door opening to Workshop;
New painted timber boarded doors to North Store and Workshop with black iron ironmongery
Extend painted rusticated stucco/ render as required

SOUTH FRONT AREA, METER VAULT and SOUTH STORE
Strip out redundant electricity and gas meters, boards etc.
Strip out brick planter;
Strip out security bars to windows and make good render;
Excavate and relay new South Front Area with salvaged Flagstones laid to falls to new gully;
Lay Meter vault and South Store with salvaged Flagstones
New gas and electricity meters as required; all pipes and cables to be concealed externally where associate with no. 7;

Figure 12: Existing door to South Vault and meters.

Raise cill to door opening to Meter Vault and fit new painted timber boarded door/fixed panel with black iron ironmongery;
New partition with painted boarded linings, and boarded door South Store

4.3 Ground Floor

General
Restore and supplement parquet flooring throughout existing house

By room

FRONT GARDEN
New balustrade to North Front Area comprising painted cast iron panels to match existing/ original on low wall;

Figure 13: Painted cast iron panels on existing South Front Area, to match.

PORCH
Replacement of modern windows to porch with 4/4 Slimite dgu painted timber sash windows with ogee architraves and bullnose window board to interior;
Reduce level of roof parapet and renew roof in lead sheet with wood rolls and lead copings; new flat roof outlet and rainwater connection to existing RWP;
Restore marble steps;
New coir to matwell.

ENTRANCE HALL, STAIR HALL, REAR HALL & INNER HALL
New stone floor over brick vault area;
Repairs, reinstatement and alterations to parquet flooring by specialist;
Infill non-original doorways as shown; set aside doors and ironmongery for re-use; make good skirtings to match original as required;
Strip modern painted timber overdoors;
Form new doorway to Rear Reception from Rear Hall; hang salvaged door and ironmongery;
Bulkhead downstand to opening through to South Wing;

Strip out corner cupboard, make good skirtings and fix cornice to Inner Hall
Make good existing cornices.

Figure 14: Main Stair Flight 2; Figure 15: Main Stair Flight 3

STAIR Flight 2 (ground to first floors)
Carry out investigations to establish age of staircase treads and risers with view to salvaging; strip out extended bottom tread, 3 no. modern newels, closed string (or adapt) and metal S shaped 'spindles';
New extended semi circular tread;
Adapt string to form open string with return nosings and quadrant detail to match original;
Retain existing hardwood polished handrail, with new carved swept turns and volute at base;
Install turned balustrades to match existing to Flight 3 with cast iron support newel at base for stability as required.

FRONT & REAR RECEPTION ROOMS
Demolish later partition wall between existing front and rear reception rooms;
Strip out rear bow bay window seat;
Strip out bookcases and decorative brackets to rear reception niches;
Masonry infill to spine wall to recover original opening detail; install panelled double doors to further detail;
Open up blocked chimney breast to front reception room; extend chimney breast to form service riser; line flue and install chimney piece, hearth etc. to further detail;
Line flue to existing fireplace to rear reception as required;
Take pressing of later C19 cornice and reproduce to suit new planform;
Make good skirtings, architraves etc. as required;

Ease shutters to front windows; install Storm slim secondary glazing to interior of existing windows to front reception room only between existing window and shutters.
Retain existing decorative overdoor to front reception.

Figure 16: Existing cornices, and bookcases and decorative brackets to rear reception niches.

STUDY, GUEST WC & GUEST CLOAKS
Strip out modern kitchen and fitted storage cupboards; strip out service riser/ modern SVP; lift and discard vinyl flooring;
New partitions to create Study, Guest WC and Guest Cloaks;
Rehang original kitchen door in new location and hang new panelled door to Guest WC with linings and architraves to match existing;
Pavatex woodfibre or similar external insulated wall lining;
Repair existing floorboards to take new parquet flooring to match existing;
New cornices to match existing;
New shutters, shutter boxings and architraves to match existing; install Storm slim secondary glazing between windows and shutters.

KITCHEN/ DINING and LARDER
Strip out doors to Corridor and WC and set aside for re-use;
Strip out WC fittings;
Strip and discard fixed window to Patio and demolish masonry apron to drop cill to ffl;
Strip and set aside WC window;

Following investigations of construction build up and possible presence/ condition of plaster and lath ceiling, strip out modern flat timber cove and ceiling panelling;
Strip out part of partition wall to Corridor;
Form new door opening into Boot Room extension; record form of construction;
Form new door opening into Understair Cupboard;
Remove existing timber painted chimney piece and modern insert and set aside; form new opening in chimney breast to take Aga range with suitable concrete lintol;
Lift and set aside existing parquet;
Infill door openings as shown;
Acoustic lining to party partition wall;
Pavatex woodfibre or similar external insulated wall linings as shown; make good skirtings; reuse existing window boards and architraves;
Repair existing ceiling; underscore with suitable acoustic ceiling detail to improve acoustic separation with no. 7A; new plaster cornices to further detail.
Dropped ceiling to kitchen/ larder niche to conceal stair over;
Rehang door into Kitchen/ dining to hand;
New gib door to Boot Room extension;
New external painted timber framed Slimlite dgu-glazed doors; flush cill with threshold drain with cast iron cover;
Overhaul/draft proofing to existing painted timber framed glazed doors;
Overhaul bonnet blind hoods and fit new bonnet blinds for shading;
New parquet flooring to match existing;
Larder comprising painted panelled door with racks and painted timber shelving/ wire racks;
Kitchen cabinetry to further detail.

SOUTH TERRACE, REAR YARD & REAR ELEVATION
Record and dismantle brick balustrade wall and set aside brick for re-use;
Lift and set aside existing York stone paving for reuse
Excavate to accommodate water harvesting and retention tanks to further specialist detail;
New cantilever slab on masonry support walls on mc footing outside of site specific RPA;
Supplement and lay random York stone paving;
New perforated brick balustrade to match existing.
Adapt level of rear yard and form step; relay and supplement existing York stone paving;
New solid timber boarded gate to further detail;
Painted render band to rear elevation of South Wing

Figure 17: Fixed window to patio and bonnet blinds; Figure 18: Cills and existing York stone paving.

NORTH TERRACE & STEPS
Demolish concrete floor slab to recover Rear Well; make good retaining wall as required;
Masonry retaining walls on mc footing to provide support to extended terrace to further SE detail;
Back fill/ sub-base as required to take paving;
Lift, supplement and relay York stone paving;
New perforated brick balustrade to match existing.
Retain existing stone steps; raise balustrade walls to either side and reuse existing stone cappings.

BOOT ROOM, BACK WC, SIDE YARD & SIDE PASSAGE

Demolish existing Sauna and Garden Shed; replace timber side gate with new iron gate; demolish and prop rear wall to WC in closet wing and prop structure over as required;

Figure 19: Existing Sauna building.

Excavate to create half level to accommodate back stair; excavate to accommodate foundations, slab etc. to SE further detail; retaining walls to suit at half level; cavity masonry walls to form superstructure with painted rusticated stucco to match existing and exposed salvaged London stock brickwork with lime pointing as shown;

Raised parapets with stone copings to conceal rolled lead sheet roof with box gutter and flat roof outlet;
Painted timber lantern rooflight with lead capping to ridge and double glazed units;
Re-use salvaged sash window and stone subcill to WC; new painted timber frame sash window with Slimlite dgu and stone subcill to Boot Room;
New painted timber panelled/ half glazed back door with stone subcill;
Traditional painted timber stair with mopstick handrail;
Bench seat and coat racks to further detail.
Salvaged terracotta tile to floor; new manhole cover to take tile finish;
Painted plaster and boarding to walls and ceiling.
Externally York stone seat within niche; adjust levels to create step and lay with salvaged York stone paving.

BIKE SHED and TERRACE STORE
Timber framed, timber boarded outbuilding built off concrete lintols above ground level supported on very shallow concrete pads to further SE detail to avoid disruption to roots within RPA;
Pitched lead sheet roof with cast iron gutters and rwp;
Painted timber boarded external and internal doors to bike store; painted timber framed glazed doors to Terrace Store.

4.4 First Floor

By room

STAIR & LANDING
Ref Ground Floor above for stair detail; strip enlarged bottom tread to flight 3 (first to second); fit new half circular bottom tread
Replace secondary glazing with Storm slim secondary glazing to half landing window;


Figure 20: Modern painted timber overdoors on first floor landing; Figure 21: Modern tiling to fireplace of bedroom.

Strip modern painted timber overdoors;
Repairs, reinstatement and alterations to parquet flooring by specialist

BEDROOM 1
Take measures to preserve painted ceiling within bay; restore painted ceiling if present beneath ceiling paper;
Strip modern tiling to inside fireplace; new slate hearth and reeded panels; line flue to suit open fireplace;
New opening in spine wall to take painted timber panelled double doors;
Retain decorative overdoor.
Repairs, reinstatement and alterations to parquet flooring by specialist;

Figure 22: Damaged ceiling painting in existing Bedroom 2/ proposed Dressing Room.

DRESSING ROOM/ BATHROOM
Carefully remove and set aside cast iron bath and basin for reuse;
Carefully remove and set aside bakelite panelling to WC boxing;

Figure 23: Cast iron bath to salvage.

Strip out carpets, tiles, services etc;
Remove doors, linings, architraves etc. and set aside for reuse
Strip out C20 partition walls, boxings etc.;
Strip and discard chimney breast niche fitted wardrobes;
Strip out modern gas fire;
Line out south party wall at high level to accommodate services;
Take pressing of later C19 cornice and reproduce to suit recovered planform where missing;
Reinstate plaster beading to ceiling to suit painted decoration, to match Bedroom 1;
Hang salvaged panelled door leaf in original opening;
Replace fanlights to existing glazed external doors with margin light glazing bead and Slimlite dgus;
Reinstate shutter and architrave to southern window where damaged by modern partitions; ease/ restore working shutters to north window;
Repair and refinish existing cast iron balconies;
Recover original fireplace opening; install slate hearth if missing, new chimney piece, insert etc. and line flue to take open fire;
Repairs, reinstatement and alterations to parquet flooring by specialist;
Install traditional sanitaryware and dressing room cabinetry

4.5 Second Floor

By room

STAIR & LANDING
Replace secondary glazing with Storm slim secondary glazing to tall stair window; new architraves and window board;
Strip out stair flight 4 (second to third) including partition enclosure, understair cupboard doors and fitted cupboard;
New traditional painted timber stair with bullnose nosings, cut string, square spindles, turned newel and mopstick handrail with carved turns; plaster soffit to bead;
Painted timber panelled understairs cupboard doors;
Make good skirtings, mouldings etc.

Figure 24; Modern fan lights above doors to Family Bathroom and Bedroom 3.

BEDROOM 3
Strip out modern fanlight and reinstate wall above door
New secondary glazing and restore existing shutters;
Ease shutters; install Storm slim secondary glazing
Adapt existing fitted cupboard to right hand chimney breast niche to form deeper wardrobe

FAMILY BATHROOM
Strip out modern fanlight and reinstate wall above door; rehang door to hand;
Strip out and discard sanitaryware, boxings, tiling etc.
Line party wall to accommodate services; run in cornice to match existing
Fit out with salvaged sanitaryware from first floor;
Reinstate working shutters; install Storm slim secondary glazing.

4.6 Third Floor

GENERAL
Strip out partitions;
Remove and set aside doors;
Strip and discard all windows;
Insulation at roof level within eaves cupboards/skeilings;
Replace all casements in inverted dormers with traditional painted timber framed Slimlite dgu glazed sash windows;
Carefully lift floors to South Wing to provide acoustic insulation to voids; relay original boards on acoustic subfloor to specialist recommendations.

LANDING
Pb/ stud partitions to create landing with linen storage cupboard; cut back floor to create stairwell with landing balustrades to match staircase see above;
Flat square edged skirtings
Increase width of structural opening through party wall between Original House and South Wing;
Re-use existing panelled doors; supplement with new to match to rooms; panelled doors to linen store; small ogee architraves;
Painted timber framed hinged multipane laylight with cast textured glass to ceiling; ogee architrave.

BEDROOM 4
Pb/ stud partition as shown;
New traditional painted timber framed half glazed doors with Slimlite dgus for access to Balcony;
Raise masonry parapet to Closet Wing to form a balustrade for Balcony in reclaimed London stock brick to match existing; reusing the existing stone copings; steel rail to limit Balcony access;
Alterations to dwarf wall; relocate panelled access door to eaves storage;
Infill existing loft hatch; form new loft hatch opening to take hatch with integral ladder.

BEDROOM 5
New traditional painted timber framed Slimlite dgu sash
Infill existing loft hatch

OFFICE/ BEDROOM 6

Pb/ stud partition as shown;
Form new loft hatch opening to take hatch with integral ladder.
Lower cill to take new painted timber framed half Slimlite dgu glazed doors to access Bay Balcony; demolish masonry parapet and adapt lead roof to suit; strip off insitu concrete coping and handrail and raise parapet to bay match that to either side; new painted metal railing balustrade to inside face of parapet wall;
Niche drinks cabinet.

Figure 25: Existing third floor dormer window to rear bay.

Figure 26: Parapets to rear, with lower in-situ concrete coping to bay.

ENSUITE SHOWER
Pb/ stud partition as shown;
New opening conservation rooflight set flush with roofslope;
Structural opening through party wall between South Wing and Original House;
Sanitaryware installation; drainage within eaves space

BATHROOM
Pb/ stud partition as shown;
New opening conservation rooflight set flush with roofslope;
New dwarf wall and boxing;
Sanitaryware installation; drainage within eaves space

4.7 Lofts and Roofs

By room/ area

NORTH LOFT
Original house
Carefully remove or appoint specialist to remove vermiculite insulation subject to testing for asbestos;
Form new structural openings in loft floor joists to take insulated loft hatch with integral ladder; setting out subject to location of primary truss tie member;
Subject to structural investigations:
supplement loft floor joists to accommodate 200mm wood fibre insulation to void, with
perforated hardboard overlay decking to maintain vapour permeability.


Figure 27: South loft with existing water tanks etc.

SOUTH LOFT

South Wing
Carefully remove or appoint specialist to remove vermiculite insulation subject to testing for asbestos;
Empty and strip out water tanks, pipework etc.
Strip out existing hatches 2 no.; infill openings/ make good;
Form new structural openings in loft floor joists to take:
insulated loft hatch with integral ladder;
laylight see above for detail.

Subject to structural investigations:

supplement loft floor joists to accommodate 200mm wood fibre insulation to void, with
perforated hardboard overlay decking to maintain vapour permeability;
provide suitable deck to take replacement cold water storage tank/s.

NORTH ROOF
Original house
Reinstate or replace slipped or damaged slates;
Replace plastic roof vents with custom lead vents;
Repair cement flaunching and small areas of pointing like for like to chimney stack;
Install suitable terminations to chimney pots to stack 1 subject to further detail of fireplace proposals;
Lead box gutters, flashings etc. to be examined by conservation leadworker; repair/ replace only where essential with minimum disruption to formation boards;

SOUTH ROOF
South Wing
Strip existing safety handrail;
Reinstate or replace slipped or damaged slates;
Replace plastic roof vents with custom lead vents;
Strip lead sheet flat roof section and replace like for like; replace/ repair formation boards/ substructure as required where rotten; repair/ replace like for like access hatch;
Repointing/ repair to chimney stacks where required; review fixing of aerials, satellite dishes etc.; review flue terminations.
Allow for replacement of lightning conductor.
Lead box gutters, flashings etc. to be examined by conservation leadworker; repair/ replace only where essential with minimum disruption to formation boards;
Inspect outlets and hoppers to box gutters; allow for increasing size of outlets in conjunction with lead work.

Figure 28: Roof safety handrail; Figure 29: Existing rear slope of south roof, with roof vents.

4.8 Conservation and Heritage Impact: : the listed house

The appraisal of the history and heritage of the house within the Heritage Statement enables an assessment of the impact that the proposed works will have on its significance. In his Heritage Statement Neil Burton of the Architectural History Practice, concludes:

Overall, the proposed alterations are well-considered with due regard to historic character. They will have no adverse impact on the significance of the listed building and will allow a continuing beneficial residential use which will help to preserve the fabric of the building in good condition.

This conclusion is derived through a process of weighing up relative levels of impact caused by proposals, which can be described as positive, negative or neutral. Further detail analysis is provided here:

EXTERNAL PROPOSALS

Figure 30: Front Area glazed roof.

Front

The recovery of the north front area through the removal of the glazed roof, the insertion of basement sash windows and timber boarded doors to the storage vaults along with cast iron railings to match the original will have a positive impact. A positive impact will also arise from the replacement of windows to the side of the porch and alterations at porch roof level to enable the restoration of the cast iron balcony at first floor level.

The insertion of a flush conservation rooflight in the lower pitch of the mansard roof to serve the new bathroom will have a neutral impact, but the replacement of modern casement windows with sashes modelled on those visible in a historic photograph will have a positive impact.

The removal of the safety handrail at roof level will also have a positive impact.

Figure 31: Modern porch windows; Figure 32: Historic photo of 1980s basement works, and lost original sash window.

Figure 33: Front elevation casement windows to third floor, and roof safety handrail visible from street.

Side

The replacement of the rendered masonry sauna building with an outbuilding of modest scale and lightweight materials will have a positive impact;
The new side extension in conjunction with the demolition of the sauna building will also have a positive impact.

Rear

The new side extension will have a neutral impact on the heritage significance of the house; the extending of a render band across the rear of the South Wing will have a positive impact, improving the appearance of the large expanse of rough modern render which has historically supported an awning above the arch-headed doors. The new half glazed doors to the new kitchen/ dining room will replace a non-original fixed screen window without glazing bar detail; the introduction of glazing bar detail to match the flanking windows, and the reinstatement of the blinds will in combination have a positive impact despite the loss of fabric in dropping the cill level;

The extension of the terrace will have a neutral impact but the addition of cast iron safety railings to the recovered basement well may have a negative impact although the reinstatement of the well and insertion of sash windows a basement level on balance has a positive impact.

Figure 34: Visualisation of existing rear elevations.

Figure 35: Visualisation of proposed rear elevations.

At roof level, the modern casement windows are replaced with sashes modelled on those visible in the historic photograph below, and will have a positive impact; the insertion of flush conservation rooflights to the rear roof slopes will have a neutral impact as result of their size and detail. The removal of the clumsy safety handrail to the uppermost flat roof and the non-original bow bay, along with the removal of its insitu concrete coping, will have a positive impact that will mitigate any harm that arising from the alterations required to enable the use of the bow bay as a balcony.

Figure 36: Historic photo of rear elevation, circa 1950s, showing original sash windows to third floor dormers.

The raised parapet wall to the bow bay, which will be capped with natural stone copings in place of the existing concrete coping, means that the steel railing, set fully to the inside of the parapet, is barely visible from the ground. On

balance the addition of this handrail, and the removal of the safety handrail atop the coping will have a positive impact. Furthermore, the replacement of the inverted dormer casement window with half glazed doors to provide access to the terrace is also barely visible due to its location behind the projecting bay. The loss of historic roof fabric to achieve this arrangement does have a negative impact on the heritage significance of the original house, but the measures taken in the design of the doors, parapet and railing minimise the extent.

Figure 37: Visualisation of existing bay and safety handrail

Figure 38: Visualisation of proposed raised bay parapet

INTERNAL ALTERATIONS

Basement

The conversion of the two flats into a single dwelling has a positive impact since it goes some way to reinstate the historic scale and organisation of the house.

Other alterations at basement level overall have a positive impact: the revival of the service rooms to the rear is partly made possible through the insertion

of the new back stair and so the loss of the fabric at ground level of the late C19 closet wing is a worthy sacrifice. The opening up of fireplaces, and reinstatement of the front and rear rooms in the original house has a positive impact; the primary front room in the South Wing will need to continue to be subdivided, albeit in a new arrangement, to provide guest accommodation: this has a neutral impact given the existing condition.

Ground floor

The most positive impact of the works at ground level lies in the recovery of the planform of the original house, including the reinstatement of fireplace to the front reception room and re-running of mouldings to match the existing later C19 mouldings. The alterations to the stair flight from ground to first floor will have a positive impact in improving the consistency of the later C19 detailing and enable the opening of the original rear reception doorway.

Within the South Wing, the presence of the 1948 staircase cutting through the north east corner of the principal rear room means that the original planform could not be fully recovered by simply removing the corridor to the old closet wing WC, and so a 'best possible' approach is taken to achieve some balance to the new enlarged room; the introduction of C19 mouldings which were lost during the 1940s conversion works will have a positive impact. Whilst the loss of the C20 painted timber chimney piece to accommodate an Aga range and the creation of a new doorway in the right alcove may be considered to have a negative impact these minor alterations enable the room to become the focus of the family life of the house, with generous access to the garden.

Figure 40: C20 painted timber chimney piece; Figure 41: Existing Kitchen.

The subdivision of the existing front room within the South Wing is of neutral impact, since the existing kitchen is already created out of the subdivision of a much larger room: furthermore the reintroduction of shutters to the original front window will have a positive impact and new mouldings to match existing (all of which are lost here) will create a charming study.

First floor
Again, the recovery of the planform of the original house has the most positive impact, along with the opening up of the fireplace to the front room, removal of service boxings and reinstatement of window shutters etc. This positive impact outweighs any negative impact caused by the creation of connecting doors between front and rear rooms.

Second floor
At second floor the removal of the stair enclosure and addition of continuous handrail to the stair has a positive impact, with the wholesale replacement of the stair which dates from the 1940s, having a neutral impact at this level.

Third floor
The historical layout of the third floor accommodation is unclear although the small fireplace suggests that the south west room might have provided servants accommodation. Linings are modern plasterboard and joinery is not historic so the partial reorganisation at this level has a neutral impact since it neither disrupts a historic planform nor results in loss of historic fabric. The widening of the structural opening in what was for a couple of decades the external flank wall of the original house does result in the loss of significant fabric and so might be regarded as of negative impact, although the extent of that loss is minor.

Lofts and roofs
Improved access into the lofts and the insertion of a laylit rooflight causes minor disturbance to historic timbers and so could be deemed of negative impact as may the insertion of rooflights, albeit set out to minimise loss of fabric. Lead repair and replacement where required at roof level and some alterations to box gutter outlets will reduce the risk of harmful leaks and so will have positive impact.

The change of use, proposed extension and alterations will on balance have a positive impact on the heritage significance of the listed house.

4.9 Conservation and Heritage Impact: the conservation area

NPPF paragraph 193: "When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation." Conservation is further defined as: "The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance". In addition to those impacts on the listed building, by implication it is also important to consider the impact that the proposals will have on the special qualities and character of the conservation area and to assess whether they are preserved, if not enhanced.

The Highgate Conservation Area Appraisal and Management Strategy describes The Grove, under Sub Area 1: Highgate Village as follows: "The street reflects the desirability of Highgate at the end of the 17th century and was said to have contained the grandest houses in London. This sets the tone for its distinct character" and "that Nos 7, 7a & 8 (listed grade II) are thought to have been built originally as one house [although disputed by Neil Burton], in

London stock bricks with white-painted rusticated stucco at ground-floor level. Elegant wrought iron balconies adorn the pairs of windows at first-floor level".

It is the appearance of the front of no. 7 The Grove that contributes most significantly to the quality and character of the conservation area, the proposed alterations to which are as follows:

Removal of UPVC patent glazing to north front area and reinstatement of original sash windows at basement level;
Replacement of Porch fixed casement windows with modern cast glass with traditional sash windows with clear glass;
Alterations to parapet to Porch to detach roof finishes from cast iron balconies and enable their repair;
Replacement of inverted dormer casement windows with traditional sash windows to match those visible in historic photograph;
Removal of tubular safety handrail from roof level;
Removal of visible cables;
Insertion of flush conservation rooflight to front roof slope;

Given that the rooflight will only be visible from some distance away from the house, since it is set low in the roof-slope and behind a high parapet wall, on balance the proposed alterations are very positive and will enhance the quality and character of the conservation area.

5 SUSTAINABILITY

5.1 Fabric

Where possible upgrading of thermal elements within any existing building are encouraged to reduce heating load and so carbon emissions. However, the grade II listing of the house precludes any alterations to the existing fabric where such work would cause harm to the special interest of the asset. In this case it will not be possible to upgrade walls where historic cornices, or significant joinery exists or where such work would harm the planform. As noted above and where indicated on drawings, it is proposed to provide internal wood fibre insulation for lime plaster finish in locations where harm to significance is deemed to be neutral.

The existing pitched roofs will be insulated with similar wood fibre products at rafter and ceiling level depending on the use of the loft spaces

At basement level insulated limecrete floor slabs will be laid in the rear areas not already subject to modern concrete slabs.

Suspended floors will be provided with thermal as well as acoustic insulation so that heat is not lost from areas demanding higher levels of heat to those only requiring low levels.

The fabric of the new extension will exceed the requirements of the building regs.

Existing sash windows are in reasonable condition and will be repaired and staff beads replaced with proprietary staff beads with integral draft brushes, if this is deemed to improve thermal performance. Storm slim secondary glazing is proposed to be installed to windows noted above and internal shutters are going to be repaired or installed where missing, to provide additional thermal benefit.

New windows and glazed doors will be traditionally detailed, but with putty-fixed 12mm thick Slimlite double glazed units to provide enhanced thermal performance.

5.2 Heating and hot water

A new heating and hot water installation is to be installed, to include high efficiency boilers and insulated hot water storage which will contribute significantly to a reduction in fuel consumption. Heating will be controlled over four separate zones, will be remotely operable and involve the latest intelligent technology to minimise waste.
The applicant has appointed a specialist to advise on heat loads, moisture risk and insulation recommendations. Subject to further detailed information concerning thermal improvements heat pumps may also be considered as a low temperature heat source to supplement a high temperature gas boiler. A further planning application and listed building consent will be submitted if required.

5.3 Electrical installation

It is considered that any solar installation at roof level will cause harm to the building's heritage significance and so has not been considered.

The age and quality of the house does not offer itself to complex LED lighting solutions; installations will be simple and traditional, and where there is no conflict with the character of the dwelling, light fittings will be low energy. Electrical heating to bathrooms will be controlled on thermostatic programmers with intelligent capabilities.

5.4 Water

The capacity/ demand of sanitary fittings will comply with current building regulations for alterations to existing dwellings.

5.5 Quality and workmanship

The quality and status of the original build and quality of some of the subsequent C19 alterations has resulted in a high value property. This allows the owner to invest in appropriately high quality services from consultants and contractors, to carry out alterations, repairs and ongoing maintenance that will enable their own long term enjoyment but also the continued survival of this interesting house.

6 SUMMARY

No. 7 The Grove has had a complex and intriguing history since its original build in the 1830s. Numerous occupants and ambitious building projects have caused increasing harm to the historic fabric. Little work has been carried out to the house after the 1980s, since when the house fell out of the family use that it had been originally designed to accommodate.

It has here been shown that through careful consideration of the conservation imperatives in this substantial C19 property it is possible to satisfy the needs of a busy family today, without unreasonable conflict with planning policies.