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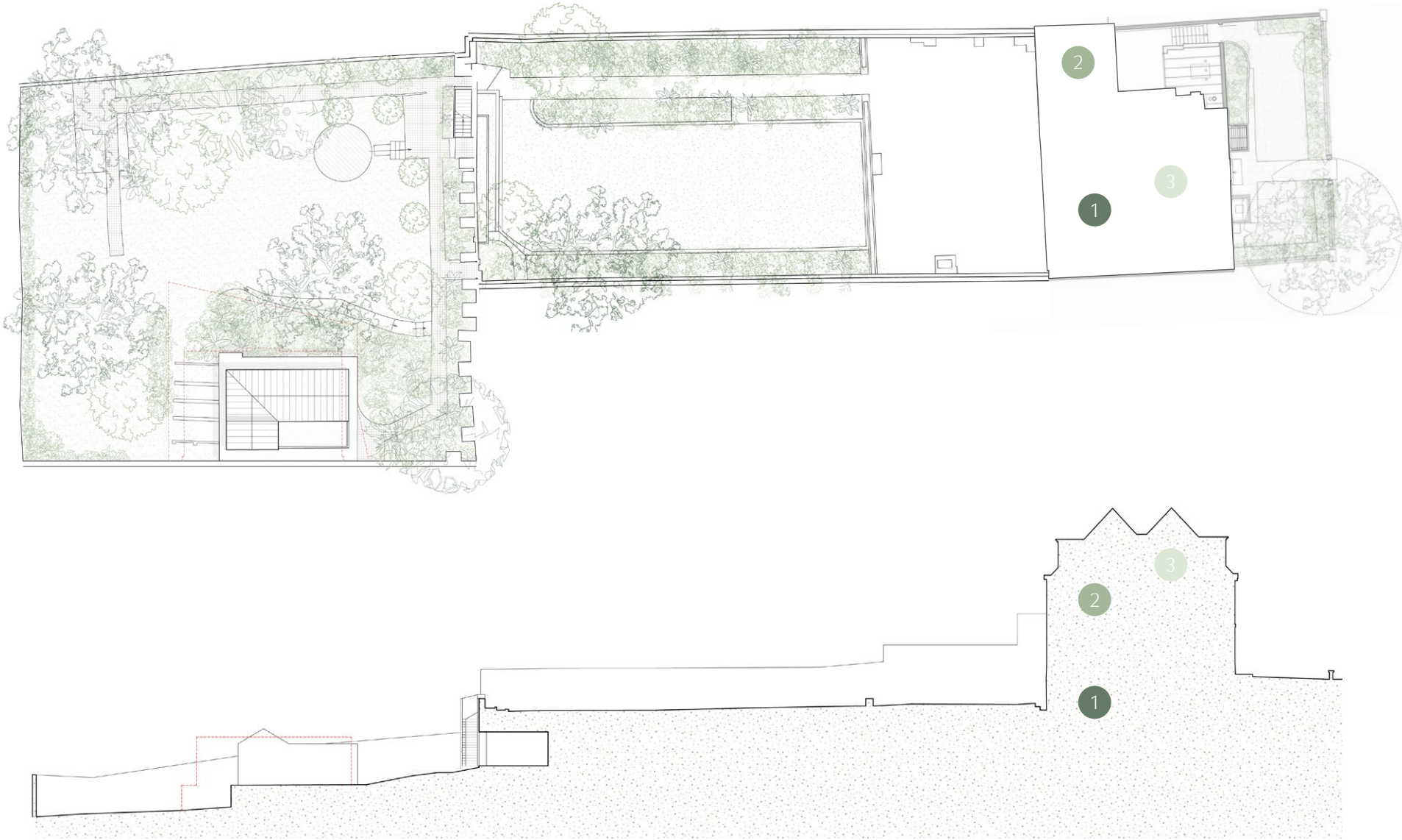
This Design and Access Statement has been prepared by SODA Studio as part of the Planning and Listed Building Consent Application for No.4 The Grove, London. The new owner wishes to carry out a series of sensitive alterations to the property to ensure that it serves their long term family needs, yet respects the unique, historic character of the four storey house. This document outlines the proposed sensitive alterations and context of the project.

This document should be read in conjunction with the following documents:

- Planning & Listed Building Consent Covering Letter
- Heritage Statement
- Architectural Drawings

Summary of proposals as follows:

- 1
- Minor alterations to the lower ground floor layout and improving connections to the rear garden
- 2
- Alterations to the first floor master bathroom & guest ensuite
- 3
- Alterations to the second floor ensuite bathroom



Project Design Team

- SODA

Architect
- Gerald Eve

Planning Consultant
- Jon Lowe Heritage

Heritage Consultant

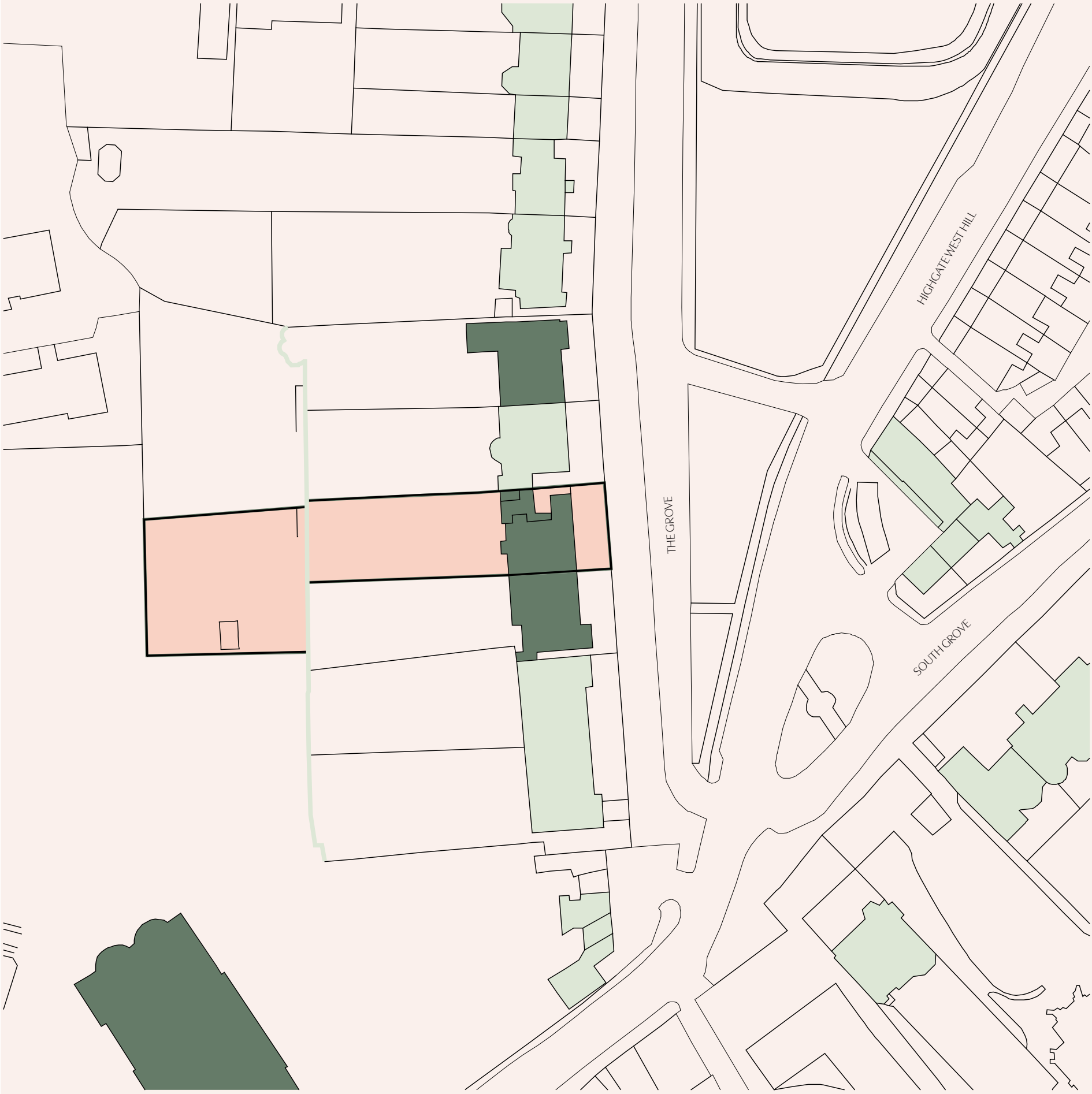
INTRODUCTION

PROPOSED SITE

The site is located in the Highgate Conservation Area within the Borough of Camden. No.4 is positioned on the west side of The Grove, between Highgate West Hill and Fitzroy Park with views across Hampstead Heath. The four storey property is one of six Restoration houses built in Highgate in 1688, the proposed site sits within the grounds of the former manor, Dorchester House, built in 1600 and contains a portion of the manor's vaulted boundary wall.



- KEY
- SITE
 - CONSERVATION AREA (entire area shown)
 - GRADE II LISTED BUILDINGS
 - GRADE II* LISTED BUILDINGS



SODA are a multi-award winning studio and an appointed Conservation & Heritage company within the LHC Framework for Southwark Council. SODA have completed numerous projects on historic buildings throughout London including:

- Soho House, 76 Dean Street - Restoration and refurbishment of a Grade II* listed townhouse after it was gutted by fire in 2009.
- Kettner's Townhouse, 40 Greek Street - Restoration and refurbishment of a block of 15 Georgian townhouses, including 11 listed buildings.
- 30 Heath Drive - Restoration and refurbishment of a detached family home, within the Redington and Frognal Conservation Area, originally designed by Arts & Crafts architect C.H.B. Quennell.
- Green Rooms, 13-27 Station Road - Restoration and refurbishment of a prominent Art Deco building in north London into the UK's first social enterprise hotel.
- 21-23 Meard St - Remodelling and restoration of two adjacent townhouses within the Soho Conservation Area.
- 5 Wimpole St - Restoration of a Grade II listed townhouse and mews house within the Harley Street Conservation Area.
- Liberty House, 222 Regent Street - Internal refurbishment of a Grade II listed building on a prominent corner of Regent Street.
- Brock House, Langham Street - Refurbishment of a building of historical importance within the Harley Street Conservation Area.
- Thomas House, 84 Eccleston Square - Refurbishment of a commercial building within the Pimlico Conservation Area, adjacent to, the regency period, Eccleston Square designed by Thomas Cubitt.



PLANNING HISTORY

The property has undergone a series of granted alterations since 1988, as listed below: (landscaping decisions not included)
Further details regarding the house’s planning history are provided within the accompanying cover letter prepared by Gerald Eve.

20th October 2017, 2017/5900/L: Replacement of greenhouse in the rear garden.

20th October 2017, 2017/5683/P : Replacement of greenhouse in the rear garden.

3rd May 2016, 2016/2468/P: External alterations including replacement of two casement windows at lower ground level to rear with French doors and access stairs from lower ground to garden level, replacement of rear casement window with sash window and repair works to grade II* listed house.

18th April 2016, 2016/1393/L: Various internal alterations throughout including two new chimney pieces in the basement and reinstatement of garden access stairs, at upper ground floor three new hearths, at first floor two new hearths, two new chimney pieces, a new door and surround, and reinstate an historic door, at second floor two new chimney pieces and hearths, repairs in the loft, new partition walls and acoustic insulation throughout. Externally, replacement of two casement windows at lower ground level to rear with French doors and access stairs from lower ground to garden level, replacement of rear casement window with sash window and repair works to grade II* listed house.

7th December 2015, 2015/6817/L: Replacement of existing single rear dormer with two smaller dormers with double hung sliding sash windows, works of repair repointing and making good to all external elevations, internal works comprising removal of arched kitchen openings at lower ground floor level,, reinstatement of doorway from landing to living room at ground floor level, formation of new internal door opening and installation of new bathroom to first floor level, reinstatement of connecting internal door and demolition of non-original partition walls at second floor level and various other works of repair refurbishment and making good to all floors.

4th December 2015, 2015/6771/P: Replacement of existing single rear dormer with two smaller dormers with double hung sliding sash windows.

7th January 1999, LE9800685R1: The partition demolition of the basement partition wall and enlargement of one basement window to match the existing.

22nd September 1998, LE9800685: Alterations to windows at basement level including part demolition of internal basement wall.



Please refer to the Heritage Statement prepared by Jon Lowe Heritage.



‘Plate 60: No. 4, The Grove’, in Survey of London: Volume 17, the Parish of St Pancras Part 1: the Village of Highgate, ed. Percy Lovell and William McB. Marcham (London, 1936), p. 60. British History Online <http://www.british-history.ac.uk/survey-london/vol17/pt1/plate-60> [accessed 28 July 2022].

LOWER GROUND FLOOR ALTERATIONS

EXISTING CONDITION

LOWER GROUND FLOOR PLAN

The lower ground floor is in a good general condition, with access and views towards to the rear garden and Hampstead Heath.

However the following can be noted:

The historic four room layout creates small rooms for individual uses, however it is not as well suited to a modern families needs of a more open-plan living arrangement.

The existing door between the current play room and living room appears to have been poorly altered, with permanent damage to the bottom rail.

Window cills dropped following the works consented in 2016 to the lower ground floor facade.



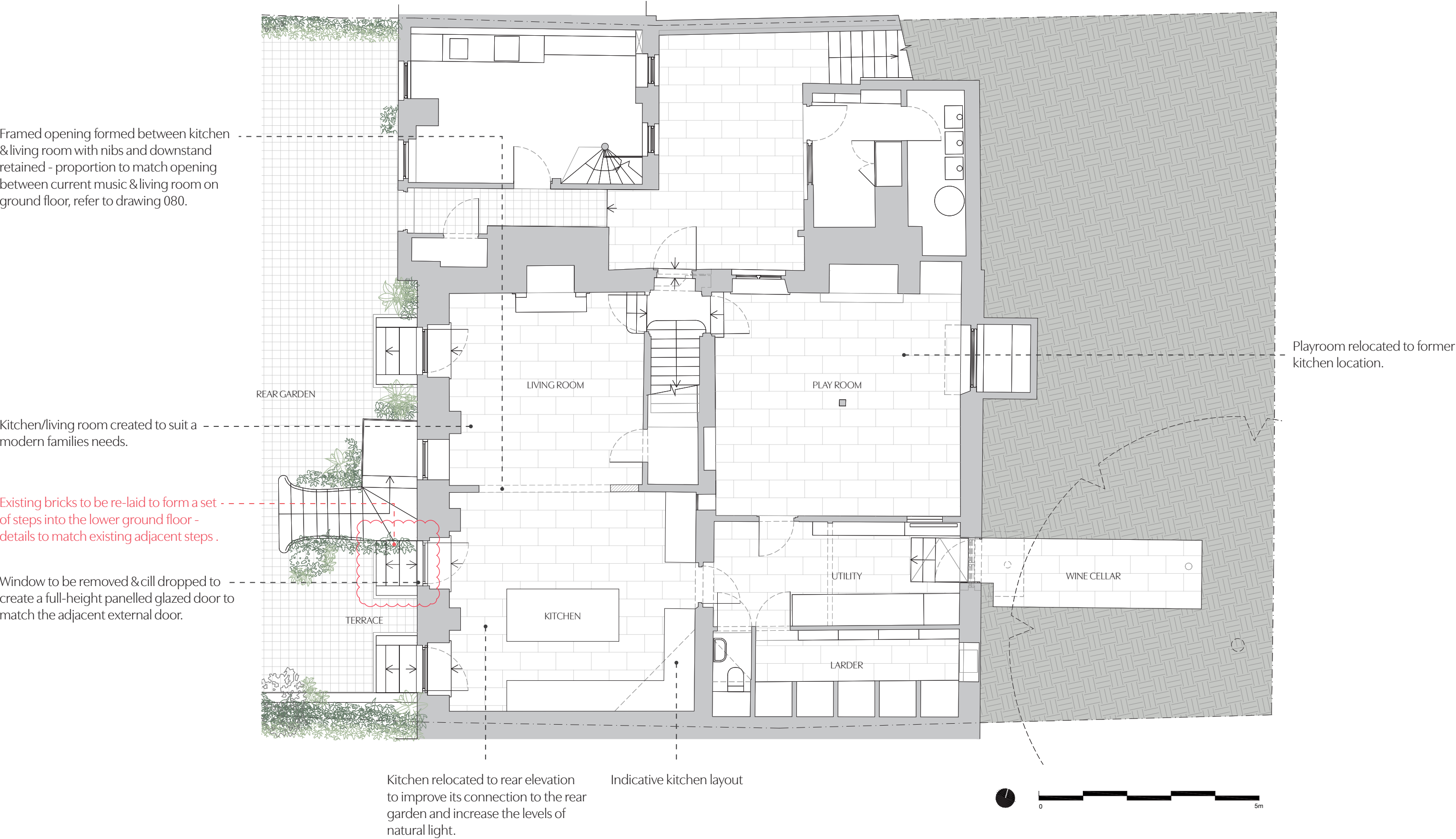
Existing photos, refer to p.12

Current kitchen has low levels of natural light and is disconnected from the living spaces on the lower ground floor.

EXISTING CONDITION
LOWER GROUND FLOOR

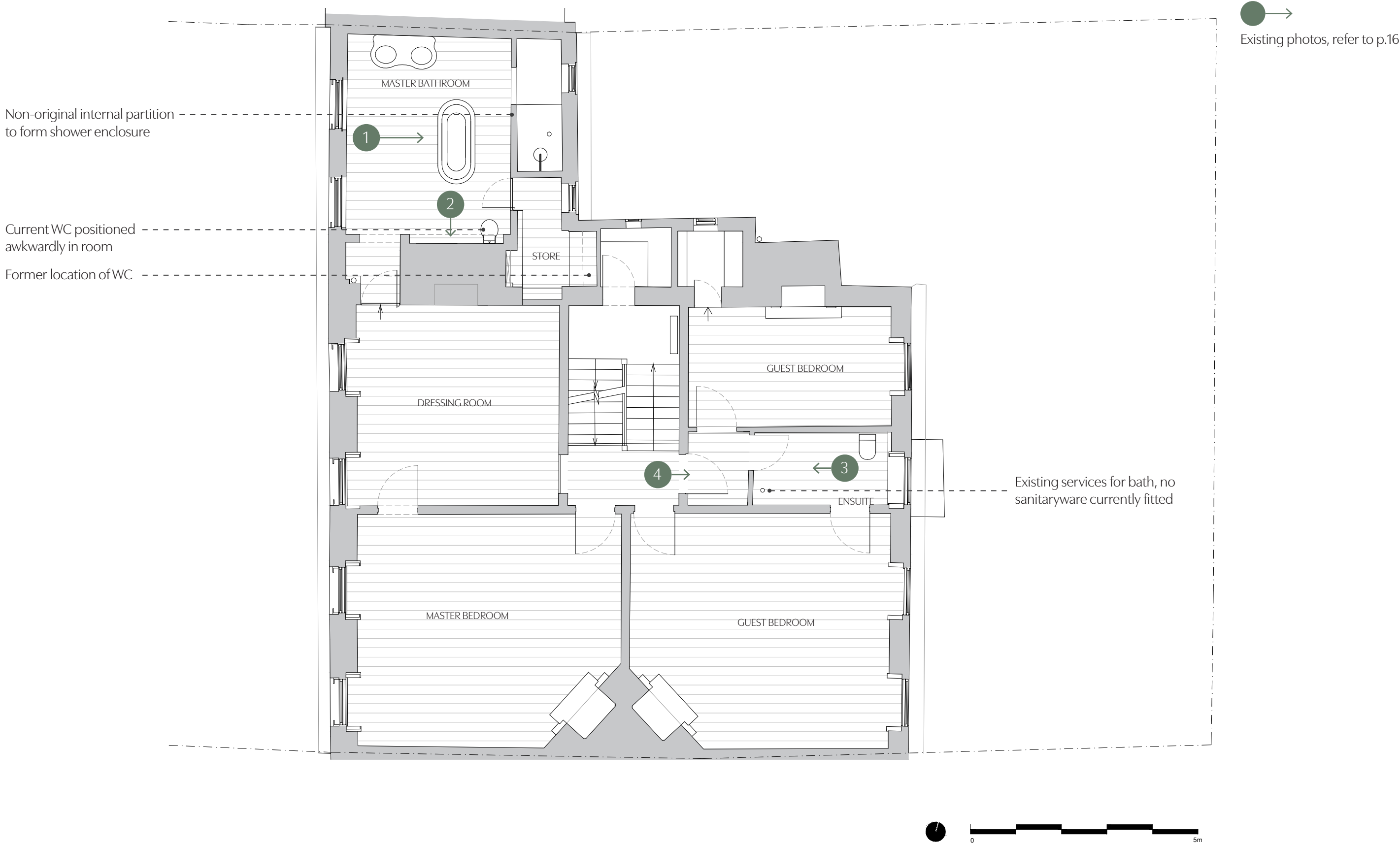


PROPOSED ALTERATIONS
PROPOSED BASEMENT PLAN



FIRST FLOOR ALTERATIONS

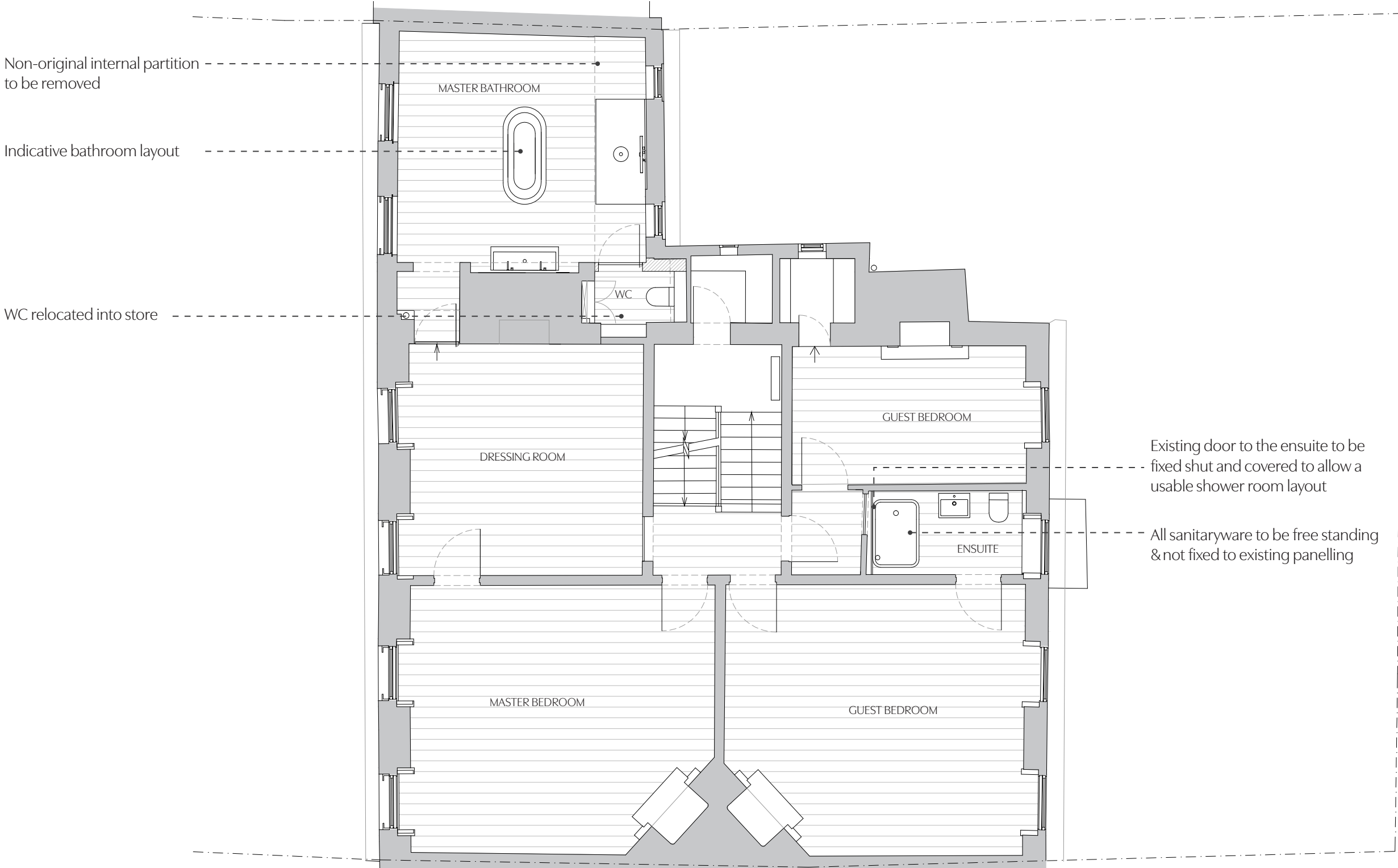
EXISTING CONDITION
EXISTING FIRST FLOOR PLAN



EXISTING CONDITION
FIRST FLOOR

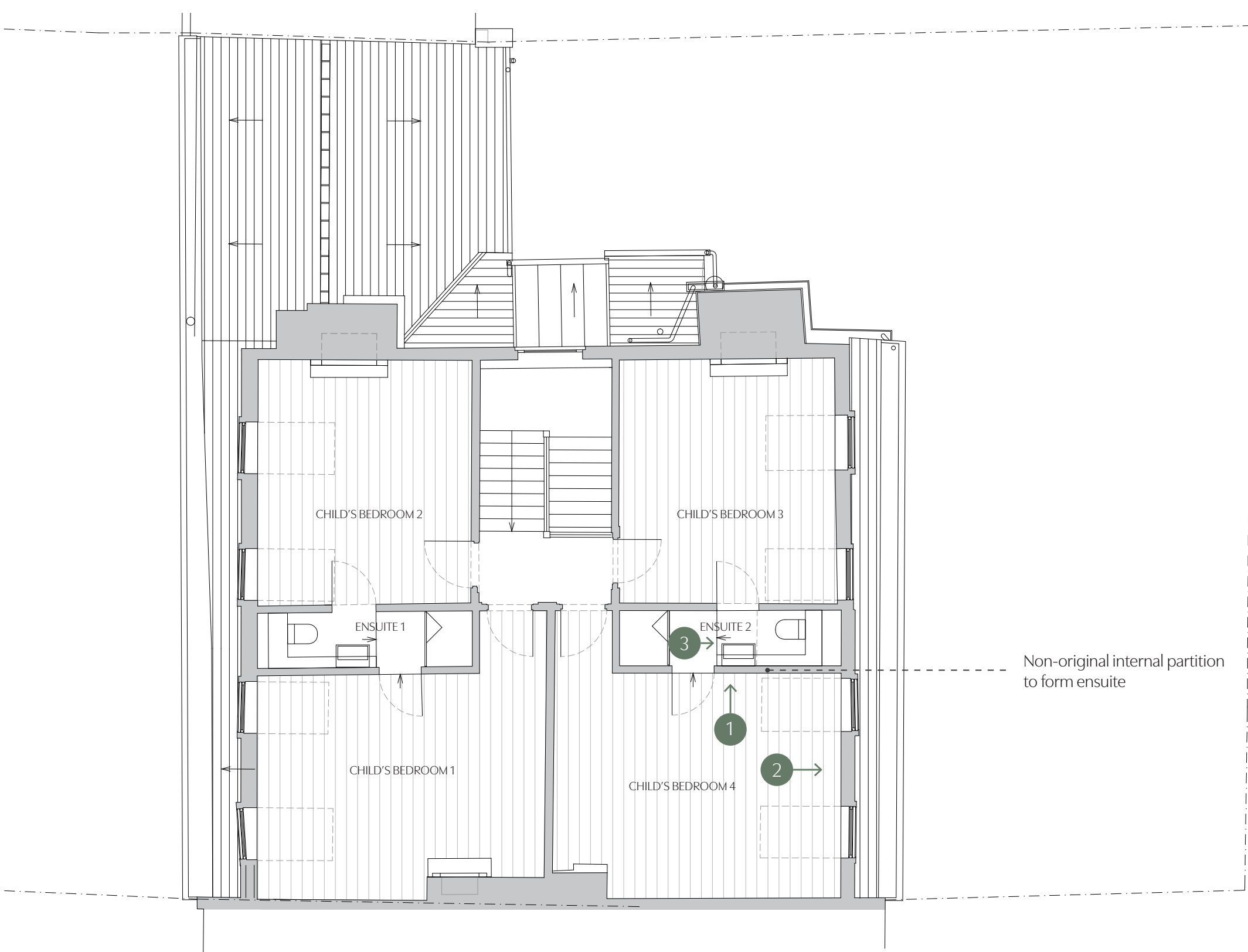


PROPOSED ALTERATIONS
PROPOSED FIRST FLOOR PLAN



SECOND FLOOR ALTERATIONS

EXISTING CONDITION
EXISTING SECOND FLOOR PLAN



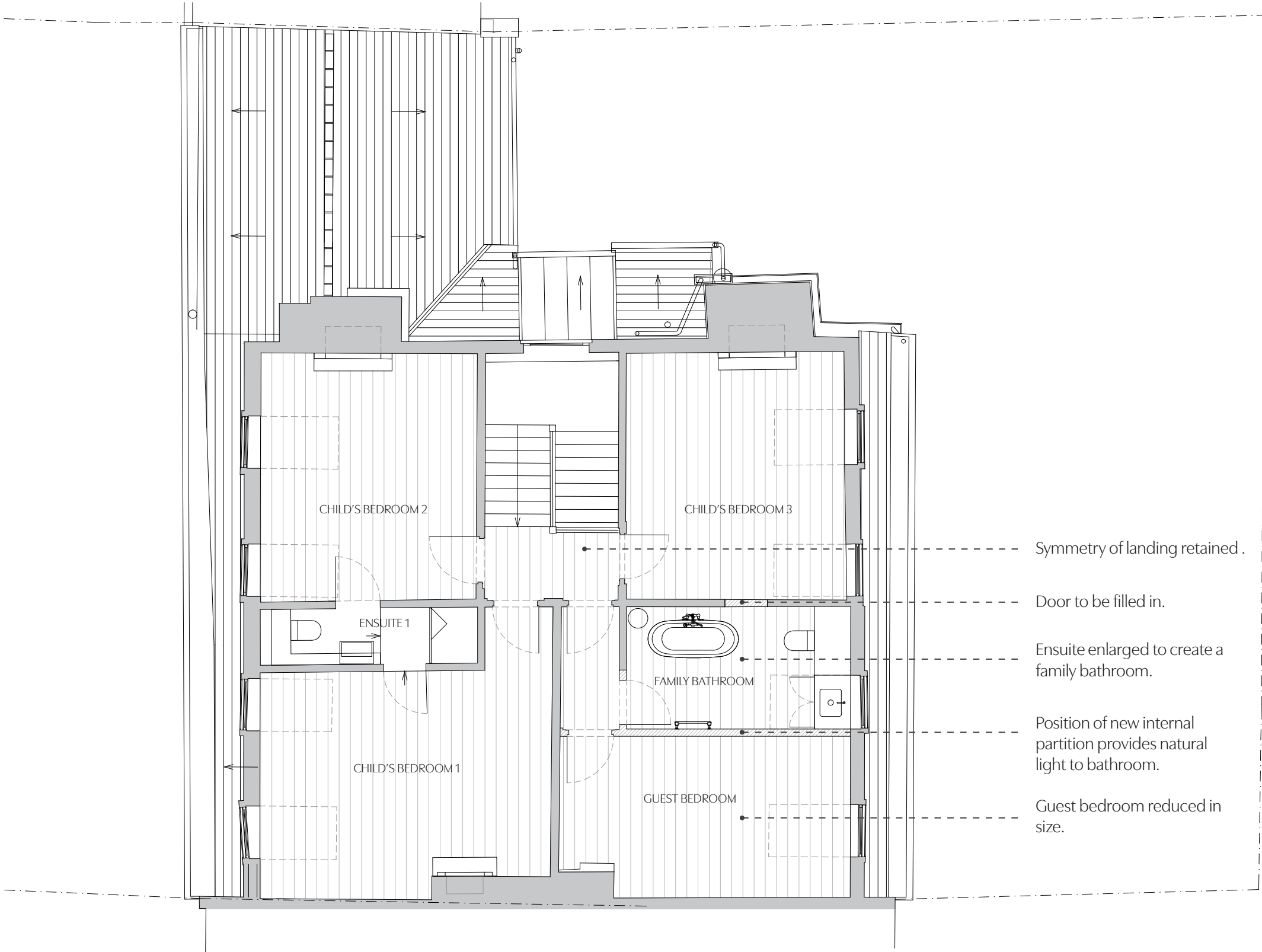
Existing photos, refer to p.20



EXISTING CONDITION
SECOND FLOOR



PROPOSED ALTERATIONS
PROPOSED SECOND FLOOR PLAN



END