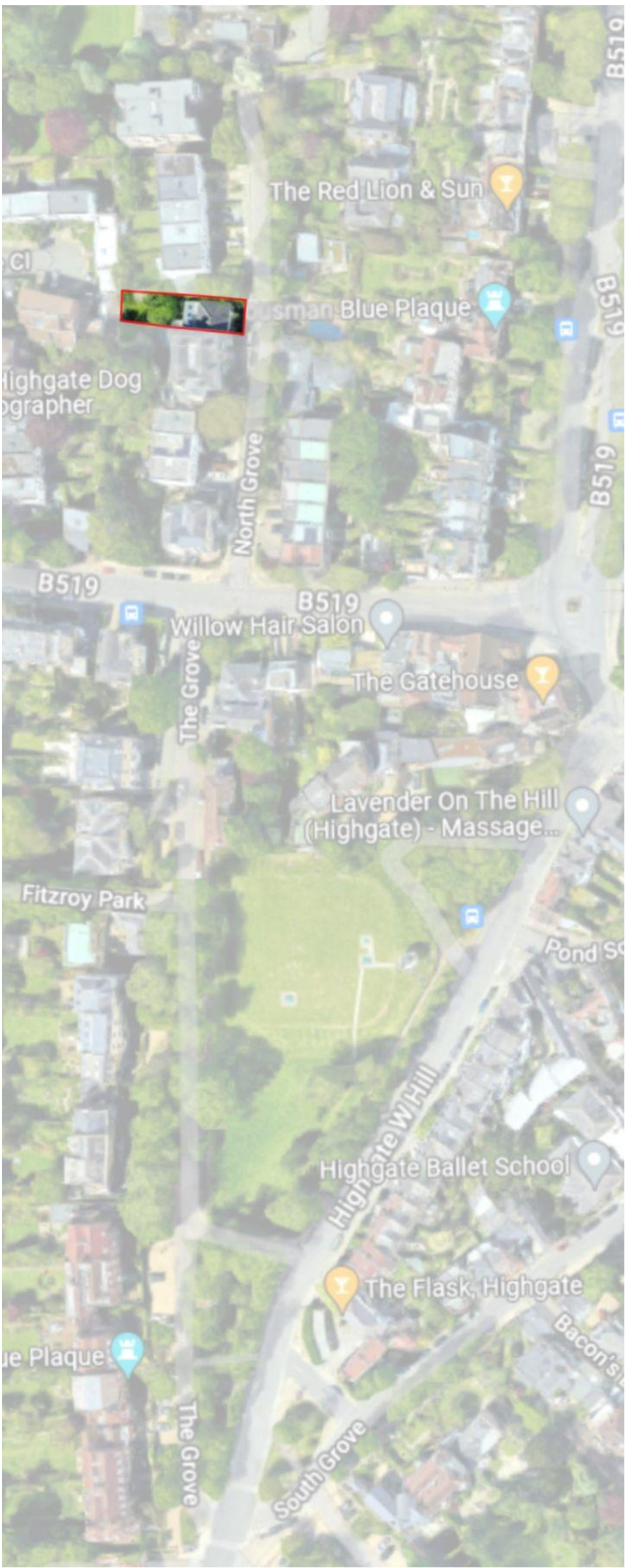




Highgate 1869 - 1880



Highgate 2022

19 North Grove, Highgate London N6 4SH
Alterations to Rear Facade for Patio Doors

Context and Local Character

From its humble origins as a mediaeval hermitage, Highgate grew to become the largest centre in Hornsey & St Pancras, valued for its air, scenery and well-lit streets. In the 1680s, William Blake started building a series of villas on the Grove to raise money for an orphanage. Development continued up the hill, extending across Hampstead Lane to form the first three villas of North Grove (see front cover maps). By 1913, the number doubled to six houses with extensive gardens (see adjacent historical map overlays).

19 North Grove (outlined red) is not part of the original six villas on the west side, but built or extended over part of the villa grounds, with its building footprint still absent in 1913 but clearly established by 1939. The east side of the road used to provide rear service access to properties along North Road. As a result of backland and post-war development, both sides have an interesting collection of many periods and styles.

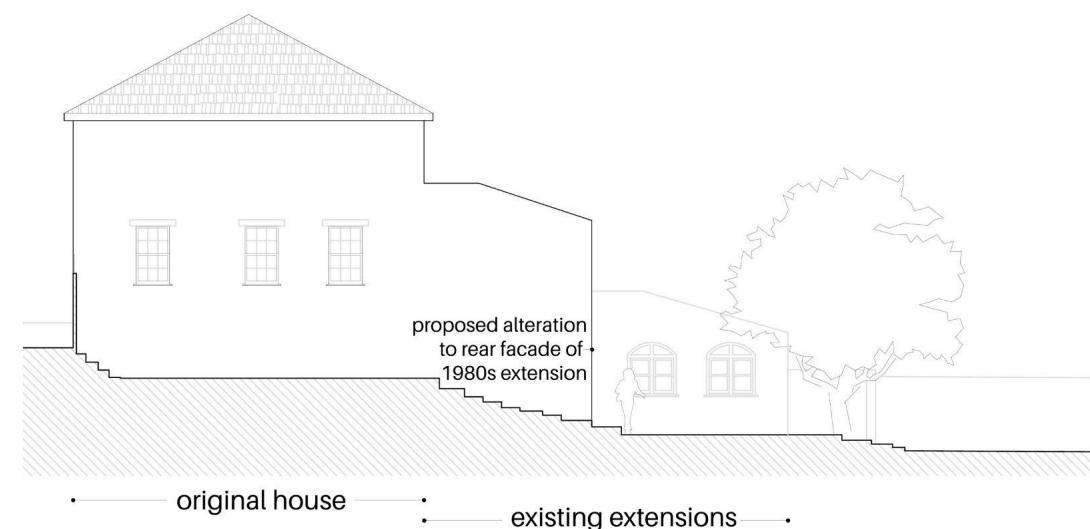
The quiet nature of this cul-de-sac, the interest formed by the variety of architectural styles and the presence of tall trees, all positively contribute to the character of its streetscene.

*Highgate Conservation Area
- Character Appraisal and Management Plan, Dec 2013*

Original House

No. 19 is in the Highgate Conservation Area, but not listed or under any Article 4 direction. The semi-detached house is set back from North Grove, with a forecourt and neo-Georgian influences including a 3 bay stucco front facade and multi-pane sash windows aligned vertically, taller on the ground floor and shorter above.

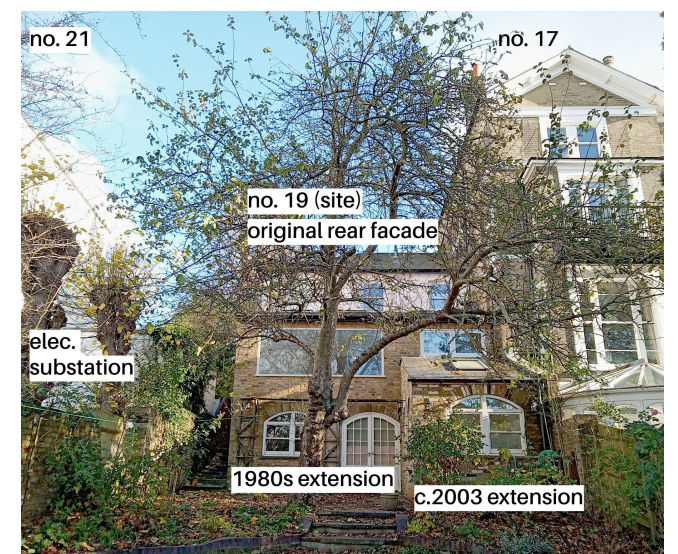
The rear elevation is not visible from the public realm due to the sloping site and higher surrounding buildings (see side view and site photos below), but the 3-bay arrangement is also applied albeit in a more relaxed manner. Instead of mimicking multi-pane windows of the Georgian era, the first-floor rear windows (built circa 1920s - 30s) adopted single large panes for the upper and lower sashes. Similarly on the ground floor, records show the rear terrace has a door in 1984 formed out of three full-height glazed sections.



Side View (extract from drawing 0-002) showing existing rear extensions stepping down and not visible from North Grove



Historical Map Overlays with no. 19 North Grove (site) outlined in red over Ordnance Surveys 1869 (left), 1919 (middle) and 1939 (right)



Site Photographs (Nov 2022) showing front elevation along North Grove (lower left) and rear elevation on sloping site (lower right), with original facades in pale pink stucco and rear extensions in London stock brick

Recent Extensions

The 1980s extension at no. 19 significantly improved access by replacing the rear terrace and outdoor stairs with an internal staircase linking the ground and lower ground floors (approval ref: OLD/1984/0952). Subsequently in 2003, a study room was approved and added to the rear lower ground floor (ref: HGY/2003/0252).

Extensions and conservatories have also been built at neighbouring residences (see rear elevation, right), most notably the four full-height glazed doors at no. 13 rear extension (approval ref: HGY/2011/1149).

Proposed Alteration for Rear Bifold Doors

As shown in photos and drawings submitted, the existing extensions at no. 19 are subordinate to the original/ main house, stepping down as a series following the fall of the land. At the lower ground level, the windows and doors are carefully positioned for garden views only, and are not visible from North Grove or Highgate Close. Any change to the rear lower ground facade therefore does not affect the original house, principal elevation on North Grove or any public view.

Due to the terrain, site orientation and surrounding building heights, the existing window and doors marked A and B provide limited daylight to the lower ground floor. Given they are not part of the original house, the owners of no. 19 would like to replace the 1980s fittings with bifold doors for more daylight and easier patio access.

The proposal is to merge the openings by removing the brick pier between A and B, and lowering Window A cill to match the existing door threshold. The brick arches above A and B will be replaced by a lintel faced externally with brick, similar to those for the rear windows above.

The resultant opening (outlined pink below) will allow more daylight into the lower ground interior, without any change to the original house, overall volume or building form. Careful consideration is also given to the composition of the rear facade:

- The proposed door edge aligns with the window edge directly above;
- Timber frames are proposed for the bifold doors, similar to existing timber window frames on the rear lower ground floor;
- With the bifold doors divided into three glazed sections, the scale of the overall opening is visually reduced, whilst maintaining flexibility of use and access; and
- The full-height glazing does not dominate the three-storey rear facade of no. 19, and is of a modest scale compared to the four-storey block and full-height doors approved and built at the other end (no. 13 rear extension).

Access and other amenity

The site is rated Good (PTAL: 2) for public transport, within 8 to 12 mins' walk to nearby bus stops (4 bus routes) and closest London Underground station.

The proposed alteration does not change the existing front door access, or internal stairs to other floors. Given the site terrain, the existing drop of 150 mm to the patio (from lower ground internal floor) is retained to reduce localised flash flood risk.

There is no change to the extent of the rear patio and lawn garden (private outdoor space) and other amenity such as refuse/ recycling bin storage and collection for the site and neighbours.



Existing Rear Elevation (extract) showing existing extensions and conservatory from no. 13 to the site at no. 19 (boundaries outlined red)



Proposed Rear Elevation (extract) showing proposed doors at no. 19 (outlined pink), relative to the block and glazed doors at no. 13