

1 Rothwell Street

Design and Access Statement

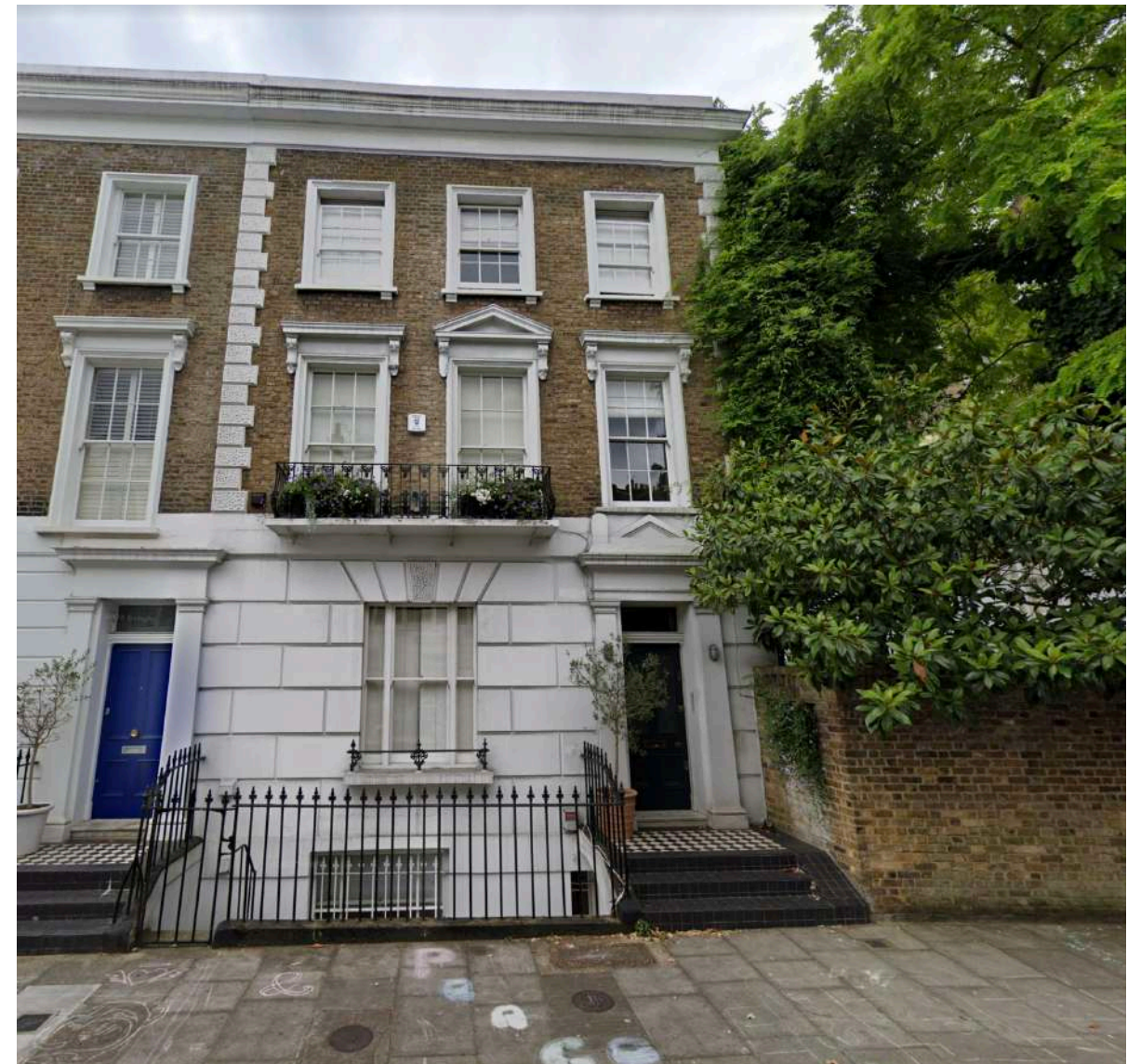
Agent: Miltiadou Cook Mitzman Architects LLP

Site: 1 Rothwell Street, NW1 8YH

Proposal: Listed Building Consent for Internal alterations and closet wing extension.

Date of issue August 2023

Revised P2 - 19 September 2023 (Amendment to description of proposed lower ground floor design on Page 4)



Contents

| | |
|-----|-----------------|
| 1.0 | Introduction |
| 2.0 | Existing |
| 3.0 | Proposed Design |
| 4.0 | Access |
| 5.0 | Conclusion |

1.0 Introduction

This statement is to support the application for Listed Building Consent, for the restoration and proposed building works at 1 Rothwell Street. The proposed scheme involves the following:

- A two-storey closet wing extension in line with the pattern of development at Rothwell Street.
- Modest remodelling of the internal spaces
- Proposed internal renovation including re-instatement of historic features

This document is to be read in conjunction with the following drawings and reports that have been submitted as part of the application:

Reports:

- 394 1 Rothwell Street - Heritage Statement - FL12335
- 394 1 Rothwell Street - Pre-Application Response - 2023/2650/PRE

Drawings:

- 394-DWG-000-OS Map_P1
- 394-DWG-1001-Site Plan_P1

- 394-DWG-1002-Lower Ground Floor Plan_P1
- 394-DWG-1003-Ground Floor Plan_P1
- 394-DWG-1004-First Floor Plan_P1
- 394-DWG-1005-Second Floor Plan_P1
- 394-DWG-1007-Roof Plan_P1

- 394-DWG-1010-Section AA_P1

- 394-DWG-1020-Street Elevation_P1
- 394-DWG-1021-Front Elevation_P1
- 394-DWG-1024-Rear Elevation - Cut Through Extension_P1
- 394-DWG-1025-Rear Elevation_P1
- 394-DWG-1026-Side Elevation_P1

- 394-DWG-1030-Detail - Standard Sash Window_P1

Listing:

Heritage Category: Listed Grade: II
List Entry Number: 1130400
Date first listed: 14-May-1974
Date of most recent amendment: 11-Jan-1999
List Entry Name: NUMBERS 1-7 AND ATTACHED RAILINGS

ROTHWELL STREET (South side), Nos.1-7 (Consecutive) and attached railings and 8-15 (Consecutive), GV II:

“Terraces of 7 houses. c1862. For the Marquess de Rothwell. Yellow stock brick with rusticated stucco ground floors; No.1 with rusticated stucco quoins. 3 storeys and basements. 2 windows each except No.1 with 3. Nos 1, 4 & 5 slightly projecting. Stucco doorcases with pilasters carrying entablature; doorways with pilaster-jambs carrying cornice-heads, fanlights and panelled doors. Tripartite sashes to ground floor. Upper floors with architraved sashes; 1st floors with console bracketed cornices, Nos 4 & 5 with pediments, No.8 with cast-iron balcony and No.1, central window with pediment and cast- iron balcony continuing to left hand window. Stucco cornice and blocking course, Nos 6 and 7 retaining console brackets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas”

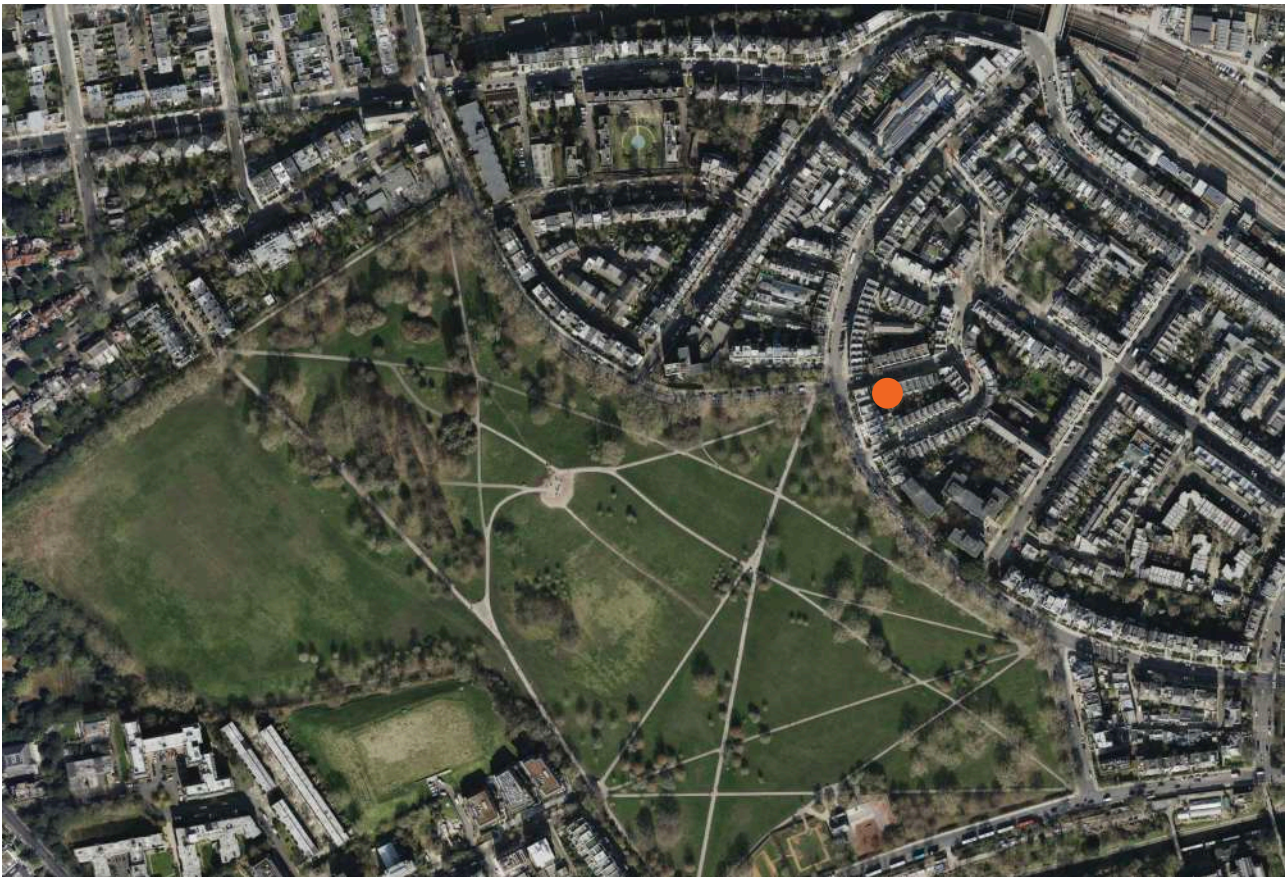


Figure 1: Aerial Image of Primrose Hill

Location and Context:

The property is located in the London Borough of Camden, within The Primrose Hill Conservation Area. The property is situated at the end of a terrace of houses located on the south side of Rothwell Street where it meets Regent’s Park Road. The terrace was constructed ca. 1862 and was first given Grade II listing on the 14th of May 1974.

As the property is at the end of a terrace, the house neighbours with No. 2 Rothwell Street only. The garden of the property neighbours with No. 2 Rothwell Street, No. 1 Chalcot Crescent, No. 12 Regent’s Park Road, No. 14 Regent’s Park Road. It is worth noting that overlooking between gardens is virtually impossible due to the mature nature of trees and shrubs at the back of the gardens.

For a detailed description about the area and its historic development, please refer to the Heritage Statement: 394 - 1 Rothwell Street - Heritage Statement - FL12335

Relevant Planning History:

2008/3391/P - Balcony Application

Replacement of existing door at basement level to the rear with enlarged door and replacement of existing timber balcony at ground floor level to rear with a balcony with glass balustrade and metal grille floor, to existing dwelling house

2023/2650/PRE - Pre-Application for Internal Alterations and Closet Wing Extension

2.0 Existing

1 Rothwell Street is an end of terrace house arranged over 4 storeys, including the basement storey. The terrace is Victorian and is Grade II listed. The property is a three-bay wide building, set behind solid brickwork with rusticated stucco quoins and rusticated stucco ground floor.

The house features a light well to the front with 3 external vaults and a rear garden which faces south. The ground floor has a glass balcony which was approved planning permission in 2008, which overlooks the garden as well as a cast-iron guarded balcony at first floor level which overlooks Rothwell Street.

Internally the property has been subjected to a number of unrecorded alterations including removal of internal walls, alteration of original staircases, removal of historic features such as fireplaces, skirting and doors and introduction of modern lighting in the form of downlight. Original windows have also been replaced with double glazed sash windows in places.

For a full description of the existing property, please see section titles *Morphological Plans* in the Heritage Statement: 394 - 1 Rothwell Street - Heritage Statement - FL12335



Figure 2: Aerial Image of Rothwell Street

3.0 Proposed Design

The main proposal seeks permission for a two-storey closet wing extension to suit the pattern of development at Rothwell Street and more widely the terraces of the immediate context, including Chalcot Crescent and Sharpleshall Street alike.

Internally, the proposed scheme involves a modest remodelling of the internal spaces, mostly maintaining the historic subdivision and proportion of spaces.

Additionally, the proposal seeks to reinstate a number of historic features which have been eroded over time, including; fireplaces, pendant lighting in lieu of downlight, ceiling roses, missing corning, missing skirting and more sympathetic sash windows.

Further details of the proposed building works are outlined below:

Lower Ground Floor:

- Non-original floor to be removed. Original level to be exposed and re-instated. (Figure 3)
- Non-original downlight to be removed. Replaced with pendants and ceiling roses.
- Removed partitions to be reintroduced between stairs and utility room and the front and back rooms. (PRO-LGF-16) (PRO-LGF-03)
- Family Bathroom to be introduced between the front and rear room. (PRO-LGF-08)
- Glass door to be replaced with suitable sash window to match existing (PRO-LGF-09). Please note that the pre application feedback from Rose Todd has been taken into account and the sash window has been made smaller in order for it to be set off the extension wall. The previous design showed the window in line with the extension wall.
- Opening to be formed where historic opening would have been (PRO-LGF-06)
- Proposed closet wing extension to the rear as per drawings and above description (PRO-LGF-13).
- Metal stairs from garden level to Ground Floor level to be introduced. The stairs are for access between Ground Floor and garden.
- The level of the front light well is also to be lowered to its original level. In its current state its clear that it has been built up on top of the original level, resulting in the first step of the stairs to the street being much shorter than the rest. See (Figure 4) showing the buildup within the manhole. The reason for returning it to the original level is to improve the weatherproofing between the light well, the access door and the vaults which occasionally flood currently due to lack of threshold.
 - The floor finish of the light well will be yorkstone.
- All vaults to be lined in specialist waterproofing. The proposed method of waterproofing is a DELTA membrane system (or equivalent membrane system) which offers a sympathetic application to the historic fabric. The DELTA membrane system offers an 'air gap' technology which is favoured by English Heritage. The Society for Protection of Ancient Buildings (SPAB) and local authority conservation officers. "The Delta Membrane System itself doesn't need any aggressive preparation therefore it will not create damage to historical or heritage structures. The Delta Membrane System is a reversible system, which can easily be removed at any time, retaining the structure underneath intact". See below (Figure 5).

Ground Floor:

- Non-original lighting to be removed and pendant lighting to be reinstated throughout.
- Closet wing extension to replace non-original glass balcony. The current balcony is stylistically in congress with the historic building. See below (Figure 6 & 7). The proposed closet wing is a sympathetic extension that follows the pattern of development of the street and is better suited to the historic building than the current balcony. See section 3.1 for further details on the closet wing



Figure 3: Lower Ground to Ground Staircase. First step is considerably shorter than subsequent steps suggesting that the level of the Lower Ground Floor is currently too high compared to original.



Figure 4: Lightwell to Street Staircase. The first step is also shorter than subsequent steps here. The buildup on top of the original floor can also be appreciated from inside the manhole.

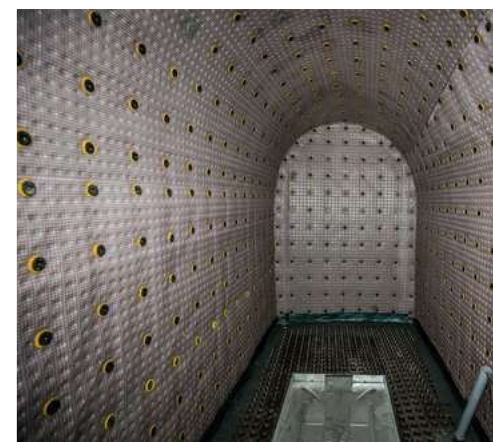


Figure 5: Example of DELTA Membrane system applied in a vault.



Figure 6: View of existing Ground Floor balcony.



Figure 7: Materiality of existing ground floor balcony. Metal and glass.

extension.

- Kitchen to be moved from the lower ground floor to ground floor.

First Floor:

- Non-original lighting to be removed and pendant lighting to be reinstated throughout.
- Fireplace to be reinstated.
- A wall is to be re-instated at the street facing side of the staircase in order to create a vestibule for the formal sitting rooms. The function of the first floor is to be returned to its original function of being the main entertaining floor. The front and back rooms will serve as a formal sitting room and snug respectively. In order to improve the circulation of the spaces and make the most of the unique three-window arrangement to the front of the property, the proposal seeks to reintroduce the historic wall adjacent to the staircase in order to make the space a lobby to the living room with an opening providing access. The vestibule will feature coving to match the original. (Figure 8)

Second Floor

- Non-original lighting to be removed and pendant lighting to be reinstated throughout.
- Fireplace to be reinstated in the bedroom.
- Non-original partition between rooms to be removed. This currently features a number of recesses and niches as well as a Murphy bed. This is to be replaced with a standard partition including a set of double doors.
- A new entrance is to be created into the bathroom from the back room. The door is to be created where there is currently a recess in the bathroom wall.
- The proposal seeks to improve the access to the roof which currently comprises of a non-original ladder (Figure 9). The existing ladder is very steep, hazardous and incongruous with the architecture of the house. The proposed staircase looks to replicate the main staircase of the house by adding another flight.
- The proposed staircase will be made possible with the addition of glazed roof access box, allowing for safe and proper access to the roof whilst tidying up the existing roof lights to the second floor hallway and consolidating them into one larger one.

Roof:

- In order to create safe and proper access to the roof, a glazed roof access box is proposed as per below (Figure 10). This will consolidate the current roof lights into one larger glazed box, which will allow for a staircase flight in the same style as the main staircase to be added.



Figure 8: Break in skirting in First Floor hallway opposite staircase suggests this might be the line of the original wall before it was removed. The proposal seeks to reinstate this wall in order to create a vestibule.

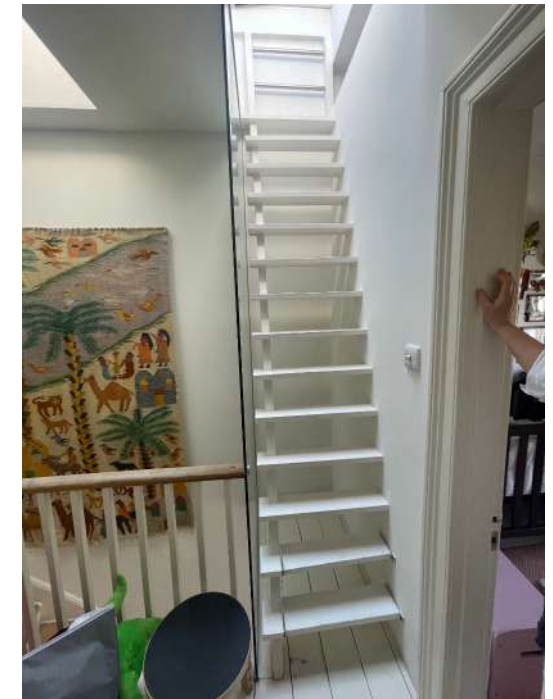


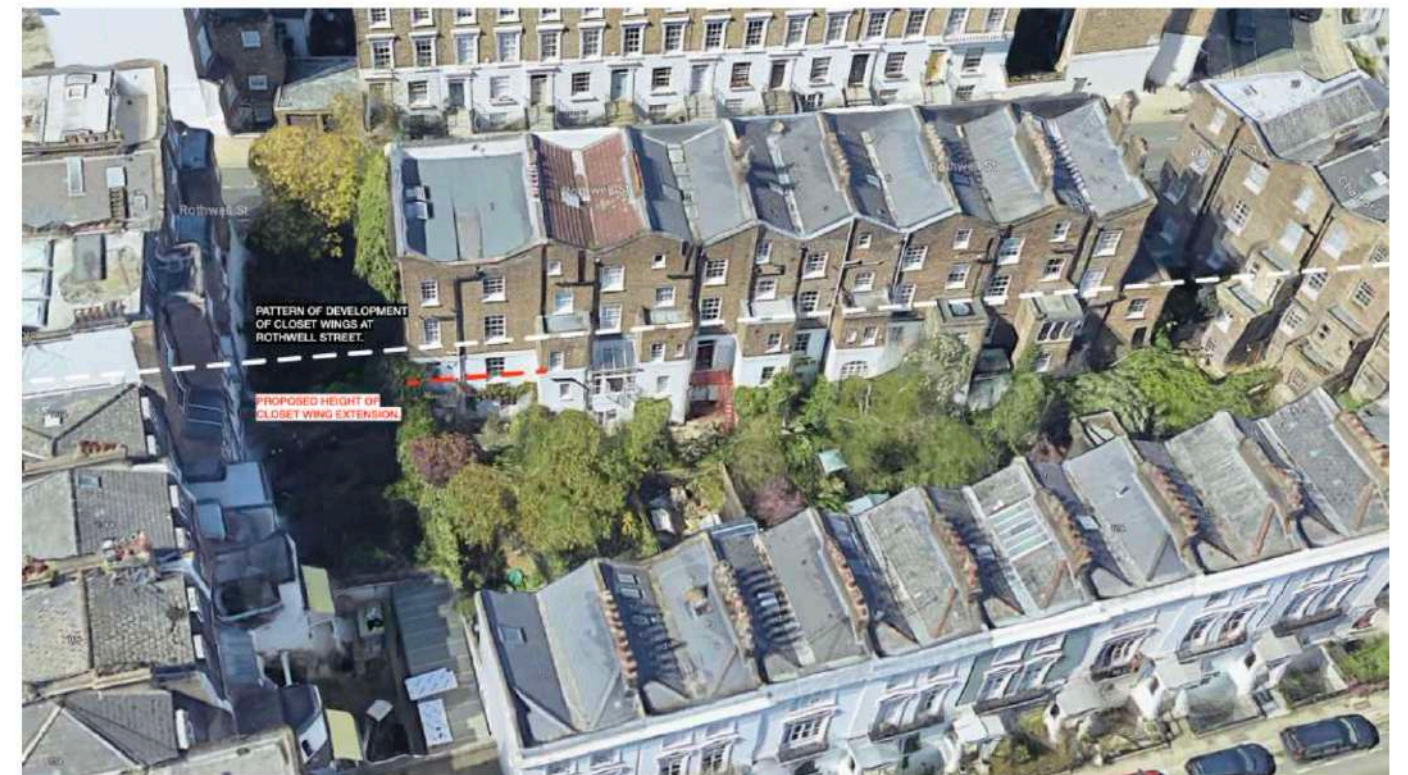
Figure 9: Existing roof access ladder.



Figure 10: Example image of roof access box below the level of the parapet. The proposal will also have a section of the roof box which slides over the other half in order to create opening and provide the headroom required to accommodate staircase.

3.1 Closet Wing Extension

- The proposed extension takes its form, functions and scale from the closet wing typology which is very prevalent in the Primrose Hill conservation area.
- In order to improve the arrangement of spaces and make the house more suitable to modern living the proposal seeks permission for a closet wing extension on two floors; Lower Ground and Ground Floor.
- At lower ground floor level, the closet wing extension of 1.8 x 3m would enable a suitable bedroom to be introduced.
- At ground floor level, the closet wing extension would enable a WC to be introduced.
- As the proposal looks to introduce the WC in the closet-wing extension this means that the 'wet' spaces are kept outside of the historic footprint of the house, meaning construction works will be less intrusive on the historic fabric and also diminishes the risk of damage in the future if there were any issues with plumbing in the WC.
- In terms of massing, the proposal seeks to be subservient to its neighbouring counterparts as it only extends across two storeys, instead of three. This limits the proposed extension to the height of the the stucco band which aesthetically is a natural datum. Please see (Figure 11) showing the height of neighbouring closet wings relative to the proposed height at 1 Rothwell Street.
- In elevation, the proposed design maintains the existing vertical arrangement of windows and doors. The proposal also uses the existing rear window of the lower ground floor kitchen to establish the height of proposed windows to the rear.
- At ground floor level the extension replaces a non-original glass balcony which is currently incongruous with the architecture of the house. Architecturally, the extension is more in keeping with the house and is arguably an improvement to the amenity of the neighbouring properties and gardens. In its current state the balcony allows for the users to dwell externally at ground floor level. The extension has no windows that could cause overlooking issues. The extension has an external door with a glass panel which overlooks No. 1 RS garden and will only be used when the staircase is being accessed. The metal staircase which provides access to the garden is seen as an improvement to the amenity of the neighbours as it is not a place to dwell but a means of access. (Figure 12)



WHITE LINE: PATTERN OF DEVELOPMENT OF CLOSET WINGS AT ROTHWELL STREET

RED LINE: PROPOSED HEIGHT OF CLOSET WING EXTENSION

Figure 11: Aerial and diagram showing the pattern of development of closet wings at Rothwell Street vs. Proposed development height of this application.

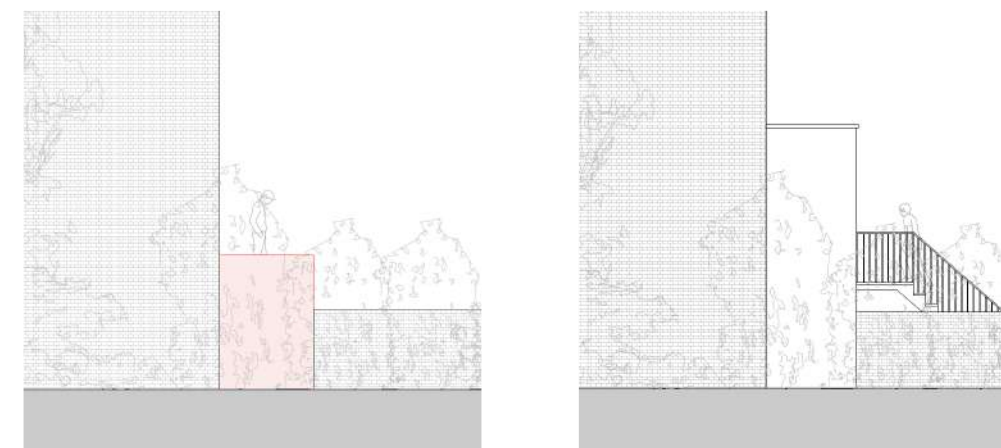


Figure 12: Side elevation showing existing and proposed. Currently a balcony and dwelling spot. Proposed is an access staircase which is no worse from an amenity point of view.

3.2 Details: Fireplaces, Plasterwork, Skirting, Doors

Fireplaces:

The existing fire places appear to be in the Regency / Early 19th Century style. The period style preceding the British Victorian era of 1862 when the house is estimated to have been built. The Regency fireplaces were simpler in outline, profile and detailing and marble surrounds were prevalent. (Figure 13) shows an existing fireplace at 1RS. (Figure 14) is an image taken from the Elements of Style (An Encyclopaedia of Domestic Architectural Detail), which shows the similarity in design.

For the fireplaces which are to be re-instated, these will be sourced and procured as reclaimed pieces in the style of the existing. Details of the fireplaces will only be possible to provide once the the actual fireplaces have been sourced.

Plasterwork:

All new cornering will be designed to match the existing on a floor by floor basis. Moulds will be taken where necessary in order to ensure uniformity. (Figure 15-18)

Skirting:

All new skirting will be designed to match the existing on a floor by floor basis. Moulds will be taken where necessary in order to ensure uniformity. (Figure 19-22)

Doors:

All new doors will be designed to match the existing on a floor by floor basis. Moulds of profiles will be taken where necessary in order to ensure uniformity. (Figure 23)



Figure 13: Existing Fireplace in Ground Floor front room.



① A surround of pale, veined marble from a house in St Chad's Street, King's Cross, London. The wide jambs and heavy scrolled brackets gained popularity in the 1830s. GV
② A cast-iron hob grate: the restrained type of the 1820s and 30s. The gentle curve of the fire-bars with three balls is related to chair-backs of the day. GV

Figure 14: Example of Regency / Early 19th century fireplace from the Elements of Style.

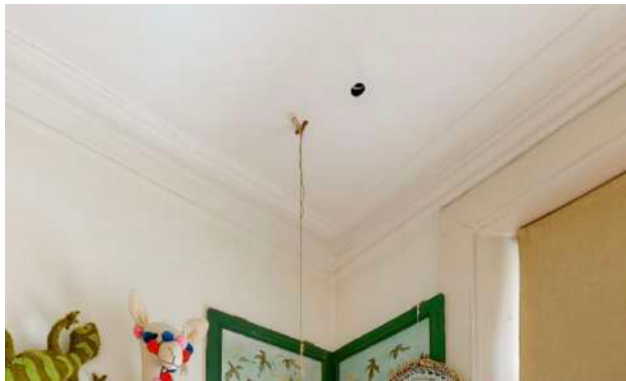


Figure 15: Second Floor Cornice

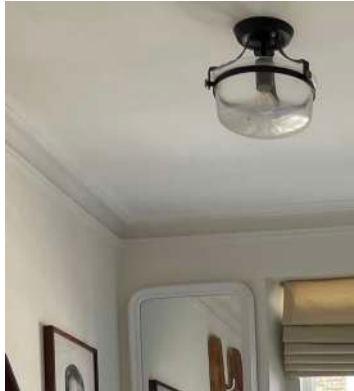


Figure 16: First Floor Cornice



Figure 17: Ground Floor Cornice



Figure 18: Lower Ground Floor Cornice



Figure 19: Second Floor Skirting



Figure 20: First Floor Skirting



Figure 21: Ground Floor Skirting



Figure 22: Lower Ground Floor Skirting

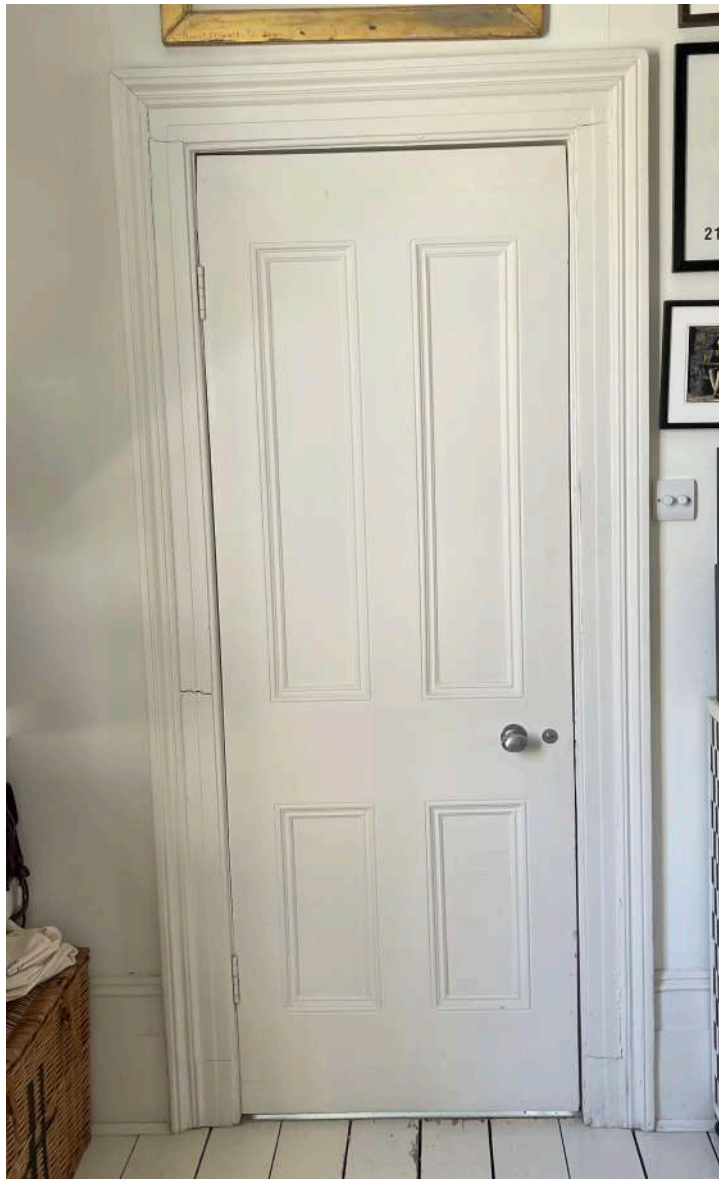


Figure 23: Typical Door Design

4.0 Access

The access to the property from the street will remain unchanged.

Access to the garden is improved with the addition of a steel staircase from the Ground Floor closet wing extension.

Access to the roof is improved by removing the hazardous and architecturally incurious ladder which is currently used, and replacing it with an additional flights of stairs to the exiting staircase. This will ensure comfortable and safe access to the roof.

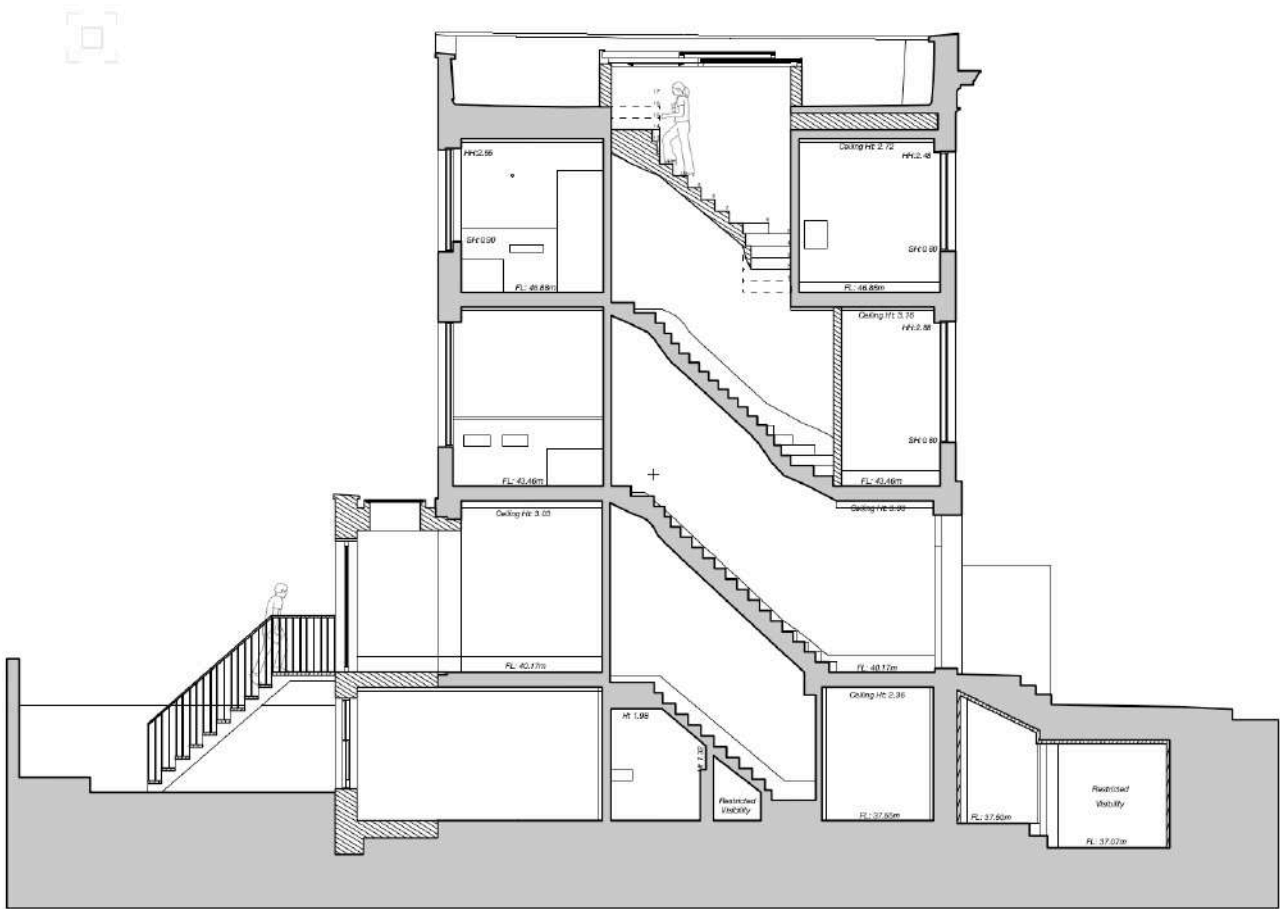


Figure 24: Section AA showing access from street, garden and to the roof.

5.0 Conclusion

In conclusion the proposal seeks permission for:

- Modest remodelling of the internal spaces, mostly maintaining the historic subdivision and proportions of spaces.
- The reintroduction of lost architectural features including fireplaces, cornices, original floor levels and lighting.
- A two storey closet wing extension to allow the clients to significantly improve the internal arrangement of spaces and add a WC to the ground floor without impacting on the plan or the historic fabric of the ground floor.

The proposal has been reviewed by Senior Planning Officer, Rose Todd, of Camden Council as part of pre-application 2023/2650/PRE. The proposal was generally supported and the the closet wing extension was not opposed. The assessment states that there are good grounds for the introduction of the Closet Wing extension and that it replaces the architecturally incongruous balcony which is currently there. The reintroduction of lost architectural features is supported. The heritage impact assessment prepared by Fuller Long concludes that the impact of the proposed application is mostly minor and overall beneficial.

Taking into account all of the above, we believe the application should be recommended for approval.

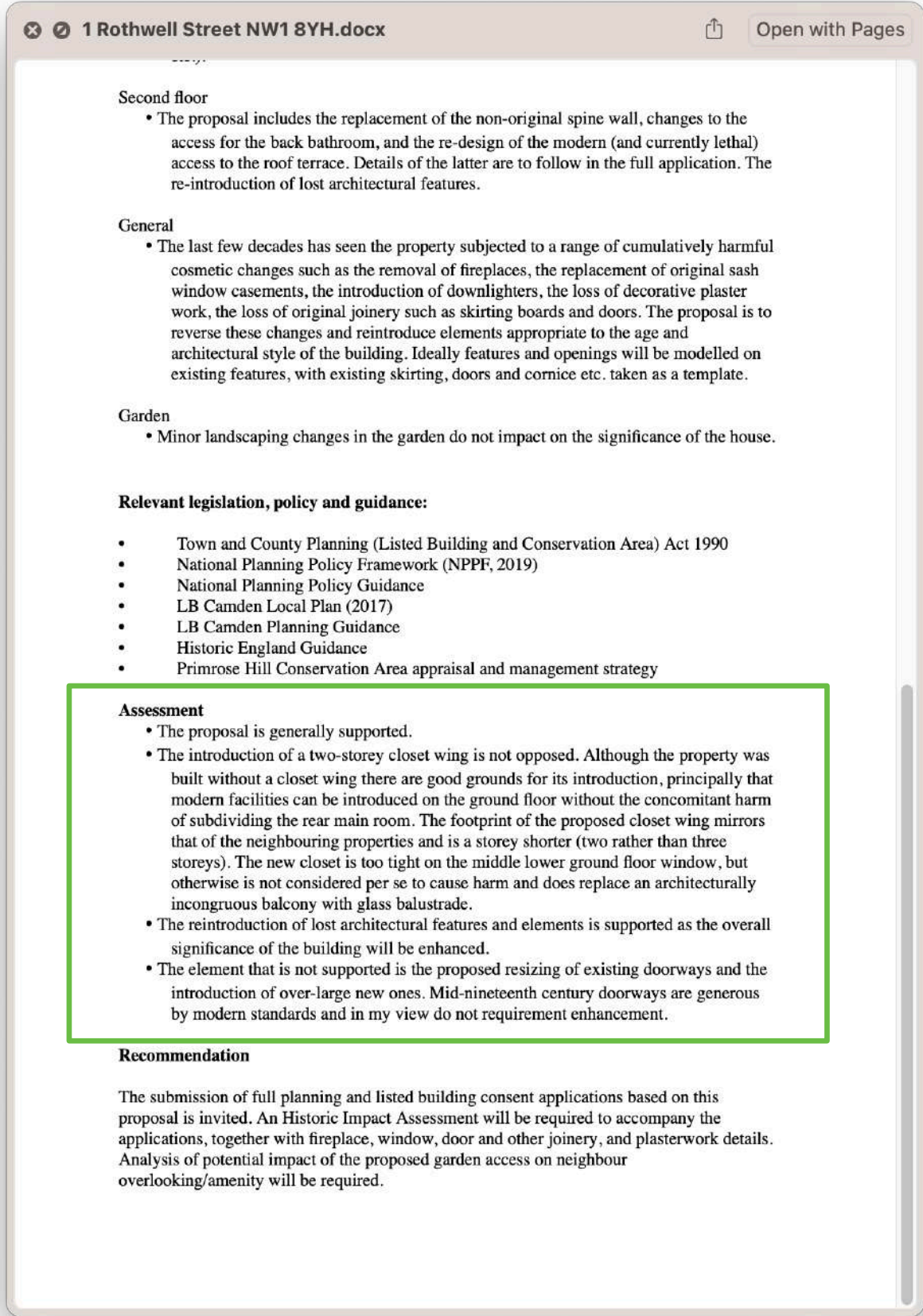


Figure 25: Pre-App assessment by Rose Todd of Camden Council.

