

**3 ROTHWELL STREET NW1 8YH  
DESIGN & ACCESS STATEMENT  
July 2024**

## 1.0 INTRODUCTION

This Design and Access Statement is submitted in support of the proposal to install timed external wall lights on the pilasters flanking either side of the front door of a Grade 2 listed building. The property is located on a street with limited public lighting, and other houses in the vicinity have installed external lights for security and aesthetic purposes.

## 2.0 - SITE CONTEXT

Rothwell Street is located in Primrose Hill. It is a through road that joins Chalcot Crescent to Regents Park Road. The Street comprises two matching terraces of mid Victorian houses (1862). Each house comprises 3 stories plus basement. The terrace was constructed as a pair and, with the exception of a slightly wider house at no.1, all the houses would have been of the same appearance and layout. The street forms part of the Primrose Hill Conservation Area and the houses are Grade 2 Listed. The google satellite view below shows the location of the house and street.



Front Elevation of 3 Rothwell Street

### STREET ELEVATION IN CONTEXT.

The terrace comprises brick built houses with a rusticated ground and plain rendered lower ground floor. The windows have decorative stucco surrounds with hoods and corbels at first floor. The roofs are butterfly roofs concealed behind a parapet wall with stucco cornice. Steps lead up to the ground floor and there are decorative railings with finials. The centre pair of houses stand proud from the terrace. Most of the houses retain the majority of the original architectural details. The exception being the brackets to the cornices which are either missing or heavily obscured with paint and the stone steps to the front door which have either been covered over with tiles, asphalt or overlaid with stone.

STREET ELEVATIONS.



View looking West in 1975



View looking West in 2020.



Front Elevation in context. (South Side of the Street)

### 3.Ø PROPOSAL

The proposal involves installing two external wall lights, one on each pilaster flanking the front door. These lights will be on a timer to enhance security and visibility during evening and nighttime hours.

### 4.Ø DESIGN

The chosen lights will be of a traditional design, sympathetic to the architectural style and historical significance of the property. The fixtures will be crafted from aged bronze to blend seamlessly with the building's period features. The lights will use warm white LED bulbs to provide a soft, non-intrusive illumination and will be fitted with timers to automatically switch on and off in the evening hours, ensuring energy efficiency and consistent lighting.

The installation will be done with care to preserve the integrity of the pilasters and the facade. The design of the lights will complement the existing features of the property, enhancing its visual appeal without overwhelming its historic character. The lights will be positioned to provide necessary illumination while maintaining the building's traditional look. Improved lighting will increase security for the property and its occupants. It will also enhance safety for visitors and residents by providing better visibility of the entrance area.

Given the limited street lighting and the precedence of external lights on neighboring properties, the installation of these lights is justified to ensure safety and security. The proposed design respects the building's heritage and contributes positively to the overall streetscape.

This proposal seeks to enhance the safety, security, and aesthetic appeal of a Grade 2 listed property through the sensitive installation of timed external wall lights. The design has been carefully selected to respect and complement the historical and architectural significance of the building, ensuring minimal impact on its fabric and appearance.

The accompanying heritage statement sets out the impact to the historical fabric.



Proposed Front Elevation

## TECH SPECS

## WINDSOR WALL LIGHT

**SPECIFICATIONS:**

E27 screw  
 Class 1 240V  
 Rated IP44  
 Compliance IEC6059-2-1  
 12W LED max wattage  
 Bulb not supplied

**MOUNTING OPTIONS:**

Wall

**DIMENSIONS & WEIGHTS:**

SMALL W150. D140. H290MM – WEIGHT 3KG  
 MEDIUM W150. D140. H370MM – WEIGHT 4KG  
 LARGE W220. D140. H370MM – WEIGHT 5KG  
 X TALL W150 . D140 . H470MM – WEIGHT 4KG

**CABLE ENTRY:**

The cable entry hole in the wall plate is centred horizontally and vertically

**FINISHES:**

Pewter

Bronze

Antique Black

**MATERIALS:**

316 stainless steel and aluminium – Bespoke options for interior applications with and without glass

**COUNTRY OF MANUFACTURE:**

UK

**WARRANTY:**

24 months from date of shipping – see conditions on our web site

**CARE INSTRUCTIONS:**

Special care should be taken when cleaning our lighting to avoid saturation of the electrical connections. Accordingly, we recommend using a damp lint free cloth and under no circumstances jet wash our products. Allow the product to dry thoroughly before reconnecting it to an electrical supply. If you have any concerns, please contact us, or an approved electrician. For all our products, we recommend cleaning them with warm soapy water. Do not scrub the surfaces or use any abrasive cleaning pads or products, as these may result in damage to the surface finish.





External wall light to the pilasters flanking the entrances to No. 6 & No.7 Rothwell Street



External wall light to the pilasters flanking the entrance to No.8 Rothwell Street.



External wall light to the pilasters flanking the entrances to No.5 No.6 & No.7 Rothwell Street.

Location of the existing street lighting

3 Rothwell Street



Location of the existing street lighting

Proposed wall lights technical information

## 5.0 ACCESS

The timed lights require no manual operation, thus providing convenience to all users, including those with limited mobility.

The fixtures will be easy to maintain and access, with bulbs that can be replaced without specialist equipment

## 6.0 PLANNING HISTORY

2020/4551/P

Infill single storey rear extension, alterations to existing rear terrace at ground level, replacement of existing railings and access into the garden from existing balcony, new timber door and windows, all to dwelling

Decision: GRANTED

2020/5177/L

Infill single storey rear extension, alterations to existing rear terrace at ground level, replacement of existing railings and access into the garden from existing balcony, new timber door and window, works of repair and make good to front elevation, internal alterations at all levels.

Decision: GRANTED

2021/1979/L

Decision: GRANTED

Details of new windows and doors, manufacturer specifications Portland stone as required by condition 4 a) b), of listed building consent application 2020/5177/L dated 18/03/2021 for Infill single storey rear extension, alterations to existing rear terrace at ground level, replacement of existing railings and access into the garden from existing balcony, new timber door and window, works of repair and make good to front elevation, internal alterations at all levels.

2021/1978/L

Decision: GRANTED

Alterations to consented bathrooms, doorways, fitted furniture, boiler and panelling.

The main changes to this application from the applications above are as follows:

External stairase removed from rear infill extension

Kitchen now relocated to basement from the ground floor.

Bathroom relocated from the second floor rear room to the first floor rear room.

Function of rooms within the closet wing alterend

## 7.0 RELEVANT PLANNING PERMISSIONS

2016/2547/L Removal and erection of partitions and reconfiguration of the layout with new fixtures and alterations to rear elevation windows and door at basement level. Renovating the interior and exterior of the house at front lightwell and rear area and replacement of mechanical and electrical services to the entire property with new utility area. GRANTED.