

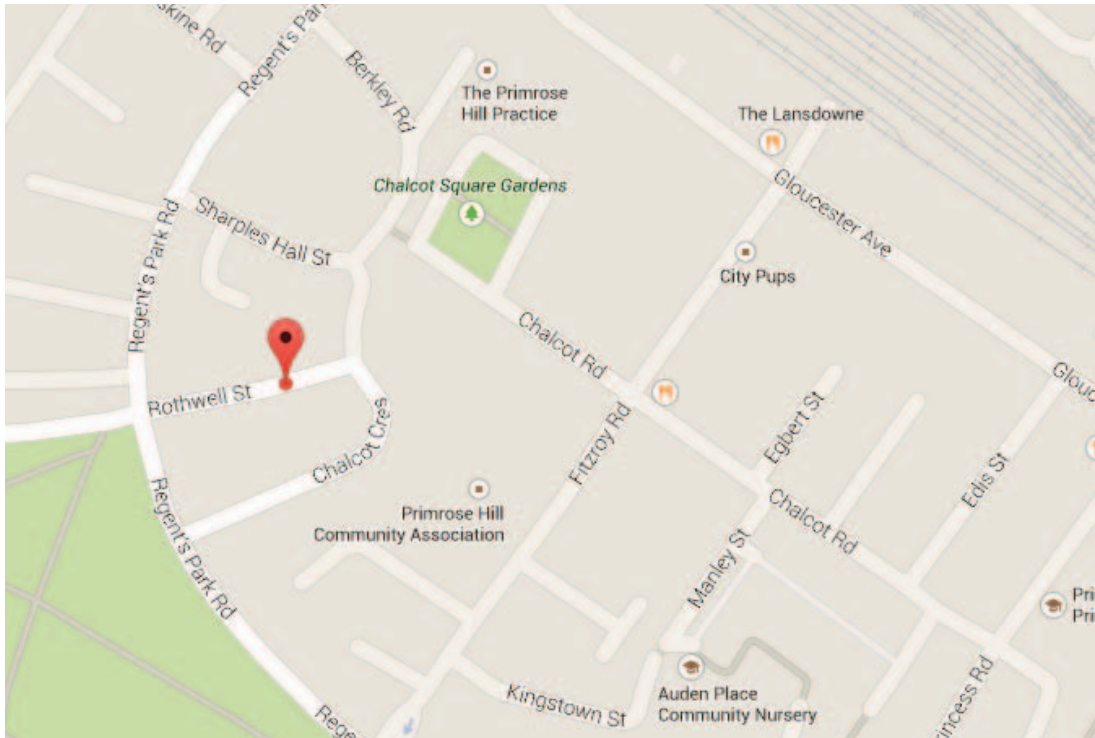
6 ROTHWELL STREET NW1 8YH
HERITAGE STATEMENT & DESIGN AND ACCESS STATEMENT
PRELIMINARY ISSUE MAY 2015

1- Introduction

The purpose of this document is to support a planning application for the refurbishment restoration and extension of no.6 Rothwell Street NW1. The document includes a heritage statement along with a design statement and access statement.

2 - 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 houses 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 map below shows the location of the house and street. The houses have small rear gardens, the rears of which face the gardens of the houses behind.



3-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 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. The following alterations are visible from the street.

No. 7 has a two storey extension with a garage.

No. 14 has a roof terrace where the original butterfly roof has been removed. Most of the houses retain the majority 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 with have either been covered over with tiles or asphalt or been replaced.

Front Elevation of 6 Rothwell Street

6 Rothwell Street

Heritage Statement and Design and Access Statement

Gundry & Ducker

Street Elevations.

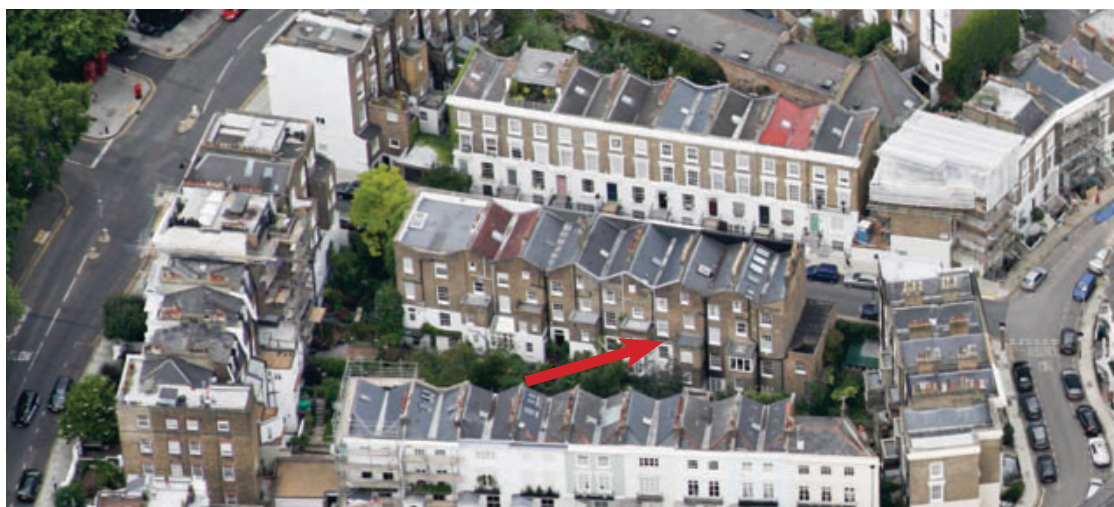


View looking West in 1975



View looking West in 2015

Garden Elevations in context. (North Side of the Street)



Unlike the front elevations the rear terrace elevation displays quite a lot of alteration over the years. The original Houses would appear to have been built with two storey closet wing extensions. The wings have been extended with upper storeys to quite a few of the properties. Alterations to the lower ground floor opening have also been made along with examples of lower ground floor extensions .

4. Listing for Rothwell Street

Name: NUMBERS 1-7 AND ATTACHED RAILINGS

List entry Number: 1130400

Location

NUMBERS 1-7 AND ATTACHED RAILINGS, 1-7, ROTHWELL STREET

The building may lie within the boundary of more than one authority.

County District District Type Parish
Greater London Authority Camden London Borough
National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-May-1974

Date of most recent amendment: 11-Jan-1999

TQ2783NE ROTHWELL STREET 798-1/74/1400 (South side) 14/05/74 Nos.1-7 (Consecutive) and attached railings
(Formerly Listed as: ROTHWELL STREET Nos.1-7 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 architraves 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.

5.Site Photos of no. 6

5.1 FRONT ELEVATION

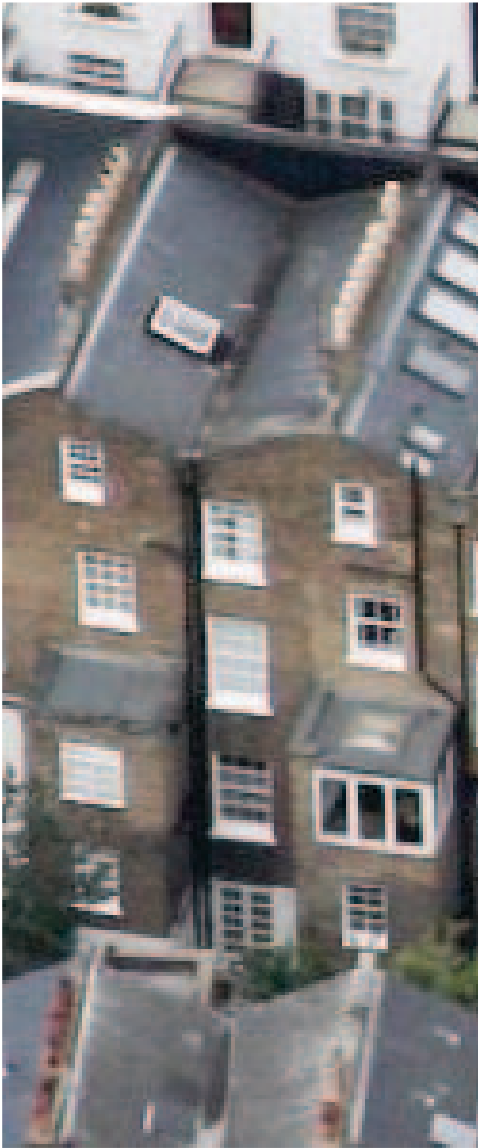


Front View



View showing concrete replacement steps to front door.

5.2 REAR ELEVATION



Rear elevation showing extensions to closet wing.



View of rear of building showing modern extension to closet wing.



View of base of closet wing showing painted brick modern window and brick infill to original opening.



View of existing drain pipes.

5.3 REAR ELEVATION



Door in closet wing



View from house opposite showing modern extensions.



Modern french doors to garden.



Party wall and next door closet wing.

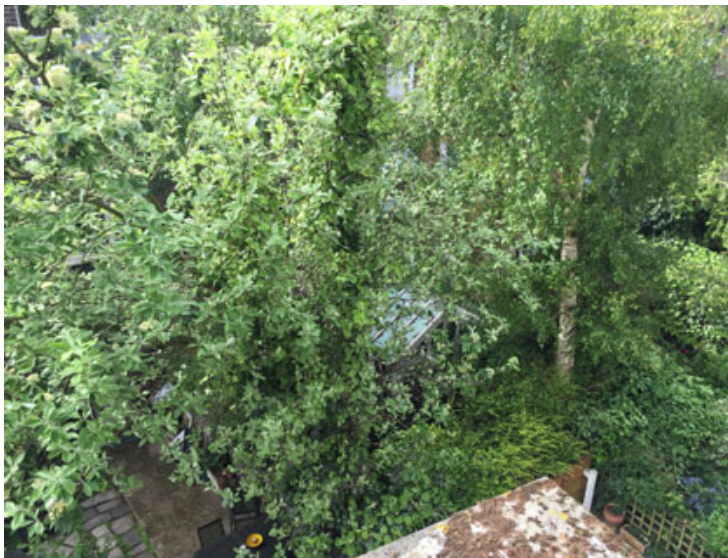
5.4 REAR CONTEXT PHOTOS TOWARDS ADJACENT HOUSES.



View of houses behind.



View of house directly behind.



Planting to adjacent gardens.

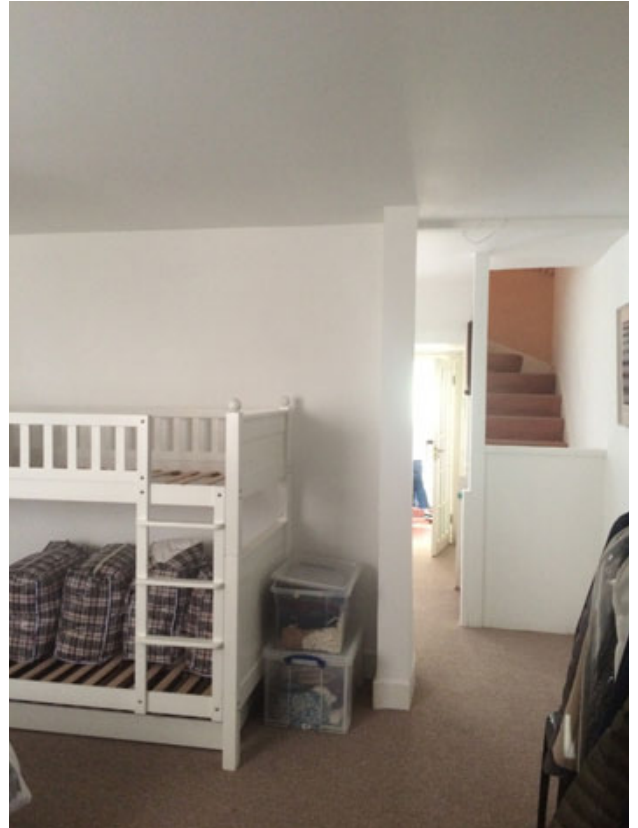


View of garden from above.

5.5 LOWER GROUND FLOOR PHOTOS.



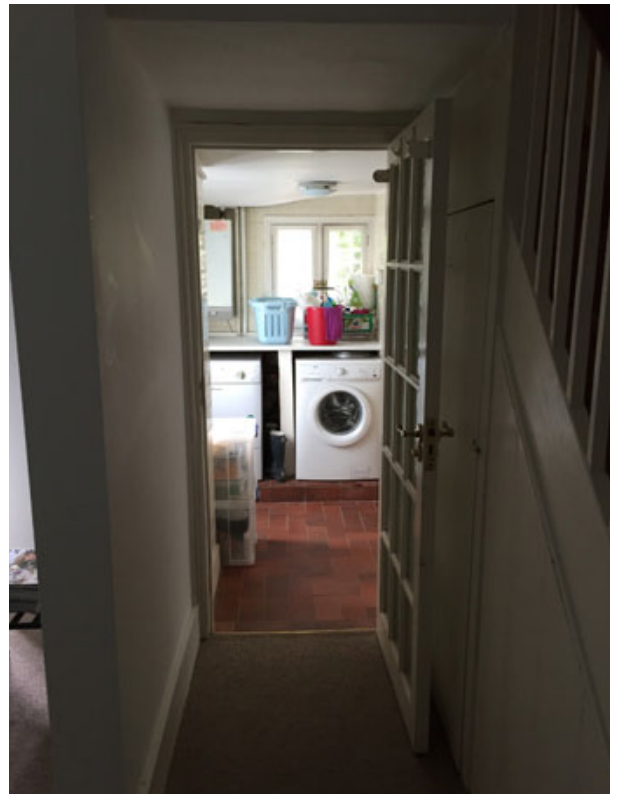
View from rear room towards staircase.



View from front room towards staircase.



View of rear room.



View through to closet wing room.

5.5 LOWER GROUND FLOOR PHOTOS.



View of front room.



View of closet wing room.

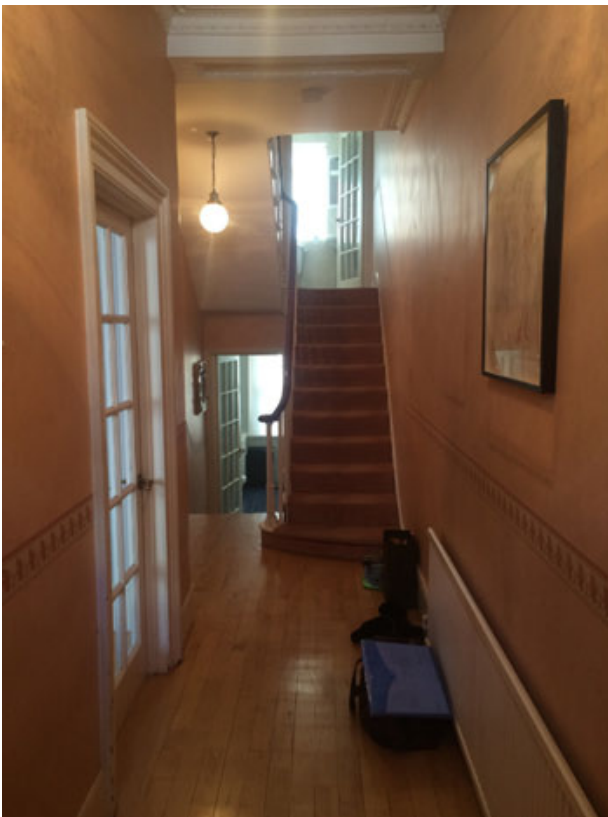
5.6 GROUND FLOOR PHOTOS.



Ground floor rear room.



Ground floor front room.



Hallway.



Bathroom to closet wing.

5.7 FIRST FLOOR IMAGES.



View towards rear room.



Front room.



Rear room.

5.8 SECOND FLOOR IMAGES.



Front room.



Rear room.

5.9 TOP FLOOR HALF LANDING



Bathroom.

6.0 Current Internal Arrangements.

Lower Ground Floor.

Main Space.

Currently one interlinked space would have originally be formed as two linked rooms with side corridor.

Original front & rear fireplaces missing.

Original skirting boards missing.

Original Doors and frames etc. missing.

Rear facing window replaced with modern french door to enlarged opening.

Part original stair to ground floor with handrail spindles etc. New balustrade to foot of staircase.

Room in closet extension.

No original features.

Original window replaced with smaller modern window.

Modern door to garden.

Understairs entrance.

Presumed originally outside spaces there are no original features.

The door frame and boxing out to the area are modern.

Ground Floor.

Front Room.

Original shutters, skirtings architraves and double doors original, modern door to hallway.

Modern fireplace surround and insert

Original coving

Rear Room.

Much of room obscured by modern fitted kitchen

Part original shutter box, shutters missing, part original skirtings, original architraves modern door to hallway.

Fireplace missing.

Original coving.

Hallway.

Original skirtings and architraves

Original staircase to first floor with spindles and handrail.

Original coving and ceiling rose.

Original front door.

Rear Closet wing room.

Modern bathroom fitted

No original features visible.

First Floor.

Front Room.

Original skirting and architraves, modern door to hallway. Double doors to rear room missing.

Modern fireplace surround.

Modern plasterboard ceiling with cornice etc. missing.

Rear Room.

Original skirting and architraves, modern door to hallway.

Fireplace opening blocked up surround etc. missing.

Modern plasterboard ceiling with cornice etc. lost.

Modern double glazed window.

Room in closet extension.

Note the structure of this room beyond the first 1m of so is modern (1983) so no original features.

Second floor.

Front Bedroom.

Original skirting and architraves, modern door to hallway.

Modern fireplace surround.

Modern plasterboard ceiling with cornice etc. lost

Rear Bedroom.

Original skirting and architraves, modern door to hallway.

Fireplace opening blocked up surround etc. missing.

Modern plasterboard ceiling with cornice etc. lost

Room at top of stairs

No original features.

7.0 Proposed Scope of Works

GENERAL SCOPE OF WORKS

General interior renovations, repair and reinstatement of original features.

Rear conservatory extension with associated opening.

DETAIL SCOPE OF WORKS (excludes general non-notifiable repair work.)

Exterior front.

Replacement of modern concrete steps with York stone to match original.

Replacement of modern door and glazed screen at lower ground floor with new door and screen to historic pattern.

Exterior rear.

New conservatory at basement level.

Replacement of modern casement windows with vertical sash window.

Replacement of modern small window and infill at lower ground floor with sash window to match existing.

Lower Ground Floor.

Opening of filled in opening between front and rear rooms.

Fitting of kitchen

Lowering of floor level generally.

Lowering of floor to vault area with creation of step.

Ground Floor

Main Rooms

Removal of modern kitchen.

Replace modern doors with new doors to original pattern.

Replace modern fireplaces with fireplaces to period pattern.

First Floor.

Main Rooms.

Reinstate coving to original pattern.

Replace modern doors with new doors to original pattern.

Reinstate missing double doors between rooms to original pattern.

Form new bathroom to rear room.

Remove section of modern partition wall between landing and closet wing room

Second Floor.

Main Rooms.

Replace modern doors with new doors to original pattern.

Room above staircase.

Replace existing bathroom with new.

8.0 Design Statement and Rationale.

REAR CONSERVATORY EXTENSION.

The proposed conservatory is intended to sit back from the face of the existing building so that it reads as subservient to the original house. The conservatory is intended to be of a lightweight & substantially glazed contemporary appearance using steel framed "crittal" type window system. This is intended to provide a contrast to the original house.

As there are steps up to the back garden level and the garden is surrounded by walls, fencing and heavy vegetation, very little of the conservatory will be visible from the surrounding gardens. Since there are no long views across the rear of the terrace (and some other houses have extension in this location) there will be very little impact on the unity of the rear of the terrace as a whole.

Daylight/Sunlight.

As the extension is set back between two existing closet wing walls there will be no effect whatsoever on the light levels to the next door houses.

Outlook/Sense of enclosure/overshadowing/Privacy.

Similar to the above remarks as the extension is set behind two existing closet wings it will not overshadow the next door houses. The extension is set down from the main garden level and the garden is surrounded by boundary walls, fences and vegetation. The extension is therefore unlikely to be visible from the adjacent gardens or have any effect on neighbouring ground floor windows.

Trees.

There are no trees in the garden. The area where the extension is to be built is currently a hard paved area with no planting. The proposal will not involve the loss of any trees.

OPENING UP OF FORMER OPENING IN THE SPINE WALL AT LOWER GROUND FLOOR LEVEL.

Most of the partition walls have been removed in the basement. The current basement layout is therefore neither open plan nor the original layout with separate but interconnected rooms. We are proposing to relocate the kitchen from the formal ground floor room to the basement, where it would be more appropriate. In order to make this work we are proposing to open up the original blocked in opening between the two rooms. A raised rectangular area that can be felt on the wall indicates where this former opening was blocked in.

LOWERING OF FLOOR AT LOWER GROUND FLOOR LEVEL.

The existing floor in the basement is of a modern concrete construction. All the skirting boards and architraves etc. are modern and no original material touches the existing surface. The lowering of the floor therefore will not effect any historic fabric. Currently the bottom stair riser is lower than the other treads which may be evidence that the floor was originally lower prior to the concrete slab being laid.

ENLARGEMENT OF OPENING TO NEW EXTENSION.

The existing opening has already been altered. The width has been increased and the area below the window removed. The window has been replaced by a modern pattern french door. The proposal involves widening the opening to bring in more light to the rear back room and make a connection to the new extension. The new opening will have a shallow brick arch above to match the existing.

ALTERATION TO FOOT OF STAIRCASE TO REMOVE WINDERS.

In the basement. The current stair is turned at the bottom with winders. This is a unusual layout as you would normally expect the stair to be straight and to face the corridor that once ran from the stairs to the door to the area. We have looked at the adjacent houses both of which have a straight stair. With reference to section 10.0, we have included a picture of the next door houses stair. Although this shows a modern newel post the stairs themselves appear original. We therefore believe that the stairs at the application property may have been changed at some point especially as the balustrade arrangement at the end is a modern arrangement.

RELOCATION OF BATHROOM TO REAR ROOM OF FIRST FLOOR.

Design.

The design of the bathroom is intended to respect the original formal layout of the room and the fittings are selected in accordance with this idea eg. freestanding bath, frameless glass shower enclosure etc... All fittings are designed to be removable without any damage to the historic fabric.

Plumbing.

There is a existing soil stack, running up the back wall of the building. The new internal SVP will run above ground and be connected into the existing stack through the wall. No additional pipe work will be visible to the rear of the building. No joists will be cut and the installation can easily be removed with no damage to any historic fabric.

9.0 Response to Pre Application Consultation.

The notes below are our response to the pre application summary of 21/07/15 ref. 2015/3028/PRE.

Below, I cover the responses to the main listed building elements, the response to the amenity and other issues is covered in section 8.0 (Design Statement and Rationale). My comments are shown in red below quotations from the pre application summary.

Exterior.

"The proposal to replace inappropriate modern windows with single-glazed timber sash windows is welcome. The top storey of the closet wing was widened in 1983 and its window presumably dates from then. The replacement of the front steps and works to the cornice were not discussed on site, but may be acceptable, subject to detail and material."

Noted

Sub-basement.

"The applicant proposes to install a sub-basement below the basement. This would be strongly resisted. Firstly, buildings of this age, style and character have a predictable hierarchy of spaces, according to differing levels of status within the building. This is reflected in the floor to ceiling heights and degree of internal decoration. This contributes to a building's significance and reflects the patterns of living and working of the period in which they were constructed. This listed building already has a basement floor which would have traditionally contained service accommodation. The transfer of utility space to the sub-basement level would be more likely to promote the role of the basement as a principal living area, fundamentally altering the balance of the hierarchy of the rooms by drawing living functions away from the upper levels. As such, the integrity of the original building, in terms of the combination of its form and function, would be reduced.

Secondly, turning to the physical effect of the conversion, construction risk is routinely accepted in order to carry out a building project, but when that risk is applied to an older structure with heritage significance, and when the work is particularly invasive, there is a need to show that the risk of harm is outweighed by the benefits of the proposal. The scheme would involve substantial additional interference with the fabric of the building, as well as an increase in the scale of excavation and construction work. Like the structural implications referred to above, the effect on the fabric of the original building is a negative aspect of the design which requires justification. Because the building is part of a terrace, this risk of harm would also need to be applied to neighbouring listed buildings, multiplying the requirement for justification.

Finally, it is difficult to see how any accommodation at this deep level could achieve required levels of light without externally visible manifestations (light wells, roof lights, etc.) that would also be detrimental to the setting of the listed building.

The conclusion is therefore reached that the scheme would alter the hierarchy of the internal spaces in the house, which form part of its historical significance, with a detrimental effect on its integrity as a heritage asset. This in itself would be sufficient to conclude that the scheme would not preserve the special architectural and historic character of the listed building, contrary to the objectives of Policies CS13, DP22, DP23 and DP27 and CPG4.

Notwithstanding the above guidance, to accompany any application (in order to validate the application) a Basement Impact Assessment (BIA) would need to be submitted with the application. This is in line with Policies CS13, DP22, DP23 and DP27. This is supported by CPG4 and Arup guidance for subterranean development 'Camden geological, hydrogeological and hydrological study'. Please see the website for more information.

Furthermore, it has in recent months become standard practice for 'basement construction statements' to be secured via s106 agreement, which typically follows on from the findings of the independent reviews of the BIA"

As regards the above we have altered the application in response to the above as follows:
Sub Basement now removed from the proposal.

Basement.

"The applicant wishes to demolish the spine wall including a curved section at basement level. This will remove almost all surviving trace of the original plan form and a large amount of historic fabric and so is likely to be considered unacceptable. Some opening up between front and rear compartments may be acceptable. The proposed arrangement allows the stair to bleed uncontained into an otherwise undifferentiated open-plan space, which is not appropriate for this part of such a house. The lowering of the basement floor may be acceptable. The installation of the kitchen in the basement is acceptable in principle, subject to details of servicing. The loss of the side wall of the closet wing is likely to be considered unacceptable, as is the substantial loss of the rear wall to create an opening into the proposed rear extension. If the applicant wishes to straighten the stair, it will need to be shown that historic material will not be lost. A lightweight subordinate structure adjacent to the closet wing is likely to be acceptable."

As regards the above we have altered the application in response to the above as follows:

Spine wall, side wall to closet wing and walls between closet wing and main body of the house all now to be retained.

The opening to new extension is now reduced in width.

The proposed servicing of the kitchen island is via a direct underground connection to the basement manhole. As the floor is modern concrete no historic fabric will be lost in this minor excavation work.

Refer to section 8.0 for comments on the staircase straightening.

Ground floor.

"The proposals on this floor are mostly welcome. However, the removal of the floor of the closet wing to create a double-height library linking the ground floor and basement is likely to be considered unacceptable, as it creates an uncharacteristic space in this type of building. It would also need to be shown that the proposal would be acceptable in fire safety terms, to avoid knock-on requirements to satisfy building regulations at a late stage in the development, causing unforeseen harm to historic fabric."

Noted generally. We have altered the application in response to the above as follows:

Double height space omitted.

First floor.

"The addition of an en suite bathroom on this level is acceptable in principle. However, it will need to be shown that the services are capable of being run without disturbing joists, and without adding clutter to the rear of the building. The lavatory, having the thickest pipe, might need to be moved to the back wall. The structural subdivision of the room is not acceptable, however, and the volume must remain legible as a single entity."

Noted generally. We have altered the application in response to the above as follows:

Separate dressing room now omitted. SVP connection now shown on plans route avoids loss of any historic fabric.

Impact on the Primrose Hill Conservation Area

"With the exception of the light wells, etc, mentioned above, it is not considered that the proposal will adversely affect the character and appearance of the conservation area."

Noted

"Impact upon the setting of adjoining listed buildings

The rear extension is likely to have limited impact, as long as it is appropriately designed and scaled. The proposed site is secluded and several neighbouring properties appear to have existing rear extensions. The proposed repairs to the frontage and replacement of the two windows are likely to have a beneficial impact. However, the proposed subbasement is likely to have detrimental effects, both in the visual appearance and light pollution of any light wells, roof lights, etc, necessary to light it, and in the probability of structural damage associated with the digging of basements, as mentioned above."

Noted generally. Basement etc. now omitted.

10.0 Appendix



Image of next door neighbours stair, supporting opinion that current winder-stair arrangement is not original