

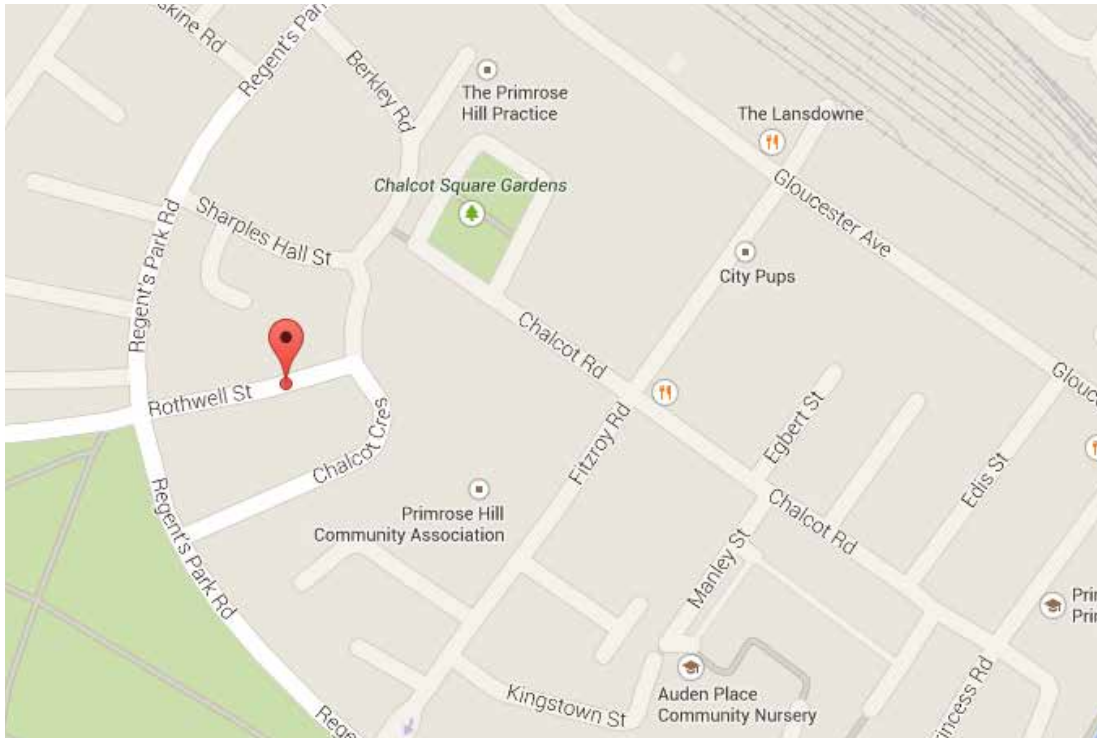
6 ROTHWELL STREET NW1 8YH  
**HERITAGE STATEMENT & DESIGN AND ACCESS STATEMENT**  
PRELIMINARY ISSUE JANUARY 2016

## 1- Introduction

The purpose of this document is to support a planning application for a roof-light to the existing First Floor bathroom 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.



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 .

Front Elevation of 6 Rothwell Street

**6 Rothwell Street**

Heritage Statement and Design and Access Statement

*Gundry & Ducker*

#### 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-jambes 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 REAR ELEVATION - EXTERNAL VIEW



Rear elevation showing extensions to closet wing.



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



View from house opposite showing modern extensions.

## 5.2 INTERNAL VIEW



Internal view of Existing First Floor bathroom

## 7.0 Proposed Scope of Works

### SCOPE OF WORKS

New circular roof-light to the First floor existing bathroom.

## 8.0 Design Statement and Rationale.

The proposed roof-light won't be visible from the ground. The existing roof is a non historical flat roof with no historical material. It is part of a modern extension, its finish is in poor quality and unsightly.