

11 ROTHWELL STREET NW1 8YH

HERITAGE STATEMENT & DESIGN AND ACCESS STATEMENT

1. Introduction

The purpose of this document is to support a listed building application for the replacement of existing rear basement French doors at 11 Rothwell Street London NW1 8YH (“No 11”). 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 road that links Chalcot Crescent to Regents Park Road. Rothwell Street comprises two matching terraces of mid Victorian houses (built around 1862). No 11, in common with most of the other houses in Rothwell Street, comprises 3 stories plus basement and under-pavement vaults, with a two story closet wing extension at the rear.

Rothwell Street is within the Primrose Hill Conservation Area and the houses are Grade II Listed.

The map in Annex 1 shows the location of Rothwell Street and No11 (edged in red). No 11, in common with the majority of the houses on the north side of Rothwell Street has a small rear garden, the rear boundary of which is a high, windowless, rear elevation wall of office units in Primrose Mews - see photograph in Annex 3.

3. Street and Rear Elevations.

Rothwell Street comprises houses constructed of London stock brick with a rusticated ground and plain rendered lower ground floor. Timber sash windows have decorative stucco surrounds with hoods and corbels at first floor. The roofs are traditional London butterfly roofs concealed behind a stucco cornice, but showing the characteristic “V” shape at the rear. There are front basement wells enclosed by decorative railings with finials. Steps lead up to the front doors and separate steps lead down to the basement well.

Most of the houses retain the majority of the original external 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 or asphalt or been replaced.

“Street View” photographs of the north terrace of Rothwell Street and No11 are in Annex 2

Unlike the front elevations the rear terrace elevations appear to have been altered over time. 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, including No 11. Alterations to the lower ground floor opening have also been made along with examples of lower ground floor extensions. No11 does not have a ground floor extension.

Photographs of the rear elevation of 11 Rothwell Street and adjoining houses are in Annex 3

4. Listing

The listing particulars for Rothwell Street, including No 11, are in Annex 4

5. Existing French Doors.

The existing French Doors are shown in the photographs in Annex 5. The doors are “off the peg” painted softwood glazed doors installed almost 30 years ago. They are not energy efficient, being ill-fitting and neither insulated nor double glazed. Consequently contribute significantly to heat loss in the basement living area of No11.

6. Design Statement - Proposed replacement French Doors.

The proposed replacement French Doors will be purpose built in Accoya or other sustainable hardwood with oak/ sustainable hardwood cill and with single panel full length double glazing in each of the two doors to fit within the existing opening. They will considerably reduce heat loss and the absence of glazing bars will create a “cleaner” appearance and uninterrupted “picture window” outlook onto the rear garden of No 11.

The detailed design specifications for the doors are in Annex 6.

7. Design Statement - Visual Impact

The replacement French doors will have no visual impact on adjoining or surrounding properties as the basement opening onto the rear garden of No11 is not visible from any adjoining or surrounding properties.

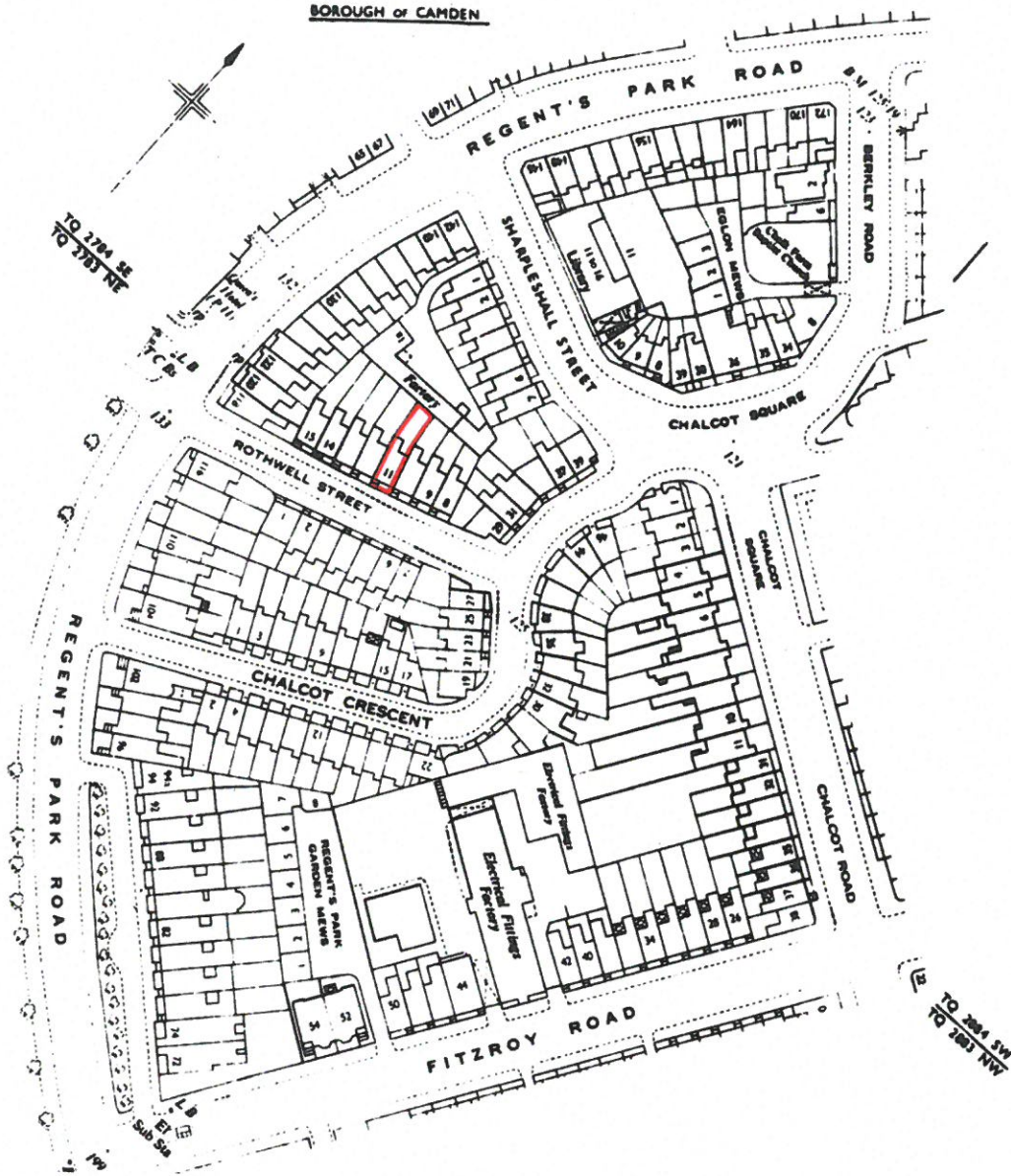
8. Access Statement

Access will be through the existing front door and basement entrance and internal stairs, hallways and landings of No 11.

ANNEX 1
SITE PLAN

11 ROTHWELL STREET LONDON NW1 8YH

SITE PLAN



ANNEX 2
ROTHWELL STREET PHOTOGRAPHS

11 ROTHWELL STREET – STREET VIEW



ROTHWELL STREET – NORTH TERRACE STREET VIEW



ANNEX 3

11 ROTHWELL STREET REAR PHOTOGRAPHS

11 ROTHWELL STREET – REAR WALL OF OFFICE UNITS IN PRIMROSE MEWS



11 ROTHWELL STREET – REAR ELEVATION



ANNEX 4
ROTHWELL STREET LISTING PARTICULARS



[Home](#) > [Listing](#) > [Search the List](#) > [List Entry](#)

Section Navigation



NUMBERS 8-15 AND ATTACHED RAILINGS

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NUMBERS 8-15 AND ATTACHED RAILINGS

List entry Number: 1130401

Location

NUMBERS 8-15 AND ATTACHED RAILINGS, 8-15, ROTHWELL STREET

We use cookies to give you the best possible experience online. By using this website, you consent to cookies being used in accordance with our [Cookie Policy](#).



District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-May-1974

Date of most recent amendment: 11-Jan-1999

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 477880

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

CAMDEN

TQ2784SE ROTHWELL STREET 798-1/63/1401 (North side) 14/05/74 Nos.8-15 (Consecutive) and attached railings (Formerly Listed as: ROTHWELL STREET Nos.1-7 AND 8-15 (Consecutive))

GV II

Terrace of 8 houses. c1862. For the Marquess de Rothwell. Yellow stock brick with rusticated stucco ground floors. 3 storeys and basements. 2 windows each. Nos 10-13 slightly projecting. Stucco doorcases with pilasters carrying entablature; doorways with pilaster-jambs carrying cornice-heads, fanlights and panelled doors. Ground floor sashes have margin glazing; upper floors with architraved sashes, the 1st floor with console bracketed cornices. Stucco cornice and blocking course, Nos 10-12 and 15 retaining console brackets. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with urn finials to areas.

Listing NGR: TQ2791384009

Selected Sources

Legacy Record - This information may be included in the List Entry Details

National Grid Reference: TQ 27913 84009

ANNEX 5

11 ROTHWELL STREET – EXISTING FRENCH DOORS.

11 ROTHWELL STREET – EXISTING FRENCH DOORS - EXTERNAL



11 ROTHWELL STREET – EXISTING FRENCH DOORS – INTERNAL

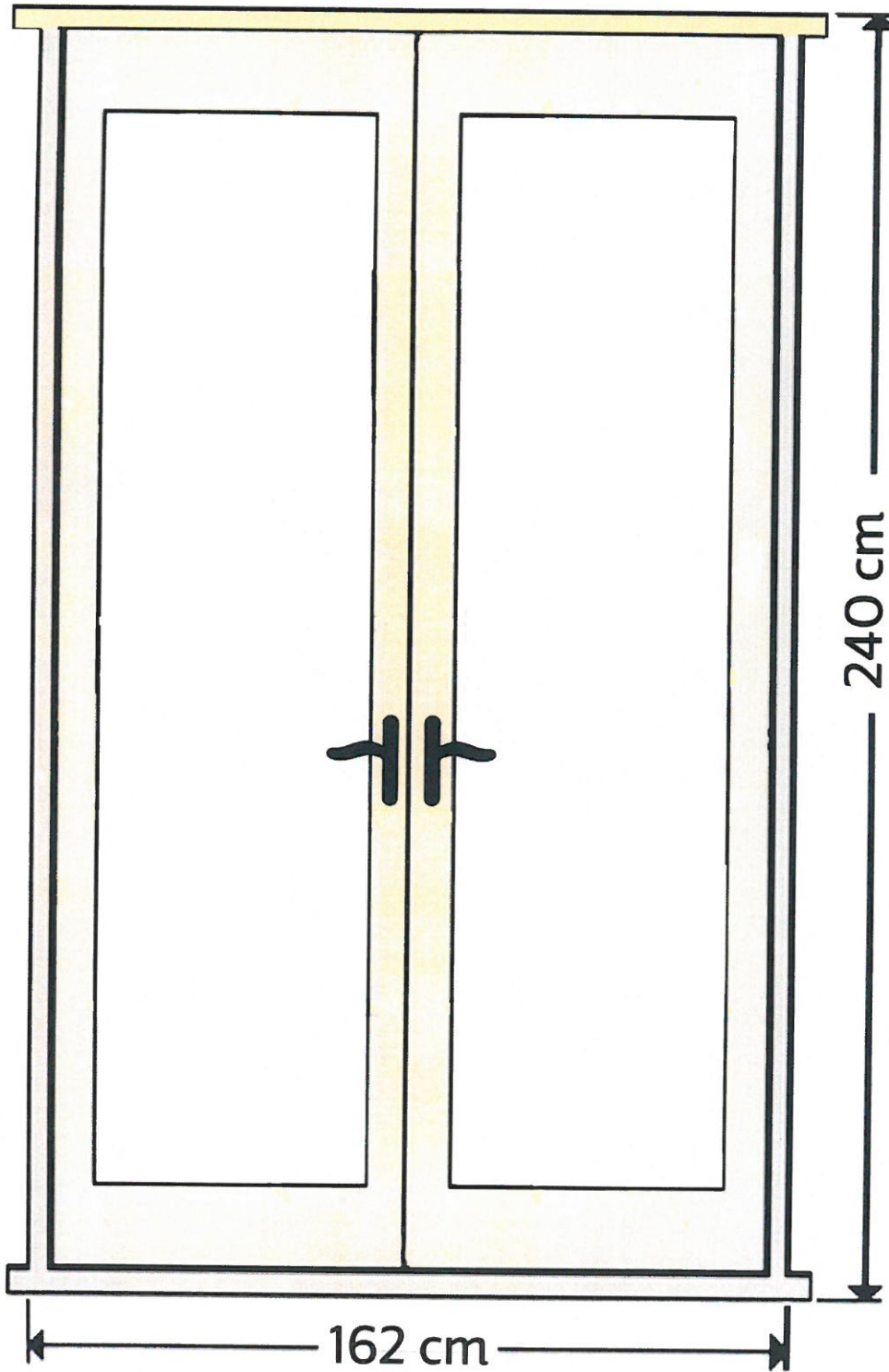


ANNEX 6

11 ROTHWELL STREET – DESIGN SPECIFICATION FOR FRENCH DOORS.

French Doors - Inside View (C)

Real sizes are:



11 ROTHWELL STREET – PROPOSED FRENCH DOORS TO REAR BASEMENT

Doors in Accoya or other sustainable hardwood with Oak or other sustainable hardwood cill
Moulding

Ovolo

Double Glazing - Door Leaf

4mm Planitherm Toughened - Argon Filled filled, White spacer - 6.4mm Clear Laminate

Paint / Finish

Internal: Standard White, External: Standard White, Cill: Stained TBC

Ironmongery

8 x 4 Inch Security Hinge, 1 x MPLS Victorian Scroll Handle LH VI, 1 x MPLS Victorian Scroll Handle RH VI in Polished Chrome with multi-point locking system

Surrounds

90 degree Lining