

8 Rothwell Street

Application for Listed Building Consent to re-form opening in basement fireplace Design and Access Statement_19.09.16

Site Context

8 Rothwell Street is located in Primrose Hill. Rothwell Street is a through road that connects Chalcot Crescent to Regents Park Road. The Street comprises two matching terraces of mid Victorian houses (circa 1860). Each house is arranged over four floors including the 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 location plan below shows the location of the house and street. 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 iron railings with urn finials. The centre pair of houses stand proud from the terrace. 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 that have either been covered over with tiles or asphalt or been replaced.

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8 Rothwell street is an end-of-terrace at the corner of Chalcot Crescent which extends over four storeys including a basement. A two storey flat-roofed closet wing extends beyond the original house at the rear of the property. A windowless brick flank wall bounds the rear garden of 29 Chalcott Crescent. The rear garden is bounded by the rear external wall of 8 Primrose Mews to the north, the rear gardens of 31-33 Chalcot Crescent to the east and the rear gardens of Rothwell Street to the west.

Currently the property is sub-divided into two dwellings: a 29sqm studio flat in the basement accessed from steps down from street level into the front lightwell and a 3-bedroom dwelling arranged over the upper floors and part of the basement. The main dwelling enjoys access to the rear garden and is accessed from steps up from street level.

Listing

NUMBERS 8-15 AND ATTACHED RAILINGS

List entry Number: 1130401

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.

Grade: II

Date first listed: 14-May-1974

Date of most recent amendment: 11-Jan-1999

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.

Related Applications

- Planning Application 2016/1742/P & Listed Building Consent 2016/2547/L
- Both granted June 2016
- Planning Officer: Raymond Yeung
- Conservation Officer: Sarah Freeman

Work is ongoing and the proposed work in this application will be undertaken as part of this building contract.

Basement Condition

The internal layout prior to start of works connected to Planning Application 2016/1742/P & Listed Building Consent 2016/2547/L was likely to be dated circa 1990 when a studio flat was formed although there is also evidence of historic alterations to the original layout prior to this. With the exception of the internal staircase there are no original features (such as fireplaces, skirting, cornicing) in situ which is to be expected given the basement would likely have been servant quarters/scullery in the original house. The fireplaces have both been infilled historically. The plaster around the fireplace that is subject to this application has been removed to reveal the original size of the hearth prior to historic infilling. The chimney breast and opening for the hearth have been built with London Stock brickwork.

Currently the basement is a building site, undergoing reconfiguration and renovation as per aforementioned applications that were granted consent in June 2016.

Proposal

It is proposed to re-form the original hearth opening in one basement fireplace in order to install a wood-burning stove. Non-original brickwork infill will be removed. The original brick arch over the hearth will be reconstructed. The arch and re-formed hearth opening will be constructed out of London Stock brickwork. The re-formed hearth will be lined in granite and ceramic tile. The wood-burning stove will be cast iron.

Enclosed Drawings

1506_L111EX Existing Basement Plan: plan prior to start of works

1506_L111 Proposed Basement Plan: approved plan with re-formed hearth shown

1506_IE-1.1a Proposed Internal Elevations: size and materials of hearth/stove

1506_SK-LBC01_Photo sketch of proposed re-formed opening