

Design and Access Statement

Re-roof, external repairs & redecorations, internal re-wiring including chasing walls as required and associated works.

at

5 Primrose Hill Studios NW1 8TR

for

Bradford Property Trust Ltd



CONTENTS

1. Introduction
2. Site Location
3. Significance of the Heritage Asset
4. Impact of the Proposed Development
5. Conclusions

1. Introduction

1.1 This heritage statement has been prepared by Pellings LLP on behalf of Bradford Property Trust Ltd to support an application for listed building consent for the roof repair, external repairs & re-decorations and internal re-wiring.

2. Site Location and appearance

2.1 The building has ground and mezzanine floors.

2.2 The building is located on the east side of Fitzroy Road and is mid-terrace. The building has facing brickwork beneath a slated roof.



3 Significant of the Heritage Asset

3.1 The heritage asset is grade II listed and is part of an asset group.

3.2 The description in the listing is as follows:

II Artists' studio houses. 1877-82. Alfred Healey, builder. Stock brick with red-brick trim. Prominent slate roofs with half and whole hips. Four house types arrayed around a rectangular courtyard. Earlier west build represented by two types (Nos 1 and 6 and Nos 2-5). Later east build by two more types (Nos 7 and 8 and Nos 9-12). Further variation in The Lodge, said to have been built as servants' quarters. Varied and picturesque cottage version of Queen Anne idiom, reflecting grander artist's studio houses. Nos 2-5 are a row divided by the entrance alley. Double pile with asymmetrical M roofs. Lower front range living spaces, taller rear range galleried studios with north-west facing studio windows in back or garden elevations and roof slopes. Single-storey asymmetrical four-bay fronts, four-panel doors, small glazing-bar casement windows, some replaced. Party-wall parapets, tall red-brick chimneys. Nos 1 and 6 at ends of west group step forward to close court. Entrances in returns to slightly taller end blocks, half-hipped roofs.

3.3 All the features highlighted within the listing relate to exterior features.

4 Impact of the Proposed Development

4.1 The works to the roof and external repairs are described in the specification submitted as part of the application.

4.2 The proposal is to re-wire the property to ensure that the wiring is in accordance with current modern wiring standards. This will involve forming chases that we believe will have minimal impact on the fabric of the building

4.3 The rewiring and fitting of new back-plates and chases in the wall will involve a small number chases to the historic building fabric and remedial work will be undertaken to repair the same to match the existing. The re-wiring may require the lifting of some floor boards which will be refitted once the wiring has been completed.

4.4 Where chases are required they will be formed as straight runs with the minimum width and depth of chase required to enable the fitting of the conduit for the wiring.

4.5 The repairs to affected plaster will be carried out using plaster of similar make-up and consistency as the original and will be finished in such fashion as to achieve a homogenous finish to the wall surfaces.

4.6 It is considered that the development will have minimal impact on the heritage asset as historic features will be avoided.

5 Conclusions

- 5.1 The proposed works will preserve the character and appearance of the Listed Building and have no impact upon the historic character of the Conservation Area.
- 5.2 The re-wiring will cause no harm to the architectural or historic integrity of the listed building.