

Heritage Statement

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

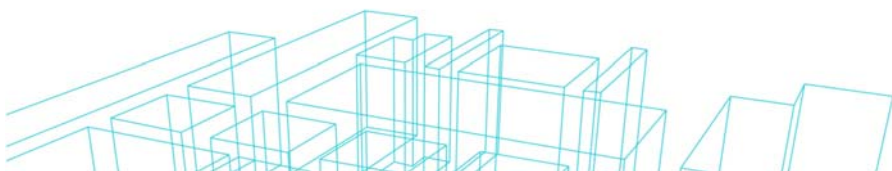
at

12 Primrose Hill Studios NW1 8TR

for

Bradford Property Trust Ltd

January 2017



Heritage Statement

12 Primrose Hill Studios NW1 8TR
Bradford Property Trust Ltd



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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:

11 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. Leaded-light dormer window to east on No. 6; No. 1 abuts The Lodge, a two-storey house, with a canted-bay window under a pentice, eaves to half-hipped roof interrupted by eight-light window. Nos 7-12 have smaller footprints and no gardens. Single-storey top-lit studios, variegated rooflines with oversailing eaves. Nos 7 and 8 (to north) a mirrored pair with semi-basements and pyramidal roofs. Entrances together, recessed in deep porches and up flights of steps, part-glazed, margin-lit doors. Tall galleried studio rooms, single large windows with eight-light fixed panes over twin plate-glass sashes. Low-level small casement windows. To rear plain stock-brick two-storey elevation, each house having three bays of sash windows over doorways, some blocked. Nos 9-12 could not be lit from the rear and so are differently disposed and smaller; basements not evident. Single-bay studios have large windows, four-pane glazing surviving at No. 11. Half hips to each roof, large rooflights in north slopes. Linking low flat-roofed entrance bays, double part-glazed doors, small windows, dentil courses. To rear blind stock-brick gabled walls. Interiors have not been inspected. No. 8 can be seen from courtyard to have studio gallery with balustrade of pierced splat balusters. First tenants included the painters John Dawson Watson (No. 1), Joseph Wolf (No. 2),

John William Waterhouse RA (No. 3), John Charles Dollman (No. 5), P. M. Feeney (No. 7), Charles Whympere (No. 8) and Lawrence George Calkin (No. 10). Arthur Rackham lived at No. 3 in 1905-6, when some of the illustrated books for which he is best known were published, and at No. 6 after 1920 when his main home was in Sussex. Subsequent tenants have included Lord Methuen RA, Patrick Caulfield and John Hoyland. Sir Henry Wood, musician and conductor, also lived here. Primrose Hill Studios are listed as an early, attractive and well-preserved example of speculatively built artists' studio houses.

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

4 Impact of the Proposed Development

4.1 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

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

4.3 External repairs, re-roofing & redecorations will be carried out in materials and style to match the existing and reinstate the condition of the building which will guarantee its longevity.

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.