



RPRArchitects
Architecture and Conservation Specialists

5 Rothwell Street, Camden

Design & Access Statement
& Historic Building Report
including
Heritage Justification Statement

September 2017

Revision:



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Introduction

RPRA have been commissioned by Mr & Mrs T. Clifford to prepare and submit a Householder Planning Application for internal alterations and erection of a double height rear conservatory at 5 Rothwell Street, London, NW18YH.

Listing Description & Assessment of Significance

5 Rothwell Street is a Grade II Listed mid-terraced dwelling, forming part of the larger listing group comprising 1-7 to the south of Rothwell Street, and 8-15 to the north. The statutory list description is included below:

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 architraved 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.

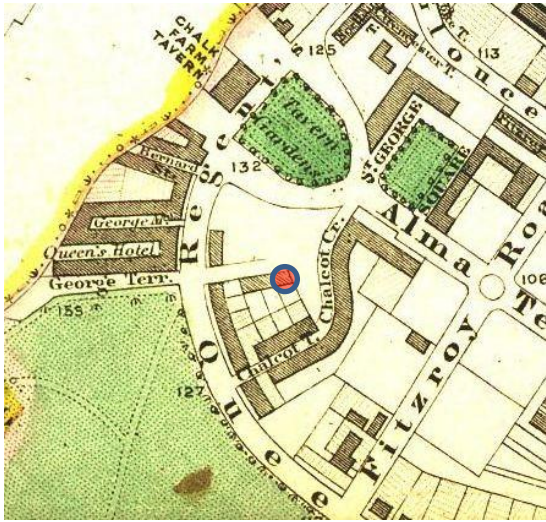
The special historic significance of the listed group lies predominantly within the uniform architectural composition and detailing of the front facades, which remains unadulterated, and add significantly to the streetscene and wider conservation area. The principal facades comprise yellow London stock brickwork above a rusticated stuccoed lower ground and ground floor plinth. The plan form also has some significance owing to the survival of most of the historic internal layout, particularly to the ground and upper floors. The basement was previously a separate flat and the original room layout appears to have changed significantly, when referencing previous planning applications. The building was returned to a single family home by the current owners circa 1997-8. The basement staircase and walls have been substantially 'reinstated' but have little historic value to the original fabric of the listed building.

The building also lies within sub-area 3, Regent's Park Road North, of the Primrose Hill Conservation Area. Planning Policy states that development within Conservation Areas should preserve or, where possible, enhance the character or appearance of the area. The Conservation Area Appraisal describes the street as follows:

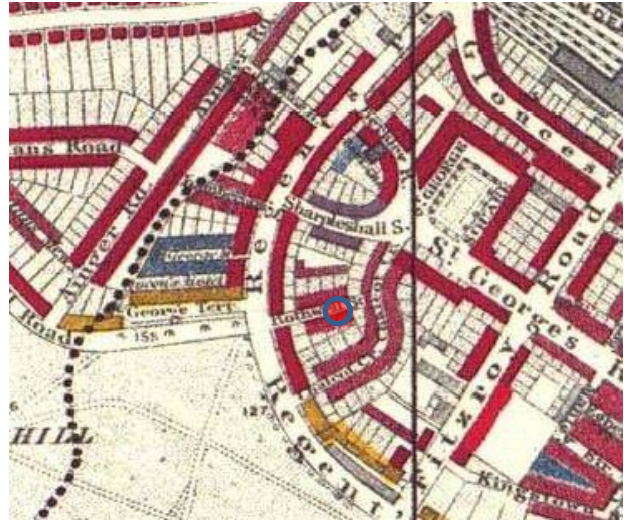
Rothwell Street is a straight narrow road that rises towards Primrose Hill. Views west are of Primrose Hill and of the rears of buildings on Regent's Park Road, and east of the buildings addressing the curve of Chalcot Crescent. The street itself is urban in character with one street tree and terraces of mid 19th century houses with stucco ground floors.

As with the listed building status, the Character of the Conservation Area lies predominantly within the uniform architectural composition and detailing of the street frontage of 1-18 Rothwell Street. The rear of 5 Rothwell Street is not visible from roads or public footpaths.

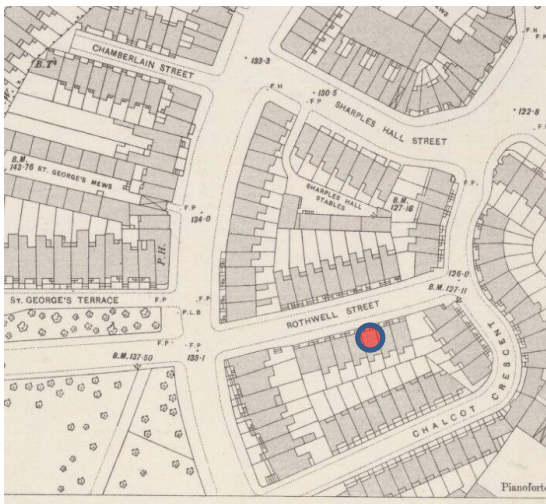
Historic Map Analysis



1862 Edward Stanford Map



1889 Charles Booth's Poverty Map



1895 Map

Map progression showing development of Rothwell Street and surrounding area in the 1860's. By 1889 the area had been substantially built out including areas northwest of Regent's Park Road.



Planning History & Precedents

5 Rothwell Street Planning History:

21st June 1984 – Ref: HB/8470178/J9/4/A – Listed Building Consent APPROVED
Description: Alteration to rear elevation including provision of new French windows, balcony and stair.

6th October 1997 – Ref: PE9700395R1 – Full Planning & Listed Building Consent APPROVED
Description: Conversion of existing basement flat and maisonette above into one dwelling, including internal alterations and single storey rear conservatory.

4th October 2007 – Ref: 2007/2678/P – Householder & Listed Building Consent REFUSED
Description: Erection of a two-storey rear conservatory.

Relevant Planning Precedents:

26th November 2015 – Ref: 2015/4596/P – Householder & Listed Building Consent APPROVED
Relevance: 6 Rothwell Street. Removal of internal walls and opening up of lower ground floor.

12th August 2016 – Ref: 2016/3302/P – Householder & Listed Building Consent APPROVED
Relevance: 6 Regent's Park Terrace. Double height rear conservatory.

31st May 2016 – Ref: 2016/0595/P – Householder & Listed Building Consent APPROVED
Relevance: 7 Regent's Park Terrace. Double height rear conservatory.



Design Proposals and Impact upon the Listed Building

The client wishes to upgrade the lower ground floor layout, re-instate the upper ground floor room arrangement, add a rear double height conservatory, and upgrade the master bedroom ensuite. The works will not affect the street frontage, of which the listed building derives the majority of its heritage significance. A detailed breakdown of the proposed works is as follows:

Lower and Upper Ground Floors:

The kitchen will be removed from the upper ground floor (UGF) with a reconfigured lower ground floor (LGF) providing kitchen and dining spaces, with aspect upon a redesigned courtyard area. These works would be similar in scale and content to those Approved in 2015 for 6 Rothwell Street, as listed above.

A double height glazed conservatory will open onto the re-landscaped rear garden.

The elapsed 1997 Approval for a rear conservatory to 5 Rothwell Street, as listed above, provides precedent for a single storey extension which extends beyond the notional building line to the rear of the property. As part of this application, the glazed conservatory will be set between the existing rear projections, and will not break the notional rear building line.

It is considered that this will provide a more sensitive response the Listed building than the 1997 Approval, providing a conservatory that is subservient to the existing building. The extension will be double height, with no additional floorspace at UGF level. Therefore the conservatory will not adversely affecting the current overlooking of adjacent properties.

Recent planning approvals at 6 & 7 Regent's Park Terrace, as listed above, have demonstrated the acceptability of a double height glazed rear conservatory when added to a Listed Building. These Approvals also fall within a Conservation Area.

The UGF will be restored to its original layout of two receptions rooms with front and rear parlour. Kitchen fittings and appliances will be removed from the rear room. Original timber floorboards will be retained.

The rear parlour will open into the double height void of the new rear conservatory. The cill to the existing rear window will be lowered to provide new French doors and internal Juliette balcony. The existing architrave and surround will be retained and replicated as part of the enlarged opening.

The first floor bedroom ensuite door to the stair landing will be closed off. New internal partitions will form a dressing area leading into a reconfigured ensuite. Many of the original details such as the fireplace have previously been closed off, and the inclusion of the internal partitions is not considered detrimental to the historic fabric.

It is recommended that suitable detailed drawings and information could be provided as part of a pre-commencement condition should Approval be granted for the above.



Justification Statement

The existing LGF layout replicates the presumed original room arrangement. The staircase, internal doors and joinery are all modern insertions, whilst internal walls have either been re-plastered and/or replaced with modern construction. The fire surrounds and hearths are also not original features. As such the LGF has limited historic significance owing to progressive alterations over the years. As such the removal of the internal walls would have a limited to no impact upon the significance of the Listed building as a whole, due to their lack of authenticity.

The 2015 approval of similar proposals to the adjacent 6 Rothwell Street also serves to suggest that the Listed building will not be adversely affected by these proposals.

Significant periodic alterations have also taken place on upper floors, with some internal doors being modern replacement replicating the supposed original design. The relocation of the kitchen to the LGF will allow the original UGF room arrangement to be restored. These proposals would be considered to have a positive impact upon the historic significance of the Listed building.

Coupled with the recent planning approvals to 6 Rothwell Street and 6 & 7 Regent's Park Terrace, there is sufficient planning precedent to suggest that the proposals will not adversely impact upon the listed building.

Much of the value of the Listed building lies in its street frontage, which will be unaffected as part of this application. The proposals will affect some of the internal arrangement and rear elevation, which though of importance, carries less historic value or significance in this instance. It is also considered that any loss would be mitigated by the continued future usability of the listed building.