

CHASSAY+LAST Architects 3PHS/E1/JCh/010618

Application for Planning and Listed Building Consent for
Exterior Refurbishment Works to

3 Primrose Hill Studios
London NW1 8TR

Design Access & Heritage Statement

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Proposals for 3 Primrose Hill Studios London NW1 8TR

Design, Access & Heritage Statement in Support of aN Application for Planning and Listed Building Consent

Design, Access, Heritage Statement

1.0 Introduction

This statement has been prepared by Chassay+Last Architects in support of an application for planning permission and listed building consent for refurbishment of the exterior of no 3 Primrose Hill Studios. The document sets out the nature of the existing site, the development proposals and the design rationale for the approach adopted.

Pre application advice has been sought in preparing these proposals from LB Camden and Primrose Hill Conservation Area committee members who visited the property on 26 April and 18 April respectively.

2.0 Context

The site is located in a predominantly residential area of Primrose Hill, characterised by mid-19th century terraces along with the presence of late-19th century multicoloured brick buildings of various scale and form. These buildings consist of stock brick with red, brown or glazed trims. Primrose Hill Studios is one of these late Victorian examples, tucked behind the terraces on the south side of Fitzroy Road, in a quiet secluded courtyard. The site is located in sub area 2 of the Primrose Hill conservation area

2.1 The Existing Building

Primrose Hill Studios are a group of modest scaled buildings built in the Arts and Crafts style between c 1877 – 1882 by Arthur Healey, builder.

No 3 is one of twelve purpose built artists' studios formed around a long rectangular courtyard. In 2004 the group of former artists' studio houses became listed grade 2.

The listing describes the buildings as follows :

"... 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..."

The Studios are accessed from a narrow road to the south of Fitzroy Road. No 3 and its private garden to inorth west abut the west of this access road.

The group of buildings have all undergone extensive alterations over the years.

In the case of no 3, although the front and rear door and window openings are original, the rear windows and one of the front windows have been modified and adapted over time.

Windows have also been punched into the side gable brickwork at varying times to allow additional light and ventilation

although the exterior has benefitted from repointing and a new slated and insulated roof more recently, the windows and external doors appear to have had little attention and are now in need of refurbishment.

3.0 Proposals

The proposal seeks to refurbish the windows and external doors

A summary of the proposals is detailed below –

Front Elevation Refurbishment (overhaul, draughtstripping and reglazing in laminated glass) of -
- the two matching windows of original pattern that serve the front ground floor bedroom
- the 4 panelled timber front door

Replacement of the other window in timber to original pattern to match that of no 4 including glazing in laminated glass

Side Elevation Reglazing in laminated glass and refurbishment of the front ground floor window
Replacement of the rear ground floor window in timber, pattern to match front bedroom windows. Security to be provided by window bars

Rear Elevation New window and roof glazing powdercoated with narrow metal frames and double glazed

External Works : Removal of the existing timber fence and gate on the boundary to the access road
Construction of new brick garden wall and metal gate to match that of no 4 opposite on the other side of the access road

Note –

- A photograph is appended [Fig. 1] to illustrate the type of window proposed to the rear elevation
- The brick garden wall and metal gate of no 4 is shown in photosheet 3PHS-SP02

4.0 Access

The proposals will not significantly improve access. A single step will remain at the front entrance door and there will be stepped access in the garden from the rear gate. However, the position will not be made worse in this respect and access from the house in and out of the garden will be improved by the new window.

5.0 Summary

The windows and front entrance door of no 3 Primrose Hill Studios are in need of refurbishment.

The proposal refurbishes most windows and the entrance door and seeks to replace one ground floor side window, one front window and the rear window and rooflight

The proposal for the replacement of the front and side windows is to match the original windows in timber.

The proposal for the replacement of the rear window and roof window which are 3.6m high and 3m long respectively is to replace with double glazed powdercoated metal sliding doors with lights over and a matching rooflight. This will ensure that the current seasonal problems of cold and draughts in the winter followed by a high degree of overheating through solar gain in the summer will be removed.

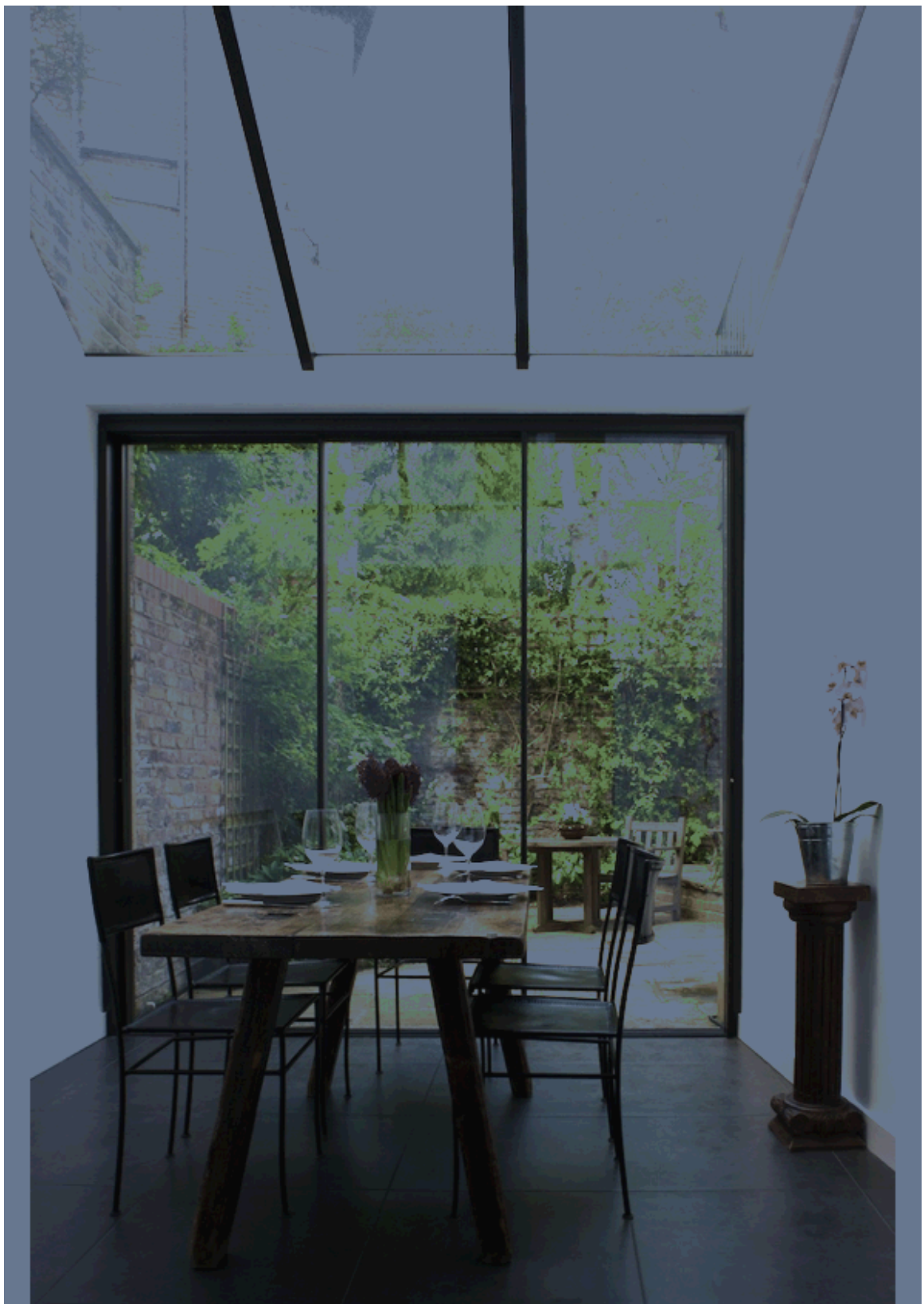


Fig 1 Example of window type proposed for rear window and roof glazing replacement

