

SITE LOCATION:

The Lodge
Primrose Hill Studios
Fitzroy Road
London NW1 8TR

January 2018

HERITAGE STATEMENT TO SUPPORT PLANNING APPLICATION AND LISTED BUILDING CONSENT APPLICATION

DESCRIPTION - FIRST FLOOR EXTENSION OVER EXISTING DOUBLE GARAGE LINKED TO MAIN DWELLING

Description of Existing Building

Primrose Hill Studios are Listed Grade II, reference no. 798-1-49160791. Built in 1877-82 by Alfred Healey as a speculative development for artists' studio houses. The Lodge is thought to have been servants' quarters for the studios. Two-storey in yellow stock brick with red brick details to front, canted bay window under prentice, eaves to half-hip roof to front, large flat roof dormer to side. The site has a courtyard to the side accessed from Kingstown St, the dwelling has two single-storey flat roof garages adjacent the courtyard, again accessed from Kingstown St. At the rear of the garage evidence can be seen of the junction of the originally adjoining Kingstown Street Terrace, demolished as part of the development of Auden Place.

Description of Proposed Development

Context

The design proposal for the extension involves the adaptation of the existing garages in the Conservation area but does not involve demolition or alteration of the listed building. The existing garages which at present do not make a positive contribution to the Conservation area would be used to form the basis of the proposed studio extension.

Building Design

The proposed first floor extension is conceived as a timber-framed studio constructed on top of the existing garages with timber lattice rain screen cladding and a narrow link to the main house across the courtyard.

The proposed lattice cladding is intended to support and maintain the existing and future mature planting to the exterior of the building.

In respect of height and massing the proposal is lower than the host and neighbouring buildings so as to be subservient to the existing Listed Buildings. A courtyard is retained so as to preserve a physical separation between the host building and the extension, the courtyard also functions as an element of passive sustainable design allowing natural light and ventilation into the annexe. The existing external garage structures are retained so as to maintain the existing street scene. The internal area of one of the garages forms part of the proposed studio area. The concept of the design

is to retain the maximum amount of the existing garages thus assisting the programme of construction and minimizing disruption to the street or neighbours. It is the intention that the structure will be pre-fabricated, manufactured off-site by specialist joiners and assembled in situ. All works can take place within the curtilage of the building.

Materials

The palette of materials proposed are: existing London stock brick retained; horizontal rain-screen timber cladding; glazed screens with dark anodized aluminium frames. The timber cladding is used to the public face of the extension and north facing glazed screens to the private courtyard space. This is to provide a softness appropriate with an extension that is intended to have a quiet dialogue with its Listed host building and with its context. The use of timber (from sustainable sources) is appropriate for its sustainability and for the ability of the material to soften and gain a patina with age.

Justification for Proposed Development

The proposed development majors on an extension over the existing single-storey garages; whilst the garages form part of the curtilage of the dwelling and are therefore included in the Listing, they are separated from the main dwelling and do not make a positive contribution to the Listed Building. The proposed development is designed specifically to touch the Listed dwelling as 'lightly' as possible. The only connection to the main dwelling being a single storey glazed link. The proposal is designed in a contemporary manner to be a contrast to the Listed dwelling, the intention is to establish a narrative between the old and the new. The proposed development is designed in such a way as to be independent of the adjoining listed structures, and in principle could be removed at a later date whilst leaving the integrity of the main dwelling intact.

The Listed Building is of historic as well as architectural interest, the buildings were originally designed as a speculative development for artists' studio houses; the proposal is to provide studio space for the applicant who is an architect and artist and therefore reinforces the original use of the Listed Building by continuing the tradition.

Impact on the Listed Building

As outlined, the proposed development is designed in such a way as to minimize any impact on the main dwelling, the proposal is to 'touch the Listed Building lightly'. The connection to the main dwelling is by means of a single storey glazed link. The design of the glazed link retains a private courtyard that separates the main dwelling from the garages and ancillary accommodation with the glazing making a transparent connection with the main dwelling. The existing entrance from Primrose Hill Studios mews and rear entrance from Kings Town Street remain unchanged.

Design and Expertise

The proposal is intended to be of high quality design and materials and to make a positive contribution both to the heritage asset of the Listed Building and the conservation area. As architects both the applicant and the agent have extensive experience of dealing with interventions to historic fabric and Listed Buildings.

Use of Proposed Development

The proposed extension is to be accommodation used in association with the existing dwelling.