

**HERITAGE STATEMENT****10 Primrose Hill Studios**

30 September 2016



Primrose Hill in 1796

**Historic overview**

The Primrose Hill Studios are a group of 12 buildings clustered around a quiet courtyard to the centre of a block, built as Artists' studio houses in 1877-82 by Alfred Healey. They are constructed in the Arts and Crafts style with London stock bricks, hipped roofs and large studio rooflights. The west buildings were first to be constructed, 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).

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 Whymper (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.

**Context and views of the exterior.**

Primrose Hill Studios – West view, nos 1,2,3,11,12



No.10 Primrose Hill Studios from the front.



View of rear from Kingstown St



View from Manley St.

## Planning History

**2009/4424/L** 22 December 2009 Listed building consent. Installation of 2 new window openings in rear elevation along with replacement of rooflight and erection of internal staircase and associated internal alterations to existing dwelling house

**2013/6657/P** 10 December 2013 Householder application granted for installation of side rooflight

## Existing Interiors

The existing interiors were fully refurbished in 2010, with a mezzanine balcony and spiral stair giving access to the first floor bedroom and ensuite. The existing interiors are being left unaltered except for boxing for the top of the new stair, which projects to about 1m high in the spare second bedroom.



Spare bedroom – the new basement stair will be boxed in on the right side.



Entrance Hall



First floor bedroom



Ground floor kitchen and balcony from Living room

**External elevation to be altered.**

The external rear wall of the property is the only area to be visually affected by the proposals, with the addition of 4 windows and a door to match the existing.



Rear view of no.10



Detail of rear of kitchen window and first floor bedroom window. New windows to be located in lower render plinth.



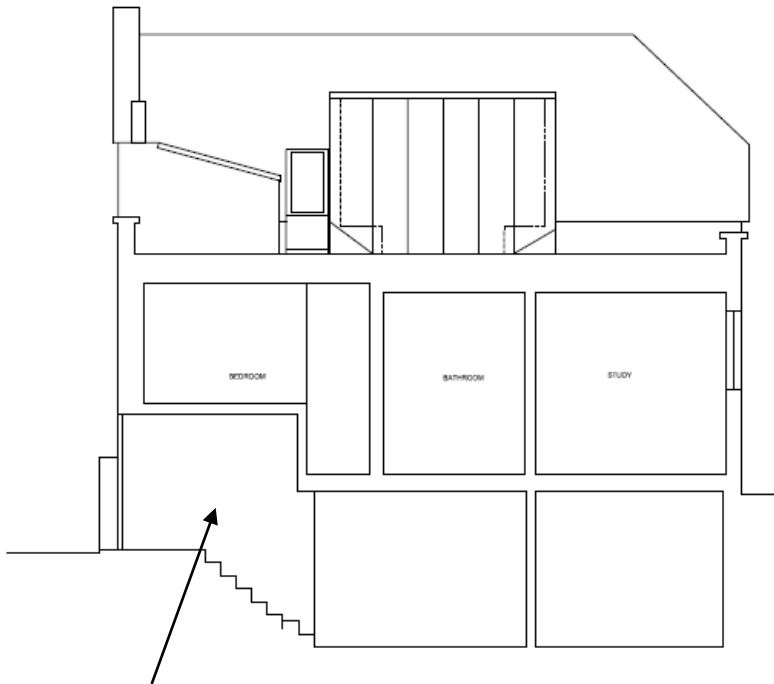
View of rear bedroom window and projecting render plinth to have new door and window.



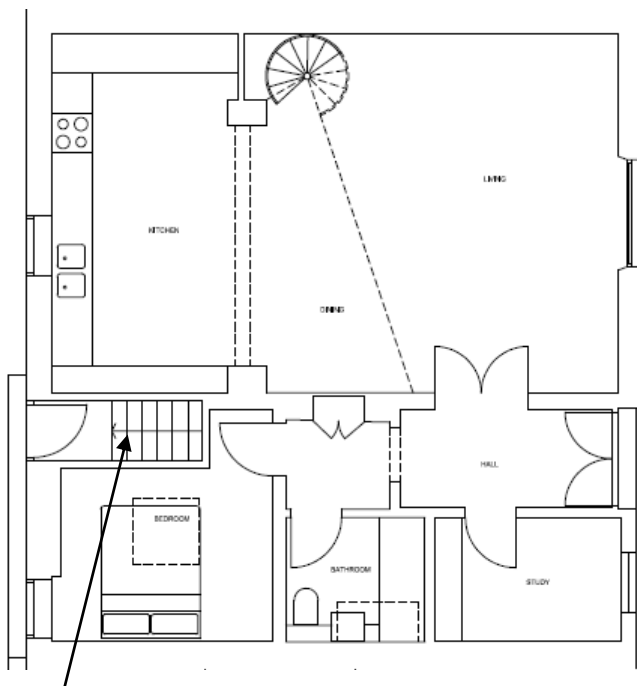
View of rear to no9

### Impact of proposals on existing building.

The existing house is largely unaffected by the proposals as they are a separate flat in a new basement. The room layout and features are retained with the only removed fabric being a section of flooring to fit the half flight of stairs from the half level of the street to the basement. The resulting timber bulkhead to separate the stair is built into the existing rear bedroom, and will be concealed by integrating storage above it.



Section showing floor removed and bulkhead for new stair to basement.



Ground floor plan showing floor removed for new stair to basement



The new windows and door are set into the rendered retaining wall supporting the lower street level to the rear of the house.

This retaining wall is distinct from the brickwork of the house, and is more to do with enabling work to allow the construction of the house than a key feature of the house itself. It is considered therefore of less importance for retaining.