

**3 ROTHWELL STREET NW1 8YH
HERITAGE STATEMENT
PLANNING AND LISTED BUILDING CONSENT ISSUE
May 2022**

I.Ø - Introduction

The purpose of this document is to support a listed building application for the refurbishment and extension of no.3 Rothwell Street NW1. We have already previously submitted planning and listed building consent for alterations at this property. This proposal includes some elements already approved along with ammended proposals to some areas. The previously approved applications have been listed below:

2020/4551/P

Infill single storey rear extension, alterations to existing rear terrace at ground level, replacement of existing railings and access into the garden from existing balcony, new timber door and windows, all to dwelling

Decision: GRANTED

2020/5177/L

Infill single storey rear extension, alterations to existing rear terrace at ground level, replacement of existing railings and access into the garden from existing balcony, new timber door and window, works of repair and make good to front elevation, internal alterations at all levels.

Decision: GRANTED

2021/1979/L

Decision: GRANTED

Details of new windows and doors, manufacturer specifications Portland stone as required by condition 4 a) b), of listed building consent application 2020/5177/L dated 18/03/2021 for Infill single storey rear extension, alterations to existing rear terrace at ground level, replacement of existing railings and access into the garden from existing balcony, new timber door and window, works of repair and make good to front elevation, internal alterations at all levels.

2021/1978/L

Decision: GRANTED

Alterations to consented bathrooms, doorways, fitted furniture, boiler and panelling.

The main changes to this application from the applications above are as follows:

External stairase removed from rear infill extension

Kitchen now relcoated to basement from the ground floor.

Bathroom relocated from the second floor rear room to the first floor rear room.

Function of rooms within the closet wing alterend

I.I Design Statement and Rationale

Where this element is unchanged from previous proposals, this is noted in red

BASEMENT VAULT Ø1 PROPOSALS

The original application showed a joinery unit to the back of the vault. The new proposal is to replace this with a shower including a small reversible plasterboard boxed out area to conceal the associated pipework

This is to provide additional shower facilities to the property. The approved plans include a lowered new floor slab in this area so there is no affect on historic fabric involved in the drainage routes

No change from granted application 2020/517/L

BASEMENT VAULT Ø3 PROPOSALS

Updated proposal to install boiler within vault with new opening for the flue.

This is to ensure boiler is in an accessible and practical location within the property so can be easily maintained without forming new openings in the main building.

No change from granted application 2020/517/L

BASEMENT REAR OUTRIGGER PROPOSALS

This was formerly shown as a bathroom this room now reverts back to a standard room. The former external door is retained as a door.

I.I Design Statement and Rationale. (Describes the main proposals only)

REAR CONSERVATORY EXTENSION.

This replaces a existing metal balcony and access steps of a poor appearance. The conservatory is intended to be of a lightweight & substantially glazed contemporary appearance using steel framed "crittal" type window system. This is intended to provide a contrast to the original house. The balustrade that replaces the existing metal mesh balustrade will be steel framed and align with the glazing below with glazed inserts to minimise the visual impact of the balustrade.

Daylight/Sunlight/Overshadowing/Sense of enclosure.

As the extension is set between two existing closet wing walls there will be no effect whatsoever on the light levels to the next door houses.

Outlook/Privacy.

The new balcony replaces an existing balcony. Therefore there will be no change in overlooking of the adjacent gardens.

Trees.

There are no trees in the garden. The area where the extension is to be built is currently a hard paved area with no planting. The proposal will not involve the loss of any trees.

Extension the same as granted proposal 2020/517/L & 2020/4551/P External staircase now omitted which we believe to be a improvement. Please note detail design of railing identical to approved proposal 2021/1979/L

OPENING UP OF FORMER OPENING IN THE SPINE WALL AT LOWER GROUND FLOOR LEVEL & FORMING OPENING IN WALL ADJACENT TO CORRIDOR.

The basement was formerly a separate flat and has had extensive alterations. The floor slab, wall linings, ceilings linings & covings and plaster finishes are all new. Doors, frames, architraves and skirtings are all modern replacements. The staircase is a modern addition and is fully boxed in. The original wall separating the front room from the hallway has been removed. The spine wall has had various alterations, the opening between the two rooms had been increased in height and width and the wall reduced in length including the loss of the curved corner. The flank wall adjacent to the rear room is in the original location but the door position has been changed. The former passage adjacent to the staircase has been turned into a shower room. Removing the boxing out and later partitions around the staircase will be an improvement it is proposed to make a part height enlarged opening in the corridor wall enabling this room to be opened up to the hallway. The missing knib of the spine wall will be reinstated.

LOWERING OF FLOOR WITHIN WESTERN VAULT

The existing floor in the vault is of a modern concrete construction carried out in 2003. The vault was tanked and waterproofed as part of the same works. The lowering of the floor and use of the vault as a cloakroom will therefore will not effect any historic fabric.

No change from granted application 2020/517/L

RELOCATION OF BATHROOM TO REAR ROOM OF FIRST FLOOR.

The design of the bathroom is intended to respect the original formal layout of the room and the fittings are selected in accordance with this idea e.g. freestanding bath, WC with high level cistern, etc. All fittings are designed to be removable without any damage to the historic fabric. The bathroom will be accessed via the existing double doors

This changes the arrangement from the previously approved application by moving this room from the second to the first floor.

PLUMBING ARRANGEMENTS TO THE REAR FACADE.

The current arrangements are very messy with various pipes and branches in a mixture of materials. The proposal envisages replacing the current arrangement with a neater and more rational vertical arrangement. All new pipe work will be in cast iron to a traditional pattern.

Further simplified from already pre-approved proposal 2020/517/L

I.I Design Statement and Rationale. (Describes the main proposals only)

REARRANGEMENT OF ROOM FUNCTION IN CLOSET WING.

Currently the closet wing contains a bathroom at first floor level it is propose to replace with a utility room. A WC and sink will be provided at ground floor level. Drainage will be to the cast iron drain pipes as shown.

REPLACEMENT OF BATHROOM IN TOP FLOOR LANDING ROOM.

The existing bathroom fittings will be replaced.

BOILER FLUE.

Currently there are three boiler flues visible on the building. One to the front facade at ground floor level one to the front area adjacent to the steps and a projecting asbestos one to the rear facade. The proposal is to remove the asbestos flue to the rear and re-use the opening for a bathroom extract, the large square opening on the front facade for the kitchen extract will be infilled. The third flue shall be removed and the opening made good.

The proposed flue position in the front vault is in accordance with the approved scheme 2021/1978/L

INTERNAL JOINERY AND FITTINGS.

Currently there are a number of internal doors, architraves and sections of skirting missing the proposal envisages replacing missing doors with replacements to the original pattern. There are a number of joinery fittings proposed however these will all be removable with no affect on the fabric. All skirtings covings and original fabric will be maintained behind any fittings.

Scope of work similar to existing approved scheme.

NEW FLOORING

New wooden parquet flooring to be installed in all rooms. Original historic floorboards to be retained below. New floor to be fixed to floating plywood subfloor over original floorboards. New flooring to butt up to existing skirting boards which shall remain as existing. See Drawing PROP_08 for details.

Scope of new flooring is similar to existing approved scheme. Overlay detail as approved 2021/1978/L

WALL PANELLING

Painted timber wainscot panelling is proposed to the walls of the ground floor hallway up to dado height. The panelling will be removable and use minimal fixings in order to minimise the impact on the original fabric. See Drawing PROP_08 for details.

Scope of wall panelling has been reduced from the previous scheme and now occurs at ground floor only detail as approved 2021/1978/L

NEW STAIRASE TO BASEMENT

Replaces low quality modern stair installed in 2003 when basement flat was joined to the house.

No changed from approved scheme 2020/517/L

WORKS TO GARDEN.

Planters landscaping etc.

No changed from approved scheme 2020/517/L

2.0 - Site Context

Rothwell Street is located in Primrose Hill. It is a through road that joins Chalcot Crescent to Regents Park Road. The Street comprises two matching terraces of mid Victorian houses (1862). Each house comprises 3 stories plus basement. The terrace was constructed as a pair and, with the exception of a slightly wider house at no.1, all the houses would have been of the same appearance and layout. The street forms part of the Primrose Hill Conservation Area and the houses are Grade 2 Listed. The map below shows the location of the house and street. The houses have small rear gardens, the rears of which face the gardens of the houses behind.



Front Elevation of 3 Rothwell Street

3.0-Street Elevation in context.

The terrace comprises brick built houses with a rusticated ground and plain rendered lower ground floor. The windows have decorative stucco surrounds with hoods and corbels at first floor. The roofs are butterfly roofs concealed behind a stucco cornice. Steps lead up to the ground floor and there are decorative railings with finials. The centre pair of houses stand proud from the terrace. The following alterations are visible from the street. No. 7 has a two storey extension with a garage. No. 14 has a roof terrace where the original butterfly roof has been removed.

Most of the houses retain the majority of the original architectural details. The exception being the brackets to the cornices which are either missing or heavily obscured with paint and the stone steps to the front door with have either been covered over with tiles, asphalt or overlaid with stone.

Street Elevations.



View looking West in 1975



View looking West in 2020.

Garden Elevations in context. (North Side of the Street)



Unlike the front elevations the rear terrace elevation displays quite a lot of alteration over the years particularly to the rear wings. Some houses have had infill extensions of 1 or 2 stories between the wings.

4.0 Listing for Rothwell Street

Name: NUMBERS 1-7 AND ATTACHED RAILINGS

List entry Number: 1130400

Location

NUMBERS 1-7 AND ATTACHED RAILINGS, 1-7, ROTHWELL STREET

The building may lie within the boundary of more than one authority.

County District	District Type	Parish
Greater London Authority	Camden	London Borough
National Park: Not applicable to this List entry.		

Grade: II

Date first listed: 14-May-1974

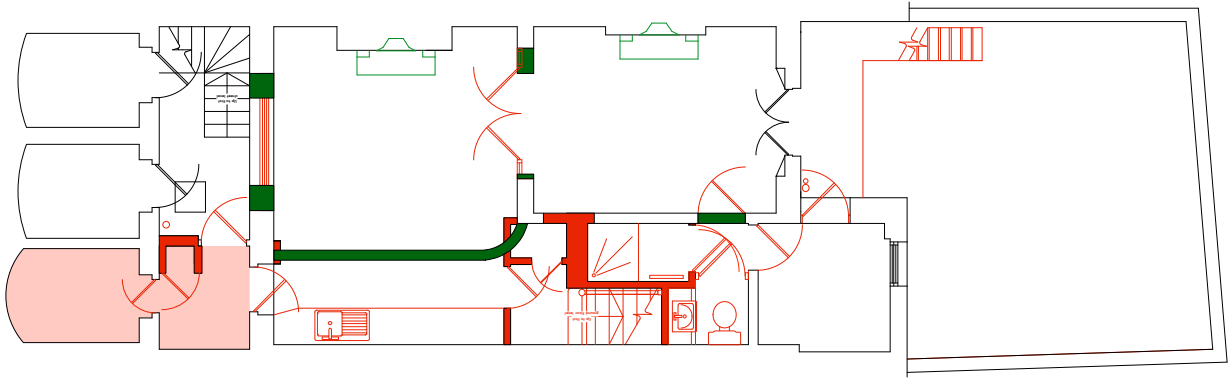
Date of most recent amendment: 11-Jan-1999

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))

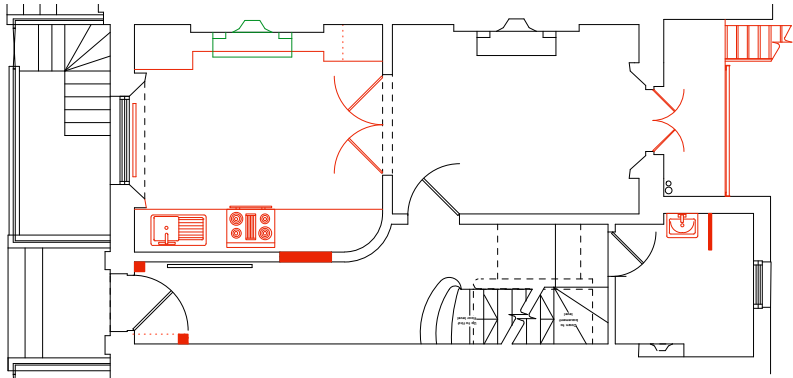
GV II

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-jambs carrying cornice-heads, fanlights and panelled doors. Tripartite sashes to ground floor. Upper floors with architraves 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.

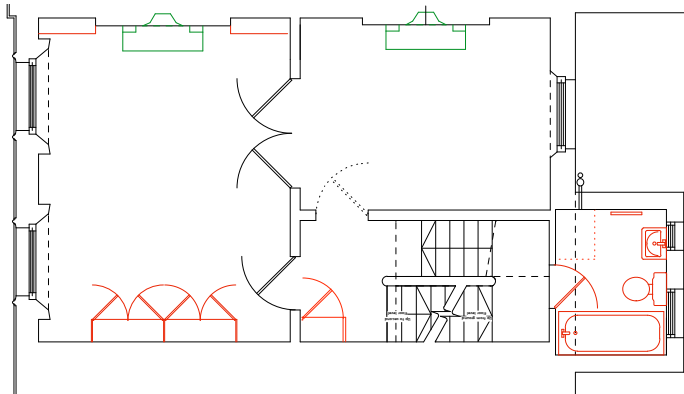
5.Ø Plan Analysis. Alterations over time.



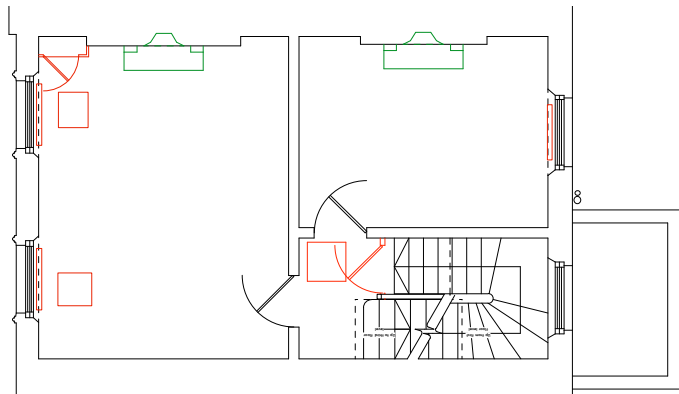
Basement Plan.



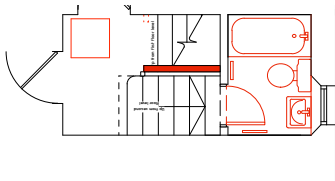
Ground Floor Plan.



First Floor Plan.



Second Floor Plan.



Third Floor Plan.

KEY

—	Original fabric removed.
—	Modern insertions.

5.1 History of the House.

Enclosed below a plan from alterations proposed in 1966. The building was converted from a single family house into a basement flat with a separate unit above mainly used as bed sitting rooms. It appears that most of the work described below took place. The works comprised:

Alterations of partitions to form the basement flat. (both removal and additions)

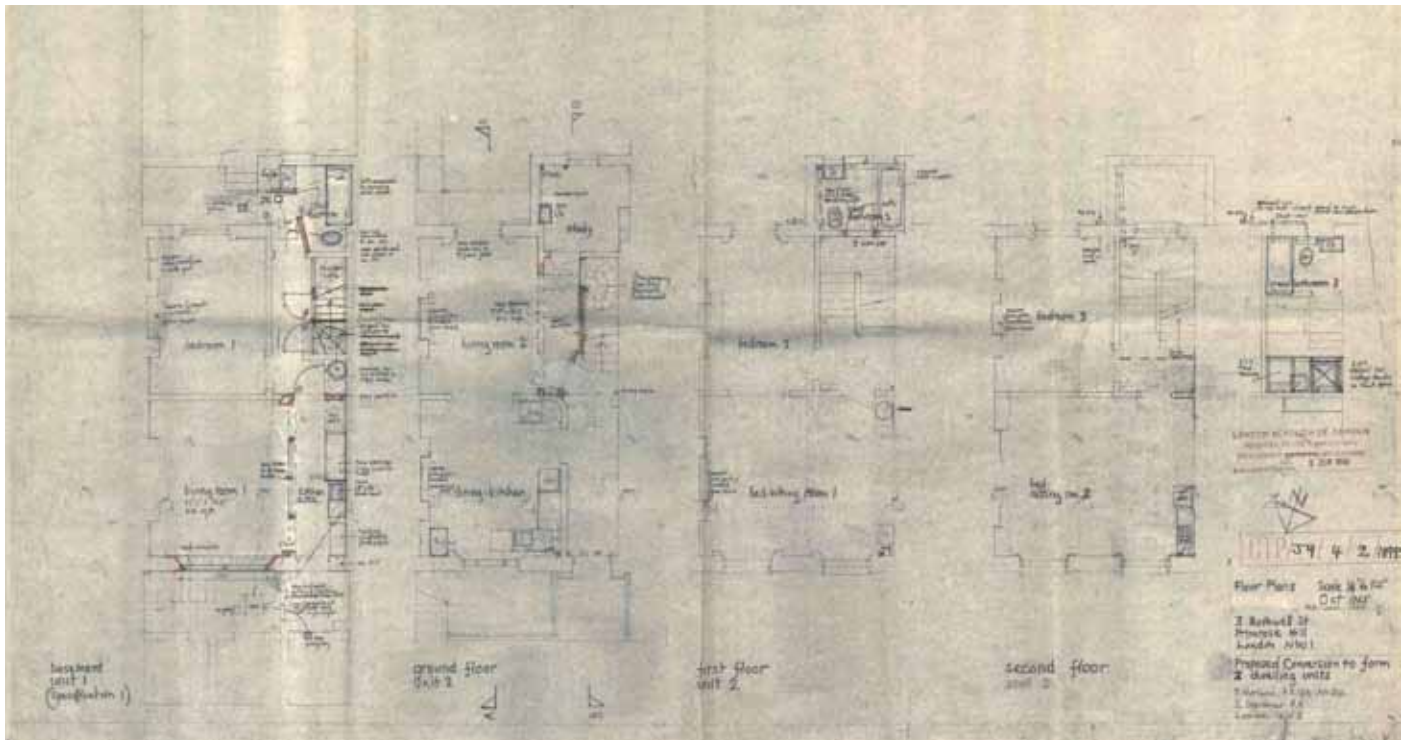
Enlargement of the front basement window.

The removal of fireplace surrounds and inserts

The installation of bathrooms and drainage.

Insertion of a platform above the stair

Lowering of the window cill at ground floor level with new french doors.



5.1 History of the House.

Enclosed below a plan from alterations proposed in 2003. The layout of the basement was revised and staircase to basement reinstated. It appears that most of the work described below took place. The works comprised:

Construction of new slab and new tanking to western vault

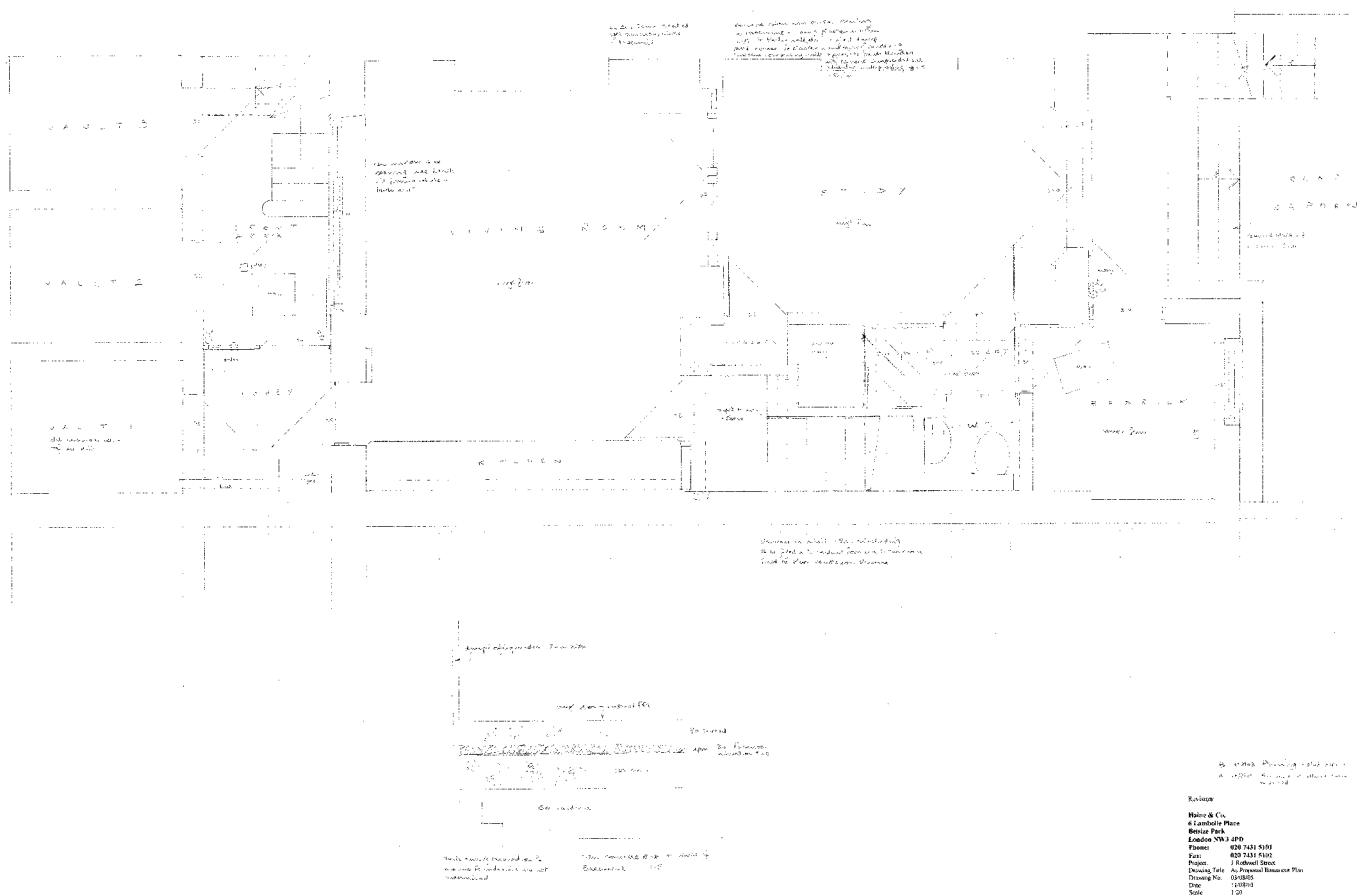
Installation of new window to front

Construction of new staircase to ground floor

New partitions to form shower room and WC

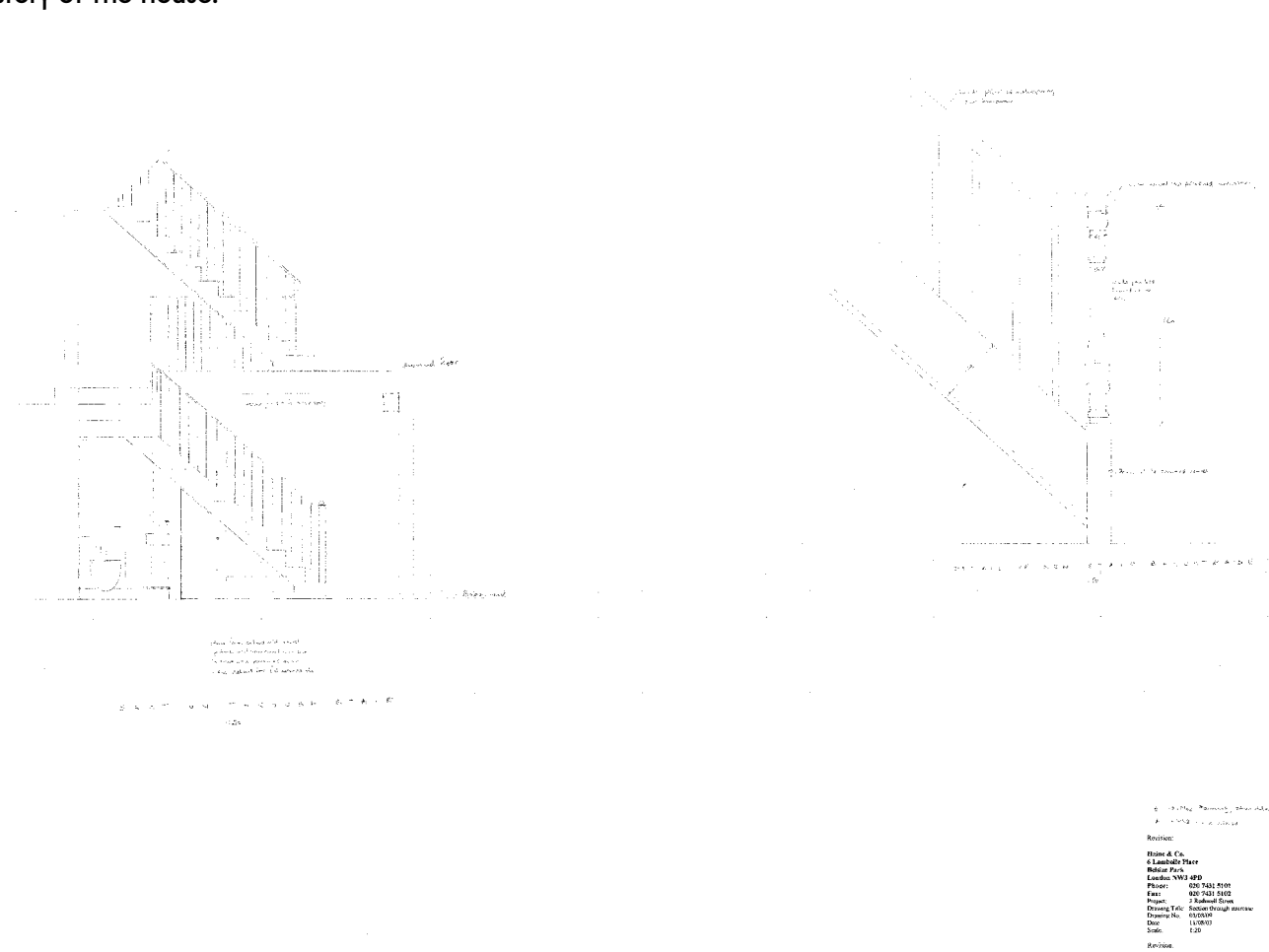


'As Existing' Basement Plan from 2003 Application



'Proposed' Basement Plan from 2003 Application

5.1 History of the House.



Proposed staircase from Ground to Basement floor from 2003 Application

5.2 Current Internal Arrangement Commentary

Lower Ground Floor.

Front Room.

Original wall separating. corridor missing.
Spine wall between front and rear rooms altered with opening enlarged.
Fireplaces missing.
Original skirting boards missing.
Original Doors frames and architraves missing.
Ceilings & coving modern replacements.
Floor modern concrete slab.
Modern wide window opening (undertaken in the 1960's)

Rear room.

Original window and shutter box.
Original internal doors openings blocked up with new openings formed, modern doors and architraves.
Fireplaces missing.
Original skirting boards missing.
Original Doors frames and architraves missing.
Ceilings & coving modern replacements.
Floor modern concrete slab.

Stairwell & Corridor. (LG-G)

Staircase modern replacement.
Corridor converted to shower room.

Room in closet extension.

Original window
Modern door to garden.
Door architraves modern.
Ceiling modern.
Floor modern concrete slab.

Understairs entrance.

Presumed originally a outside spaces there are no original features.
The door frame and boxing out to the area are modern.

Ground Floor.

Front Room.

Original shutters
Modern kitchen installed.
Part original skirtings.
Modern replica coving with modern plasterboard ceiling, ceiling rose missing.
Door to hallway blocked up and covered.
Double doorway intact with original architraves, but doors missing.
Fireplace missing and opening blocked up.
Original floor boards.

Rear Room.

Original shutters but modified to suit new door opening.
Modern french doors.
Original skirtings.
Original coving, ceiling and ceiling rose.
Original Door and architrave.
Original fireplace.
Original floor boards.

Hallway & Stairwell G-I

Original skirtings and architraves
Original staircase to first floor with spindles and handrail.
Original coving and ceiling rose.
Original front door.
Modern services and boxing out to accommodate.

Rear Closet wing room.

Original shutters and box.
Some original skirtings.
Plain ceiling presumed original but poor condition.
Original Fireplace and insert.
Original floor boards.
Modern plumbing installations.

5.3 Current Internal Arrangement Commentary

First Floor.

Front Room.

Original panelled window reveals, original windows.
Original skirtings.
Original coving, ceiling & ceiling rose.
Original doors & architraves.
Fireplace missing and opening blocked up.
Original floor boards.

Rear Room.

Original panelled window reveals and windows.
Original skirtings.
Original coving & ceiling, ceiling rose lost.
Original Doors & architraves.
Fireplace missing and opening blocked up.
Original floor boards.

Stairwell 1-2

Original skirtings and architraves
Original staircase to second floor with spindles and handrail.
Original coving .

Closet wing room.

Original windows.
Skirtings missing .
Plain modern ceiling.
Modern door in original frame and architraves.
Modern floor boards.
Modern plumbing and bathroom suite.

Second Floor.

Front Room.

Original window reveals and windows.
Original skirtings.
Original coving & ceilings
Original Doors & architraves.
Fireplace missing and opening blocked up.
Original floor boards.

Rear Room.

Original window reveals and windows.
Original skirtings.
Original coving ceiling & ceiling rose.
Original Doors & architraves.
Fireplace missing and opening blocked up.
Original floor boards.

Stairwell 1-2

Original skirtings and architraves
Original staircase to second floor with spindles and handrail.
Modern suspended ceiling and platform to hallway original ceiling above in very poor condition.

Third Floor

Top floor room.

Modern casement window.
Skirtings missing .
Plain ceiling presumed modern.
Modern Doors with original frame.
Modern floor boards.
Modern plumbing and bathroom suite.

6.Ø Photographic survey.
6.1 FRONT ELEVATION



Front View : Note kitchen extract grill, boiler flue and missing brackets to cornice.



Steps and front Door : Note asphalted steps.

6.2 FRONT AREA.



Front area showing modern infill to understairs area. Existing basement window has been enlarged.



Doors to under pavement vaults.

5.3 REAR ELEVATION



Rear of closet wing.



Doors to side of wing : Note modern plumbing.

6.3 REAR ELEVATION



Balcony & stair to ground floor and staircase



Off balcony : french doors replacing original sash window.



Soil and rainwater pipes along rear facade.



Upper rear facade.:Note projecting asbestos boiler flue at high level.

6.4 REAR CONTEXT : PHOTOS TOWARDS NEIGHBOURING HOUSES.



View of first floor extension to no. 2.



View of no. 4



Houses behind on Chalcot Crescent .



View of adjacent gardens from above.

6.5.1 LOWER GROUND FLOOR PHOTOS: Rear Room
(note this floor was formerly a self contained flat)



View from rear room towards spine wall showing modern opening



Rear room showing chimney breast. Note cornice, ceilings, skirtings and picture rail all modern

6.5.2 LOWER GROUND FLOOR PHOTOS: Front Room.



View of front room : Note original wall to hallway lost.



Entrance to vault area.



View of front room with modern partition and view to enclosed staircase.

6.5.3 LOWER GROUND FLOOR PHOTOS: Corridor. & room to rear wing.



View of room. Note modern doors architraves etc.



View of former corridor, now location for shower room.



View of room. Note modern ceiling and boxing out.

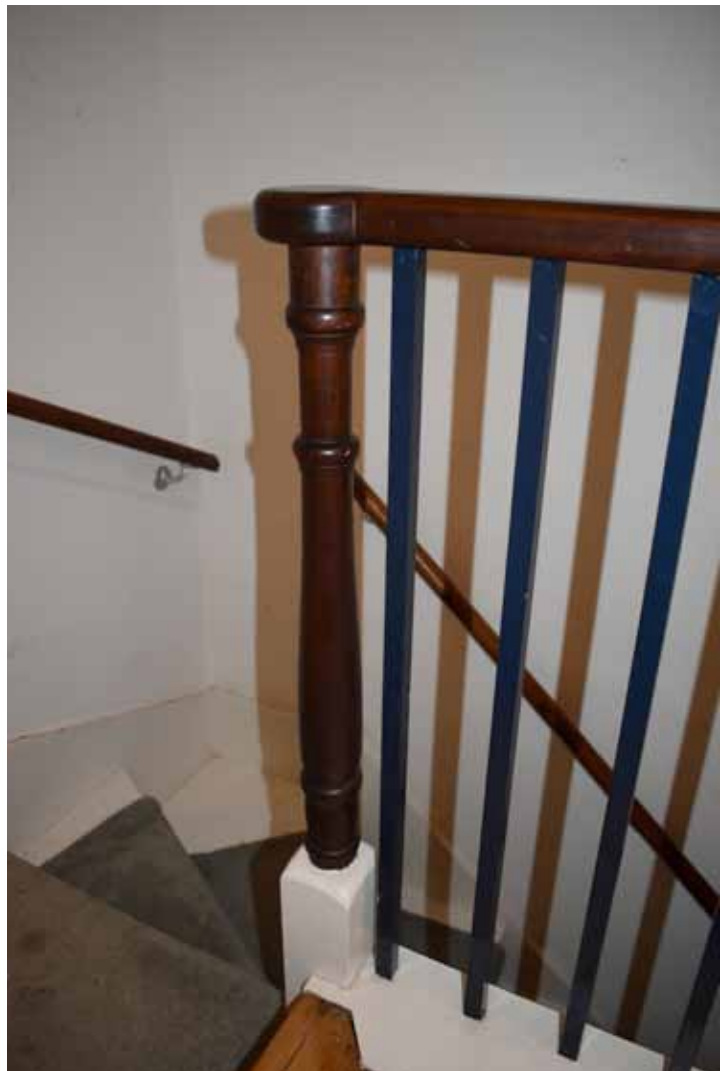
6.5.4 HALL BASEMENT TO GROUND.



Staircase to basement : Note modern stair and wall dividing old hallway



Modern lobby at foot of the staircase.



Modern Staircase to basement : Note crude detailing.

6.6.I GROUND FLOOR PHOTOS: Front Room.



View towards window : Note original shutter box. Ceiling is modern with reproduction cornice, ceiling rose missing.



View towards spine wall note missing doors to opening



Wall to hallway, note doorway blocked up.

6.6.2 GROUND FLOOR PHOTOS: Rear Room.



View toward window : Note modern french doors and missing bottom section of shutter box.



Chimney Breast : Note only remaining original fireplace in the house.



View towards front of house showing original opening: Note double doors missing.

6.6.3 GROUND FLOOR PHOTOS: Room in wing.



Wall adjacent to entrance : Note Modern plumbing.



Window with original shutters.

6.6.4 HALL GROUND TO FIRST



Ground to first floor staircase.



Hallway and front door. Note incoming services.

6.7.1 FIRST FLOOR FRONT ROOM.



Modern built in joinery.



Windows overlooking street.



Chimney breast : Note Missing fireplace.

6.7.2 FIRST FLOOR REAR ROOM.



View towards rear. Note ceiling rose missing.



View towards spine wall showing Connecting doors.

6.7.3 FIRST FLOOR STAIRWELL.



Stairwell landing



Stairs to second floor : Note cupboard is modern.

6.7.4 FIRST FLOOR PHOTOS: Room in wing.



Window wall : Note Modern plumbing. Modern skirtings.



Door to hallway : Note modern boxing out and modern door to original frame.

6.8.1 SECOND FLOOR FRONT ROOM.



View of chimney breast : Note fireplace missing.



View towards spine wall.

6.8.2 SECOND FLOOR REAR ROOM.



View towards window.

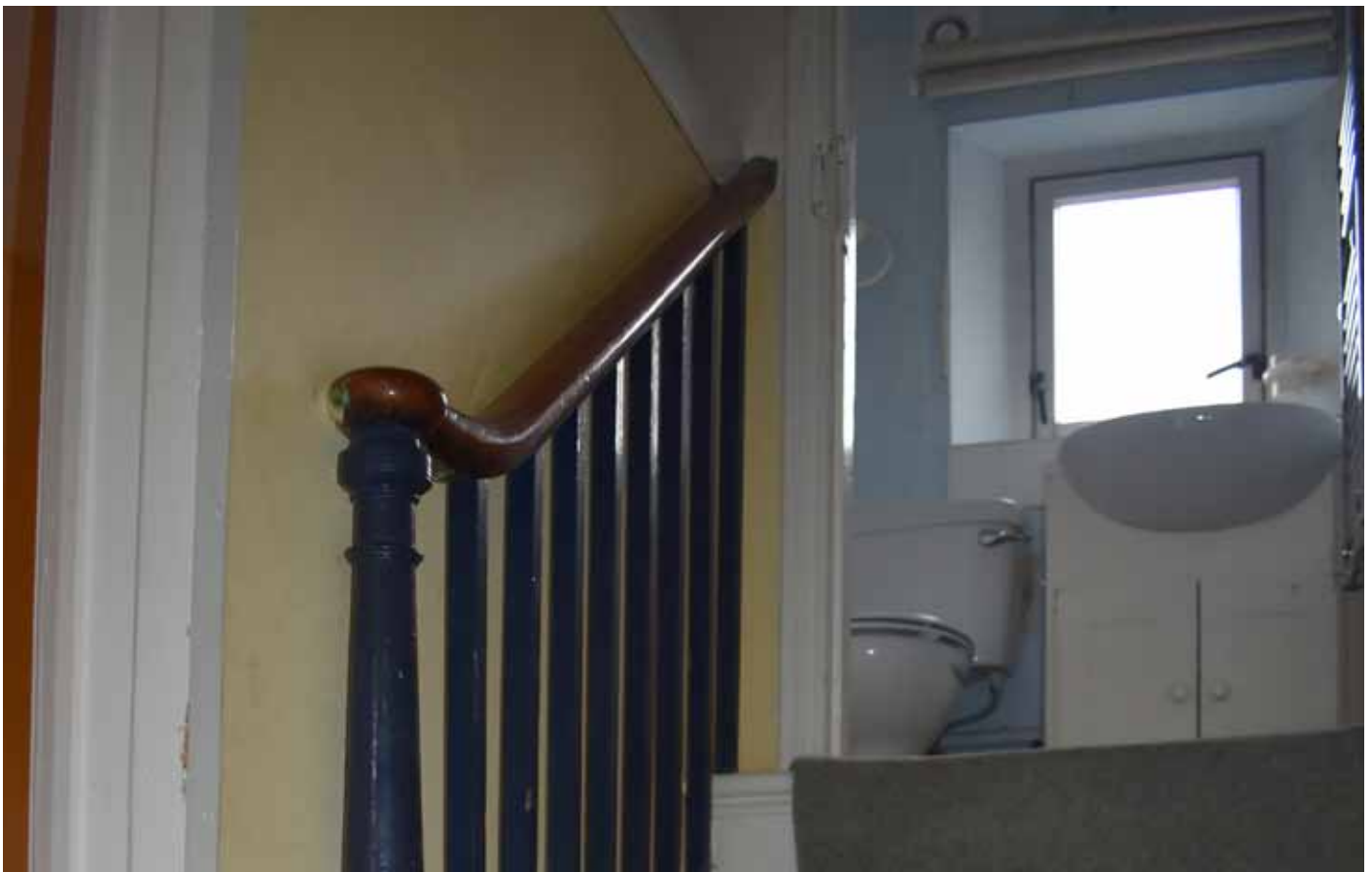


View towards chimney breast : Note missing fireplace.

6.8.3 SECOND FLOOR STAIRWELL.



Modern storage platform



Staircase to platform. Note modern partition against staircase.

6.8.4 SECOND FLOOR REAR TOP ROOM>



Modern sanitaryware installation and casement window.

7.0 RELEVANT PLANNING PERMISSION TO ADJACENT HOUSES

RELEVANT PLANNING PERMISSION TO ADJACENT HOUSES.

2017/6406/L Single storey infill extension Granted

2016/5103/L Creation of opening to chimney breast. Granted

2015/5579/L Erection of infill extension and other internal alterations. Granted.

(includes insertion of first floor bathroom part removal of basement walls and lowering of basement floor)

2009/4831/L Conversion of bedroom into bathroom. Granted.

8 .0 Pre-Application Advice Responses

The client previously sought pre-planning advice for the redevelopment of the property and for a small infill extension. In general the restoration and upgrade of the property was supported however alterations were suggested. The Case Officer's advice have been listed below alongside our responses.

Reference number: 2020/1389/NEW

Case Officer: Jennifer Walsh

Basement:

"The intention is to demolish the majority of internal and some external walls at basement level to create an open-plan extended kitchen and living space. Although the basement is acknowledged as being an area of secondary importance within the historic townhouse, it is not acceptable to remove almost all surviving elements of the historic plan form of which in this case the majority are still in-situ. As an historic London townhouse dwelling-type, the basement is typified by cellular spaces, which can be adapted to 21st century living without deleting the historic plan form. As such, an open-plan space stretching from the front to the back of the floor and from party wall to party wall, extending directly into a rear extension by removing a large section of the original external wall of the house is not going to be acceptable in listed building terms.

You are therefore advised to retain the majority of the central spinal wall, with a modest opening as existing linking the existing front and rear rooms. This can be opened up by the removal of the existing non-original double doors and screen together with the extension of the nib next to the east wall, as shown on the proposed drawings, is encouraged to emphasise the plan form. The corridor wall between the rear room and the main back room should also be retained, although later accretions such as cupboards and shower rooms which occupy the historic corridor space may be removed. It is likely to be possible to extend the rear room with an infill extension of the dimensions shown on the submitted drawings, which neatly sits between the handed closet wings at the rear of the terrace. However, it will not be acceptable to remove a sizeable section of the external rear wall of the house, as stated above, and access to such an extension should be through the existing opening (originally a window but converted to French doors in the 20th century). As this is the main wall of the house, it will not be appropriate to widen the existing opening which would alter the proportions of the rear elevation and involve loss of part of the historic envelope."

In response to the above, we have amended the design so that the original external rear wall of the house is retained and the missing nib from the spine wall opening reinstated reducing the size of the current opening. We have retained the corridor wall but with a new opening to approx. door height which will enable this wall to be still read as a original partition whilst removing an otherwise redundant space.

"Officers are aware that an unauthorised fireplace installed by the previous owners in the front basement room was recently removed prior to the sale of the house, following correspondence with the London Borough of Camden. It is therefore not the case that the fireplace is missing (as stated on the submitted drawings). This leaves the chimney breast featureless in the front basement room, and able to adapt to use as an extract for cooking appliances which can be positioned in this location provided minimal interventions are made to the historic fabric of the chimney breast by creating a recess. As such, the front room is suited to use as a kitchen, in line with its likely original function. The installation of a kitchen island and associated cupboards and appliances are unlikely to cause harm to the special interest of the listed building as few historic or decorative features are to be found at this level of the building. Details of new service runs relating to gas, plumbing and electrics will be required to ensure that they take advantage of existing service runs and minimise harm to historic fabric. It is considered acceptable to replace the modern glass door accessing the front room from the front understair lobby, subject to detailed design."

Pipes will be run within channels in the floor void which is a modern concrete slab dating from 2003.

"It is proposed to remove the existing basement to upper-ground floor staircase with a new traditional-styled staircase with a panelled side. The case is made that the existing staircase is non-original and of a modern design. However, it is not clear from the submitted photographs as to its age, which show the staircase covered in large part by a carpet and enclosed by modern partitioning. It appears from the photos that some components of the staircase are historic, including some of the bannisters and the turned newel post, and if this is the case should be retained in situ. It should be stressed that officers will only allow the replacement of the staircase if it

clearly proven it is not historic."

In 2003, Listed Building consent was sought to reinstate a stair to the basement, refer to Application No 2003/1942L. The "as existing" plans submitted as part of the application show no stair in this location. Please see Appendix 1 for copies of the drawings.

"It is likely to be acceptable to replace the existing modern glazed door accessing the room in the rear closet wing with a four-panel door, subject to detailed design. However, it should be noted that officers will resist the blocking up of the existing external return wall door opening with masonry. Whilst the existing door is modern, the opening itself is thought to be historic. It is recommended that an alternative solution be explored, such as filling in the door with a transparent or opaque internal window/glazed panel facing onto the interior of the proposed rear extension."

A four panelled door will be reinstated to the rear closet room. The original historic opening in the external return wall will be retained a historic pattern door that will be kept locked shut.

"At the front of the property, the restoration and damp-proofing of the three vaults is welcomed, on the basis that conservation-led techniques are employed, which will require the submission of method statements and schedules of repair works at the application stage. It is stated in the submission that it is intended to reduce the level of the vaults, presumably to provide sufficient head height for a WC/bathroom. As no sections have been provided, it is not clear by how much it will be necessary to lower the floor and how the steps will work both in listed building terms and in accordance with current Building Regulations. It is likely, dependent on the existing arrangement, that the Council will not allow a reduction in level of any more than 300mm and this will depend on the existing floor construction and finishes of being of no historic value. As such, the feasibility of installing a bathroom in the westernmost vault is going to be dependent on the acceptability of lowering the floor. It will also be necessary to demonstrate that the services from any new sanitary appliances can be discreetly integrated into the existing building. It is considered acceptable to construct a cupboard in the lobby area to house services and meters which would otherwise clutter the upper-ground floor entrance hall."

In 2003, Listed Building consent was sought to replace the entire basement floor (including the western vault) with a new concrete slab, refer to Application No 2003/1942L, this also includes details regarding internal tanking to the vault walls and ceiling. This work was carried out as can be seen from the photos of this area. Following these works no historic fabric remains that would be affected by lowering the floor of the vault. Therefore in order for the vault to be a usable space, it is proposed to lower the slab by maximum 450mm in order to achieve a minimum ceiling height of 1.8m at the lowest point of the vault. New drainage and services will be proposed in order to allow installation of sanitary facilities in the future. As requested, please refer to Appendix 2 for method statements and schedules of repair works associated with the vault.

Upper-ground floor:

"As stated above, it is acceptable to build a new meter cupboard in the front basement lobby, so relieving the upper-ground floor entrance hall of unwelcome clutter. As this level of the building forms the lower section of the piano nobile (comprising the upper-ground floor and first floor), it is of high significance in terms of historic and architectural features. It is therefore not acceptable to remove the existing door and to block up the door opening accessing the front room from the hall. If the new owner does not wish to use this door, they are advised to lock the door so that it can be returned to full use in the future with no loss of historic features."

The existing door to the front reception room is still existing and visible from the hallway. However on the interior side of the wall the door way has been infilled. The proposed scheme will retain this situation as it results in no loss of historic fabric. Additional images have been provided showing this situation in Appendix 3.

"In the front room, no objections are raised to the removal of the kitchen and its relocation to the basement (see above). It is apparent from the photos that the chimney breast remains behind the run of kitchen cupboards on the eastern party wall, together with some decorative ceiling cornicing above. The reinstatement of a fireplace and hearth in this location would therefore be seen as beneficial to the property, subject to detail, including size and proportions, materials, finishes and authenticity of detail to the architectural period of the property. It is recommended that the surviving historic fireplace in the rear room is used as baseline for sourcing a suitable chimneypiece. Ideally an historic fireplace should be sourced, but care should be taken to

ensure it has come from a legitimate source and that it has received necessary planning consents to be removed from it from its previous location."

No comments necessary as proposal follows this advice exactly.

"It should be noted that it is not seen to be acceptable to alter the existing opening in the spinal wall dividing the front and rear upper-ground floor rooms. This is an historic feature and the dimensions and proportions are in keeping with the spatial qualities of both rooms. It is not clear from the submitted photos whether the double-door leafs survive in-situ, but regardless it is not acceptable to widen this doorway by 250mm on each side, both for retention of historic plan form and historic fabric reasons."

Following the above feedback the opening within the spine wall shall be retained in its current form. There are no existing double leaf doors remaining in-situ. Additional photos have been provided in Appendix 4.

"As there would originally have been a sash window lighting the rear room, which at some time in the 20th century was replaced with French doors to access the metal balcony and staircase outside, it is unlikely that the existing doors have any historic value. On this basis it is likely to be acceptable to replace them with a design of close match, subject to detailed design. As the balcony and staircase date from the 20th century, their replacement is likely to be acceptable, subject to the acceptability of the basement rear extension and detailed design. In listed building terms there is no objection to the loss of the external staircase, provided that its removal complies with planning requirements such as housing mix (see below). Details of the finish of the external terrace will be required at planning stage. Whilst it will be necessary to provide a balustrade to meet current Building Regulations, it is not considered a sensitive solution to the listed building to employ glass sheets for this purpose, which have a contemporary feel out-of-keeping with the historic character of the building. Instead it is recommended that a simple metal balustrade be employed using painted vertical spindles and a simple horizontal handrail."

The new proposal now removed the external staircase, in other respect it does not differ from the design already approved. This includes the detail design of the balustrade.

"The refitting of the existing WC to provide a WC and cloakroom facility on the half landing is supported in principle, provided that services take advantage of existing service runs and involve no loss of historic fabric such as cuts to timber floor joists. The retention of the fireplace in this room is supported, although no visual information has been submitted to enable an assessment of its significance. Concerns are raised about the insertion of an SVP dropping through the building from the second-floor half-landing bathroom. Due to the listed status of the property, a less intrusive external route should be sought which involves no loss of internal fabric (see below)."

The WC will now operate on a macerator therefore no longer requires a pipe larger than 22mm/

First Floor:

"As the first floor is also part of the piano nobile level of the property, it is considered to be of high significance. The reinstatement of a fireplace and hearth in the front room is therefore welcomed, subject to the details outlined above for the upper-ground floor front room. As there are currently no fireplaces at this level of the house, it is suggested that examples in other houses in the street are considered as precedents if at all possible. It is not clear from the submission whether there are historic or modern cupboards fitted in the alcoves on the eastern party wall as there are no photos showing this wall in its entirety. It is not clear whether the intention is to retain any such fittings, although there are no issues with removing the modern cupboards on the western party wall."

Both fire place surrounds are to be reinstated which shall use the existing surround on the Ground Floor as reference. The cupboards within the alcoves are modern and therefore shall be removed. Additional images of this wall have been provided in Appendix 5.

"As is the case at upper-ground floor level, the opening in the spinal wall is an original feature of the property, and at this level retains the original double door leafs. The opening was carefully positioned in the spinal wall to provide a direct link between the two principal rooms and could be left open at times to provide one linked L-shaped space. It is therefore not considered appropriate to relocate the door opening and double doors or to

remove or alter the door surround and architrave mouldings.

It is proposed to convert the first-floor rear bedroom to a bathroom. Due to the piano nobile status of this level of the house, it is not considered appropriate to fit a bathroom at this level. However, a similar bathroom layout in the rear room at second-floor level may be possible, subject to detailed design. Regarding various design aspects of the proposal, it will cause harm to the plan form and to historic fabric to remove the door between the landing and rear bedroom. As suggested at ground-floor level, this door should remain in place and be locked so that it can be used in the future. It is also considered harmful to the spatial quality of this level of the house to construct a lightweight glazed partition perpendicular to the chimneybreast and dividing up this principal rear room. Concerns are also raised regarding the construction of a walk-in wet room-style shower cubicle within the space, which it is assessed in the absence of detailed drawings could involve reversible damage to historic from installation and operation. It is recommended that such a facility, if required, is installed in an ancillary part of the building such as in a closet-wing bathroom. Attention will be required to service runs, which should run parallel with joists to avoid cuts in historic timbers."

Following the above feedback, the proposed scheme retains the opening and doors in the spine wall. The door from the landing will be retained and kept locked shut. The bathroom has been carefully designed to comprise free standing objects that could all be removed leaving the room intact.

"The principle of converting the existing first-floor closet wing to a bathroom is considered acceptable. However, in the light of the above comments regarding the unsuitability of a bathroom in the rear first-floor room, it may be considered more appropriate to retain this room as a bathroom and put the utility function elsewhere in the house. The installation of a boiler and hot water cylinder in this location is considered acceptable provided there is no intervention of ductwork with historic fabric. The installation of a boiler extract flue on the rear wall of the closet wing, which is at the rear of the property away from the street, is also likely to be acceptable. It is assumed that the SVP proposed to run vertically internally through the closet wing will run through this room, of which concerns have already been raised. If necessary, details should be provided of any floor strengthening required to take a washing machine and drier at this level of the building. The replacement of the existing non-original glazed door is likely to be acceptable, subject to detailed design."

The boiler has now been relocated to the front vaults this location was approved as part of the previous application. No strengthening of the floor is required as the washing machine will weigh less than the bathtub of water that it replaces.

Second Floor:

"In the front bedroom it is proposed to reinstate the fireplace and hearth. As for the first floor, because there are no surviving fireplaces in the property at this level, it is advised to look at examples to be found in other houses in the street if at all possible. The chimneypieces at this level would have been of more modest proportions and possibly of a simpler design than at lower levels of the building. Although the photograph of the front room party wall shows a fitted cupboard in the alcove on the northern side of the chimneybreast, it is not clear as to its age or whether it is to be retained. If it is historic, it should be retained in situ and adapted for modern use as necessary. It is noted that two such cupboards are shown on the as existing plan. Confirmation is required as to whether this is an error or a second alcove cupboard has recently been removed."

It is confirmed that there is only one existing fitted cupboard within the front room - this was an error on the survey. Further images of the cupboard have been provided in Appendix 6.

"It is acceptable to install full-width wardrobes along party wall of the back room which would screen the chimney breast and alcoves. As this is a secondary area of the property with no surviving fireplace, it is considered acceptable to install a storage system of a reversible nature. A sufficient gap should be left at the top of these cupboards, so that the alcoves and chimneybreast remain visually legible, and all new joinery should be cut around existing joinery such as skirting boards."

No comments required as proposal complies with the above requirements.

"In the hall and staircase area, the removal of the existing partition and doorway is welcomed in listed building terms as it helps to return the historic character and layout of the property. Repairs to the handrail should be of a like-for-like nature. It is not clear from the submitted photos whether the built-in landing cupboard is an historic or modern feature. It will be need to be demonstrated that it is of no historic value if it is proposed to remove it."

The built in cupboard is a modern feature and additional images have been provided demonstrating this in Appendix 7.

"The refitting of the second-floor half-landing bathroom is not likely to cause harm to the special interest of the listed building. Where possible existing service runs should be used. Concerns have been raised above regarding the installation of a soil vent pipe to run internally from this bathroom down the building. An external location should be considered instead to avoid harm to the historic fabric of the building interior."

As noted above, All drainage now to run external in cast iron pipes rationalising the existing messy layout.

External Works:

"At basement level it is proposed to build a rear infill extension spanning the full-width of the closet wing return and tucked in between the closet wings of Nos 3 and 5 Rothwell Street. The principle of this extension is acceptable in listed building and conservation area terms provided it reads as a lightweight and subservient modern addition to the property. However, the following points should be noted. Firstly, the rear garden elevation should not be flush with the rear wall of the closet wings on either side but recessed back ideally by 300mm so that it is not too dominant in the setting of the listed buildings. Secondly, the architectural vocabulary and style of the extension should not clash with the mid-19th century character of the host building and wider terrace, so the use of a Crittall-type industrial-style glazing system is seen to clash with the classically derived architecture of the host building and a simpler architectural solution should be sought that better complements the existing house; this does not preclude a contemporary lightweight treatment. Thirdly, the extension should be accessed through the existing door opening width with no demolition of the basement rear wall, as outlined above. No issues are raised regarding the removal of the existing non-original French doors. In conjunction with the building of this extension the lowering of sections of the back garden to align with levels adjacent to the house is seen as a benefit to the setting of the listed building."

The extension design was amended and has been approved on application. 2021/5771/L. The handrails and other details have been approved on application 2021/1979L

"The replacement of the second-floor half-landing bathroom within the butterfly profile of the main rear elevation is likely to be acceptable subject to a condition survey of the existing window which is likely to be original. As the existing window appears to be a casement window, it is advisable that the replacement window also takes this format as a single-glazed timber window with finely detailed mullions and transoms. It is hard to distinguish from the submitted photos whether other houses in the terrace have had sash windows installed, but as this is a high-level window of a secondary nature it was not originally a sash window."

As advised, the replacement window will be a casement window to match the existing. The detail design of this has been approved

"The streamlining of external cast-iron rainwater and soil pipes on the rear elevation is welcomed. As stated earlier, it will be necessary to install the proposed closet wing soil vent pipe on the exterior of the building, which is likely to be acceptable in a sensitive location on the exterior of the closet wing."

All soil pipes serving the bathrooms shall run externally with no soil pipes running within the historic fabric of the building. All external soil pipes shall be in cast iron as appropriate to the historic property. Please refer to the proposed drawings for details

"At the front of the property in the basement lightwell, it is considered an enhancement to lay York stone paving in place of the existing concrete finish. The use of natural York stone is encouraged. The replacement of vault doors using with timber boarded doors to match the existing is seen as acceptable as the existing doors are in poor condition. The replacement of the non-original 20th century under-stairs entrance door and sidelight panel is also acceptable in principle, subject to detailing, although the use of brick in this location is discouraged. A rendered or glazed sidelight is likely to be acceptable, subject to detailed design."

This element was amended and the detail was approved under 2021/1979/

"It is not considered that the proposed extensions and alterations would harm the neighbouring amenity as the extension is proposed to be set within the existing closet wings. The increase in size to the proposed terrace is not considered to increase the existing levels of overlooking which already occur due to the windows and the existing terrace in this location. However, the amenity of the proposed would be "

Residential Units:

"It would be useful to have clarification as to whether the property is currently one or two residential units, and whether or not a change of use may be required if it is to be used as a single-family dwelling."

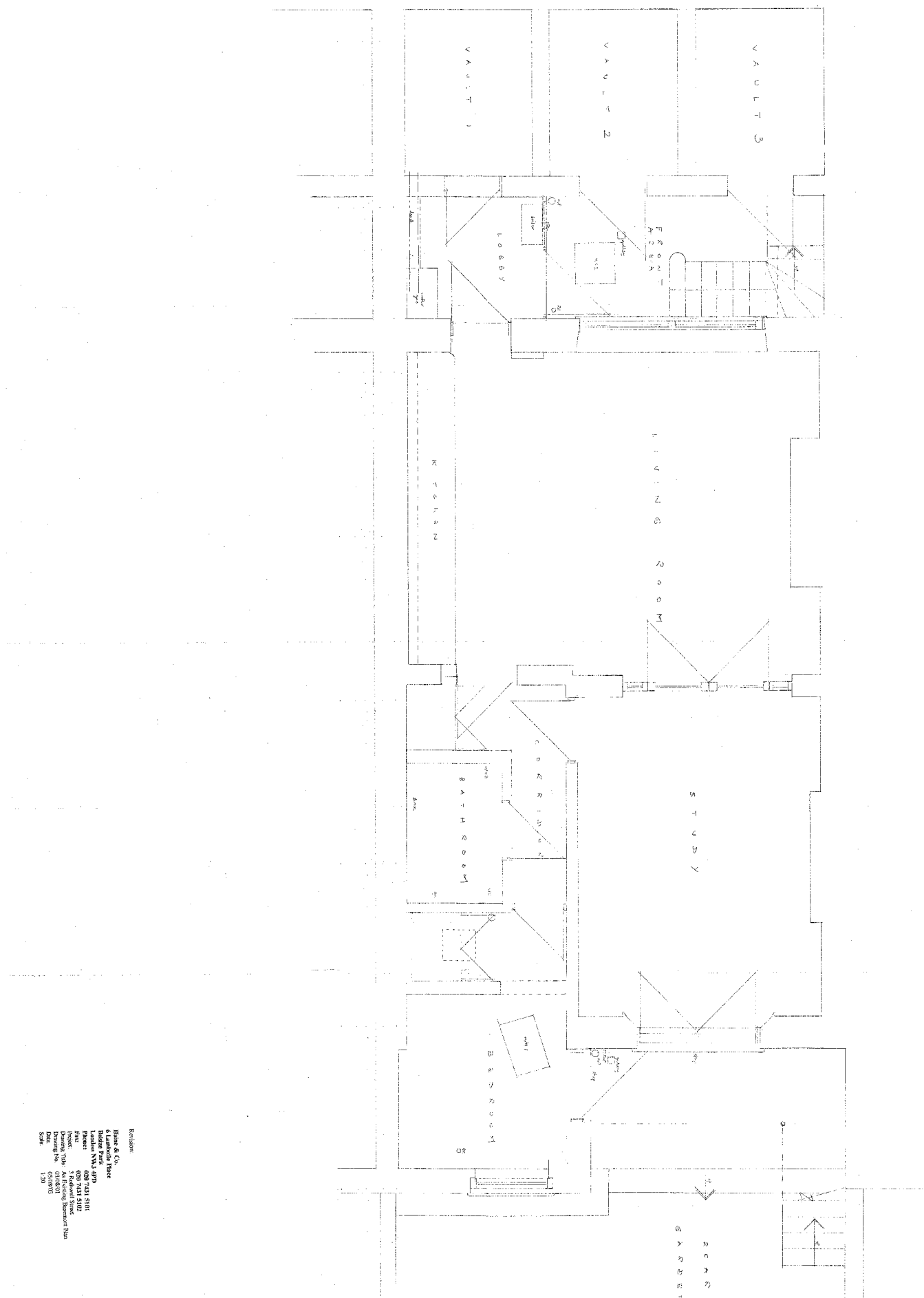
The submitted photos of the front lightwell show that the basement entrance door has a separate address from the main house (No 3a Rothwell Street), as well as its own letter box. The historic plans of the house in the heritage statement also show the basement as a separate residential unit, which is reflected in the as existing layout which includes kitchen and bathroom facilities. Notwithstanding there is an internal link to the main house via the internal basement to upper-ground floor staircase. The upper section of the house also has its own access to the back garden via the existing rear garden stairs from the upper-ground floor. This is also confirmed when assessed against the Council Tax records.

If the application is to include a change of use from 2 units into 1, whilst this would be in line with planning policy from a land use point of view, a Section 106 legal agreement would be required to secure the unit as car free in line with planning policy T2 Parking and Car – free development. In redevelopment schemes, the Council will consider retaining or re-providing existing parking provision (including on street parking permits) where it can be demonstrated that the existing occupiers are to return to the address when the development is complete."

The note below was included on the approved application.

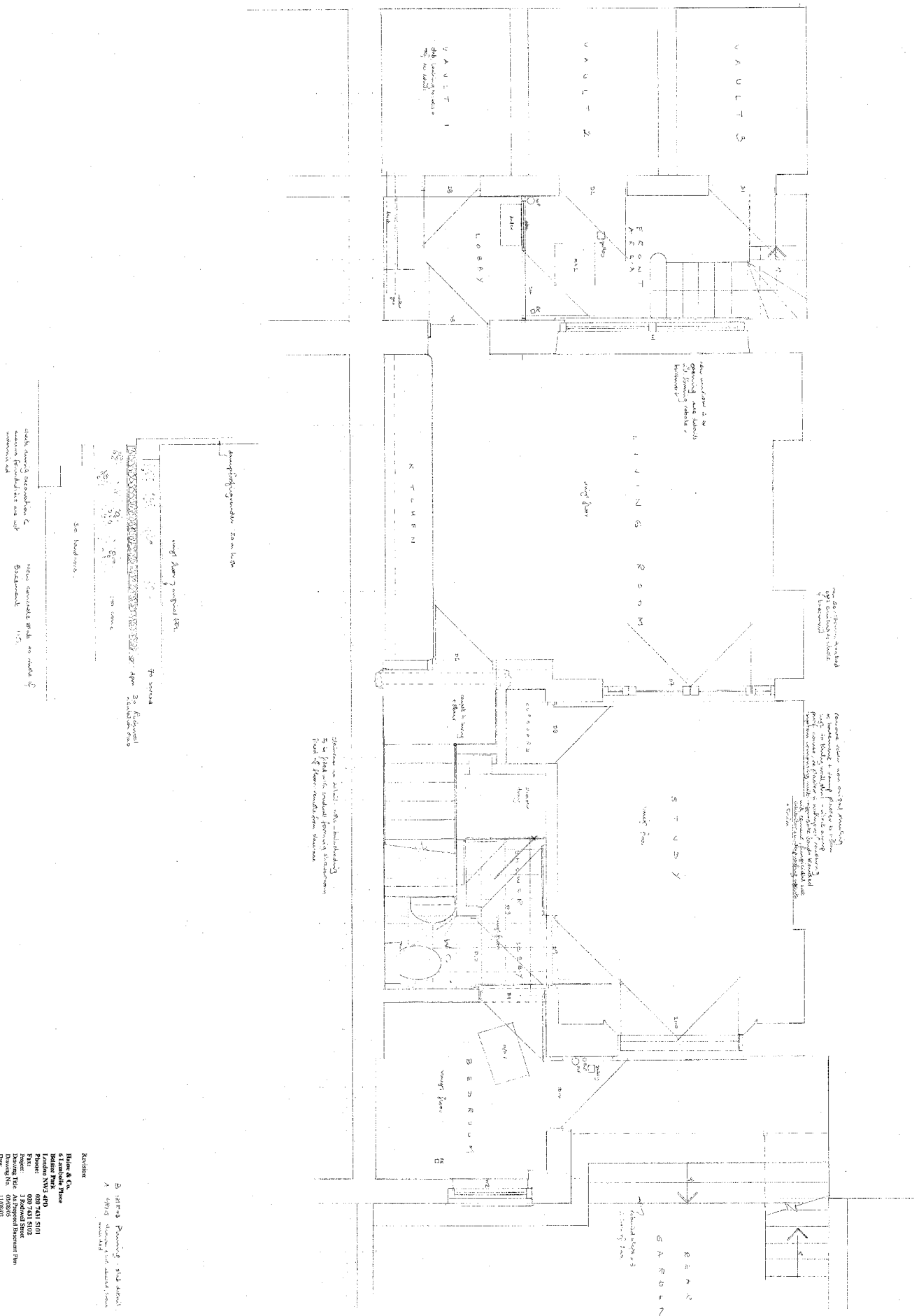
The house was converted into two separate flats in 1965. The house was then internally reunited as one in 2003 with a new staircase constructed to the basement. However formal permission has never been sought to regularise this situation. Therefore our application now includes to turn the house into a single family dwelling. We can confirm that the existing occupiers are to return to the address when the development is complete hence retention of existing parking is sought.

9.0 APPENDIX I - Evidence that internal stairs to basement are modern



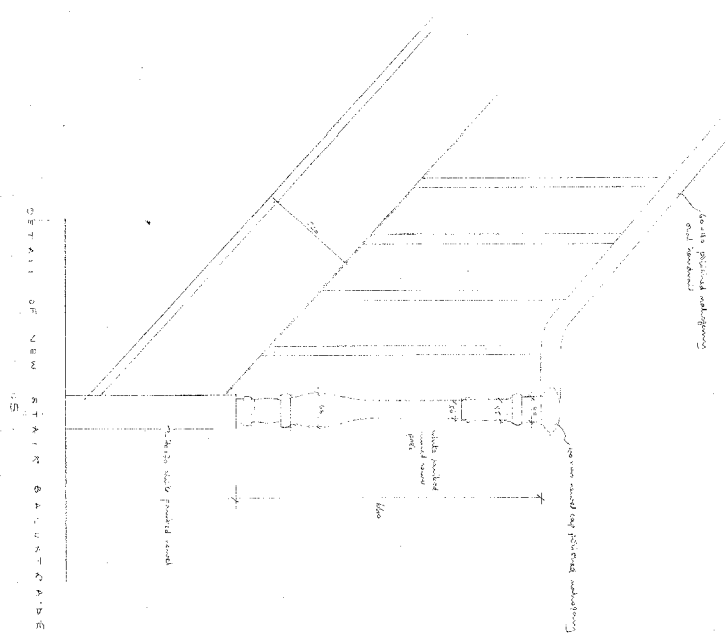
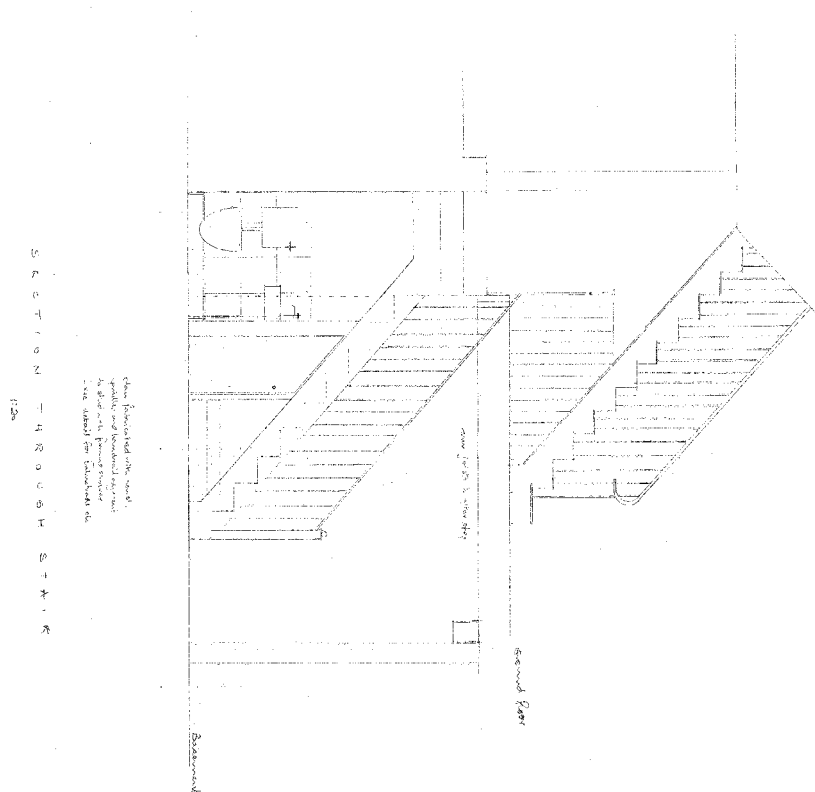
'As Existing' Drawing from application N° 2003/1942L showing no stair present

9.0 APPENDIX I - Evidence that internal stairs to basement are modern



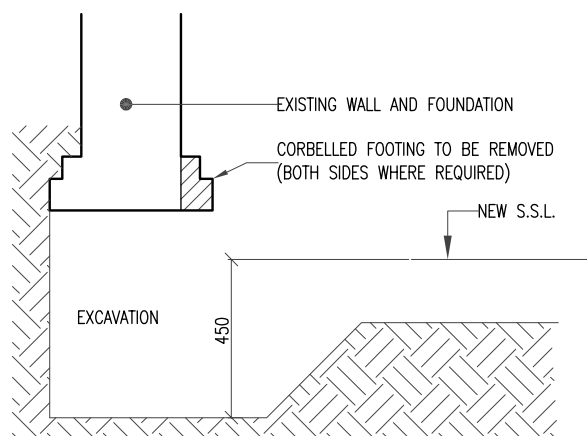
'Proposed' Drawing from application N° 2003/1942L showing new stair to basement

9.0 APPENDIX I - Evidence that internal stairs to basement are modern

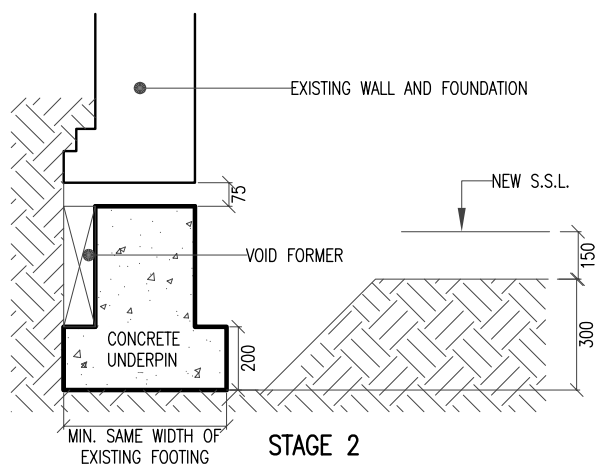


'Proposed' Drawing from application N° 2003/1942L showing new stair to basement

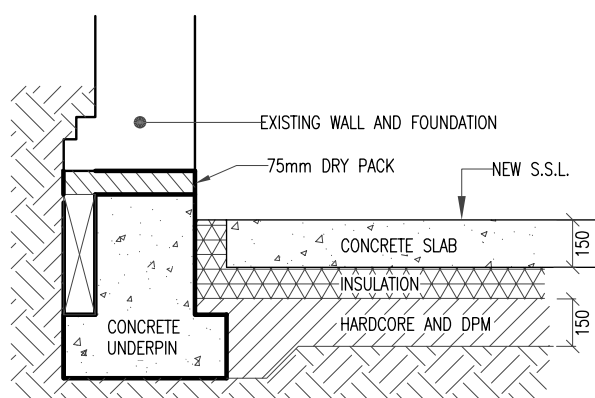
9.2 APPENDIX 2 - Works to Basement Vaults: Method Statement Drawing



STAGE 1



STAGE 2



STAGE 3

UNDERPINNING NOTES:

ALL UNDERPINNING WORKS TO COMPLY WITH BS 8004-FOUNDATIONS.

BEFORE COMMENCING WORKS THE CONTRACTOR SHALL EXAMINE THE PROPOSED BAY LAYOUT TO ENSURE SAFE AND WORKABLE PROGRAM OF WORKS IS MAINTAINED.

THE EXCAVATION AND CONSTRUCTION OF THE SECTIONS SHALL BE CARRIED OUT IN A SEQUENTIAL PATTERN SUCH THAT A MAXIMUM DEGREE OF SUPPORT IS OFFERED TO THE WALL AT ALL TIMES.

THE BUTTING EDGES OF ADJACENT BAYS SHALL BE KEYED TO ENSURE SUITABLE TRANSFER OF SHEAR BETWEEN THE FACES. NO BAYS SHALL BE EXCAVATED AND LEFT OVERNIGHT WITHOUT CONCRETING.

EXCAVATION FOR UNDERPINNING SHALL BE TAKEN DOWN TO A LEVEL AND STRATUM AGREED WITH THE ENGINEER AND LOCAL AUTHORITY BUT IN NO CASE LESS THAN INDICATED ON THE DRAWINGS.

SEGMENTS NOT TO EXCEED 1.2m LENGTH.

Note: Existing slab is modern, installed in 2003. See Appendix I Drawings & Application N° 2003/1942L

9.3 APPENDIX 3 - Additional images showing GF hallway door



View of existing door from stair



Existing door on left



Detail of existing door - to remain locked shut



View of other side of wall. Note wall behind already lined and door not visible

9.4 APPENDIX 4 - Additional images showing Ground Floor opening between rooms - no original doors in-situ



View from front room to rear



View from rear room to front

9.5 APPENDIX 5 - Additional images showing First Floor front room existing modern joinery



View of modern joinery either side of chimney breast



View of modern joinery opposite

9.6 APPENDIX 6 - Additional images showing Second Floor front room existing joinery



View of joinery beside of chimney breast - believed to be non-original



Cupboard joinery cut around skirting



Detail view of joinery



Detail view of internal shelves

9.7 APPENDIX 7 - Additional images showing modern landing cupboard



Note modern joinery cut around original skirting



Note modern shelves and plumbing within



Note modern joinery cut around modern pipework



Note modern materials used to make cupboard

9.8 APPENDIX 8 - Examples of Crittal style extensions in the local area



N°5 St George's Terrace
Application N° 2012/3839/P - Granted 24-09-2012



N°5 St George's Terrace
Application N° 2012/3839/P - Granted 24-09-2012



N°6 Rothwell Street
Application N° 2015/4596/P - Granted 26-11-2015

FERES LIMITED

1st of October 2020, London

Mr Ian Goggin
Gundry and Ducker Ltd
3 Garrick Street
London, WC2E 9BF

Dear Ian,

RE: Confirmation letter **FER/3RTH/LET/001**. 3 ROTHWELL STREET, LONDON NW1 8YH.

You have instructed us to review the structural integrity of the localized proposed works at the property mentioned above. It is intended to drill 50mm diameter holes through existing timber joists to accommodate a new drainage pipe.

Documents submitted:

1. Drawing: 405_prop_07 PROPOSED GROUND FLOOR DRAINAGE, by Gundry and Ducker, dated February 2020.

Site conditions:

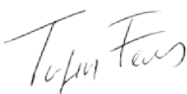
The existing 50x225 timber joists span approximately 4m between masonry supports. 3No joists are proposed to be drilled in one location only, in the middle of the depth of the joists. The new drilling is located at 1.4m approximately from one of the supports.

Conclusions:

1. The proposed openings in the joists fall within the admissible limits established by Trada Technology and should not pose any risk to the structural integrity of the joists.
2. Conclusion No1 is subjected to the current state of the joists and to confirmation of workmanship of the existing floor.
3. A site visit by a structural engineer is required before the works can be carried out.
4. The joists may be required to be replaced or strengthened following the structural engineer site visit.

Should you need any further information please do not hesitate to contact us.

Yours faithfully.



Tufik Feres
Managing Director
Feres Limited

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Company registration number: 09194163