

**THE DESIGN AND ACCESS STATEMENT  
AND  
HERITAGE STATEMENT**

In relation to

**THE FULL PLANNING PERMISSION  
APPLICATION**

For

**PROPOSED REPLACEMENT OF EXISTING WINDOW**

AT

**6 PRIMROSE HILL STUDIOS, LONDON, NW1 8TR**

PREPARED BY

**BASE BUILDING CONSULTANCY**

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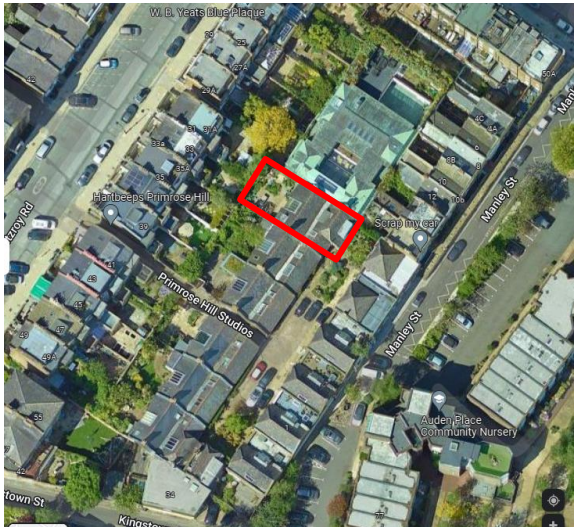
## PLANNING, DESIGN & ACCESS STATEMENT

In connection with the planning application for proposed works at: -

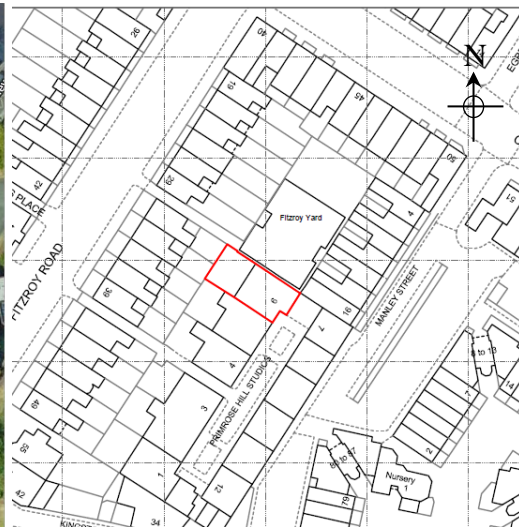
**6 Primrose Hill Studios,  
London, NW1 8TR**

### 1.0 LOCATION

The application property lies on the east side of Fitzroy Road. It is situation within the Primrose Hill Conservation Area of London Borough of Camden.



Aerial View of Site



Location Plan

## **2.0 EXISTING BUILDING**

The property comprises a two storey Victorian Artist studio, built traditionally using load bearing brickwork in yellow stock with red brick trims. The existing fenestration is a mixture of timber single glazed windows with leaded lights and steel casements. The rear elevation has been provided with a large sloping roof light with traditional patent glazing bars. A further smaller top hung roof light in timber is located adjacent to the main rooflight. The pitched roofs are furnished with blue Welsh slates.

## **3.0 CURRENT APPLICATION**

The application for Planning Permission related to the proposed works at 6 Primrose Hill Studios, London, NW1 8TR.

The proposed work relates to the replacement of the existing single glazed rooflight timber window to the rear roof slope with two new double glazed Velux rooflight windows, and the repair of the existing timber dormer windows to the front elevation.

The repairs to the front dormer window, will comprise of the removal of rotten timber and replacement with the Repair Care system of repair. It is also proposed that the two opening casements will be replaced with new casements. The leaded lights will be removed from the existing window casements, set aside and installed into the extensively rotted timber casements.



Front Elevation of 6 Primrose Hill Studios



Rear Elevations of 6 Primrose Hill Studios

## **4.0 GENERAL / CONSERVATION / LISTING STATUS**

The property, 6 Primrose Hill Studio is one of 12 studios originally designed and built as an artist's studio house between 1877 and 1882. It is a Grade II listed and should be noted that the building is not independently listed but forms part of the group of 12 Artist studios which are listed. The property is located within the Primrose Hill Conservation Area; hence, Planning Consent and Listed Building Consent is required.

Details of the character and architectural context of the property are defined in the listing as below:

*11 Artists' studio houses. 1877-82. Alfred Healey, builder. 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. Nos 7-12 have smaller footprints and no gardens. Single-storey top-lit studios, variegated rooflines with oversailing eaves. Nos 7 and 8 (to north) a mirrored pair with semi-basements and pyramidal roofs. Entrances together, recessed in deep porches and up flights of steps, part-glazed, margin-lit doors. Tall galleried studio rooms, single large windows with eight-light fixed panes over twin plate-glass sashes. Low-level small casement windows. To rear plain stock-brick two-storey elevation, each house having three bays of sash windows over doorways, some blocked. Nos 9-12 could not be lit from the rear and so are differently disposed and smaller; basements not evident. Single-bay studios have large windows, four-pane glazing surviving at No. 11. Half hips to each roof, large rooflights in north slopes. Linking low flat-roofed entrance bays, double part-glazed doors, small windows, dentil courses. To rear blind stock-brick gabled walls. Interiors have*



*not been inspected. No. 8 can be seen from courtyard to have studio gallery with balustrade of pierced splat balusters. 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 Whympere (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.*

## **5.0 PHYSICAL CONTEXT**

The proposed works – referred to Item 3 above – are limited to the replacement of the existing small rooflight to the rear with two Velux rooflights within the existing opening to the pitched roof slope. The works also included repairs to the timber dormer window frames where necessary, retaining as much as the original timber as possible. Where whole replacement is required of the casement, the existing leaded light panes will be retained and installed into the new casements.

## **6.0 SOCIAL AND ECONOMIC CONTEXT**

Not applicable in this instance.

## **7.0 TREES**

No Tree Preservation Orders (TPO) and trees exist within the application property boundaries.

## **8.0 PLANNING POLICY CONTEXT**

The proposal will not adversely affect the character, setting and appearance of the application property and any of the nearby.

## **9.0 RECENT PLANNING HISTORY**

The property had planning application approved in 2017 for similar proposed works application number 2017/0597/P.

## **10.0 DESIGN STATEMENT**

The applicant intends to replace the existing single glazed rear roof light window to new double-glazed Velux rooflight . The proposed works will preserve the character and appearance of the property and the end terrace of which it forms part of.

The design applied in respect to the replacement rooflight will be within the existing opening. The windows are proposed to incorporate Double Glazing Units. The proposed plans indicate the intended design of the windows.

We have noted that other properties within the group of artists studios have applied and been granted listed building consent and planning approval the replacement of rear rooflights with modern aluminium rooflights as the proposals forming this application.



## **11.0 ACCESS AND SURROUNDING**

The proposed works do not alter the routes of access to and from the property.

## **12.0 CONCLUSION**

The existing rear timber rooflight is in poor conditions and requires full replacement. The replacement rooflights have been selected to replace the size of the existing opening as shown in the proposed drawing but with a change in glazing from single to double, as required under current building regulations. The proposed double-glazed rooflight will improve the thermal performance of the property. This is in line with the Planning Policy aim to maintain high standards of life in the city, to protect health and well-being of the resident's accommodation and to enhance the borough's local value and environmental impacts. We request the Local Planning Authority to consider this application on its merit and provide the required planning and listed building consent.

November 2022