



CHARTERED ARCHITECTS

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**Flat 1, 2 St Georges Terrace NW1 8XH**

**Design and Access Heritage Statement 10 July 24**



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### The heritage

Flat 1, 2 St George's Terrace is a four-storey Grade II listed building located in the Primrose Hill Conservation Area.

The property was converted to create two self-contained flats. Our proposal occupies the Ground and Lower Ground floors.

The Property is part of a terrace comprised of 11 grand houses built in the mid 1850s. The terrace overlooks the Primrose Hill Park and is immediately visible looking from Primrose Hill Road being a key element of the street scape of the conservation area.

Between 1920s and 1990s the houses had a less fortunate fate being used for lodging and divided into multiple bedsits.

This had a detrimental effect on the original internal features of the buildings, many of them losing valuable parts of the historical fabric. Over the years the rear elevations and gardens suffered extensive alterations resulting in a diverse appearance and volumetric additions to the original terrace.

The terrace was listed in September 1997 mainly for its exterior features as the listing description is suggesting: 'Terrace of 11 houses. C 1852. Pale yellow stock brick with channelled stucco ground floors and quoins and dressings. 3 storeys and basements. Nos 3 & 9 slightly recessed and originally of 2 storeys. 1 window each. Ground floor tripartite sashes mostly with enriched cast-iron window guards. Each house has a prostyle Doric porch (Nos 5 & 6 paired) supporting a continuous stuccoed balustrade to tripartite 1st floor window with screen of 4 half-columns with enriched capitals supporting an entablature the cornice of which supports a balustraded window guard to tripartite 2nd floor window with pilaster screen and entablature. 3rd floor 4 windows tripartite architrave round-arched with keystones.

Heavy bracketed and enriched stucco cornices.

### Design Proposals

The scope of the proposed works is to refurbish the property throughout to the highest quality, works mainly consisting in general maintenance, decoration, finishes updates and sustainability improvements, all with the objective to future-proof the property for the next 20 years.

We are proposing a, predominately, frameless glass extension to the lower ground a ground floors with a link bridge to connect the ground floor to the garden areas.

The glass structure will be totally subservient to the historic building giving a translucent relationship while utilizing the light starved low grade lower ground and ground terraced area.



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The light structured bridge link will negotiate the challenging rear garden terrain open up the ground floor connection relationship to the garden area.

The rear garden landscape will have a sensitive reformation of the existing garden steps and introduce formal planters giving a pleasant vista view from the rear rooms.

The interior will be reconfigured to improve the flow of the flat. The Kitchen / Living areas will be sited on the ground floor, spreading into the proposed glass extension and allowing for communication to the garden areas via the introduced ground floor level link structure.

Bedrooms will be located on the quieter lower ground floor level.

Later added partitions will be removed and new partitions formed to create the proposed ensuite. Doors and furniture will all be retained and reused.

Windows will be refurbished and retained in the full historic form.

The rear latter addition French doors will be removed to facilitate the development.

### Access

No changes are proposed to the current access to the house; however the proposal will significantly improve the access to and from the rear garden area.

### Conclusions

The proposals summarised in this document are priorities to enhance the historical significance of this listed property with minimal interference to the original fabric.