Heritage Statement

10 Chalcot Crescent, London NW1 8YD

1.0 Site Location

The application site is the house at 10 Chalcot Crescent, a narrow, curved residential street which opens onto Regent's Park Road and Primrose Hill to the west. The site is close to the Primrose Hill village centre, with many local services, shops, pubs and restaurants.

The house has three stories over a lower ground floor, with an open front area and small rear garden.

The house is set within a terrace of similar dwelling (nos. 2 - 22) which have matching parapet height, materiality, scale and architectural detailing. Properties are stucco fronted with rusticated ground floors, projecting entrance porches and first floor balconies with railings; with contrasting painted facades they create a distinctive architectural group.

The property is Grade 2 listed and within the Primrose Hill Conservation Area.

2.0 Heritage & Listing

Chalcot Crescent was developed in the 1850s by J Burden, and originally part of the Chalcot Estate, owned by Eton College. The property at no. 10 and entire terrace (numbers 2-22) were listed as a group on14 May 1974. NGR: TQ2796283947

2.1 *TQ2783NE CHALCOT CRESCENT 798-1/74/181 (East side) 14/05/74 Nos.2-22 (Even) and attached railings.*

Terrace of 11 houses. c1850. Built by J Burden. Stucco with rusticated ground floors. 3 storeys and basements. 2 windows each except Nos 6 & 16 with 1 window each and No.22 with 3 windows. Pedimented, prostyle porticoes with pilasters at angles and round-arched side openings. Doorways with cornice-heads, fanlights and panelled doors. Recessed sashes; ground floors with margin glazing and some cast-iron window guards, 2nd floor, architraved.

1st floor casements with console-bracketed pediments (Nos 6 & 16 segmental) and cast-iron balconies. Cornice and blocking course. INTERIORS: not inspected.

3.0 Existing Building

3.1 Front Elevation

Externally the street façade retains all its original architectural features. At lower ground level it has had some 20th century alterations.

At ground level the entrance portico and cast-iron railings remain in situ. The front entrance has been tiled in red quarry tiles. The kerb to the boundary railings has some damage at its edges. The ground floor sash window (WG.1) is original and in good condition. It has an extended cill with cast iron planter restraints, some of which are missing or damaged.

Front Entrance

Ground Floor Window WG1

Concrete steps lead down to a lower ground level, with open area. The gate is missing post finials either side and the lock plate is damaged. The floor to the area has been tiled in red

quarry tiles, as has the top of an open fronted bin store. Timber doors create under steps storage spaces.

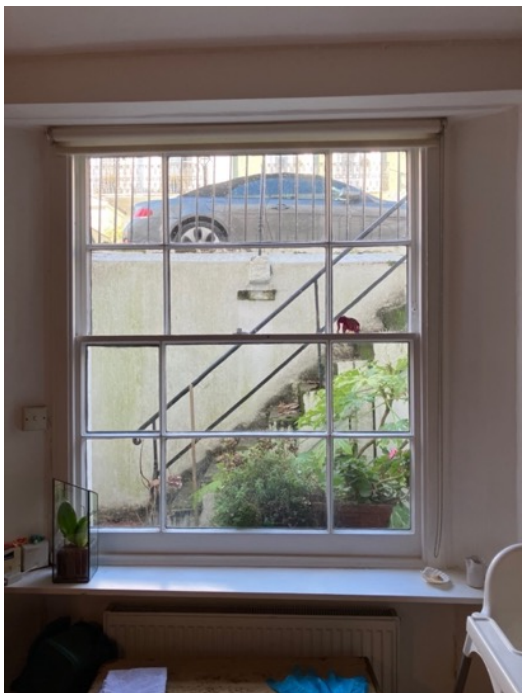
Concrete steps down to open area

Quarry tile finish and storage spaces

The original sash window (WB1) is intact and in good condition. An additional window has been inserted into the wall, a single fixed glass panel, possibly mid-century (WB2).

The external door into the lower ground floor (DB1) is a modern glazed timber door. Typically, this area has exposed and surface mounted incoming services and drainage.

Modern openings to area DB1 and WB3



WB1 original sash (with modern cill)

At first floor are paired casement French windows with fanlights over and pedimented surrounds (W1.1 & W1.2). These have one fixed and one opening door. W1.1 has top hung fanlights, whereas W1.2 has fixed fan lights. The fanlights are in good condition but the casement doors have significant water damage and rot along the panels, lower frame and cills. The casement doors open onto a cantilevered balcony with cast iron decorative balustrade. The underside of the balcony has an exposed joint and the surface has extensive mould and water damage.

At second floor are original sash windows (W2.1 & W2.2) with architrave surrounds below the stucco parapet and cornice.



Front Façade



Balcony and casement condition

3.2 Rear Elevation

The property backs onto the private road and garden of the Oldfield Estate, a 20th century flat development. Its garden is enclosed by a high brick boundary wall adjacent to the estates parking and service area.

The rear elevation is in stock brickwork with the lower ground floor painted white. A small 2 storey closet wing with single membrane flat roof projects into the rear garden.
The upper butterfly roof has modern concrete tiles, lead gutters and flashings. Original cast iron drainage and rainwater goods remain throughout.

View from neighbouring property

Rear Elevation Ground to Roof

The rear elevation to the house has a variety of fenestration - original and modern.

At lower ground floor all the openings have 20th century doors and windows. DB2 is glazed door giving access into the garden, with an adjacent fixed window (WB3).

On the closet wing is a modern sash within an original opening.

At ground floor window WG2 is an original, 6 over 6 sash in good condition. The closet wing window has a small timber casement, with external metal bars and modern glazing vent.

At first floor window W1.3 is an original, 6 over 6 sash in good condition.

Staircase windows are original but in different patterns; at first floor the sash W1.3 has on offset marginal border, whilst W2.4 above a 6-over-6 pattern. W2.4 has a modern glazing vent inserted.

At second floor the window W2.2 is a modern casement, with fixed lower panel and louvres over.

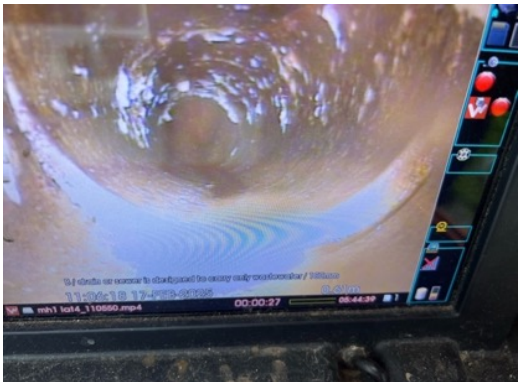
Lower ground DB2 & WB3

WB3 and closet wing window WB4

3.3 Interior - Lower Ground Floor

The lower ground floor has had significant historic interventions.

The property has been previously damp proofed, although this is has now failed with damp penetration recorded and visible on all external and party walls. The floor is damp and the extent of the issue is difficult to assess without intrusive investigation, as it has been finished with ceramic or cork tiles throughout.



A CCTV camera survey of the drain running back to front under the floor has evidenced damage to the clay combined drainage pipes. Sections of pipe present displacement and at least 2 cracks, with consequent leakage below the slab.

Because the drainage pipes are leaking, not enough running water is penetrating through the drain and it has become partially blocked at the front, which could mean the ground is saturated below the slab. Therefore, the ground floor slab and drainage system needs to be replaced.

The damp has affected the lower part of the staircase, which lost its string, probably when the wall was previously damp proofed and the treads are falling inwards. A modern partition to the bathroom has enclosed the original open lobby at the foot of the stair and the balustrade has been lost and replaced.

In the lower ground floor, there are no original skirtings extant and all original internal doors have been replaced with new. Both chimney breasts remain but are without fireplaces.

The front vault has been previously damp proofed and houses the incoming water, gas and electrical utilities and meters, with washing machine and drainage. In the rear closet wing is a tiled bathroom, with under stairs storage and HW tank cupboard.

The most significant 20th century intervention is the opening up of the two principal rooms, front and rear with a large internal window, to connect and visually link the spaces.

3.4 Interior - Ground Floor

The front door opens onto a narrow corridor with staircase at the rear and access to a WC in the closet wing. The ground floor retains its historic footprint, joinery and cornice throughout. Doors, architraves and skirtings are original and in good condition. The windows retain shutters with modern radiators affixed below.

Double doors (DG4) fold back flat and DG3 seen beyond into rear reception

The hallway and landings have exposed pine floor boarding, with infilled and mastic joints. The reception rooms have adhesive 'parquet' tiles fixed throughout. The floor is uneven with a noticeable fall from the spine wall to the rear of the house.

The ceilings and cornice are intact and in good condition, with minor cracks where partitions meet external walls.

In the ground floor two fire places remain in situ. These are pale cream marble, to a simple classical design with a straight mantle shelf, over symmetrical square surround. Both

fireplaces retain their cheeks, grate and hood but not original hearths, and have not been used for some time.

FP1 in the front reception

WG1 joinery detail

3.5 Interior - First Floor

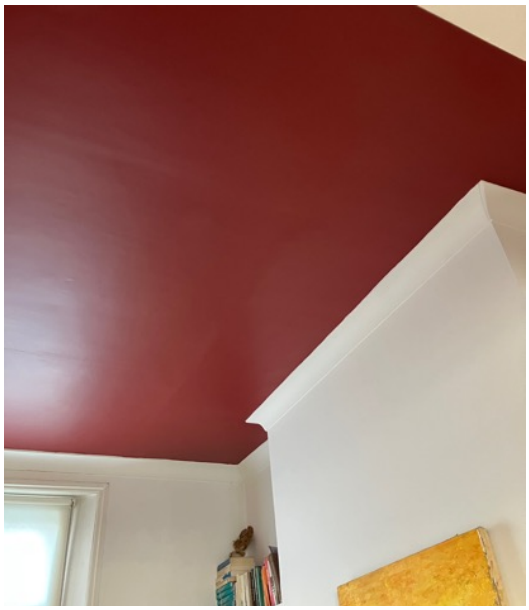
The first floor has been opened up with a beam inserted across the spine wall, to create a single living space. The original windows and joinery remain, along with door D1.1 and its architraves. Both chimney breasts remain but the original fireplaces and hearths are missing.

D1.1 panel door to living room

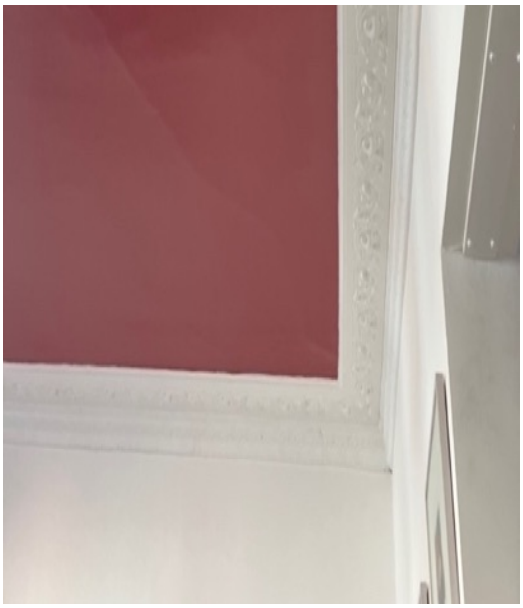
Joinery detail and flooring

The whole reception room floor has been over-boarded with adhesive ‘parquet’ tiles and further investigation is required to determine how this was laid and what joinery (such as skirtings and doors openings) was altered at the time to accommodate it.

The cornices at 1st floor are different, with the original in the front room and a modern cornice in the rear. This has most likely come about by the rear room ceiling being replaced in the past. The front ceiling shows signs of movement, with unevenness and cracks.



Ceiling and cornice rear room

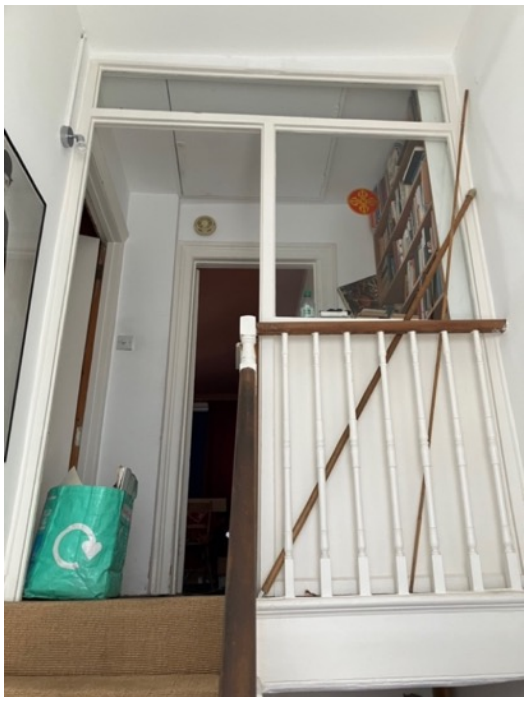


Ceiling and cornice front room

3.6 Interior – Second Floor

The second floor has seen historic alterations to the rear room, having been converted into sauna. The original window and door were removed and all walls and ceilings lined with pine boarding and the floor finish in ceramic tiling. A glazed screen and door were added to the top landing to create a lobby.

Sauna and modern window W2.3



Glazed screen at top of stairs

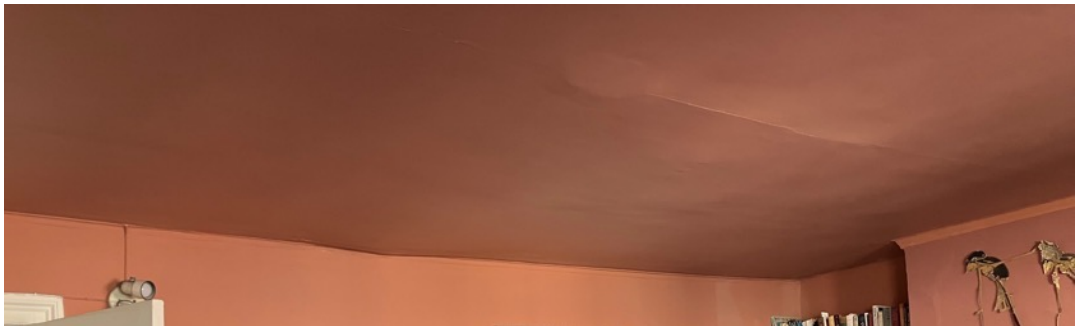
The chimney breast remains in the front bedroom but is without a fireplace. The carpeted floor is uneven and falls across the room. Skirtings are plain and there is no cornice as typical for an upper floor.

The front bedroom has its original panel door, D2.2 but parts of its architraves are missing. Windows W2.1 & W2.2 are intact, with all joinery and panelling below. These have previously had secondary glazing, which remains affixed to window W2.1

W2.2

W2.1

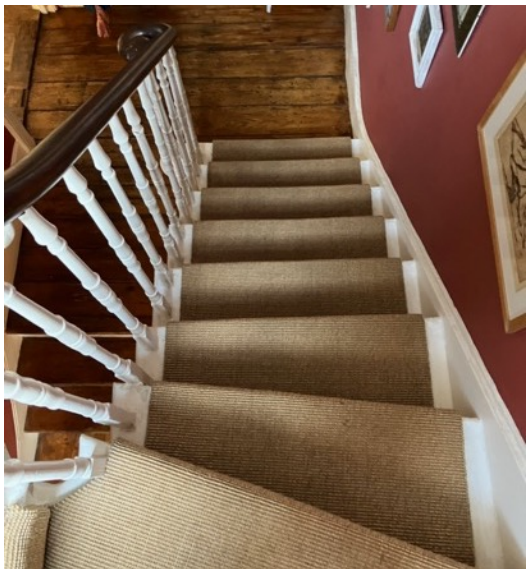
The bedroom ceiling shows significant damage, is very uneven, sagging and with a central crack running its entire length. A further stress point can be seen in the middle of the spine wall, with a dip in the ceiling underneath the valley gutter above. The roof's timber structure will be investigated when the concrete roof tiles are removed and repaired where necessary and the existing ceiling needs to be replaced.



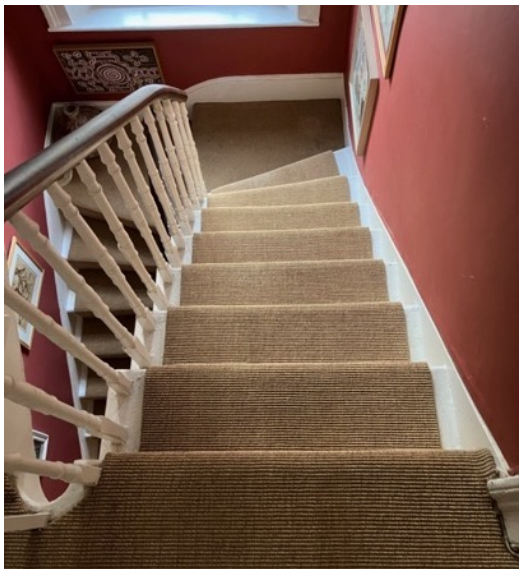
Second floor front bedroom ceiling

3.7 Interior – Staircase

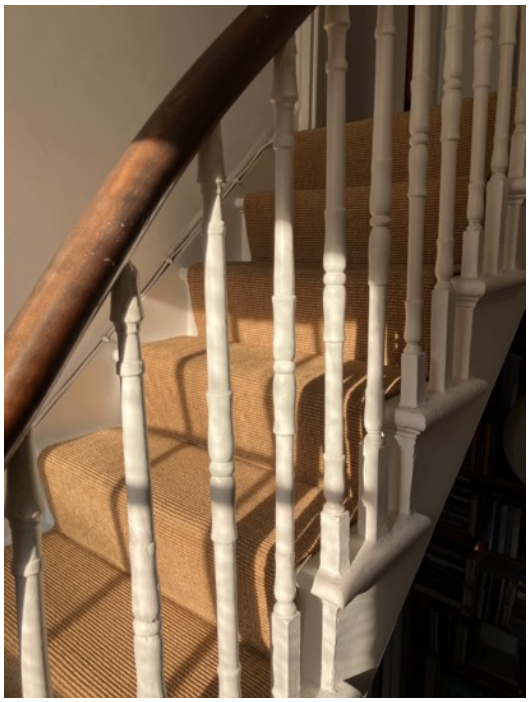
The original staircase is intact from lower ground to second floor. The strings, handrail and balusters are in good condition. There is a slight fall inwards to the staircase and cracks can be seen on the underside of the staircase windows and where the stairwell meets the rear wall, which will be repaired.



1st half landing to ground



1st floor to half landing



Balustrade detail

Handrail detail

Movement cracks on the staircase

4.0 Proposals Summary

The proposals will retain and repair the heritage fabric. If elements have significant damage, beyond repair or where historic alterations have added inappropriate features, sensitive replacement will be in keeping with the heritage detail and character of the house.

All original joinery will be restored, with windows and doors overhauled in situ. Slimline secondary glazing will be fitted to all windows, except the first-floor casements.

Where essential for Fire regulations (Part B), original panel doors will be sensitively upgraded on site using an intumescent paint specifically devised for listed period panel doors.

The gas central heating system will be renewed with radiators replaced in existing positions. The entire basement and second floor ensuite will have underfloor heating. The electrical services will be replaced throughout, with a new consumer unit in the pavement vault.

Modern quarry tiling will be removed and replaced with York stone in external areas.

The butterfly roof will have its modern concrete tiles removed and replaced with Welsh slate.

4.1 Schedule of Work Lower Ground Floor (see drawings 2502 P 01 & 11)

4.1.1 It is vital for the long-term sustainability and protection of the property that the problems associated with the underground drainage, ground slab and damp proofing are addressed and resolved.

The drainage survey has identified fractured and misaligned sections of pipe work which need to be removed and re-laid to function. The ground slab in uneven, damp and its construction and history of any remedial works is unknown. It is therefore proposed to remove the drain and slab and reinstate both to existing levels but with robust damp-proofing and insulation to meet current building regulations. This will not affect the footings or neighbouring properties.

Likewise, damp-proofing to the walls was undertaken decades ago and has failed. This has led to water damage to joinery, plaster and finishes. It is proposed to renew the damp proofing to the spine wall, party and external walls. This will be SIKA type wet plaster system, installed by a reputable company, with long established experience in working with listed buildings.

The front pavement vault and under steps store will be damp-proofed using a sheet membrane system as these spaces are within earth retaining walls. That the utilities enter here makes it essential for the spaces to be robust and water tight. We are proposing to relocate the boiler here with a discreet flue, discharging into the open area. This removes the flue from a prominent position at high level on the rear elevation.

4.1.2 The internal window opening in the spine wall will be infilled with brick and plastered to reinstate the historic plan and character of each separate room.

4.1.3 The modern windows WB2 and WB4 will be removed and infilled with brickwork. The opening WB2 on the front elevation will be rendered and painted to match the stucco. Window WB4 will be infilled to retain the cill and the outline of the previous opening.

4.1.4 The lower staircase steps will be repaired or replaced in timber to match existing. The bathroom door will be relocated to allow the bottom of the stair to be more open and a period detail handrail will be fitted. DB6 is a flush plywood door and will be replaced with a 4-panel timber door to period detail.

4.1.5 DB3, DB4 and DB5 are non-original doors and will be replaced with FD30S plain 4-panel fire doors with architraves to match period detail. New skirtings will be plain as originally installed in a house of this class and period.

4.1.6 To improve acoustic performance and privacy the bedrooms will have their party walls lined with Gyproc acoustic plasterboard to manufacturer's detail.

4.1.7 The modern external door DB1 from the front area will be replaced with a solid 4 panel door to a pattern matching period detail. It will be painted black.

4.1.8 Window WB1 will be overhauled and secondary glazing fitted internally. Externally fixed metal bars are proposed, to a simple design as typical for security in such locations. Both these additions are reversible and required to upgrade the thermal performance and security of the property.

4.1.9 DB2 and WB3 will be removed and replaced with a high performance minimal aluminium pivot door. This is considered a suitable location for a sympathetic modern design, to visually connect with the garden, provide maximum daylighting and thermal efficiency. The opening is not visible from the public realm and set back behind a high boundary wall on all sides of the garden.

4.1.10 An internal water-based comfort cooling system is proposed to be located within a storage unit in bedroom 2, ducted to minimal slot grills at high level to both bedrooms.

4.2 Schedule of Work Ground Floor (see drawings 2502 P 02 & 12)

4.2.1 It is proposed to relocate the kitchen and dining to the ground floor. To enable this, the proposals seek to remove fireplace FP2 and relocate it to the first floor living room. DG3 will be sealed shut in situ and the kitchen units fitted behind.

4.2.2 DG1 the front door has had multiple locks and fittings to its edge damaging the integrity of the door and jamb. It is proposed to be replaced with a new replica 3 panel door to match existing and provide a robust and thermally efficient entrance.

4.2.3 The existing floors to both reception rooms have been overlaid with adhesive parquet timber tiles. These will be removed and the original sub-floor boarding exposed. If original boards remain in situ these will be carefully taken up, numbered and stored on site.

Firings will be added to the floor joists to level the floor and permit replacement of plumbing and electrical services. The void between floor joists will be infilled with Rockwool batts for thermal and acoustic insulation.

The original boards will be re-laid, sanded and treated as the exposed floor finish. Missing or damaged boards will be replaced in sold wood to match the original existing.

4.3 Schedule of Work First Floor (see drawings 2502 P 03 & 13)

4.3.1 As above the original fireplace FP2 will be relocated to the front reception room chimney breast. This will give the fireplace more prominence and add to the elegant period character of the large reception room, the piano noble. Where the original fireplace was removed in the rear reception room, a replica skirting will be reinstated.

4.3.2 We have been advised that the existing casement doors are beyond repair, however the outer frame and fanlights can be retained and repaired. Replacement doors will seek to have slimline double glazing, fitted into joinery replicating the original design.

4.3.3 Floor to be repaired and levelled as above.

4.4 Schedule of Work Second Floor (see drawings 2502-P 04 & 14)

4.4.1 This floor is to be designed as a bedroom with ensuite. The sauna, all fixtures and fittings will be removed, including D2.1 (a flush modern door) and the glazed lobby at the top of the stairs. The opening for D2.1 will be infilled with timber stud and plasterboard and skirtings reinstated.

4.4.2 Door opening D2.2 is proposed to be adjusted to allow storage in the bedroom and full architraves around the door. The bedroom requires a complaint fire door therefore will have a new plain 4 panel FD30S door to period detail. The existing door D2.2 will then be reused in a new opening between the bedroom and the ensuite. New architraves will match the original existing and new plain timber skirtings will be fitted as typical for the period.

4.4.3 The modern louvred sauna window will be replaced with a period detail sash window 6 over 6 pattern to match the other existing.

4.4.3 The sagging and unstable bedroom ceiling is proposed to be removed and replaced.

4.4.4 To improve acoustic performance and privacy the bedroom will have its party walls lined with Gyproc acoustic plasterboard to manufacturer's detail.

4.4.5 An internal water-based comfort cooling system is proposed to be located within a storage unit in the bathroom, ducted to a minimal slot grill at high level in the bedroom.

Conclusion

The listed building fabric will be repaired and restored to preserve and enhance the heritage and character of the house.

The lower ground floor and underground drainage will be made compliant to ensure long-term stability and waterproofing of the heritage primary brickwork structure. This will in turn protect the timber structure and joinery throughout the house.

Modern interventions and unsympathetic alterations will be removed and replaced with period materials, details and sympathetic design.

Sensitive retrofitting will upgrade the thermal and acoustic performance of the house for long-term sustainability of the property and comfort and amenity for the occupants.