

Your Application Ref.: 2013/1394

13 Chalcot Square, NW1 8YA - Heritage Statement

This proposal alters a grade II listed mid-terraced property that is now divided into three separate dwellings over five floors. Built in the mid-nineteenth century and originally a single dwelling it forms part of a notable development to which Chalcot Square is a focal point. This area is now recognised and protected within the Primrose Hill Conservation Area.

The property consists of a lower ground floor flat, a ground floor flat and a five bedroom house over the upper three floors. It is set within a grandly detailed terrace with stucco decoration forming elaborate window surrounds, cornicing and projecting porches. The rear of the terrace as a whole is irregular, staggered with different extensions and set backs. Over time the property's rear elevation has suffered from various modifications including the addition of unsympathetic windows and doors.

These proposals focus on the rear, the front façade remaining as is except for some decorative maintenance. The main alteration is for the addition of a one-storey extension to the rear at lower ground floor level. This will infill the shallow side return continuing the rear building line at this level, and given the north-easterly orientation won't greatly affect neighbouring light levels. These proposals also include replacing unoriginal windows, french doors and a balcony with traditional sash windows of original proportions to give the façade better balance and enhance it's contribution to the terrace.

The building has been largely neglected, subject to significant structural movement, water ingress and has suffered from rot and infestation. As noted in recent planning applications and delegated reports the property was subjected to wholesale internal alterations in the 1960's when most of the original features, partitions and details were removed. Surviving architectural features are restricted to small lengths of skirting and a number of windows; unfortunately the handrail and balusters to the staircase are lost and cornicing is plain mid c.20th coving.

Also proposed is reconfiguration of the second and third floor levels from that previously approved to improve the balance of rooms. At the uppermost level the layout has little original fabric left, the secondary staircase is a later addition, non-compliant and in poor structural condition, and so we feel these changes should be viewed favourably in the context of the overall maintenance of the remaining historic fabric.

Overall there will be minimal impact on neighbouring properties and the rear extension would be barely visible from the public realm. In summary these proposals will greatly improve the condition of the building and enhance the nature of the terrace and so we recommend it for your approval.

Yours sincerely,





View of rear at garden level showing unsympathetic modifications



View of No.14 from garden level illustrating the proposed profile