

7 Chalcot Square, Camden, London, NW1 8YB

1.0 Heritage Statement by T. P Hamilton Dipl. Arch (UCL) RIBA

1.1 Introduction

I have been in practice for more than 40 years, and have been responsible for the design of alterations and additions to numerous Listed buildings within Westminster. These include:

19-20 St James's Square (Grade I);
5-7 Arlington St, W1;
295 Lower Regent Street, W1;
61 Pall Mall, W1;
14 Montpelier Street, SW7;
18-20 Grosvenor Street, W1;
33 Grosvenor Street, W1;
2 Audley Square, W1.

I am providing architectural advice to the team of professionals involved with these proposals.

1.2 Summary

This report comprises a Heritage Statement of the above property, with consideration of the existing property and any impact or conflicts that the proposed designs will have on it.

1.3 The Property & Environs:

The property was constructed circa 1850, and is part of Chalcot Square, formerly known as St George's Square. The first part of the Square was built in 1849 with the remainder of the Square being completed by 1871. The external appearances of the property's remained the same during the building works, and its original layout, complete with the ornamental bedding in the square, is shown on the 1870 Ordnance Survey map.

The aim of the original developers was to attract well-to-do middle class families with children and servants. Many did, although a number turned into boarding houses and many remained empty for long periods of time. None of the houses had their own stables, although stable blocks were found in nearby mews.

Chalcot Square received its present name in only 1937 when the London County Council, perhaps mindful of the threat of war, set about reducing the confusing duplications in London's street names. The new name was taken from a farm (also known as Chalk Farm) that had formed part of the huge Southampton Estate, sold for development in the 1840's.

1.4 Assessment:

With respect to the archaeological, architectural and historical elements of the property, it is proposed to leave parts of the structural element on the lower ground floor. Nibs will be left protruding from the Party Walls to either side of the house, likewise at the rear of the house a nib will be retained.

On the ground floor, it is proposed to lower the window opening at the rear of the house to allow for an iron staircase to be fitted to gain access from the ground floor onto the garden.

There are no plans to change the structural integrity on the remainder of the floors.

1.5 Plan:

Attached is a plan of the neighbouring area.

1.6 Schedule of Works:

We propose to provide a full Schedule of the Works in due course.

1.7 Photographic Record:

Attached are a number of photos of the property, including many of the period features, along with features which over the years have been included by previous owners. There is reference to the location of the photos on the enclosed plan.

1.8 Method Statement for the Temporary Storage of Items:

All original and Period features such as doors, shutters, windows, floor boards, architraves, door linings will be stored on site and a lockable room will be dedicated for this storage.

1.9 Assessment of the Proposed Works:

The proposed works are due to be carried out on all the floors and are summarised as follows:

Floor	Structure	Description	Justification
LGF	Vaults	To leave the long vault – on the boundary with no.6 Chalcot Square in its existing condition, however to reinstate the doorway	As requested by the Council
	Vaults	To tank the open existing vault	To increase storage space
	Vaults	To excavate under the front path to find the original vault or to form a new vault and connect through to the existing middle vault	To provide additional storage space and to incorporate the existing vaults as part of the house
	Bedroom 5 Window	Removal of the existing front window	This is not original and a replacement with a matching window to the window on the ground floor front will be more in keeping with the property and an improvement
	Bathroom and corridor	To re-arrange the layout	The internal walls in this space are all stud and not original
	Staircase	To reinstate the original staircase down to the LGF	The existing spiral staircase within the rear room is not original and should be removed.
	Sitting Room	Removal of the structural walls and open up into the side return	By widening the room it will be improved, whilst allowing for the archaeological structure (nibs still showing), and will enhance the ability to use the space for flexible family use We have explored this area fully and found an old doorway in the wall, the original lintel is still in existence. Taking slightly more of the wall out after removing the doorway is justified.
GF	Internal door	To remove	Great care will be needed when removing as a previous owner has fitted the frame through the original cornice. To replace the damaged cornice with plaster work.
	Doors	To leave the original door into the existing dining area	Providing the door remains, screwing it shut and leaving the original architraves is justified. The door can always be used again in the future.

	Ceilings	To remain as is.	To clean the cornice by a qualified contractor would not be a problem.
	Skirting	The skirting in the hall and all the rooms on the GF are a mixture of modern and original	Over the years the skirting has been replaced, cut into or damaged. To leave all the original skirting and where damaged or replaced with a modern alternative, to copy with the original as close as possible.
	Floor boards	To remove the floor boards	<p>We have opened up in part the floor and found the levelled floor to be sitting on 18mm ply flooring. There are no signs of the original floor still in existence.</p> <p>To remove the existing floor covering and sub sheets, to keep the level of the floor the same and replace with a solid wood floor more in keeping with the age of the property.</p> <p>To install solid wood floor will be more in keeping with what was originally there. To keep the floor boards and use where the floor boards on other floors are damaged.</p>
	Fireplaces	To remove the fireplace at the front room (existing dining) and move to the rear room	<p>When the kitchen was fitted in the rear, the chimney breast was opened up. To re-instate the breast and move the fireplace from the front room to the rear as requested by the Council.</p> <p>No chimney breasts are to be removed.</p>
	Window	To replace the window and French door combination	Neither the doors nor the windows are original. To replace with a set of French doors.
	Cloakroom	To rebuild in a new position	
	New access to the garden	To remove the window and apron below and fit a door	<p>The window is not original. Shuttering has been fitted to the rear of the property to cover up additional pipework.</p> <p>Fitting wrought iron stairs down to the garden will provide access to the garden, but also as the flank wall to no.8 Chalcot Square has no windows looking onto the house, the stairs will not be overly obscure.</p>
Half Landing	Walls	To remain as is.	
	Ceilings	To remain as is.	
1st Floor Drawing Room	Walls	To remain as is.	
	Ceilings	To remain as it.	
	Cornices	Both rooms	To clean the cornices and return it to its former glory. An improvement to the property.
	Floor boards	To remove the flooring	<p>We have opened up in part the floor and found the levelled floor to be sitting on an 18mm ply flooring. There are no signs of the original floor still in existence.</p> <p>To remove the existing floor covering and sub sheets, to keep the level of the floor the same and replace with a solid wood floor more in keeping with the age of the property.</p>
	Fireplace	The fireplace in situ is a later change	To remove the fireplace and replace it with a Period piece. This will be more in keeping with the age of the property.
	Staircase	Up to the second floor	To remove the boxing around the soil pipes and move to a more suitable location. The boxing would not have been located here previously.

Second Floor-doorway	Landing	To close off the doorway into the ensuite room	This is not original and the door is a later change. To close the door and screw shut.
Second Floor – master bedroom	Floors	To be retained	The floor has been levelled under a carpeted floor. To replace the carpet but retain the new level.
	Door	To retain the door from the bedroom into the bathroom	To retain the doorway.
	Ceiling	The ceiling has had work carried out over the years.	We have carried out a survey of the ceiling, in part it is lathe and plaster, the remainder is plaster board. The cornice has been damaged and sections are a copy. To replace all the ceiling especially as the lathe and plaster are a fire hazard. To replace the cornice to match the style of the cornice in existence.
	Bathroom	Layout	The layout is not original. To remove the internal stud partitions and install an ensuite bathroom which will provide better use of space and be more in keeping with the age of the property.
	Staircase	Up to the third floor	To remove the boxing around the soil pipes and move to a more suitable location. The boxing would not have been located here previously.
			To remove the window on the half landing at low level. Not only is this window dangerous for children or the like, the window is not original and replacing with a dormer window will be far more in keeping.
Third Floor	Internal Layout	Walls	The general layout of the floor is not original. To remove all the internal walls and rebuild in accordance with the plans.
		Ceilings	As these are particularly low, to remove and lift. The plaster board nor the structure is not original.
Outside	Front	There are no plans to change the front of the property apart from decoration	It is believed the front steps and the railings are original and should be preserved during the building works.
		Front garden	The layout of this is not original and it would be beneficial to replace the front tiles to something more in keeping with the age and style of the building.
	Rear	Dormer Window	This is not original and was a later addition. To replace with two lead faced dormer windows which will be in keeping with the age and style of the property.
		Second floor landing window	Remove the window onto the stairs, not only is the height of the window dangerous, it is not original and surplus to requirement.
		SVP and rain water gulley's	There have been a number of changes and additions to the pipework to the rear. To replace in cast iron will be an improvement and will be in keeping with the property.
		Re-pointing of the brickwork	This is recommended as it will enhance the property for a longer period.
	Roof	To replace the roof	This is not original. The roof has been patched up over the years and still there are a number of leaks. A new roof would protect the property for another generation. To use natural Welsh slates to match the existing. Man-made modern products should not be used.