

- 1 This house was listed Grade II in 1974 and is located in the Primrose Hill Conservation Area.

It is one of six houses on the north side of Chalcot Square on the west end of the terrace (drg no 3245/A/P60).

- 2 Its conservation value is described in the Primrose Hill Conservation Area Statement 2001. Its history is described in the Conservation Plan prepared by the Architectural History Practice and attached to this Application. Architectural features are described in the EH Listing 1974.

- 3 The house plan is unusual because it stands on a triangular site. It is in two halves with the east side of 3 bays and an entrance porch and the west half with two bays and an angled projecting third bay on the east and into the narrowest part of the site.

The east side section facing the square employs the late Regency stuccoed detail common throughout the square in various permutations. The west side is a freer 'villa style' with the stucco features uncomfortably applied to a faceted bay.

The rear elevation walls are of plain yellow stock brick well sooted.

- 4 An extension (possibly a scullery) in white render was built early on and is shown on the deeds in 1857. An outside WC was added beside this later.

In 1857 the basement would have been kitchen, scullery, washhouse and larder.

A further bathroom extension in brick and white render was built at basement level in 1880's on the west side of the scullery.

The house became a multi occupied house in the 1880's.

In the early part of the last century a white rendered brick addition was made to the ground floor bridging over the drains and WC area in the basement. This has a large north light window and was accompanied by an arched opening through into the principle drawing room on the east side, possibly as an artist's studio.

- 5 In 1938 the house was officially converted to five self contained flats (see Building Act application drawings in the Historical Assessment). At this date it is likely that the mansarded zinc roof was added to the west side, although the Building Act drawings show a slate roof with dormers. The lowest section of the staircase (GF level) was replaced and resited around this time, and the two front doors inserted.

Between 1940 and 1990 stucco features on the south elevation became loose and either fell off or were removed.

In the 1980's the open area below the GF rear 'studio' (current kitchen) was infilled to create a new room.

In 1990's the first and second floor flats were amalgamated and reduced to four. In the late 1990's they were purchased by one owner.

6 ALTERATIONS 1857 – 2009 ('original' means as designed in 1857) 1857 material remaining/removed

6.1 Generally

The house was a rented house in multiple occupation from 1880's and subdivided into flats until today and has had the greater part of its interior detail removed and altered over this period.

6.2 Basement

Lathe and plaster ceilings some wall plaster.
Staircase from basement to GF removed in 1938.

6.3 Ground floor

- Lathe and plaster ceilings.
- Some wall plaster in all rooms.
- Window sashes on south elevation of west side are original.
- Triple sash in the east reception room is original.
- Window boxes and shutters to west reception room were removed in 1880.
- Cornice mouldings to east and west reception rooms cornices.
- Door frame and hall skirting to east reception room remains.
- Marble fire over mantles in both reception rooms remain.
- Stair flights and landings from first half landing upwards (no handrails until attic flight) remain.
- Staircase from GF to half landing rebuilt and relocated in 1938.

6.4 First Floor

Some wall plaster remains.
Window on landing has 1870 sashes and bars. Other sash windows are modern with stuck on sash bars.

6.5 Second Floor

Some wall plaster.
Window on landings in 1870 sashes and bars.

6.6 Attic

Zinc-work (1938) externally.
Windows – modern casements.

Externally

- ### **6.7**
- Most of the Roman cement/lime render stucco finish survives.

Areas to be repaired are shown noted on drawings 3245/A/P30-32.
These are principally the pilaster strips to the east side of the square elevation and to the attic.

- 6.8 The garden walls are probably as built. There were cast iron railings on top in 1905 and probably but not certainly originally. These were probably removed during the Second World War.

The south basement area has been blocked off in the area of cellar 1 (west end and railings removed).

- 6.9 Rear walls (facing Berkeley Road) remain as built in sooted yellow London stock. Window openings have been altered and added as shown on the existing elevation drawings (drg no 3245 Ex 30-32).

- 6.10 Window/boxes and sashes
On the front elevation of 23-33 Chalcot Square have an unusual sash bar arrangement on the first floor sashes. Other floors are quartered sashes. On the FF of no. 33, the sash bars have been glued onto the glass (which is replacement double glazing). The rear staircase has 1860-70 margined sashes with later coloured glass borders.

7 PLANNING: CHANGE OF USE

The application proposes a house with 3 self contained flats, two in the basement and one on the ground, first, second and attic floors of the following areas.

Basement Flat 1:	40.3m ²
Basement Flat 2:	48.2m ²
Upper Floors Flat 3:	273m ²

7.1 Planning: Parking and sustainability

The reduction in flat numbers will reduce requirement for off-street parking spaces. Rubbish/bin storage will be in cellars nos 3 and 7 (drg no 3245/A/P10) and in the rear garden as shown (drg no 3245/A/P05)

Bicycle storage will be in cellars 2 and 6 for Flats 1 and 2 and in the side or rear garden for Flat 3.

8 LISTED BUILDING ALTERATIONS PROPOSED

Proposed demolitions are shown on drg nos 3245/A/D10-D14 and D30-32 incl.; proposed new works are shown on drg nos 3245/A/P10-15, P20, P21, P30-32, P40-42 incl)

8.1 Basement (drg no 3245/A/P10 and D10)

Cellars will be retained for use as storage; cellar no. 5 will become an outdoor space to match the existing adjacent cellars. The westernmost rear extension will be rebuilt to the same building line in new brickwork with new damp proofing (as agreed following trial pit investigations & discussions on site). Rear extension to

centre will be rebuilt as above, but 350mm further out into garden (retaining a stepped profile in plan to the adjacent eastern extension). The existing 1985 concrete floor slab will be replaced with a new insulated concrete floor slab with underfloor heating; the existing internal step to the rear extensions will be removed when the new floor is laid.

8.2 Ground floor (Drg 3245/A/P11 and D11)

The stair flight removed and rebuilt in 1938 (GF-1F half-landing) will be rebuilt further back in plan, as shown on section drawing no. 3245 A P20. The front doors to the two flats will be removed and the front door reinstated in its original position in line with the front elevation.

The central and western rear extensions will be taken down and rebuilt, replacing defective brickwork and render. The central rear extension will be rebuilt 350mm further into the garden, retaining a stepped profile in plan to the adjacent eastern extension. The GF west extension (currently a bathroom) will be removed and replaced with a new terrace, accessible from the west drawing room. In the west drawing room, new sash boxes with shutter boxes are proposed, along with 2 new openings on the northern wall, one of which will be a timber double hung sash window to match the original adjacent sashes. The other will appear as a sash window but will function as a door opening onto the new rear terrace.

8.3 First Floor (Drg 3245/A/P12 and D12)

The rebuilt section of stair rises through this floor. New turned sw balustrades and handrail will be installed.

The internal staircase and well in the west side sitting room will be removed.

Work to the existing double glazed replacement sash windows with stuck-on glazing bars is to be agreed via condition and submission of a schedule. The cill of the window opening over the porch will be lowered to match existing adjacent windows; a new window will be required here which will also operate as a hinged door.

8.4 Second Floor (Drg 3245/A/P13 and D13)

The existing main staircase will be retained, with new balusters and continuous handrail. The stairwell rising from the 1F sitting room will be removed and the floor replaced in this area.

New internal partitions to form:

2 bedrooms, 2 bathrooms and a library on the landing. New cornicing to be agreed via condition.

8.5 Attic Floor (Drg no 3245/A/P30)

The existing 1938 zinc clad mansard will be removed and rebuilt to form new parapet walls to the front and side elevations, and a slate mansard with dormer

windows to the rear. The front elevation will be rendered & painted with window surrounds to match the existing original façade being repaired on the main (east) section of the house.

The west end chimney will be raised by 500mm and new SH 1850 pots will be installed.

8.6 External Works (Drg no 3245/A/P05)

Garden wall, to the square and around to Berkeley Road: It is proposed to lower the wall as shown and extend the railing plinths and cast iron railings to match the square (south front).

The stucco surfaces will be painted to RAL 1034 or other similar colour to be approved. The enrichments and balconies will be in cream to RAL 9001. Woodwork will be white. Front door will be black.

Rainwater pipes will be in cast iron and painted to match render colour behind or painted black against brickwork.