

- 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/B/P50).

- 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 converted to five self contained flats. At this date the mansarded zinc roof was added to the west side. The GF hall staircase was replaced and resited 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' was infilled to create a new room.

In 1990's these 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 B 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. 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 EX30-32 inc).

- 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 the sash bars have been glued onto the glass. 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 <sup>2</sup>
Basement Flat 2:	51.4m <sup>2</sup>
Upper Floors Flat 3:	273m <sup>2</sup>

### **7.1 Planning: Parking and sustainability**

The reduction in flat numbers will reduce requirement for parking spaces.

Rubbish/bin storage will be in cellars nos 3 and 7 (drg no 3245 B P10) and in the rear garden as shown on drawing no. 3245 B P05.

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

## **8 LISTED BUILDING ALTERATIONS PROPOSED**

Demolitions are shown on (3245 B D10 – D14 and D30-32 inclusive).

### **8.1 Basement** (drg no 3245 B P10 and D10)

Cellars will be reinstated and reused. Doors will be timber vertical boarding painted cream and ledged and braced. New external stairs will have rails and details to match the west side.

### **8.2 Ground floor** (Drg 3245 B 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 B 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 rear extensions will be taken down and rebuilt as existing, replacing defective brickwork and render. The GF west extension will be removed and replaced with a flat lead roof. In the west drawing room, two new double hung sashes and sash boxes with shutter boxes are proposed.

Sashes to match south elevation pattern.

### **8.3 First Floor** (Drg 3245 B P12 and D12)

The new stair will link with existing flights at the half-landing below this level. New turned sw balustrades and handrail will be installed to details to match adjacent houses. Square  $\frac{3}{4}$ " sw balustrades in painted sw with half round mahogany rail French polished. Nosings to be replaced/repaired.

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

Sashes will be replaced to match the existing sashes on the ground floor. The windows over the porch will be reinstated to match existing.

A new kitchen extension will be built above the existing GF kitchen extension in this location, in rendered brick.

### **8.4 Second Floor** (Drg no 3245/B/P13 and D13)

New internal partitions to form:

2 bedrooms, 2 bathrooms and a library on the landing.

### **8.5 Attic Floor** (Drg no 3245/B/P14 and D14)

The existing 1938 zinc clad mansard will be removed and rebuilt as a mansard with lead clad dormers.

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

### **8.6 External Works** (Drg no 3245/B/P05)

Garden wall, to the square and around to Berkeley Road: It is proposed to lower the wall 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.