

31 Chalcot Square London NW1 8YA

DESIGN, ACCESS & HERITAGE STATEMENT

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ARCHITECTS

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INTRODUCTION

1.1 PROPOSAL

This Design, Access and Heritage Statement accompanies the application for restoration works to the facade of grade II listed building at 31 Chalcot Square, London NW1 8YA, and the addition of a small rear roof window.

1.2 LOCATION PLAN

1:1250



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CONTEXT

2.1 LOCATION

The property is located in the Primrose Hill Conservation Area.

31 Chalcot Square one of six properties in the Grade II listed terrace building located on the north side of Chalcot Square.

2.2 CONTEXT

The immediate surrounding area is predominantly residential and characterised by terraced houses.

2.3 EXISTING PROPERTY

The building dates from 1855-60. It was listed in 1974. It is a three storey stucco building with rusticated ground floor and slate mansard roof with dormers. The Primrose Hill Conservation Area statement describes the terraces around Chalcot Square as being notable for their colourfully painted stucco facades.

2.4 USE

The building is solely in private residential use.



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SITE PHOTOGRAPHS



Street facade of 31 Chalcot Square



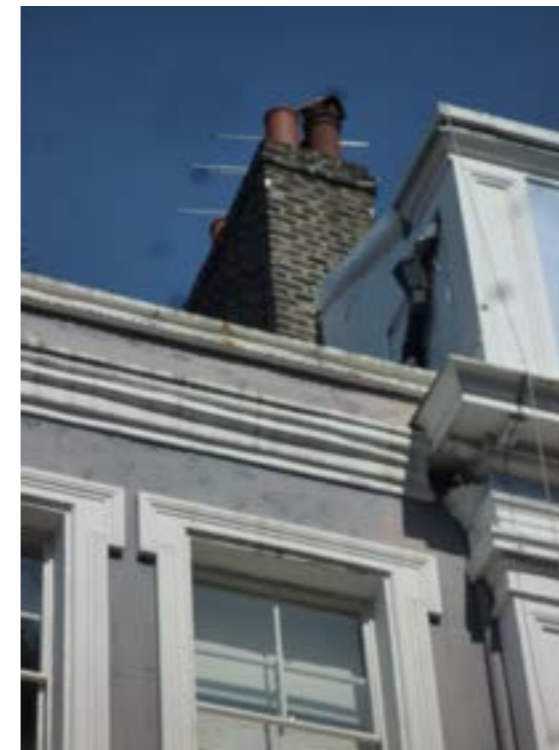
Street facades of 32 Chalcot Square and 33 in a better state of repair



Existing concrete coping parapet to 31 Chalcot Square (32 Chalcot Square beyond)



Existing mis-alignment of the parapets to 32 Chalcot Square (left) and 31 Chalcot Square (right)



Discoloured and damaged mouldings and cornice

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PROPOSED WORKS

The street facade at 31 Chalcot Square is in a state of slight disrepair due to water damage and neglect.

The stonework detailing to the first floor balcony is crumbling and in some places large sections are missing. The mouldings are discoloured and the coping to the parapet wall is finished in unoriginal concrete coping stones and out of line with the neighbouring house at 32 Chalcot Square.

The proposed works intend to restore the facade to a level of upkeep seen in the neighbouring properties.

The works will include:

Repair to the stonework of the first floor balcony

Repair and repainting of the window mouldings and capitals.

Redirection of water flow and removal of unsightly guttering

Re-levelling the balcony surface at first floor level to eradicate the current pooling of water.

Removal of unoriginal concrete coping to parapet wall and replacement with lead coping. The new coping will match the height and 'inverted crenellation' drip detail at the very top of the facade.

The addition of a small roof window in line with the existing roof window to the rear flat roof area at third floor level.

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DRAWINGS

| | | |
|----------------|-------------|--|
| 231.100 | 1:50 | LOWER GROUND FLOOR PLAN AND GROUND FLOOR PLAN as existing |
| 231.101 | 1:50 | FIRST FLOOR PLAN, SECOND FLOOR PLAN, THIRD FLOOR PLAN, AND ROOF PLAN as existing |
| 231.120 | 1:50 | STREET and GARDEN ELEVATIONS as existing |
| 231.130 | 1:50 | SECTION AA as existing |
| 231.200 | 1:50 | THIRD FLOOR AND ROOF PLAN as proposed |
| 231.220 | 1:50 | STREET ELEVATION as proposed |