



Design Access and Heritage Statement

2 Chalcot Square

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1.0 INTRODUCTION

- 1.1 This document comprises the Design and Access Statement for the listed building consent application for alterations and repairs to 2 Chalcot Square.
- 1.2 The private house, a Grade II listed building, is set within a terraced row on Chalcot Square, located in the Primrose Hill conservation area in the borough of Camden. The house, built in the mid eighteenth century, comprises of a lower ground floor, upper ground floor, first floor, second floor and third floor with a mansard roof. There is a light well to the front of the property with two storage rooms beneath the front garden and steps. The property has a garden to the rear which is raised approximately 900mm above the level of the lower ground floor.
- 1.3 The aim is to restore the remaining original features of the house such as the stair, plaster mouldings and skirting boards and to carry out a general refurbishment and renovation on all floors whilst being mindful of preserving the positions of original walls.

2.0 PLANNING HISTORY

Application Number	Site Address	Development Description	Status	Date Registered	Decision
2013/4468/L	2 Chalcot Square London NW1 8YB	Replace 4 x non original casement windows to rear wing and roof slope with timber sliding sash windows, replacement of existing French doors to rear lower ground level with new French doors, installation of new French doors in place of existing sash window at rear ground level plus installation of new access stair and landing, installation of rooflight to rear upper roof slope and repair and refurbishment of existing sash windows and associated internal alterations at all levels (Class C3).	FINAL DECISION	25-07-2013	Granted
2013/4385/P	2 Chalcot Square London NW1 8YB	Replace 4 x non original casement windows to rear wing and roof slope with timber sliding sash windows, replacement of existing French doors to rear lower ground level with new French doors, installation of rooflight to rear upper roof slope and repair and refurbishment of existing sash windows and associated internal alterations at all levels (Class C3).	FINAL DECISION	25-07-2013	Granted

- 2.1 Following the granting of planning permission and listed building consent work has commenced on site. However some of the works are not in accordance with the approved plans. The council's heritage officer has visited the site and has commented on the works undertaken as follows.

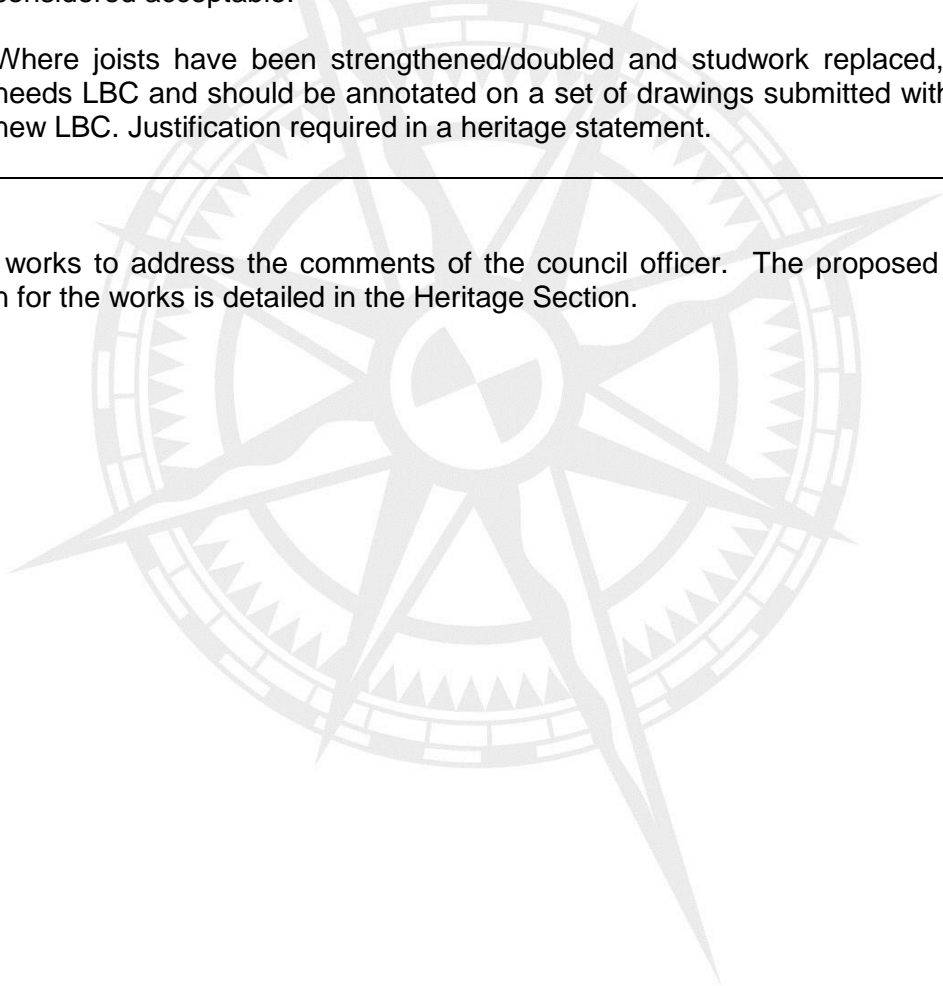
Part of Building	Council Comment	Proposed action
Roof	Natural slate covering has been installed which replaced artificial slate, and	No action required

	appropriate lead detailing fitted around dormers – these works are considered acceptable & preserve building’s special interest.	
Lower Ground	Minor alteration to size of window in rear wing at lower G level – no significant impact on special interest, considered OK.	No action required
Upper Ground	Generally in accordance with approved plans although some studwork has been replaced - needs to be noted on new LBC. Boxing out of concrete piers/frame between windows was discussed – likely to be OK but needs detail shown in LBC.	On submitted plans On submitted plans
First	Generally in accordance with approved plans although some studwork has been replaced - needs to be noted on new LBC. Boxing out of concrete piers/frame between windows was discussed – likely to be OK but needs detail shown in LBC.	On submitted plans On submitted plans
Second	Partition between front rooms has been removed – will need LBC. You will have to justify. Given the harm in alterations to spine wall, it may be better to reinstate this partition and accommodate the bathroom in this room. Position of wall against stair compartment in small front room has been altered – this is unacceptable and should be reinstated on original line.	On submitted plans. See Heritage statement for justification. Spine wall has been reinstated in original position and bathroom has been installed. Wall has been re-instated and shown on latest drawings

	Spine wall has been removed and partitions between F & R rooms amended to form a bathroom – this layout is unacceptable and should be removed, and spine wall reinstated.	Spine wall has been reinstated and shown on latest drawings
Third	<p>Historic secondary staircase has been removed and a new handed stair installed, within an enlarged stair compartment (projects further into front room). This is harmful & should be removed, & a stair to match original pattern and in previous position reinstated.</p> <p>Partition between front rooms removed – this will require LBC but unlikely to be considered contentious. Fabric possibly not historic– as noted on the new drawings (although the partition was in its original position).</p> <p>Roof structure has been significantly strengthened from below – whilst this appears rather over engineered it would probably do more harm than good to remove, so it should be concealed beneath a plain ceiling. Will need LBC – including justification and clear sectional drawings of reinforcement & new ceiling position.</p>	<p>Stairs have been re-instated</p> <p>On submitted plans</p> <p>On submitted plans. See Heritage statement for justification.</p>
Rear Elevation	Been repointed - works done to acceptable standard.	No action required
General comments	<p>All remaining historic fabric – doors, lathe & plaster, decorative cornice within hallway etc – should be retained and repaired in like-for-like materials and methodology.</p> <p>Any ‘interior design’ elements which go beyond general decoration and which have an impact on the building’s historic character (e.g. cornices, new window reveals etc.) will require LBC, and the details should be submitted as part of the application. It is understood from the site visit that the cornices removed were not historic, and this could be seen in the line of modern plasterboard. However, care should be taken in the reinstatement to ensure that replacements are appropriate in scale, detail and design to the age and style of the house – if it is possible it would be useful to visit any neighbours’ properties which remain broadly unaltered to get ideas for appropriate detail.</p>	<p>Noted</p> <p>On submitted plans and detailed in the heritage statement (See section xx)</p>

	<p>Windows – many of the windows are modern, and their replacement is considered acceptable in principle subject to appropriate detail, which will be required in an application. The rear second floor room retains a historic sash, this is in poor condition but efforts should be made to retain and restore it, as it has age value which contributes to the building’s character. The replacement of rotten cill and bottom rails and / or resin repair would be considered acceptable.</p> <p>Where joists have been strengthened/doubled and studwork replaced, this needs LBC and should be annotated on a set of drawings submitted with the new LBC. Justification required in a heritage statement.</p>	<p>Noted</p> <p>On submitted plans. See Heritage statement for justification.</p>
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2.2 The application proposes works to address the comments of the council officer. The proposed works are detailed in the following section and the justification for the works is detailed in the Heritage Section.



3.0 **PROPOSAL**

3.1 The proposal involves the following. (Note this does not include any work approved under the previous application 2013/4468/L): -

Lower Ground Floor:

- Replace non-original timber window to closet wing with a timber sliding sash window, in keeping with the style of the existing original timber sliding sash windows to the rear elevation (main body of the house). We also propose to relocate this window to line up with the windows above.
- Replace non original timber French door with new timber French door.
- Replace existing wall.
- Replace existing rotten staircase (retain handrail).
- Block in existing side door to closet wing.
- Refurbish front window.

Upper Ground Floor:

- Replace non-original timber window to closet wing with a timber sliding sash window, in keeping with the style of the existing original timber sliding sash windows to the rear elevation (main body of the house). We also propose to relocate this window to line up with the windows above.
- New external access stair and landing.
- New floor to the closet wing.
- Provision of an opening to the dining room.
- Restoration of lath and plaster ceiling.
- Refurbishment of front window.
- New front door.

- New timber French door to rear elevation.
- New fireplace surrounds
- New shutters
- Open up chimney breast
- Entrance hall – repair cornice and repair lath and plaster ceiling

First Floor:

- Replace non-original timber window to closet wing with a timber sliding sash window, in keeping with the style of the existing original timber sliding windows to the rear elevation (main body of the house). Relocate this window to line up with the windows above.
- Replace one non original rear window.
- Replace non original front window.
- Restore original staircase.
- Provision of an opening from reception to the stairs and new painted hardwood double doors to Reception together with studwork surround.
- New shutters.
- New fireplaces
- New timbers bolted to existing joists

Second Floor:

- Refurbish timber window to closet wing with a timber sliding sash window, in keeping with the style of the existing original timber sliding windows.
- Replace three non original front windows
- Refurbish window to the rear elevation
- Restore original staircase.
- Block in opening to Landing, the existing architraves will be refurbished and retained to hall side.
- Create new openings and block existing openings

- Reinstall spine wall
- New slate roof to closet wing
- New doors
- New studwork
- New fireplace and fireplace surrounds
- New pine stair to third floor
- Removal of stud wall
- Where original lath and plaster that has been damaged it will be replaced

Third Floor:

- Replace non original window with a timber sliding sash window to match existing windows to rear elevation.
- New pine staircase.
- Replace two front windows
- New ceilings
- Remove stud wall
- New openings in chimney breast
- New walls
- Remove non-original cupboards to bedrooms.

Access

- 3.2 The external access into the building will remain unchanged from street level.

4.0 POLICY

NATIONAL

4.1 The National Planning Policy Framework (NPPF) is a material consideration in determining planning applications and where relevant Local Plan policies are not consistent with its provisions, the NPPF should take precedence. It establishes a presumption in favour of sustainable development for both plan-making and decision taking (para 14). The policies of the NPPF taken as a whole constitute the Government's view of what sustainable development means for the planning system (para. 6) under economic, social and environmental dimensions (para. 7). Those elements of particular relevance to this application are summarised below.

4.2 Applicants are required to assess the significance of any heritage assets affected by development (para. 128). At paragraph 131 the NPPF requires that when determining planning applications local planning authorities must take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable use consistent with their conservation. It provides that the positive role that conservation of heritage assets can make to the economic viability of communities and the desirability of new

development making a positive contribution to local character and distinctiveness should be taken into account when determining planning applications. Paragraph 137 provides that local planning authorities should look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

LOCAL

4.3 The following policies are relevant: -

- Policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and
- Policies DP24, DP25, DP26 and DP27 of the London Borough of Camden Local Development Framework Development Policies.

5.0 **HERITAGE**

5.1 This heritage statement is written in support of the planning and listed building applications in respect of the works proposed to 2 Chalcot Square

5.2 The listing is as follows: -

CHALCOT SQUARE (West side) Nos.1-11 (Consecutive) and attached railings

Terrace of 11 houses forming west side of Chalcot Square. 1855-60; Nos. 8-11, 1849, altered. Stucco with rusticated ground floors, mostly painted. Nos. 2, 3, 5, 6, 7, 9 & 10, slate mansard roofs with dormers.

EXTERIOR: 3 storeys, attics and basements; Nos. 1, 4, 8 & 11, 4 storeys and basements, slightly projecting. 3 windows each; No.1 with 3-window right hand return (some blind). Prostyle Doric porticoes, Nos. 2-6 supporting stucco balconies continued across 1st floor windows. No.1, balustraded balcony. Doorways with cornice-heads, fanlights, side lights and panelled doors (some part glazed). Entrance to No.1 on right hand return. Tripartite sashes to ground floors except No.1 with 3 2-pane sashes. Projecting houses with panelled

pilasters at angles rising from 1st floor level to support the main entablature with modillion cornice below attic storey (No.4, entablature missing). Upper floors, lugged architrave sashes with margin glazing; 1st floors joined by continuous cornice with keystones above windows and console-brackets between and pediments over central windows (projecting houses, segmental). 2nd floors with keystones; projecting houses large central keystones projecting into the architrave above. Segmental arched, architraved sashes to attic storeys with pilasters trips at angles and parapets. Nos. 5, 6 & 7 with cornices and blocking course, others, cut back cornices and parapets. INTERIORS: not inspected.

SUBSIDIARY FEATURES: attached cast-iron railings to areas.

5.3 The terrace is listed as a group and described as being of ample proportions with a frontage in near perfect condition. The Heritage values of Chalcot Square are largely associated with the public realm and streetscape appearance which is unchanged by the proposals in this application.

5.4 Chalcot Square is noted for its three storey brick and stucco terraces, some of which are defined by pedimented windows and stuccoed cornices. The notable Heritage values for which

this building is statutorily protected are predominantly associated with its external features to the front facade, and its relationship to the street. Its original internal features, spatial hierarchy and layout are recognised as being of historical importance, as such any alterations should be of appropriately high quality to respond to the existing fabric of the building.

5.5 The recognition of the cultural, historic and architectural importance of this building and its group are central to the proposals to enhance and improve the dwelling. The intention of the refurbishment is to safeguard the future of the building and extend its use as a high quality residential building.

5.6 The proposed internal alterations have no impact on the adjoining properties on Chalcot Square and as such have no impact on the special appearance of the conservation area

5.7 In terms of justification there were three areas identified by the planning officer: -

1. Where joists have been strengthened/doubled and studwork replaced
2. Significantly strengthening of the roof structure from below.
3. Removal of partition between front rooms on the second floor

Joists Strengthened/ stud work

5.8 A number of the joists were in poor condition and the floors needed stabilising as the floorboards were dropping in places.



Rotten floor joists. (Woodworm)



Master Bedroom. Photo showing new floor joists bolted to original

Significantly strengthening of the roof structure



The opening up of the room creates the opportunity for a dressing in lieu of the kitchen of which there are two kitchen areas already. This results in a much more practical space and use of rooms on the second floor

- 5.9 There was a need to address the sag in the roof. The best solution was to put a steel beam alongside the existing joists and beams

Removal of partition between front rooms on the second floor

The removal of part of the partitions does not change the basic arrangement of the spaces and it is considered that the loss of the non original plasterboard stud walls will not have a detrimental impact on the character of the existing building.

6.0 CONCLUSIONS

- 6.1 The proposed works are required to improve the spatial arrangement of the building and to make it more suitable as a dwelling. The proposed alterations including re-instating the stair case will minimise the impact on the building, both in terms of layout and original building fabric.
- 6.2 The proposed works also address the long term issues of upkeep in the building to ensure the long term survival of the building fabric.
- 6.3 The conclusions of this report are:
- 6.4 The proposed alterations are internal, and do not affect the setting of the building.
- There is some proposed removal of building fabric which would result in negligible loss of character to the building.
 - The proposed alterations offer more comfortable living spaces that will improve the use of the property as a dwelling.