

HERITAGE STATEMENT

Client :	Dr Chohan	Project :	4034
Project address :	30-32 Chalton Street London, NW1 1JB	Date:	22 October 2014
		Project type:	New Shopfront

Introduction

This Heritage Statement has been made to accompany an application for listed building consent to Camden Council that proposes a new shopfront to 30-32 Chalton Street. We recognise that heritage assets are an irreplaceable resource and as such the proposal will see minor external alterations to shop frontage that do not affect original features of Levita House.

Levita House

“The Ossulston Estate is the most important inner-city estate of the inter-war period, representing the most considered attempt by the LCC to inject new thinking into inner-city housing estates.” – English Heritage Listing

Levita House is part of the Ossulston Estate, a multi-storey council estate consisting of blocks grouped around three courtyards. Levita House was constructed 1930-1931 to the designs of G Topham Forrest and assistants R. Minton Taylor and E.H. Parkes of the LCC. It follows a modernist design influenced by Viennese modernist public housing and was innovative in terms of layout and elevation. In plan the central block goes from South to North with blocks extending out from this central spine diagonally.



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The load-bearing brickwork construction is rendered with coloured roughcast, channelled to ground floor to appear as stone; reinforced concrete balconies. The roofs are in red clay tile with tall chimney stacks and dormers at regular intervals. Windows are mostly flush framed sashes with exposed boxing. Balconies are designed to make the voids above them read as holes punched in the building.

The Western Courtyard is enclosed by a range of single storey shops with central fluted Doric screen flanked by pillars having fielded finials to angles. It is on this run of shops that this application concerns.

The timber / metal framing sits within openings either side of a central rendered brickwork section. This central element is an original feature to Levita House while the glazing and shop front arrangement is not. Unlike other single storey units the launderette sits on the ground floor with residential floors above at the end of the South Western block.

Street Scene

Today Chalton Street is characterised by numerous restaurants, estate agents and shops. The Somers Town Coffee House, also part of the graded listing for Levita house, is a traditional pub serving food and drink, also in rendered brickwork. As well as being commercial in character, the area around Levita House is residential with housing above shops opposite Levita House.

Proposal

The proposal is for the existing timber shopfront to be removed and replaced with a new timber shopfront in similar style with timber construction, stall riser and fanlights. There are no alterations to the existing masonry other than cleaning and repainting white if necessary. There are no internal alterations proposed as part of this application. Internal alterations as per approved application ref: 2014/3643/P. There are no proposed alterations to signage being made at this stage as those will be applied for seperately.

The main entrance door will be relocated to the left hand side of the frontage and will be made larger to accommodate wheelchair users. Obscured sections of glass are proposed for patient privacy while using what will be a dental surgery. It is important to note that the changes proposed do not affect any original features of Levita House.

Access to the proposal

While there is no car parking allocated to the unit, the location is readily accessible to the public with bus services to all parts of London within walking distance. In addition Kings Cross, Euston and St Pancras station are all within close proximity, making the practice highly accessible.

Alterations to the shopfront will allow for wheelchair users to access the building as per Approved Document M.

Summary

The proposal will enhance the Chalton Street scene by offering an easily accessible service to the local community. The proposal will see no affect or harm to the significance of the heritage asset or setting within that part of Charlton Street.