

Heritage Statement

Proposed Replacement Windows

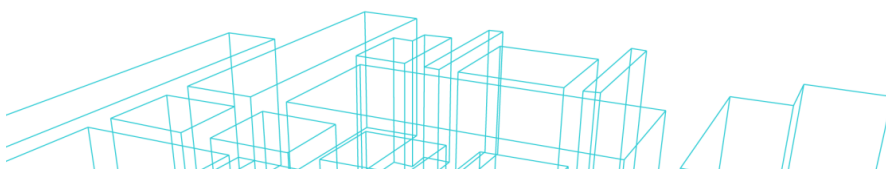
at

Top Floor Flat, 22 Chalcot Square
London

for

Granger PLC

September 2014



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1. Introduction

- 1.1 This heritage statement has been prepared by Pellings LLP on behalf of Granger PLC to support an application for full planning permission and listed building consent for replacement windows and installation of a central heating system.

2. Site Location

- 2.1 The top floor flat, 22 Chalcott Square is located on the north east side of Chalcott Square in the middle of the terrace fronting the square. 22 Chalcott square consist of 4 apartments of which this application relates to that on the top floor.
- 2.2 Chalcot Square is located within the London Borough of Camden, 341m south west of Chalk Farm Underground Station, 480m northeast of Primrose Hill and 2.3Km north east of London St Pancras Station.

3 Significant of the Heritage Asset

- 3.1 The heritage asset is grade 2 listed and described in the heritage list as *...."Terrace of 9 houses forming east side of Chalcot Square, 1855-60, altered. Stucco with rusticated ground floors, mostly painted. No2 20, 23-25 and 28, slate mansard roofs with dormers. EXTERIOR: 3 storeys, attics and basements except Nos 21 and 22 and 26 and 27, slightly projecting, with 4 storeys and basements. (Nos 22 and 26 with C20 penthouses). 3 windows each. Prostyle Doric porticoes supporting balustraded stucco balconies continuing across 1st floor windows. Doorways with cornice-heads fanlights, side lights and panelled doors (some part glazed). Tripartite sashes to ground floors. Projecting houses with panelled pilasters at angles rising from 1st floor level to support the main entablature with modillion cornice (which continues across other houses) below attic storey. 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; central windows having large keystone projecting into the architrave above. Attic storeys with pilaster strips at angles cornice and blocking course. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings to areas....."*
- 3.2 The property is located within Primrose Hill conservation area and makes a significant contribution to the appearance of the Georgian terrace which forms the north eastern side of Chalcot Square which has terraces of similar appearance on all four sides with a public garden to the centre. The property itself is formed of four storeys, a room to the roof and a basement level (six storeys overall) and is the tallest property on this side of Chalcot Square.

4 Impact of the Proposed Development

- 4.1 The proposed replacement windows will have no impact on the heritage asset and conservation area. The windows will match the existing windows with suitable double glazing panels providing no visual difference.

- 4.2 The insertion of a central heating system will involve the instillation of a boiler flue as detailed on the drawings and internal heating pipes. These will cause minor alterations to the internal and external fabric of the building but will not alter any features of interest and there will be no harm to the architectural or historic integrity of the Listed Building.

5 Conclusions

- 5.1 The proposed development will preserve the character and appearance of the Listed Building and the historic character of the Conservation Area.
- 5.2 The insertion of the central heating system will cause no harm to the architectural or historic integrity of the listed building

Date: 29th September 2014