



Repainting of Front Elevation

2 Chalcot Square

[Heritage Statement](#)

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Contents:


Page

1.0 INTRODUCTION	3
2.0 PROPOSAL	3
3.0 HERITAGE STATEMENT	4
4.0 CONCLUSIONS	7

1.0 INTRODUCTION

- 1.1 Southern Planning Practice has been instructed by Indigo on behalf of Mr Webb to prepare a Heritage Statement for the repainting of front elevation at 2 Chalcot Square.
- 1.2 The private house is a Grade II listed building, and is located within a terraced row on Chalcot Square, within the Primrose Hill conservation area. 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. The property has a garden to the rear which is raised approximately 900mm above the level of the lower ground floor.

2.0 PROPOSAL

- 2.1 The proposal is for the repainting of front elevation of the property apart from the Pediments and Architrave which will remain white as at present.
- 2.2 The colour chosen is Dulux 55BG 74/117. This is pale blue and in keeping with the rest of the square.
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Bermuda Cocktail 6
55BG 74/117
- 2.3 No repair work would be undertaken to the facade just the repainting.

3.0 **HERITAGE STATEMENT**

3.1 This heritage statement is written in support of the planning and listed building applications for the painting the front elevation at 2 Chalcot Square.

3.2 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.

3.3 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 the streetscape appearance which will only be marginally impacted upon by the proposal.

3.4 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.

3.5 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 painting is to safeguard the future of the building and extend its use as a high quality residential building.

3.6 The paint work on the front elevation is in need of 'refreshing' as it is looking old and worn out. The reason for the colour: -

- A similar colour occurs elsewhere in the square; as such, it is in keeping with the nature and character of the area.

- This colour compliments the colours on the adjoining properties and re-affirms the character of the multi-coloured nature of the houses fronting Chalcot Square.



Variety of colours on Chalcot Square.

4.0 CONCLUSIONS

- 4.1 The proposed painting of the front elevation will maintain the integrity of the building and will provide an attractive appearance without having a detrimental impact on the character or appearance of the listed building.
- 4.2 The proposal complies with both local and national planning policies and therefore permission should be granted.

