

Draft Heritage, Design and Access Statement

144 Chalton Street



1.0 Background

1.1 Site Context

No 144 Chalton Street is located in Somer's Town, the area between Kings Cross/ St Pancras and Euston railway stations lines. It is a maisonette in an end house of a terrace of 13 houses. Although the address and entrance to the building is on Chalton Street, it is part of the Charrington Street terrace of 1840s houses.

1.2 The building has been converted into 3 flats (nos 144, 146 and 148 Chalton Street) and this application relates to the basement and ground floor maisonette.

1.3 Site Ownership

The leasehold of the maisonette is owned by the applicants and they also own a share of the freehold. The other freeholders of the building are aware of the application and have no objection.

1.4 Location and History

The terrace of houses dates from 1841-44 and is included in the National Heritage List For England at Grade II – the text of the list description is at *Appendix 1*. Although the address is on Chalton Street this northern end house is part a terrace of houses on Charrington Street. The terrace is within the Kings Cross/St. Pancras Conservation Area and is part of The Brewers' Company's Estate, an estate of houses completed in 1852 that includes Medburn Street, Penryn Street, the east side of Charrington Street, the west side of Goldington Street and Goldington Crescent.



Britton's map 1837 showing the Brewer's Estate street layout without buildings.

The Brewer's Company obtained an Act of Parliament in 1811 for paving and improving the estate but did not begin building the terraces until 1839 and continued building the houses until 1852.

- 1.5 Although the numbering has now changed The Survey of London (Survey of London: Volume 24, the Parish of St Pancras Part 4: King's Cross Neighbourhood. Originally published by London County Council, London, 1952) describes Charrington Street as being

“erected between 1842 and 1848, the last five houses being built in 1849 and 1850. The houses are numbered from south to north, odd numbers on the west (1 to 83) and even on the east (2 to 80). Those between Aldenham Street and Medburn Street (1 to 57A and 2 to 54) are built on a unified and practically symmetrical plan. The pair numbered 29 and 31, opposite the end of Platt Street, form the central feature, and were distinguished by a stuccoed pediment dated 1844, lately removed. With the pairs flanking it (Nos. 25 and 27 and 33 and 35) the group is marked by a slight break forward of the front. The four end houses (Nos. 1 to 7 at the south and Nos. 53, 55, 57 and 57A at the north) are also marked by this 4½ inch projection. All the houses have basements with railed areas, channel-jointed stucco to the ground storeys, round-headed doorways, square-headed windows and two upper storeys of yellow brickwork with a moulded dentil cornice. In the projecting groups most of the windows have stucco architraves and, in the middle pair (29 and 31), pediments over the first floor windows; over the cornice is a balustrade. (Plate 88.) In the recessed ranges (Nos. 7 to 23 and 37 to 51) the windows are plain. All have first floor balconies. No. 1 at the corner of Aldenham Street, and 57A at the corner of Medburn Street have shops, perhaps original.”

Plate 88, photograph taken in 1952





- 1.6 The main differences in the appearance of the terrace today is that the balusters to the cornice at parapet level have all gone and some of the ironwork to the balconettes have been replaced with modern plain steelwork. The original railings have also been replaced with modern railings and although the moulded dentil cornice have also been removed the pediments above the first floor windows of the larger projecting houses at both ends are both preserved. The original chimneys and pots have also been removed.

2.0 Uses and Planning History

- 2.1 There is no record of when the Brewers Company Estate sold on their interest in their housing estates in Somers town but the houses in the area were subsequently owned by the Greater London Council (GLC) by 1963.
- 2.2 From the mid 1960's squatters lived in much of Charrington Street when it was owned by the GLC awaiting renovation. According to the minutes of the All London Squatters (7th January 1974) they were 'the centre of the north London squatters'. After they were offered alternative accommodation in 1974 it allowed the buildings, including nos.144,146 and 148 Chalton Street, to be converted and subdivided into flats. The Council took on the ownership of Charrington Street after the transfer from the GLC in 1981.
- 2.3 Since the 1980s many of the flats and houses were transferred to private ownership through the 'right-to-buy' scheme and have been subsequently sold on. The tenure of the street is still mixed.

- 2.4 In 2011 Listed Building Consent (2011/0365/L) was granted for internal alterations including the removal and instatement of partition walls, the formation of a new door in spine wall, the reinstatement of a fireplace, relocation of the kitchen from the basement to the ground floor, enlarging a doorway, enlarging the chimney breast opening, modernising the bathroom fixtures and finishes, restoring windows and internal shutters to dwelling house.
- 2.5 There is no planning history associated with no.146, the flat on the first floor, and a listed building consent was granted in 2010 for an opening between the front and back rooms at no.148 on the second floor (2010/3370/L).

3.0 Proposals

- 3.1 The application is for the demolition of a later 20th century, probably 1960's, single storey extension at lower ground floor level and its replacement with a lower ground floor and ground floor extension. The proposed extension will be approximately half the width of the rear elevation (3m) and will be hidden behind a new rusticated stucco flank boundary wall to Chalton Street. It's proposed length is 5m gross, 1.5m longer than the existing extension and 0.2m wider. The existing boundary to Chalton Street is a stock brick wall, 1.9m high with 0.9m a timber fence above, giving an overall height of 2.8m. The height of the proposed wall will be increased by 0.7m. The extension will not be visible from Chalton Street and will have a flat green roof behind a parapet.
- 3.2 The design of the extension is a carefully considered simple contemporary structure which will maintain the integrity of the original listed building and will compliment it's early Victorian classical architecture. The scale and bulk of the extension remains subordinate to the parent building and will not have any negative impact on the four storey building.
- 3.3 The design of the extension will use some traditional elements such as a yellow stock brick to the garden elevations to match the original building but its architecture will be understated with a glazed link to mark the transition between the new build and the 1840's house. The use of good quality powder coated aluminium doors and windows to the end elevation facing the garden will contribute to the lightness of the extension.



- 3.4 The impact on the existing listed building will be minimal. There will not be any internal alterations but the existing rear window opening at landing level will have its sill reduced to form a doorway to the new extension. The existing timber window is not original and likely to have been replaced in the 1960/70's and the cropped square shape of the window would also suggest that it is not an original 1840's opening.



- 3.5 The demolition of the later basement extension will also improve the appearance of the listed building and the more considered design and materials of the new proposals will compliment the original architecture.



- 3.6 It is not proposed to excavate below the existing basement level (Proposed Section drawing: 015) but to use the same floor to ceiling height so that the ground floor extension will be flush with the existing landing. The overall height of the extension will be 4.9m, .3m below the finished wall height to Chalton Street and .7m above the existing fence level. This height will not have any significant impact on the character of the conservation area but the proposed use of a banded stucco wall will contribute positively towards restoring the solid stucco end wall rather than the existing stock brick dwarf wall with timber fencing.



4.0 Surrounding Buildings

The Charrington Street terrace is a symmetrically designed Classical composition with two houses on each end breaking forward of the building line and having an extra floor - like book ends. The house on the opposite end to no.144, no.'s 6, 7, 8 Medburn Street has a 2 storey rear extension (8400536) as part of no.6, the ground and lower ground floor maisonette. The side elevation of this extension is hidden behind a stucco wall onto Medburn Street.



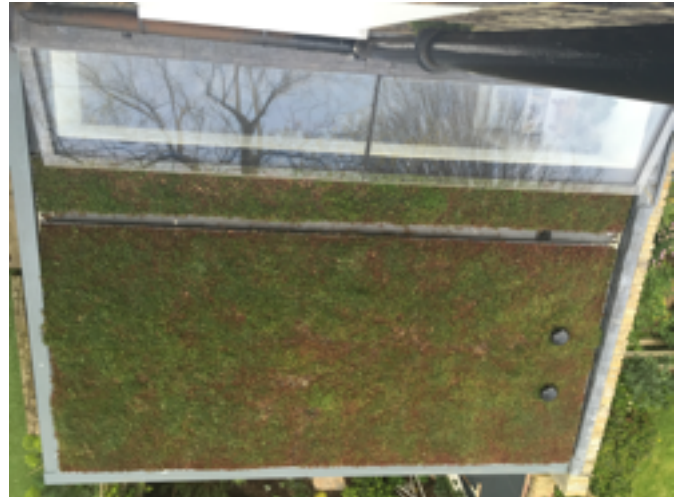
- 4.1 There are very few rear extensions to the listed building in this sub area of the Conservation area (St. Pancras Gardens) which is probably due to the tenure of the majority of the properties remaining in Council ownership.

4.2 No.9 Medburn Street recently had Planning Permission and Listed Building consent (2013/0881/P and 2013/0990/L) for a full width rear extension. Works were completed in 2014 and many of the elements will be similar to 144 Chalton Street.

The glazed transition:



The sedum roof:



The use of good quality materials, including fine powder coated aluminium glazing



5.0 Planning Policy

- 5.1 Nos. 144-148 Chalton street is a part of the Charrington Street terrace and within the Kings Cross St Pancras Conservation Area Sub Area 1: St Pancras Gardens.
- 5.2 The conservation area (no.22) was designated in March 1986 and no. 144 Chalton Street became part of a Grade II Listed Building in 1998.
- 5.3 Camden Council's approach to the management and care of conservation areas and listed buildings is defined by the Government's PPS5: Planning for the Historic Environment, the Mayor's London Plan and the Council's planning documents that make up its Planning Policy. The Council's Core Strategy sets out the strategic approach in CS14 Promoting high quality places and conserving our heritage while the Policy DP25 of the Camden Development Policies (2010-2025), as part of the Local Development Framework, seeks to maintain the character of the conservation areas and preserve or enhance its listed buildings. The Conservation area appraisals help guide the Council in deciding on the types of alterations and developments that are acceptable in the designated conservation areas and form part of its Supplementary Planning Guidance.
- 5.4 The Kings Cross Conservation Area guidance adopted in December 2003 states in paragraph 7.10 that rear extensions in the conservation area

"should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area".

It is considered that the design of the proposed extension will adhere to this policy as it will not be visible from the street and will restore an important townscape element of the conservation, the stucco side wall to the end of terrace. Drawing SK01 also shows the locations and dimensions of these end walls within Sub Area 1 of the Kings Cross/St Pancras conservation Area.



5.5 The King's Cross Conservation Area statement also states that:

"7.10.2 Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances."

This extension mirrors the end extension to the terrace at no.6, 7, 8 Medburn Street and given it's end location will not have an adverse affect on the mid terrace houses. There have not been any planning/listed building applications for extensions in the rest of the terrace, or generally in this part of the conservation area, which may be, as previously mentioned because of the tenure of the properties. This may change in the future but this extension should not necessarily be considered a precedent for future extensions but rather as part of the particular site circumstances as a special 'book end' to the symmetry of this carefully and classically designed single terrace composition.

6.0 Environment/sustainability strategy

The roofing system is proposed to present a light hand in terms of it's intervention into the existing ecosystem and architecture of the terrace. The roof's sedum planted '3rd facade' when viewed from the upper floors of neighbouring houses will reflect a sympathetic response to this urban site.

7.0 Sunlighting/Daylighting

The proposed extension will not have any adverse affect on the sun lighting or daylighting of the neighbouring property at 63,64,65 Charrington Street as the extension is 2.2m from the boundary wall and will be on its north side.

8.0 Access

The property is 5 minutes walk to Kings Cross Station/St Pancras and is well served by all modes of public transport - buses, underground and trains.

The existing level of disabled access to the property will not be altered.

9.0 Conclusion

9.1 It is considered that the extension preserves and enhances the special character and appearance of this listed building and is of the highest quality in terms of design, materials and proposed execution. The demolition of the existing insignificant extension, which does not contribute to the original architecture and is badly constructed, will not lead to harm to the listed building and therefore follows guidance in the National Planning Policy Framework (NPPF) and Note 2 of English Heritage's guidance in relation to Managing Significance in Decision-Taking in the Historic Environment (2015).

- 9.2 The proposals satisfy policy CS14 of the Core Strategy by preserving and enhancing Camden's rich and diverse heritage assets and their settings, including the Kings Cross St Pancras conservation area and this 1850's listed building.
- 9.2 The proposed extension is also considered to adhere to the guidance in the Kings Cross St Pancras Statement, paragraph 7.10.1 as it will not alter the balance or harmony of the terrace and it's scale, design sensitive and materials are appropriate. It will be unobtrusive and will have a minimum effect "on neighbouring properties and the conservation area" .
- 9.3 The extension is also clearly subordinate to the main building, in accordance with paragraph 7.10.4 and does not extend rearwards beyond the line of any neighbouring extensions or above the height of neighbouring extensions and retains a substantial proportion of the original garden.

Appendix 1

Listed Building Description

Stock brick with stuccoed parapet and ground floor, the latter with banded rustication. Each house is two windows wide, save those at ends where one window is on return. All houses with 3 storeys and basement, the 2 at each end additionally with attics, forming a distinctive and formal composition. Upper floors with windows in fluted arched surrounds, those to first floor with ears and those to central houses with original cast-iron balconies of elaborate design; balconies to end houses may be C20. All doors of authentic design, set in doorcases with square pilasters and dentil-moulded lintels under arched toplights. INTERIORS retain staircases and some original mouldings. SUBSIDIARY FEATURES: railings to areas. CAMDEN TQ2983SE MEDBURN STREET 798-1/84/1882 Nos.6, 7 AND 8 05/10/98 GV II See under: Nos.42-65 and railings to areas CHARRINGTON STREET.

