

29 Chalcot Square, NW1 8YA

29 Chalcot Square, a Grade II listed building, was first given listed status in 1974 and falls within the Primrose Hill Conservation Area. The building forms part of a mid 19th century terrace that includes 6 houses forming the north side of Chalcot Square – all of which are listed under a single entry. The property is a three storey terraced house with a basement and is used as a single-family dwelling.

Quoted below is an extract from the Primrose Hill Conservation Area Statement regarding the square (see Appendix 1 for further details):

Chalcot Square is a significant feature of the Conservation Area and is surrounded by a large number of mid 19th century listed buildings... The space is enclosed on its north, east and west sides by mid 19th century listed terrace houses, which form an almost symmetrical composition. They are similar in elevational design to the buildings on the south side of the square, but have a more intimate character, as they are separated from the public space by only a small front lightwell surrounded by railings and a narrow highway... The majority of these properties are painted in muted pastel shades, which afford each property an individual character and adds vibrancy to the square.

The proposal is to introduce a new black metal balcony to the rear ground floor serving the lower ground garden, this element will have traditional decorative balustrading.

The proposal involves replacing the sash window to rear at ground floor with new white painted traditional timber double doors to open out onto the new balcony.

Remodelling of existing steps from the lower ground up to the raised garden are also form part of the proposal.

The colour (black), finials, material (cast-iron) and fixing methods (face-fixed & screwed) will all match the existing in order to appease the Conservation Area Statement Guidelines PH10, PH36 & PH38 (see Appendix 1 for full extract), especially PH36 which states:

Proposals to erect new boundary structures or replace or alter existing boundary structures should respect the original boundary style.

PRIMROSE HILL

Conservation Area Statement

TOPOGRAPHY AND CHARACTER

Chalcot Square and Gardens

Chalcot Square is a significant feature of the Conservation Area and is surrounded by a large number of mid 19th century listed buildings. The form of the open space and the surrounding built composition is unusual, as the design accommodates a pre-existing road layout. The open space is subsequently offset from the planned focal point northwesterly along Chalcot Road.

The main road in Chalcot Square is a continuation of Chalcot Road and is of a generous width. On the south side of the road is a listed terrace of mid 19th century houses with front garden areas. These buildings are three storeys high with attics, or mansard roofs, and are grand in character with stucco decoration to the main facades, decorative window surrounds, prominent cornices and projecting porches. On the north side of the road is a grassed public open space, which is bounded by railings and contains a number of mature trees and a play area. The space is enclosed on its north, east and west sides by mid 19th century listed terrace houses, which form an almost symmetrical composition. They are similar in elevational design to the buildings on the south side of the square, but have a more intimate character, as they are separated from the public space by only a small front lightwell surrounded by railings and a narrow highway. All of the mid 19th century terrace houses surrounding Chalcot Square are particularly distinctive due to the use of paint colours on their stucco facades. The majority of these properties are painted in muted pastel shades, which afford each property an individual character and adds vibrancy to the square.

GUIDELINES

MATERIALS AND MAINTENANCE

PH10 In all cases, existing/original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features. Original detailing such as door/window pediments and finials, porches, ironwork (window cills, railings), timber framed sash windows, doors, tiled footpaths, roof slates and tiles, decorative brickwork, timber shopfronts, where retained, add to the visual interest of properties. Where these features have been removed, replacement with suitable copies will be encouraged.

FRONT GARDENS AND BOUNDARY STRUCTURES

PH36 Boundaries in the Conservation Area are predominantly formed by brick walls or railings set into a plinth. Alterations to the front and side boundaries between the pavement and the house can dramatically affect and harm the character of the Conservation Area. Proposals to erect new boundary structures or replace or alter existing boundary structures should respect the original boundary style. Where original boundary structures have been lost these should be reinstated to match the original.

Appendix 1: Extracts from the Primrose Hill Conservation Area Statement

– HERITAGE STATEMENT

February, 2016



Appendix 2:
Rear of no. 29 Chalcot square (Location of proposed balcony)



Appendix 3:
Rear of No. 29 Chalcot Square