

Heritage, Design and Access Statement

148 Chalton Street June 7, 2016



Background

1.1 Site Context

No 148 Chalton Street is located in Somer's Town, the area between Kings Cross/St Pancras and Euston railway stations lines. It is a maisonette on the top two floors of at the end 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 Conversion

The building has been converted into 3 flats (no's 144, 146 and 148 Chalton Street) most likely in 1974 and this application relates to the two-floor maisonette at the top number 148.

1.3 Site Ownership

The applicants own the leasehold of the maisonette 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 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.

Photograph taken in 1952 on Charrington St.



Planning History

- 2.1 The Greater London Council (GLC) by 1963 owned the buildings in 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'. 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 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).
- 2.5! In 2011 Listed Building Consent (2011/0365/L) was granted for internal alterations including the removal and reinstatement 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, modernizing the bathroom fixtures and finishes, restoring windows and internal shutters to dwelling house. There is no planning history associated with no.146, the flat on the first floor.

Proposals

- 3.1 The application is for the demolition of a late 20th century stud wall, added most likely in 1974 when the house was converted into flats. Sections of the floor space on the 3rd floor were given over to an airing cupboard and water tanks during this conversion and the stud walls were made to separate them from the bedroom. The water tanks have been removed when the boiler was changed for a combination boiler (replaced on a 'like for like' basis in 2010). Since it they have been used as a cupboards for storage.
- 3.2 Also proposed is to block the cupboard doors to restore the original line of the dividing wall of the house. The main beam supporting the roof is an excellent indication of this likely partition, which is at the top of the wall crossing the landing (and opens to the larger cupboard – see plan 'stairwell elevation existing'). The roof is double hipped in character and the middle sits on this supporting wall.
- 3.2 The impact on the existing listed building will be minimal. Other than the filling of the cupboard doorway (which restores its original line and character) none of the fabric of the original house (from before 1970) would be affected. There is no cornicing and most of the walls on the third floor were re-plastered at the time of conversion.

Access

- 4.1 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. Access for work would be through the existing hallway and stairwells. The applicant would arrange for the disposal of materials.

Conclusion

5.1 It is considered that the works will not change in any way the character or appearance will not lead to harm in any way to the listed building.