

design statement

38 Chalcot Road . Primrose Hill . London . NW1 8LP

Condition 4 removal



Property between 1871 - 1922 as Turner's Butchers



Original tiling / signage to shopfront

1.4.5 Shopfront restoration

Our aim is to refurbish the wonderful features of the shopfront at 38 Chalcot Road back to it's heyday as a butchers. Currently the shopfront element is in a poor state of repair.

We are carrying out the following works :

- All woodwork will be stripped back to bare wood and where necessary replaced, if beyond repair. The sash windows have been replaced due to their poor state of repair and rebuilt to the exact sizes, profiles as was previously constructed.
- It has been necessary to remove the tiled area below the sash windows for reconstruction. This was necessary to allow for the steelwork, to support the upper parts and floor beam below. Note, the original shopfront and brickwork above were completely unsupported. The team have tried to remove the existing tiles from the existing blockwork, that they are bonded to. To do this they were taken to a specialist restorer off-site - Steve Sinnott of Heritage Tiling Company, unfortunately this has not proved successful as too many have cracked or broken in the process. The client has therefore retained the services of Craven Dunhill Jackfield (<http://www.cravendunnill-jackfield.co.uk>) who will reproduce an identical match of all the existing tiles in both size, colour and patina. The new tiles will be affixed using an Ardex white waterproof adhesive and grout, this will give the same effect as existing.
- All wood work (doors, windows, cornice detail) will be primed and the appropriate number of coats of gloss paint applied (white finish)
- The glazing to the lower sash of the windows has been replaced with reed glass
- The awnings, along with their housing will be refurbished to allowed these to be used in the future occupation of the property



Current shopfront



Cornice detail