

Flat 3, 22 Chalcot Square

2044/HS

HERITAGE STATEMENT

26/04/2018

1.0 Introduction

- 1.1 This heritage statement has been prepared to support an application for full planning permission and listed building consent for the following: internal alterations; external changes to balustrading and the fire escape door, to the self contained duplex apartment at the top of the building.

2.0 Site location

- 2.1 22 Chalcot Square is located on the north east side of Chalcot Square in the middle of the terrace fronting the square. 22 Chalcot square consists of 3 apartments of which this application relates to that on the uppermost floors.
- 2.2 Chalcot Square is located within the London Borough of Camden, 341m south west of Chalk Farm Underground Station, 480m northeast of Primrose Hill and 2.3Km north east of London St Pancras Station.

3.0 Significance of the Heritage Asset

- 3.1 The heritage asset is grade 2 listed and described in the heritage list as ... "Terrace of 9 houses forming east side of Chalcot Square, 1855-60, altered. Stucco with rusticated ground floors, mostly painted. N02 20, 23-25 and 28, slate mansard roofs with dormers. Exterior: 3 storeys, attics and basements except Nos 21 and 22 and 26 and 27, slightly projecting, with 4 storeys and basements. (Nos 22 and 26 with C20 penthouses). 3 windows each Prostyle Doric porticoes supporting balustraded stucco balconies continuing across 1st floor windows. Doorways with cornice-heads fanlights, side lights and panelled doors (some part glazed). Tripartite sashes to ground floors. Panelled pilasters at angles rising from 1st level to support the main entablature with modillion cornice (which continues across other houses) below attic storey. 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; central windows having large keystone projecting into the architrave above. Attic storeys with pilaster strips at angles cornice and blocking course. Interiors: not inspected. Subsidiaries features : attached cast-iron railings to areas..."
- 3.2 The property is located within Primrose Hill conservation area and makes a significant contribution to the appearance of the Georgian terrace which forms the north eastern side of Chalcot Square which has terraces of similar appearance on all four sides with a public garden to the centre. The property itself is formed of four storeys, a room to the roof and a basement level (six storeys overall) and is the tallest property on this side of Chalcot Square.

4.0 Impact of proposed development

- 4.1 The introduction of the ventilation outlet (for the proposed new boiler) will be of a minimal impact on the rear elevation which is not visible from the public realm, and will maintain the character of the Conservation Area. Note: a terminal of this type has already been approved on a previous application.

- 4.2 The replacement of the existing solid (non original) fire escape door on the side elevation to the rear, with a glazed door, again will have minimal impact, as it is not visible from the public realm. The character of the Conservation Area will be retained.
- 4.3 The proposed introduction of traditional metal balustrading to the upper part of the existing parapet wall to the front terrace, to replace the existing (non original) timber trellis, will enhance the quality of the Listed Building and improve the character of the Conservation Area
- 4.4 Internally, the top two floors of the dwelling have previously undergone significant unsympathetic internal alterations. The top floor itself is not original. There are no original historic features existing within the flat at present.
- 4.5 The proposed internal reconfiguration of this previously modified accommodation will therefore have no adverse impact whatsoever on the Listed Building per se, or its historic integrity