



A Division of Ramsden & Partners Ltd

67 Clerkenwell Road, London EC1R 5BL

8 Wharf Street, The Calls, Leeds LS2 7EQ

T: 0844 844 0070

info@den.uk.com

www.den.uk.com

HERITAGE STATEMENT – 26 Chalcot Square

Revision of Application 2013/5127/P (which was withdrawn on 21st October 2013)

- 1.0 26 Chalcot Square is a 19th Century listed terrace property located within the Primrose Hill Conservation Area. Chalcot Square is identified within the Primrose Hill Conservation Area Statement (Sub-Area 2 : Central Area) as “a significant feature of the conservation area”
- 2.0 The proposed alterations **do not** affect the distinctive colorfully painted stucco front façade, which are noted as adding to the vibrancy of the square, therefore our proposed alterations are in accordance with PH3.
- 3.0 In accordance with PH10 & PH11 the alterations to the rear of the property are designed specifically to improve/replace existing poor quality fenestration with traditionally detailed timber frame sash windows and add 2No. conservation style roof lights within the existing pitched slate roof (rear elevation only).
- 4.0 In accordance with PH14 we are seeking Conservation Area Consent as part of this application for the fenestration alteration works to the rear of the property, and minor alterations to internal walls, all of which are considered to be of modern construction.

- 5.0 All original stair layouts will be retained as discussed on site and at the request of Nick Baxter (Conservation Officer) during conversations held during/post meeting. In order to do so a new entrance to the apartment will be created on the generous landing at First Floor level, without compromising the entrance door to the existing First Floor Apartment.
- 6.0 Taking into account PH18 & PH19 the addition of the 2 No. roof lights within the roof will not change the profile of the existing roof.
- 7.0 In accordance with PH22 the proposed 2 No. roof lights have been sensitively designed to blend into the slate roof and are Conservation Style Velux specification.
- 8.0 The alterations proposed affect the fenestration only, and are designed in such a way as to improve the aesthetic of the rear façade, and reinstate some traditional detailing currently missing (see rendered elevation to the Design & Access Statement).
- 9.0 We feel the revised proposals are sympathetic to the conservation area and are in keeping with the discussions held on site with Planning & Conservation Officers (Aysegul Olcar-Chamberlin & Nick Baxter) – ref 2013/5127/P site visit dated 9th October 2013.