

## 25A Chalcot Crescent

Schedule of Remaining Fabric 25A Chalcot Crescent

And proposals for repair and reinstatement

Jim Howett 3 Fournier Street London E1 6 QE  
jim@mariannakennedy.com

### Situation:

25 Chalcot Crescent is one of a group of grade 2 listed buildings Nos. 19- 27. This house is divided into 4 flats and this report concerns the condition of the basement flat, number 25a.

A recent listed building planning application(2016/3686/L) for the previous owners, Graingers PLC, permitted the cutting of a trench against all internal walls for inserting a breathable limecrete membrane in order to address dampness and to reduce the spread of damp to adjacent properties.

The previous free holders contracted the removal of all plaster surfaces, back to brick and breeze block, and the dismantling of all joinery; doors and architraves and these works are outside the scope of permitted works.

### Description of remaining fabric

The previous tenancy was established circa 1967 by the tenant's parents, and there is evidence of a thorough overhaul and re-furbishment at that period.

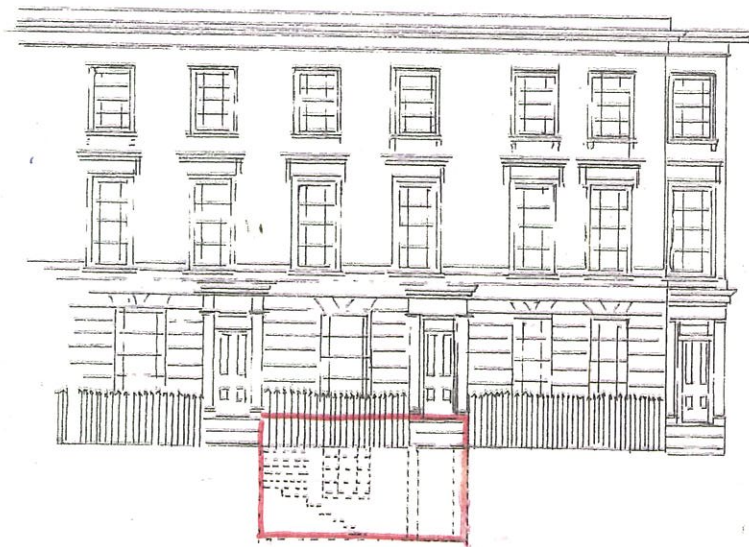
Proceeding from the Chalcot Crescent lower ground entrance:

The stone cantilevered external steps have been reinforced with a common fletton wall support.

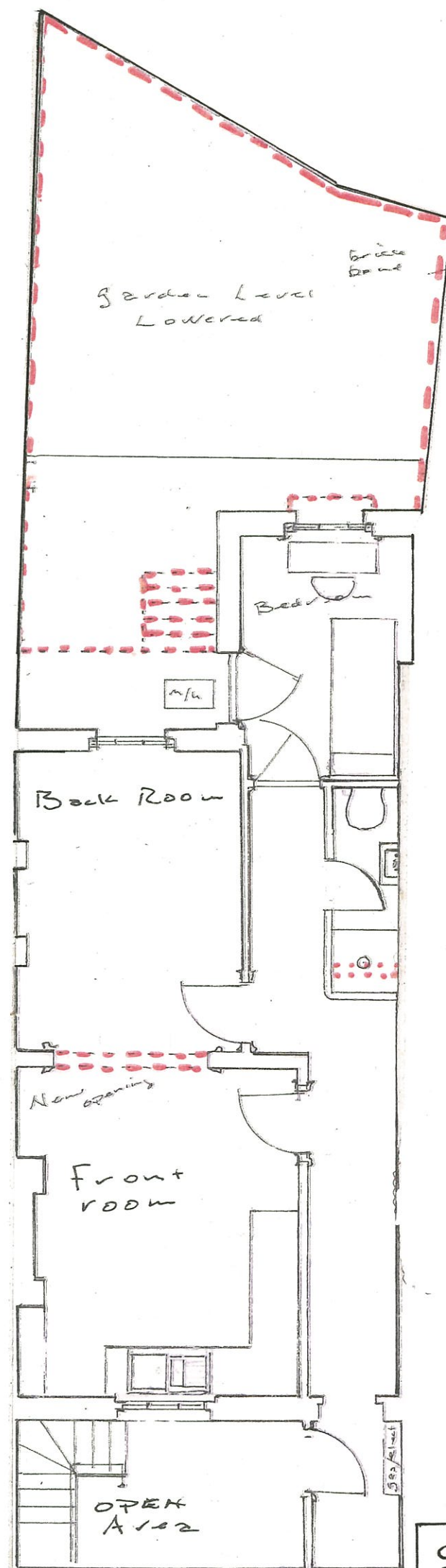
The coal hole hatches within the lower open area have been bricked in and rendered over, There is no yard drain.

The external door with fanlight of one pane of glass and door in iroko timber and varnished is of mid-twentieth century design.

Within the flat, the storage area beneath the external rising steps to the front door of the house is closed with breezeblocks.



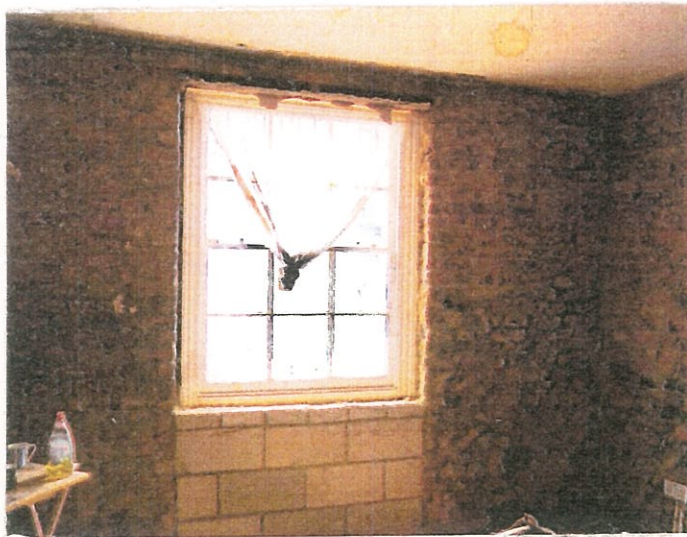
25a Chalcot Crescent







Storage Area beneath front steps seen from entry lobby basement flat



Basement flat window front room to open area

front room fireplace



Within the flat, the storage area beneath the external rising steps to the front door of the house is closed with breezeblocks.

#### Basement Front:

The sash window frame work of original form is packed with plywood, the cill sits onto a breeze block base, cut into the older brick opening, and is of 1960s make.

The fire place of this front room is closed with breeze block, the door with fanlight is removed.

The ceiling surface revealed where previously concealed by coving is of pink carlite and plasterboard. This indicates that the most recent cornicing was of mid 20<sup>th</sup> century make.

#### Area of previous staircase

There is a small toilet/shower within the space formerly occupied by the staircase between ground and basement in breezeblock. All fixtures have been removed.

#### Basement Back

The door frame and fanlight are of recent make, the door and is stacked with other internal doors which are also of mid 20<sup>th</sup> century make and of hardboard and comb construction with one framed and paneled exception, which is not old, but will be re-used

The fireplace has a cast iron coal burning surface mounted surround, which it is proposed to replace with a stone surround, as shown..

The sash window is of modern make, but original form.

The ceiling is of carlite onto plasterboard

#### Closet wing at back

This was a kitchen, but all fixtures have been removed. The sash window has some original fabric. The door to the garden is of modern make the

The ceiling is of Carlite onto plasterboard

former staircase enclosure for WC/shower



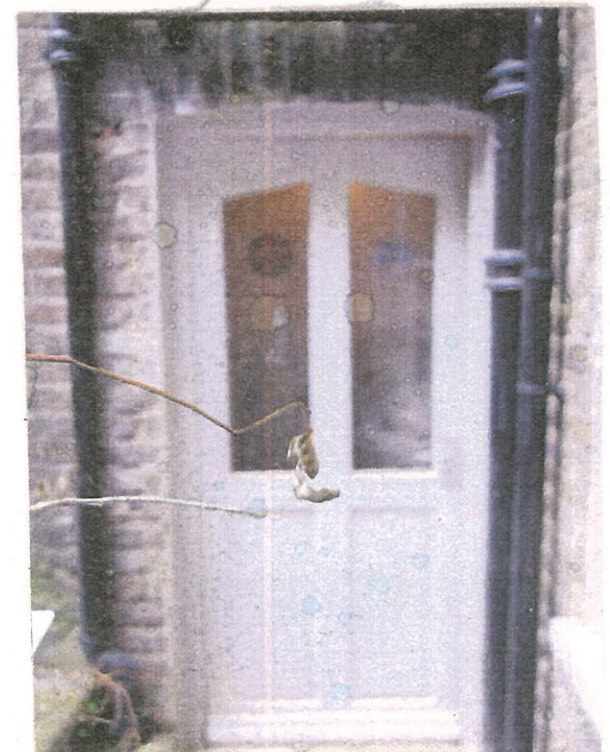
Assorted joinery dismantled and stacked back room



View to garden from closet back



external door to yard at back





## SUMMARY

The current state of the fabric indicates that notwithstanding the most recent strip back to brickwork, that loss of historic fabric is the result of radical refurbishment circa 1967.

Evidence of canted shutters to the street windows, for instance fixing marks to the sash boxes or profiles within existing plaster work of mouldings and cornices, or simple fire surrounds and cornices to the front and back rooms, is missing and have been removed, but examples to be found within the adjacent house at No.23 will be helpful in reinstatement.

Of greater concern to the current owners of 25 a is that the reinstatement of floors and plasterwork be of the same make of the original fabric in adjacent houses, so that where damp occurs it will be dispersed locally.

## Context

Number 23 retains it's original plaster in most areas, and the fine veining and fissures of the original surfaces add significantly to the quality of the interior space.

Tanking and similar cement treatment to one side of shared walls is detrimental to the plaster as the free flow of rising moisture is diverted and this causes build up of damp which will cause older plaster to break away.

Refurbishment works in 2008 to No 21 Chalcot Crescent (2008/5924/L), at which time a similar strip back to a listed building was committed with tanking planned, would have adversely affected the fabric of No. 23, and close working of the parties involved with the Camden Conservation and Enforcement teams resolved these issues,

I am attaching our expert's opinion from that time.

When building works were announced in 2014 through party wall procedure at No. 25, the owners engaged in discussion to find an agreeable solution to both parties interests, but, when the opportunity to purchase the premises in question arose, the owners of No 23 decided to purchase the flat to develop themselves so to avoid some of the difficulties encountered before during remedial works to No. 21.

At this point the stripping back had occurred, and the current state is as left by Graingers PLC.



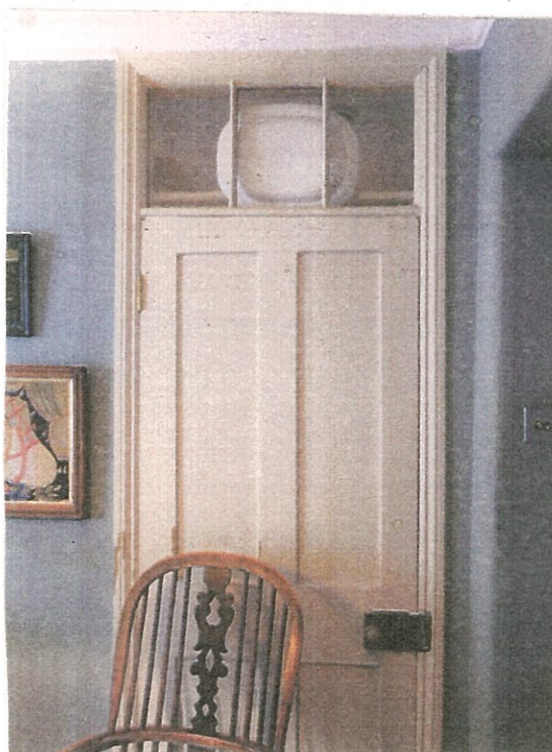
original external details  
No 23 Chalcot



View from front  
room No 23  
showing effect  
of flagstone  
floor



View of back  
room to  
Garden NO 23  
showing effect  
of replicated  
fire surround  
and canted  
shutters to  
window



Architrave detail  
back room No 23  
with plasterwork



View to Garden  
NO. 23 Chalcot Cr.



## LIME PLASTER TO WALLS AND FLAGSTONE TO FLOORS

The owners will specify lime plaster by traditional method to ensure, the breathability of membrane which will protect the fabric of No. 23, and create a more pleasant atmosphere for the eventual tenants of the flat.

All internal walls will be plastered in hydraulic lime. The first two coats of NHL 3.5. cut back with sharp sand and mixed with hair, the finish coat NHL 2 with fine sand.

Lime plaster offers advantages over cement based mortars and pure gypsum plasters for the internal plastering of traditional properties; especially when decorated with a natural, breathable paint:

Their porosity allows the structure to "breathe", accommodating general movement better. It's self-healing nature reduces cracking problems, and it can reduce condensation problems.

It is also proposed to remove the concrete slab from all areas and to flagstone onto a breathable hardcore and limecrete base.

Previous discussions with building control have required waivers due to the undetermined insulation value of common hardcore.

However the ready availability of an artificial clay or glass substrate with a known insulation value is now more readily available.

This will be incorporated into the slab rather than using sand and in its coated form it can be used as an effective loose lay material below the slab to help prevent capillary action pulling moisture from the ground.

This will form the substrate for flagstones as have been laid at No.23 Chalcot Crescent

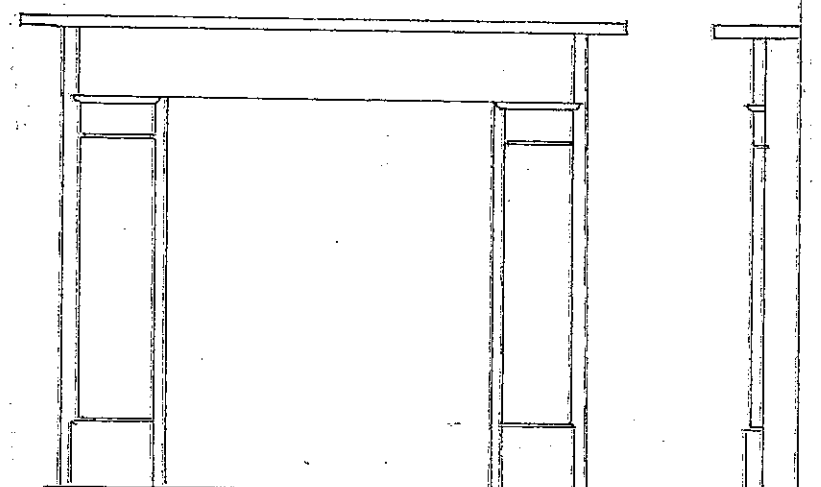
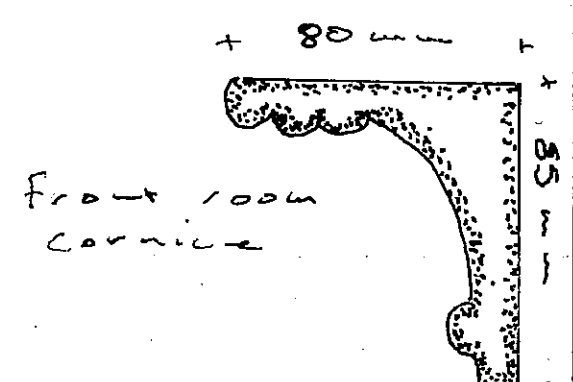
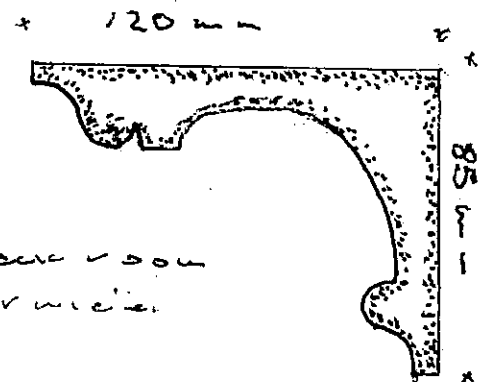
### Fire Surround and Cornice Treatment

There are no remnants of original cornice profiles to the front and back rooms. There is evidence of a recent coving onto plasterboard which could have been polystyrene, as the coving has come away very cleanly.

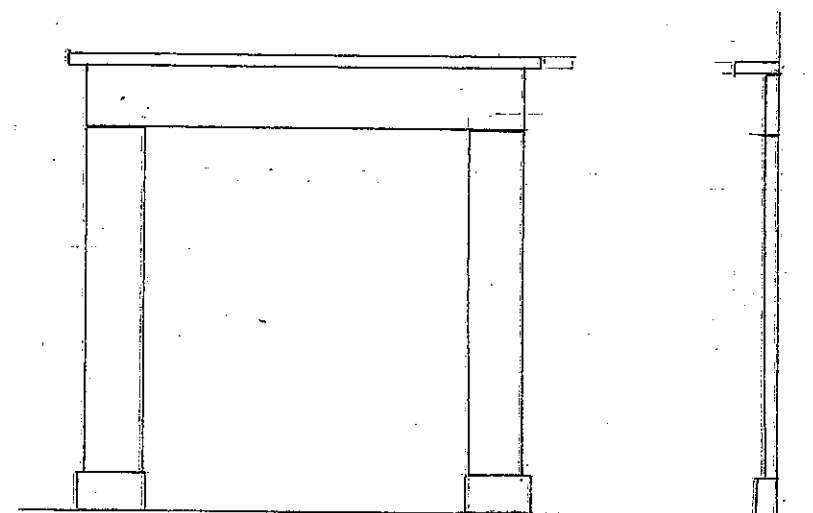
There is an original cornice to the Back Room of No. 23 which can be duplicated, with a simpler version to the Front Room.

There is no remnant of the previous surround to the front room and in the back room there is a surface mounted cast iron surround.

It is intended to duplicate the stone surround from the same position in No. 23 and to install a simpler version in the Front Room



Back room fire surround



Front room fire surround

