



# 4 Chalcot Crescent, NW1

*Heritage Statement*

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# I. Heritage Statement

## a. Purpose

This initial study forms the background behind our conception of the presented design proposals.

## b. The house as built

Residential development in Primrose Hill only took place once the railway line was established between London and Birmingham in 1837.

Chalcot Crescent was part of the Southampton Estate, which was sold in freehold lots in 1840.

Chalcot Crescent was named as Chalcot Terrace until 1878 when it was renamed to suit the NW curve of the street.

What are now 1-20 Chalcot Crescent were built c1853-4. (22 is in the same style, but three bays wide, and filled a gap at the end of the terrace.) The statutory list description and the Primrose Hill Conservation Area Statement give a J. Burden as the builder of Chalcot Crescent and the similar terraces in the adjoining streets.

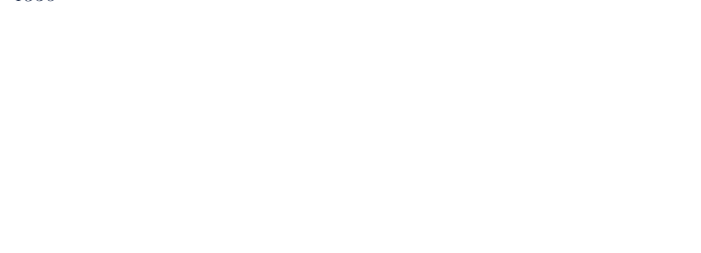
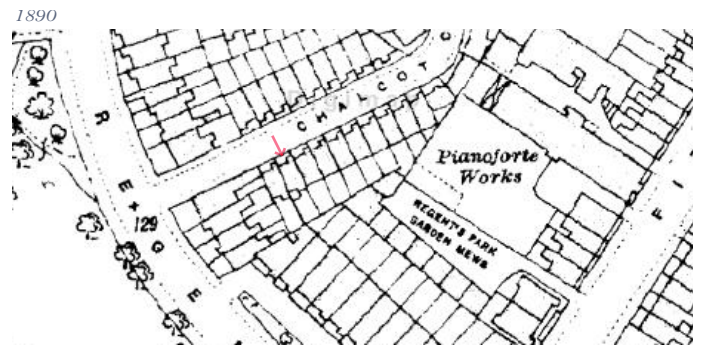
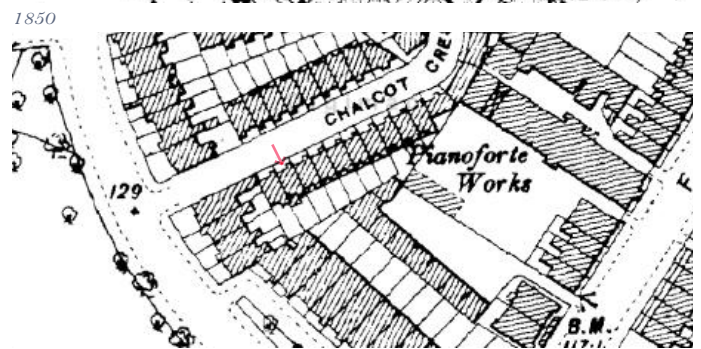
### Later Additions

From analysing the historic maps (displayed on this page) and by studying the rear elevations from the Oldfield Estate street we can see that 4 Chalcot Crescent's rear garden and closet wing was altered between 1890 and 1950 - making it differ from the other properties on the Crescent. No. 4 Chalcot Crescent's closet wing was re-built as significantly larger than the other properties on the Crescent - this is apparent on the 1950s map and remains to this day. The closet wing is both taller in height (by one storey) and it protrudes further into the garden than the other closet wings on the row (by approximately 1.5 metres larger.)

Camden Council's online search tool does not reveal any more evidence to show any applications made on 4 Chalcot Crescent.

### Setting

Positioned in the lovely Primrose Hill Conservation Area, its setting comprises of a beautiful array of nearby terraces which is a part of the Oldfield estate. The house contributes delightfully to the distinctive architectural character, similar in date and style, of this area of Primrose Hill. The front facade of the property is an essential element of the Crescent of which it is a part. The streetscape is beautifully mirrored on the north side of the street which shares the same details. Together the north and the south elevations create a unified architectural composition. The view towards the open parkland of Primrose Hill is framed enticingly by the crescent and the houses on Regents Park Road. Eastwards the Crescents curves out of sight.





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## c. Impact Assessment

### Significance

In summary - the heritage significance of this house may be summarised as deriving principally from :

- Its architectural interest, expressed primarily in its street frontage, as part of an intact terrace of the 1850s, distinguished by its unified composition and unusual pro-style portico;
- Its positive contribution to the character and appearance of Primrose Hill Conservation Area, architecturally and as part of the streetscape.

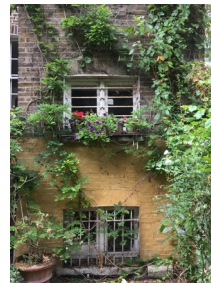
### Assessment

#### i. Basement & Ground Floor Interventions :

- The primary purpose of the proposals are to enhance the natural light into the basement space to improve its amenity value suitable for a contemporary family and improve its environmental performance.
- The proposed scheme is intended to create a high-quality living room that makes the best use of the existing basement. Its intention is to rationalise the present rather dark and cluttered space whilst carefully respecting and retaining its unique historic character. The design would be simple and contemporary, complementing the original character of the house and implementing much needed modern services. The design is intended to re-address the basement amenity space as benefiting from the established and magical courtyard garden space.
- Internal moderations have been carefully composed so the historic plan remains legible and the internal spatial hierarchies maintained. All nibs and down-stands are to be retained to frame the opening and denote the original plan.
- The suggested modest alterations to the closet wing apertures reinstates the portrait -shaped style, characteristic of its 1850's historic style. The current windows are horizontal in orientation and more characteristic of a mid century addition, compromising the merits of the Victorian building. The design has been developed with care to ensure that the rear elevation remains understated in contrast to the more imposing front elevation.
- The present opening in the rear wall of the basement would be widened modestly - maintaining an arch form with brick lintel. This provides an opportunity to improve the line weight and proportion of the fenestration and its relationship to the other windows to the rear elevation in addition to increasing the level of daylight and sunlight internally. See photograph research on p30 for examples of similar interventions.



4 Chalcot Crescent as viewed from the rear in context of the other properties in the Crescent



4 Chalcot Crescent closet wing windows



18 Chalcot Crescent closet wing windows



The view over the garden wall of 4 Chalcot Crescent.

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- The proposed alterations to the rear of the house would be visible only from its own private garden and, at a considerable distance, in private views from the upper flats of the Oldfield estate. The work would not be seen from anywhere in the public realm.
- The proposed installation of straight steps to the front of the property leading to the lower ground light-well, are intended to remain in keeping to the majority of similar light-wells on the street (see photograph research on p 31 to view other terrace examples.) The steps will be clad in stone to match other staircases and the balustrades will be painted steel to be in keeping with the mid-19th century classically-derived character of the house.

## ii. First & Second Floor Interventions :

- The outline scheme carefully re-configures the existing spaces on the upper part of the house, re - organising the drainage arrangement to prevent conflict with historic cornice details. All existing damaged cornicing is to be carefully restored to match original.
- The scheme maintains historic layout arrangements & preserves the key spine staircase.

## Conclusion

The proposal have been delicately composed to be of high design quality and with a historical sensitivity that would considerably improve the amenity of no.4 Chalcot Crescent whilst ensuring the house is future-proofed for contemporary occupants with optimum energy efficiency in mind.



*The highlight of 4 Chalcot Crescent's historical merit is found in its front elevation & unusual portico structure.*