
Replacement Rear Extension: 22A Chalcot Square

Design & Access Statement and Heritage Statement

February 2019

INFORMATION



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01 Introduction

Robert Rhodes Architecture + Interiors has been appointed by the apartment owners to produce the following Design & Access and Statement and Heritage Statement for the works to the lower ground floor of the Grade II listed no.22A Chalcot Square, Camden.

The proposals are described and presented within this document, existing and proposed drawings; in brief the proposals include;

- Modernisation and minor remodelling of the interior
- Replacement of the infill rear extension
- Necessary remedial works due to historic and persistent moisture ingress
- Repair of external access stair to lightwell from street level
- Renewal of finishes to lightwell



Application property indicated in red - Scale 1:1250

02 Context

02.01 Existing Site

The application property sits within the Primrose Hill Conservation Area, on the North-East side of Chalcot Square. The surrounding streets share a similar mix of Victorian terraces/town houses of varying 'statuses' / scales.

The application site is not located within an Archaeological Priority Area.

It is also of note that no.21 and the lower ground floor (and garden) of no.22 were previously connected as a single residence. This application relates to the latter – no.22A Chalcot Square.

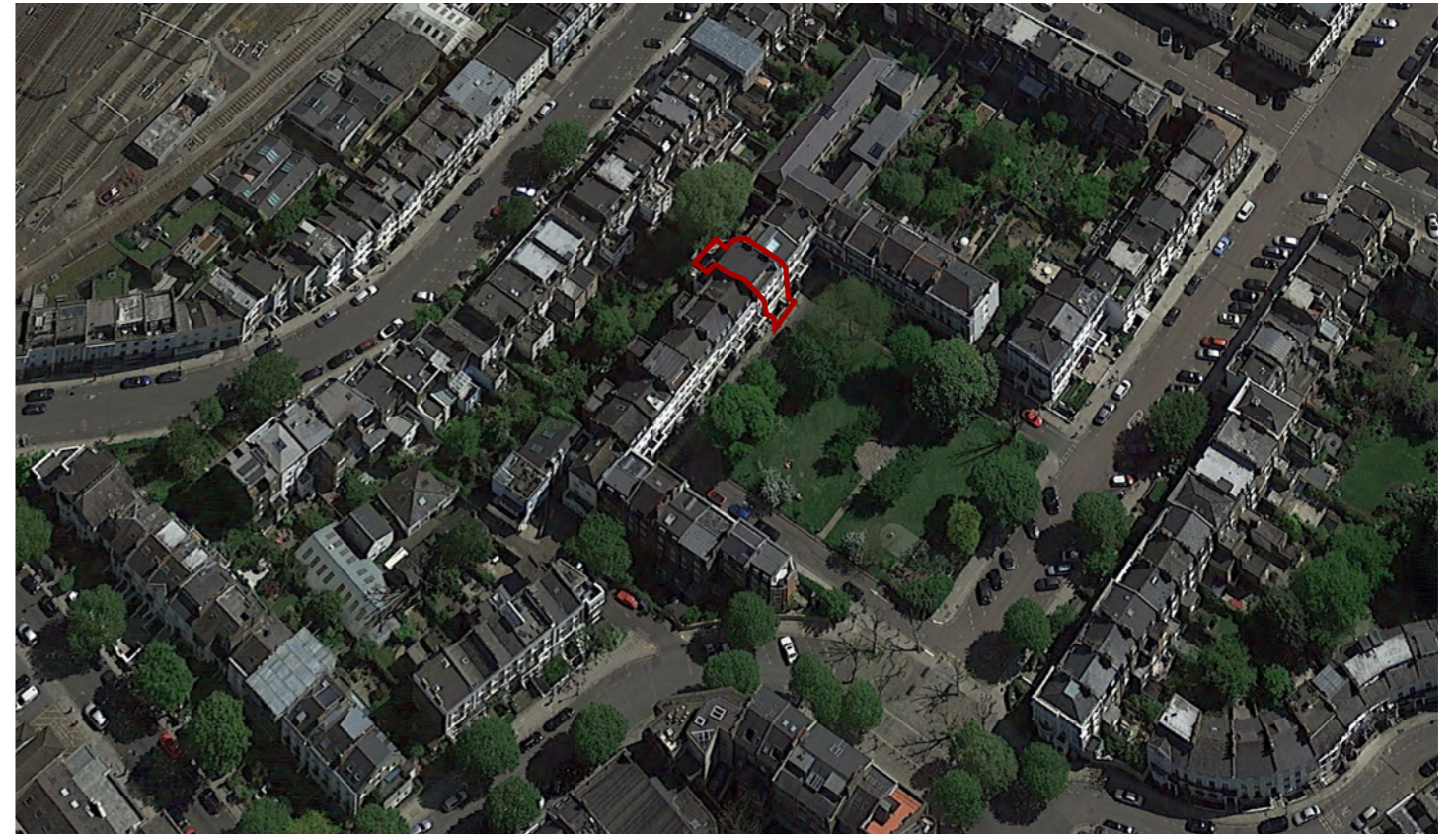
02.02 Existing Building

The application property is located at lower ground floor only, beneath no.22 Chalcot Square.

Please refer to the group listing within the Heritage Statement section for a brief description.



Aerial view of site and surrounding area, with application property indicated in red



Aerial view West - application site indicated in red



03 Heritage Statement

The purpose of this section is to provide sufficient detail to enable Camden Council to understand the significance of the asset itself, its significance within the historic/site context and the impact of the proposed works.

The assessments contained within this Heritage Statement section have been formed through a visual condition surveys carried out in December 2018.

03.01 Conservation Area

The Primrose Hill Conservation Area was designated on 1st October 1971 and extended to include the north part of Erskine Road on the 18th June 1985. The designation report notes that the character of the area "is made up of a series of well laid out Victorian terraces. It is residential in character, although there are a number of local industries, and it has its own shopping centres, a primary school and, because of the vicinity of Primrose Hill, is extremely well provided with open space".

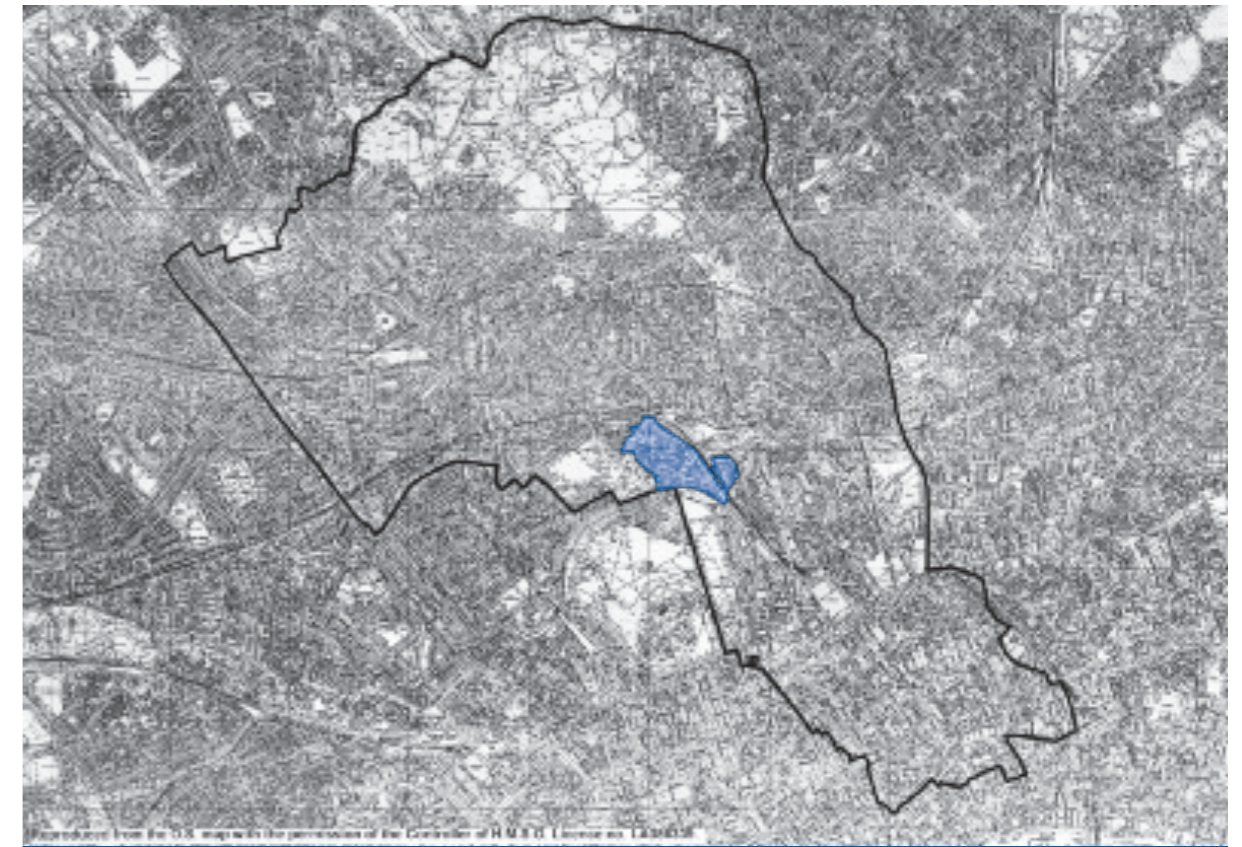
For the purposes of this Statement the Conservation Area is divided into four sub-areas entitled:

- Regent's Park Road South
- Central Area
- Regent's Park Road North
- Gloucester Crescent

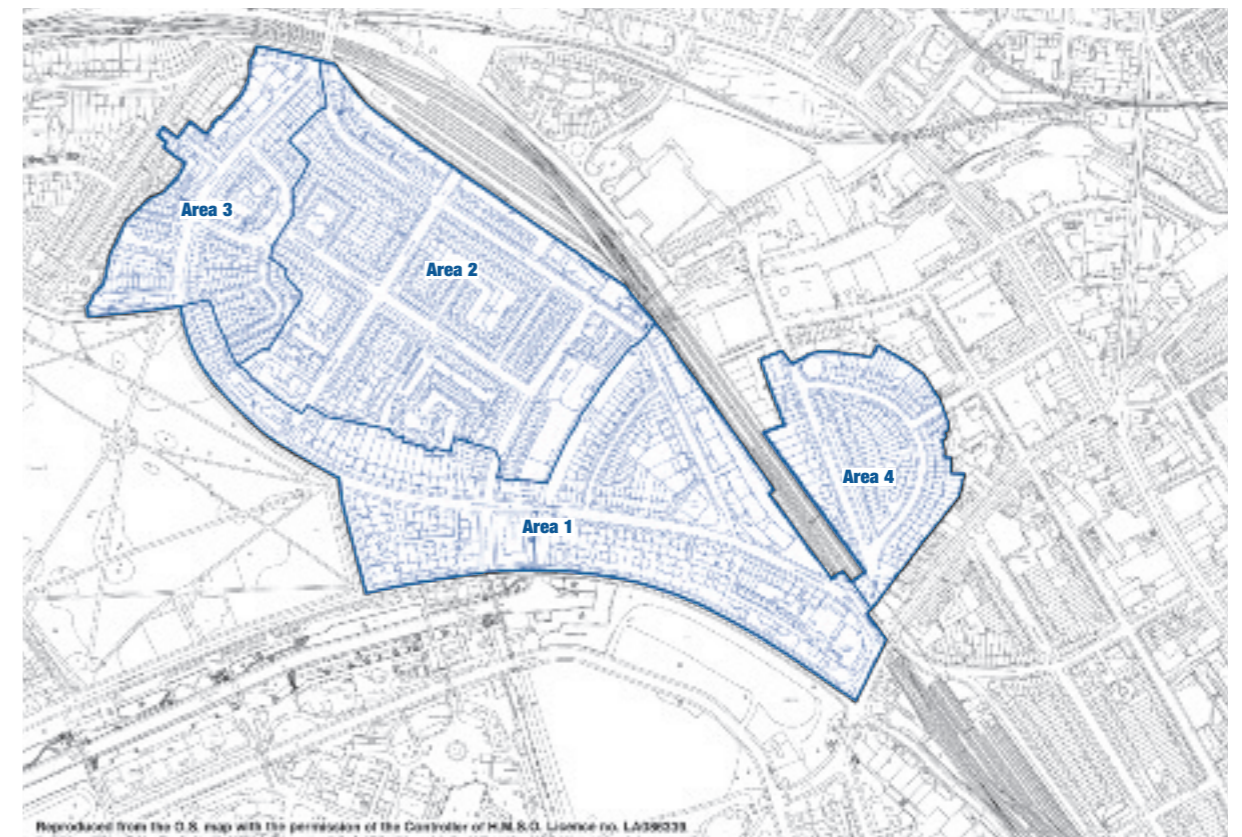
Sub Area Two – Central Area

This sub area is located to the centre of the Conservation Area and is largely flat with a small incline from south east to north west. It is neighboured to the north by the railway line and to the south east by Regent's Canal. The area is urban in character with a high density of development with sporadic areas of greenery. It is dominated by long terraces of mid 19th century houses that are set back from the pavement with small lightwells and railings to basement areas, although there are some earlier and later buildings within the area.

"Primrose Hill Conservation Area statement" - December 2000



Map of London Borough of Camden (Primrose Hill Conservation Area indicated)



Primrose Hill Conservation Area - Sub Areas

03.02 Listing

TQ2884SW CHALCOT SQUARE 798-1/64/190 (East side) 14/05/74 Nos.20-28
(Consecutive) and attached railings (Formerly Listed as: CHALCOT SQUARE Nos.1-33
AND 33A (Consecutive))

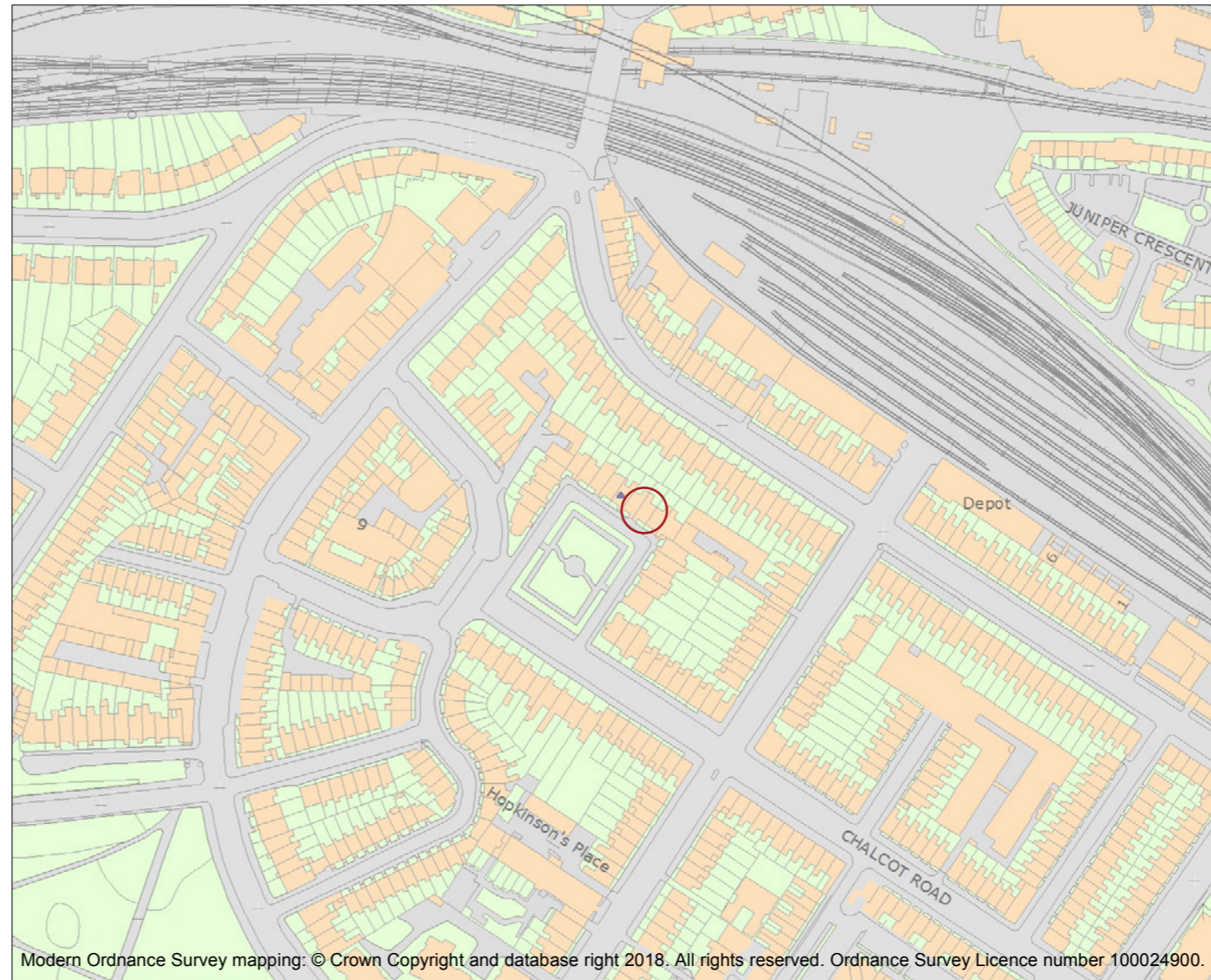
GV II

Listing NGR: TQ2805084113

National Grid Reference: TQ 28050 84113

Date first listed: 14-May-1974

Terrace of 9 houses forming east side of Chalcot Square. 1855-60, altered. Stucco with rusticated ground floors, mostly painted. Nos 20, 23-25 & 28, slate mansard roofs with dormers. EXTERIOR: 3 storeys, attics and basements except Nos 21 & 22 and 26 & 27, slightly projecting, with 4 storeys and basements. (Nos 22 & 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. Projecting houses with panelled pilasters at angles rising from 1st floor 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. SUBSIDIARY FEATURES: attached cast-iron railings to areas.



This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: NUMBERS 20-28 AND ATTACHED RAILINGS

Heritage Category:	Listing
List Entry No :	1258098
Grade:	II
County:	Greater London Authority
District:	Camden
Parish:	Non Civil Parish

For all entries pre-dating 4 April 2011 maps and national grid references do not form part of the official record of a listed building. In such cases the map here and the national grid reference are generated from the list entry in the official record and added later to aid identification of the principal listed building or buildings.

For all list entries made on or after 4 April 2011 the map here and the national grid reference do form part of the official record. In such cases the map and the national grid reference are to aid identification of the principal listed building or buildings only and must be read in conjunction with other information in the record.

Any object or structure fixed to the principal building or buildings and any object or structure within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July, 1948 is by law to be treated as part of the listed building.

This map was delivered electronically and when printed may not be to scale and may be subject to distortions.

List Entry NGR:	TQ 28050 84113
Map Scale:	1:2500
Print Date:	5 February 2019

03.03 Photographic record, description and condition

03.03.01 Exterior

Lightwell

The lightwell, located to the front of the property on Chalcot Square, provides access to the lower ground floor via an external stair. A number of the Yorkstone treads exhibit visible cracking, some also have been replaced with concrete steps.

Also, the original/historic floor finishes have been lost, now replaced with structural waterproofing. The original metalwork appears to be in good condition.



Entrance gate from street level



Entrance stair from lightwell



Stair treads



Vault window to lightwell



Entrance door

Rear garden

The rear garden is paved with modern slabs and is accessible from the modern infill rear extension. The rendered boundary walls on the north-west and north-east side feature a timber fence over. The neighbouring garden, to no. 21 Chalcot Square, which was previously connected to the application property, is partially separated by a low brick wall on the south-west side.



View of the existing rear extension



View of the closet wing



View of the rear garden

03.03.02 Interior

Hallway, bedroom 1, kitchen/dining

The lower ground floor has lost most of its original/decorative features and does not present any surviving historic finishes. The original fireplaces have been previously removed and the alcoves on either sides infilled to obtain additional storage space.



View of the hallway towards main entrance and vault access



View from bedroom 1 to the lightwell



West view of the kitchen/dining



South-east view of the kitchen/dining

Vaults

The vaults, accessible via a timber stair from the hallway adjacent to the main entrance, do not exhibit any visible historic fabric, possibly, due to their prior refurbishment. The vaults are used almost exclusively as storage spaces.

Conservatory

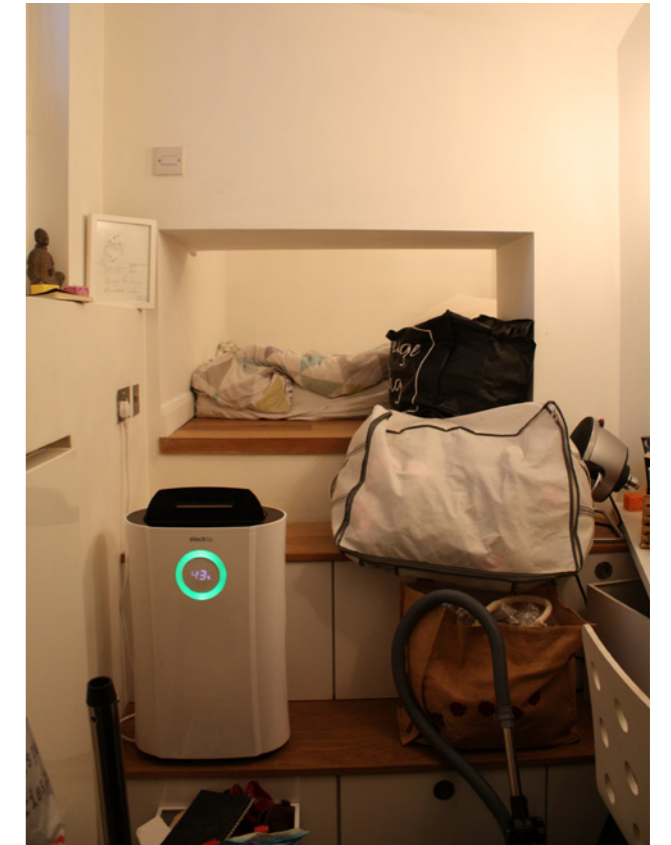
The rear modern infill extension features two sets of double doors accessing the garden and a basic glass roof. The extension is of a modest scale, is accessed directly from the kitchen/dining room and serves as an informal living space.



View of the hallway from the vaults



North-west view of the vaults



South-east view of the vaults



View of the kitchen/dining from the conservatory/modern infill extension



View of the rear garden from the conservatory/modern infill extension

04 Proposal

04.01 Rear infill extension

The replacement infill extension will be sited set back/subservient to the existing closet wing. The proposed design aims to increase the quality of the internal space and its components without either compromising the historic interest of the building or significantly altering the uniformity of the rear facade.

The façade of the proposed rear extension will consist of a set of high quality bi-folding steel doors. The proposed roof light has been carefully positioned to reduce overlooking from the apartment above, but to provide as much additional natural light as possible.

04.02 Remedial works

Due to its location at lower ground floor level the application property suffers with persistent moisture ingress. It is therefore proposed to impose an internal waterproofing solution to better protect both the existing fabric and finishes.

04.03 Remodelling of the interior

The interior will be subject to minor remodelling and refurbishment.

In the kitchen/dining room, minor re-working of spine wall and ad-hoc cupboards will optimise the storage space. The reorganisation of the kitchen also includes the integrated storage within the fireplace alcoves.

Similar works will be undertaken in bedroom 1 to provide additional wardrobe space within the current infilled fireplace.

Floor, wall and ceiling finishes are also to be renewed as part of the works.

04.04 Vaults

The vaults are to house a new bathroom and separate storage space. The floor levels are set by the existing structure/services and no further excavation is envisaged. Also, the existing timber access step to the vaults will be replaced with a more generous stair.

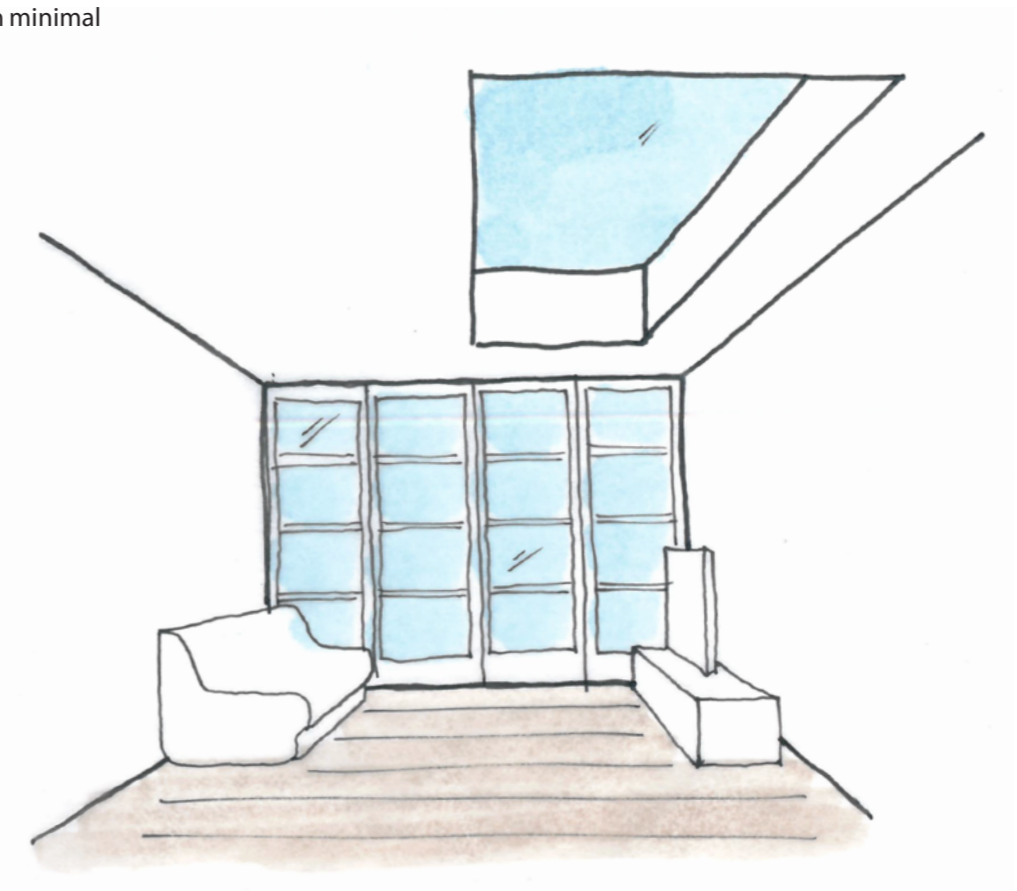
04.05 Lightwell

Given the existing condition of the external staircase the design aims to reinstate contemporaneous finishes down to the entrance of the property. The damaged and replacement concrete treads will be replaced with Yorkstone. The lightwell floor will feature raised stone slabs to enable maintenance access to the existing drainage inspection chamber beneath. The existing rendered wall finishes are to be made-good/repaired to match existing.

04.06 Materials

The proposed materials are generally to match with existing.

The rear infill extension walls are to be white painted render where visible externally. The roof finish is to be a dark grey single ply membrane with lead flashing/soakers at the perimeter junctions with the existing building. The proposed rooflight is to be thermally efficient, fixed, frameless and hidden behind the extension's parapet. The bi-folding doors are envisaged as dark grey or black power coated steel with minimal site-lines/profiles.



05 Landscaping

A scheme for the rear garden is yet to be outlined but it is known that it is to be both soft and hard landscaped in a manner sympathetic to the listed building and surrounding area.

06 Sustainability

Wherever possible, all building materials to be used will be either reclaimed, or environmentally friendly products accredited by the Environmental Statement/ISO 14001.

07 Access

Access to the application property is to remain unaltered.

08 Conclusion

Read in conjunction with the drawings, this document has sought to objectively and clearly to present the application property and surrounding context, whilst also attempting to effectively communicate the care taken in arriving at the contained proposals.

The design approach and the aim of this application is to maintain the building's special architectural or historic interest while providing the owners with the program and level of finishes required.

Despite the modern look of the interior, the property requires both remedial works and improvement. The proposed works are therefore also a catalyst for these works.

In consideration of the above we feel confident that the proposed scheme will be a welcome intervention to/for the application building, be imperceptible from the public-realm and serve to better protect the heritage asset.