

MINOR INTERNAL ALTERATION AND REFURBISHMENT

FLAT 2, 22 CHALCOT SQUARE
CAMDEN NW18YA

DESIGN AND ACCESS STATEMENT
HERITAGE STATEMENT

MARCH 2020

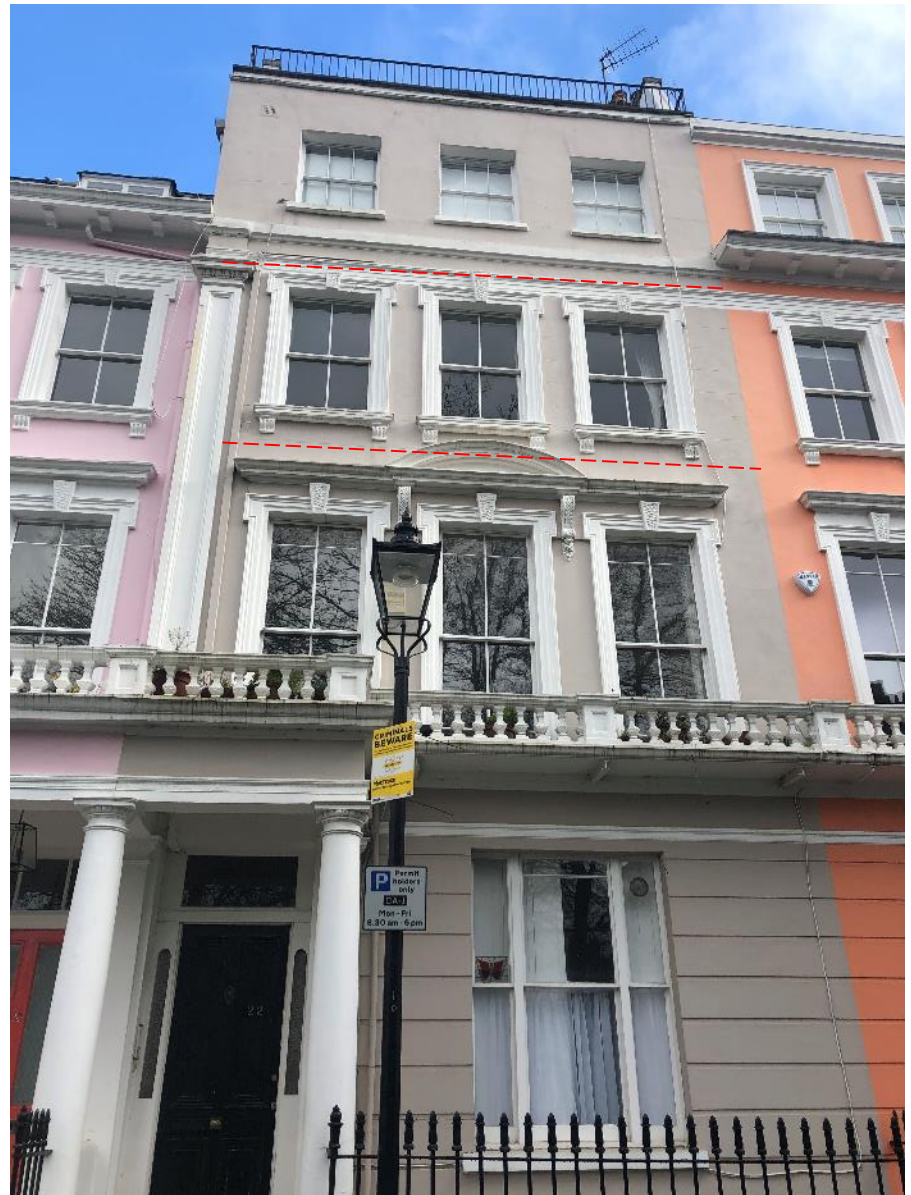


01 INTRODUCTION

Zamuch Architecture. Interior. Urbanism has been appointed by the apartment owner to apply for a listed building consent and produce the following Design and Access Statement and Heritage Statement for the works to the second floor flat of the Grade II listed no. Flat 2, 22 Chalcot Square, NW18YA

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

Minor Internal partition wall alteration and refurbishment of the interior.



Flat location highlighted in red

02 CONTEXT

Existing site

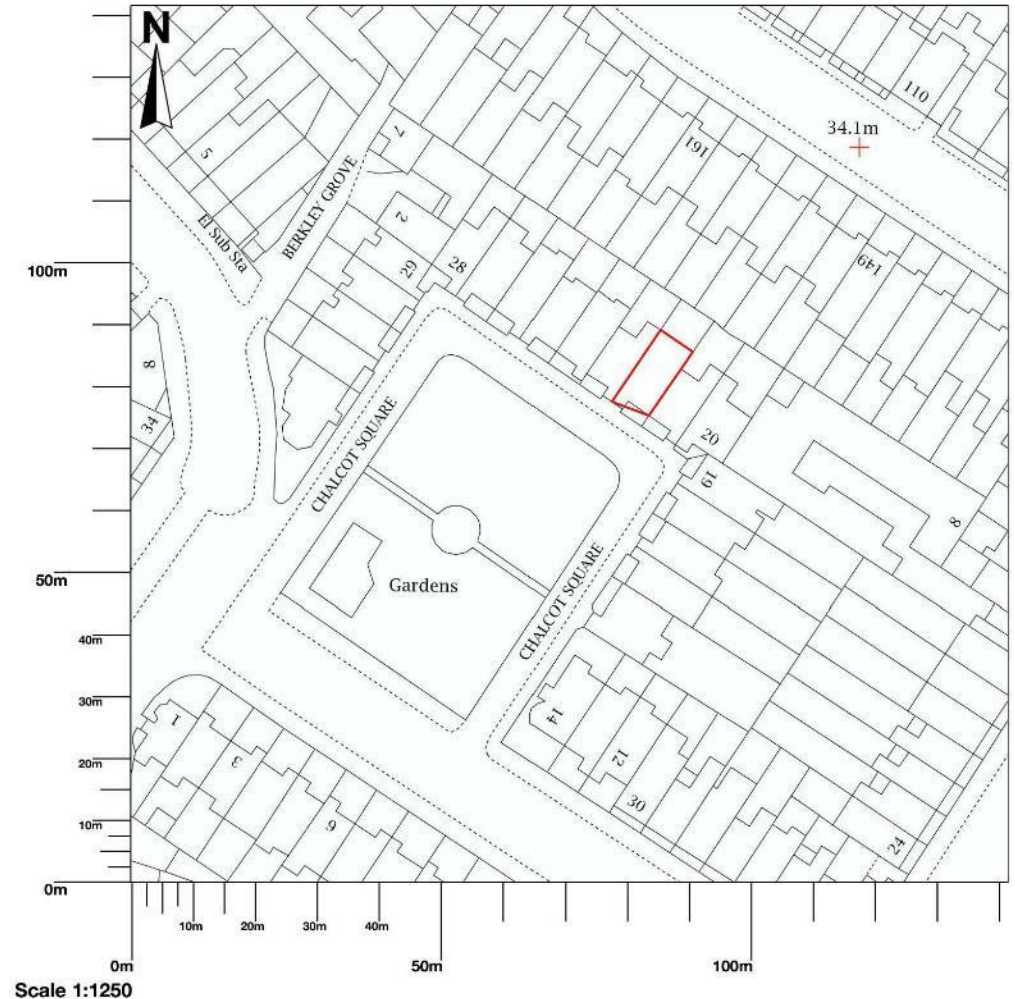
The application property sits within the Primrose Hill conservation area, on the North-east side of Chalcot square.

Existing building

The application property is a converted two bedroom flat on the second floor of a Mid Victorian Residential terrace housing. The building is a “three story house with a raised ground floor, basement and light well surrounded by railings to the main street elevation”¹.

Conversion of 22 to flats is long-standing and predates the earliest record (19 May 1993) on the borough council’s on-line planning search.

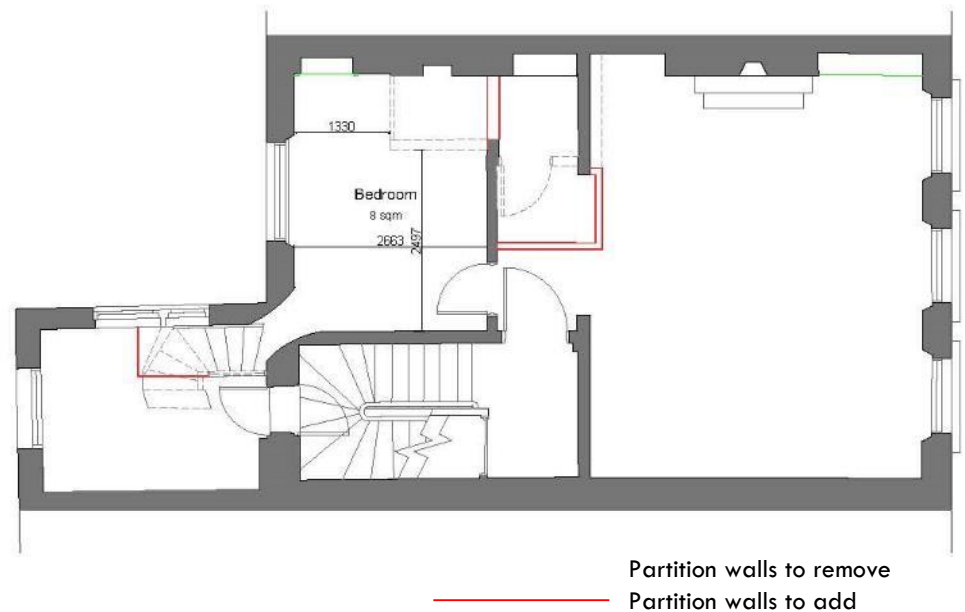
1. Primrose hill conservation area statement



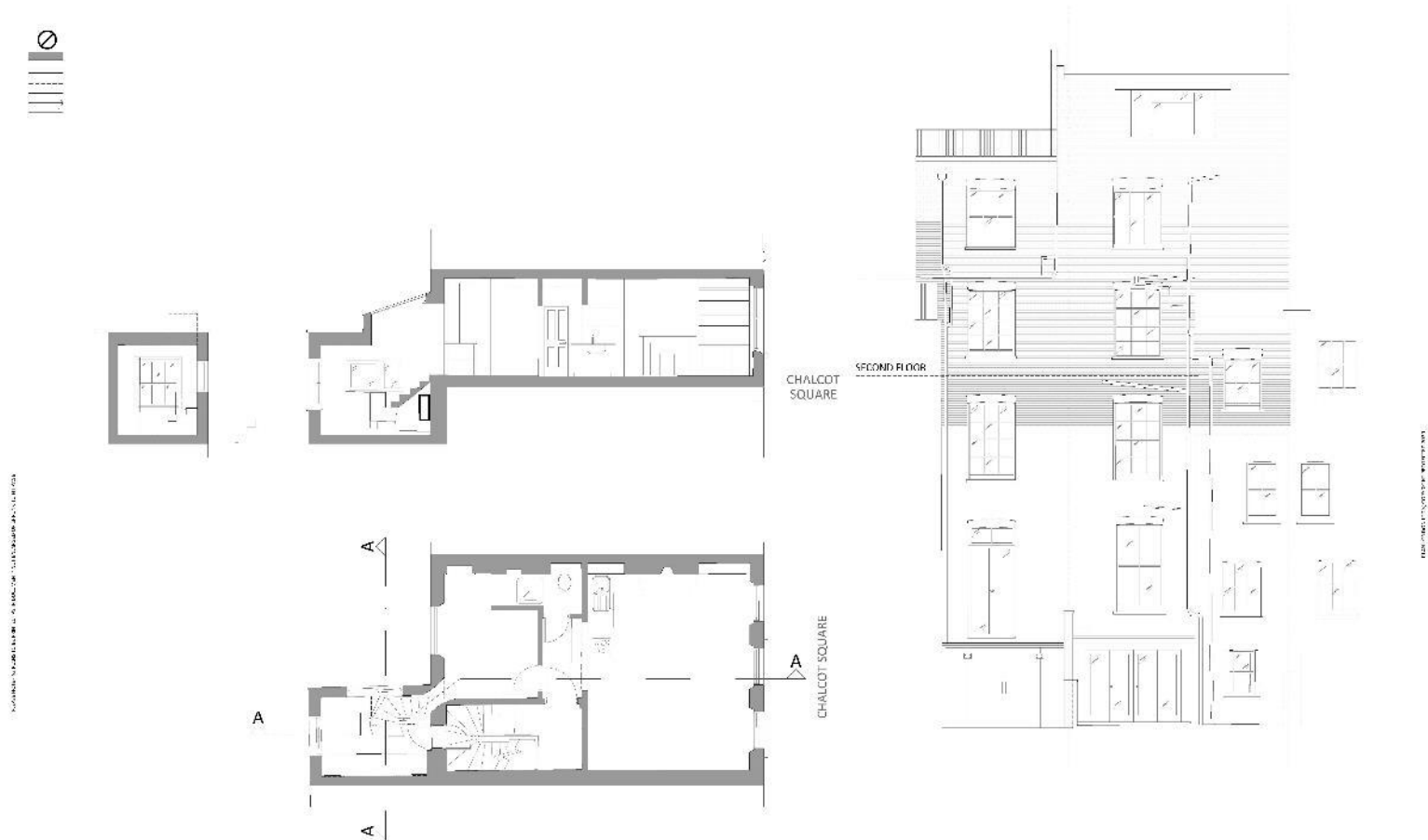
03 LISTED BUILDING CONSENT

Minor internal partition alteration and refurbishment of the interior to include:

1. Extend wall to kitchen
2. Relocate shower
3. Reconfigure wall to bathroom
4. Upgrade kitchen and bathroom
5. Upgrade skylight
6. Decorate walls and ceilings
7. Upgrade the electric
8. Upgrade fire place
9. Upgrade wooden stairs to back room
10. Upgrade doors
11. Upgrade flooring



EXISTING PLANS





NAME	ADDRESS	CITY/ST	DATE	TYPE	STATUS	
22 CHALMERS SQUARE DUNWOODY GA 30118	22 CHALMERS SQUARE DUNWOODY, GA 30118 HUGO	GA	09/15/2008	1-BED	AS	
			Agency: F 2008-003	contract	status	updated
				24		24



Living kitchen open plan/ partition wall to extend and upgrade kitchen



Living kitchen/ fire place to upgrade and



Entrance door to change



Bathroom door to change



Bedroom and entrance door to change



Bedroom with disruptive shower partition wall to remove in order to enhance room size standard



Shower partition with glass to remove



Bathroom partition to remove



Bathroom existing

04 HERITAGE STATEMENT

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)



NUMBERS 20-28 AND ATTACHED RAILINGS

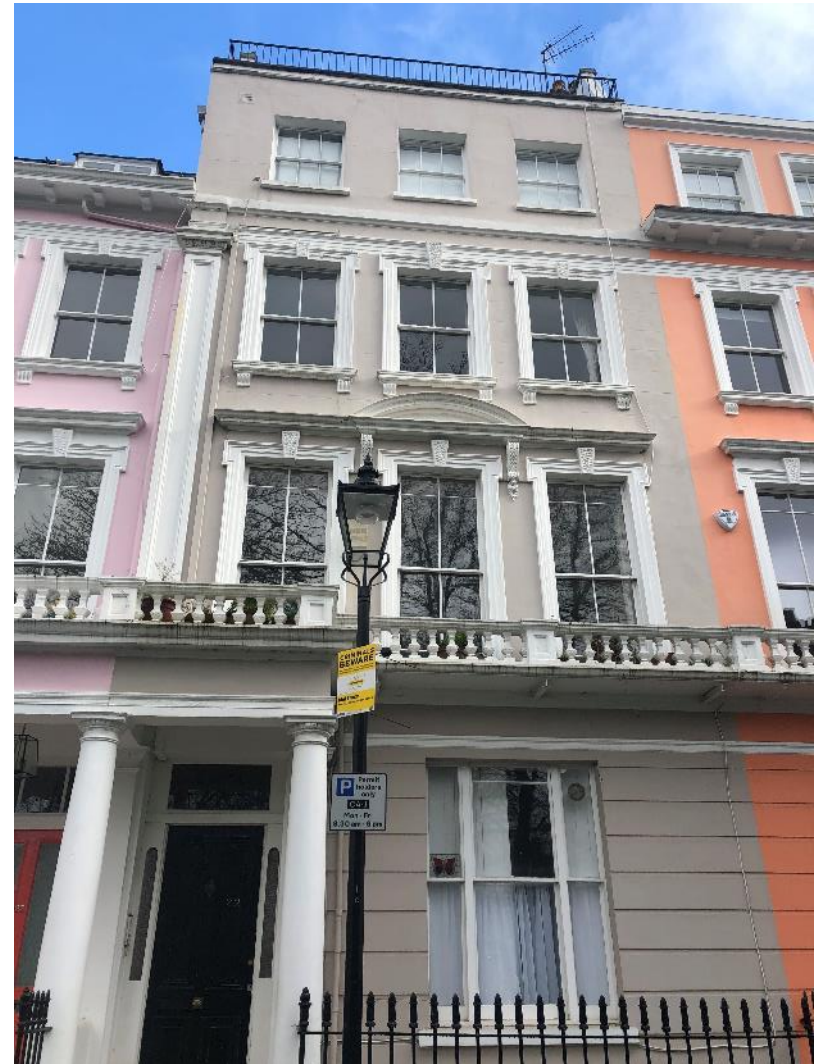
Date first listed: 14-May-1974

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. NO 2 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 balustrade 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. Uppers 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."



04 HERITAGE LISTING

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 context and the impact of the proposed work.

04.01 Conservation area

The Primrose hill conservation area was designated on 1st October 1971 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 purpose of this statement the conservation area is subdivided into four sub areas entitled:

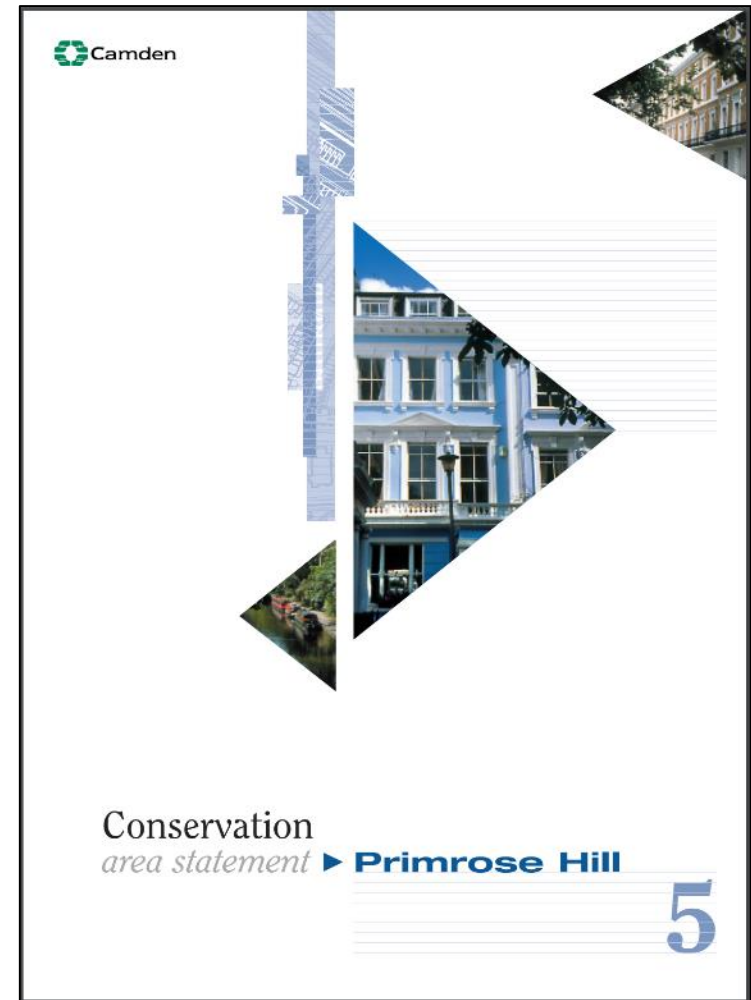
Regent’s park road south

Central area

Regent’s park road North

Gloucester crescent

“ Primrose Hill Conservation area Statement”

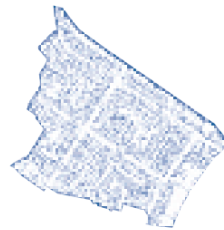


published in January 2001 lists Chalcot Square in sub Area 2.

SUB AREA TWO PRIMROSE HILL CONSERVATION STATEMENT

Excerpt from Primrose hill conservation statement

SUB AREA TWO Central Area



INTRODUCTION

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.

SUB AREA TWO

PRIMROSE HILL CONSERVATION STATEMENT

Main Building types Excerpt

MAIN BUILDING TYPES:



Mid Victorian Residential Terraces

Terraces usually consist of at least five buildings that are uniform in character. Each building is three storeys high with a raised ground floor, basement and lightwell surrounded by railings to the main street elevation.

Principal elevations are flat fronted with pairs of sash windows defining each floor and the original roof form



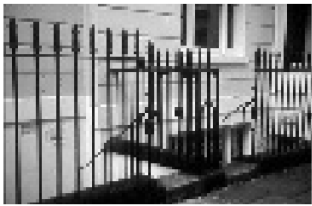
hidden from view by a horizontal parapet. To the rear elevation, the windows are staggered in order to serve the staircase landing, and the roof form has a butterfly profile. A number of properties also have a rear closet wing to half width and part height of the main building.

Each terrace is constructed in London stock brick with decorative stucco features to the front elevation, usually painted white or cream, which serves to unify the terrace. These stucco features often include a rusticated ground floor, projecting window cills and hoods (usually to ground and first floors), moulded window surrounds, parapets and balustrades. A number of properties have projecting door hoods or porch features supported by columns.

SUB AREA TWO

PRIMROSE HILL CONSERVATION STATEMENT

Excerpt from Primrose hill conservation statement



Chalcot Square and Gardens

Chalcot Square is a significant feature of the Conservation Area and is surrounded by a large number of mid 19th century listed buildings. The form of the open space and the surrounding built composition is unusual, as the design accommodates a pre-existing road layout. The open space is subsequently offset from the planned focal point northwesterly along Chalcot Road.

The main road in Chalcot Square is a continuation of Chalcot Road and is of a generous width. On the south side of the road is a listed terrace of mid 19th century houses with front garden areas. These buildings are three storeys high with attics, or mansard roofs, and are grand in character with stucco decoration to the main facades, decorative window surrounds, prominent cornices and projecting porches. On the north side of the road is a grassed public open space, which is bounded by railings and contains a number of mature trees and a play area. The space is enclosed on its north, east and west sides by mid 19th century listed terrace houses, which form an almost symmetrical composition. They are similar in elevational design to the buildings on the south side of the square, but have a more intimate character, as they are separated from the public space by only a small front lightwell surrounded by railings and a narrow highway. All of the mid 19th century terrace houses surrounding Chalcot Square are particularly distinctive due to the use of paint colours on their stucco facades. The majority of these properties are painted in muted pastel shades, which afford each property an individual character and adds vibrancy to the square.