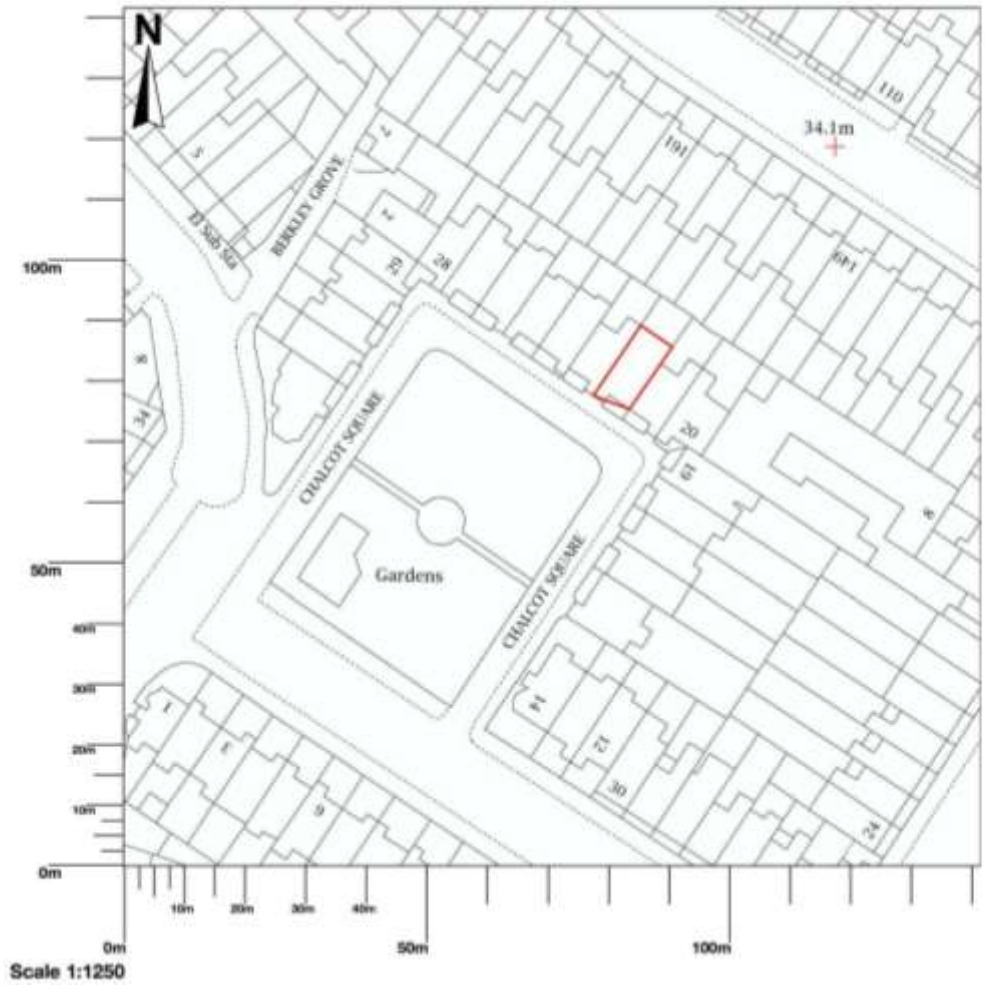


LISTED BUILDING CONSENT
FLAT 2, CHALCOT SQUARE
CAMDEN NW18YA
DESIGN AND ACCESS STATEMENT
HERITAGE STATEMENT



LOCATION PLAN

NUMBERS 20-28 AND ATTACHED RAILINGS, 20-28, CHALCOT SQUARE

Primrose hill conservation sub area2

View from Chalcot square into the flat





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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: 8 March 2020

CAMDEN

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))

SITE LOCATED HIGHLIGHTED IN RED

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.."



SITE LOCATED HIGHLIGHTED IN RED

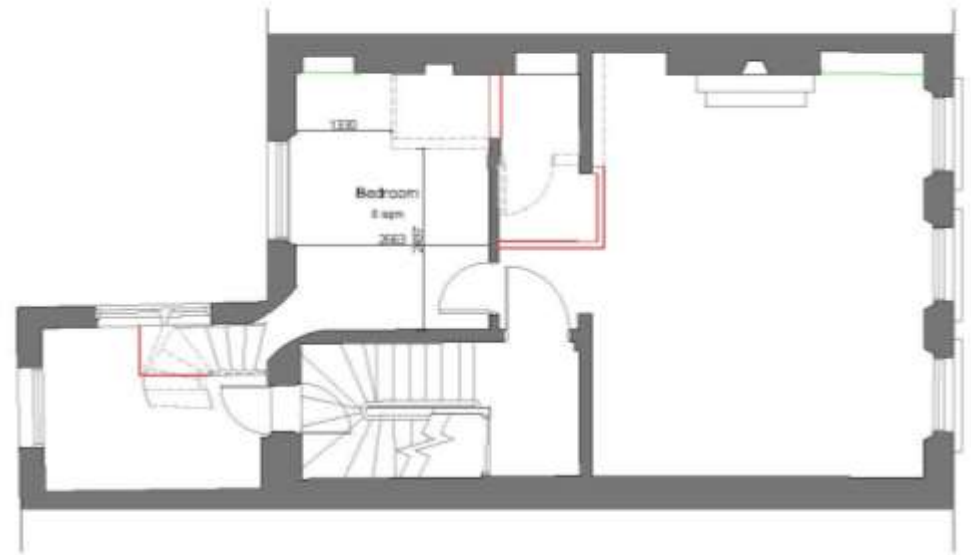
The flat is in a Mid Victorian Residential terrace housing overlooking Chalcot square. The building is a “three story house with a raised ground floor, basement and lightwell surrounded by railings to the main street elevation”¹.

1. Primrose hill conservation area statement



LISTED BUILDING CONSENT

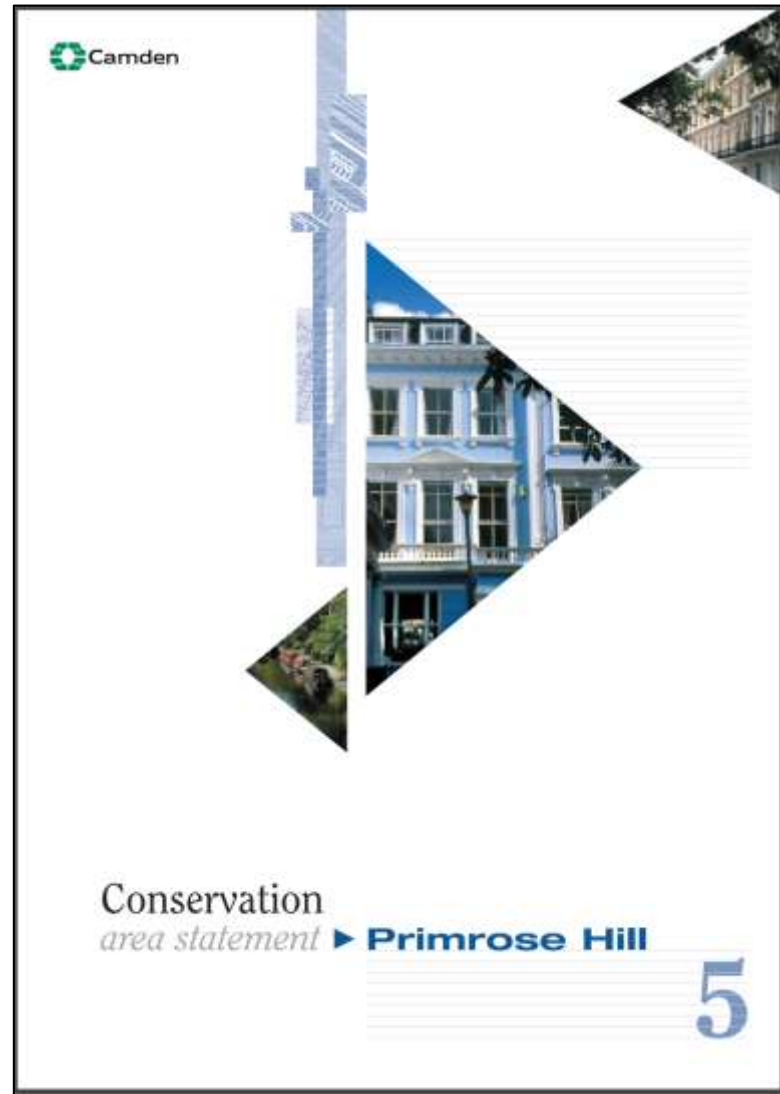
1. Extend wall to kitchen
2. Relocate shower
3. Reconfigure wall to bathroom
4. Enhance bedroom sizes standard
5. Upgrade skylight



Overlap existing in dotted
Proposed in red

PRIMROSE HILL CONSERVATION AREA STATEMENT

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 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

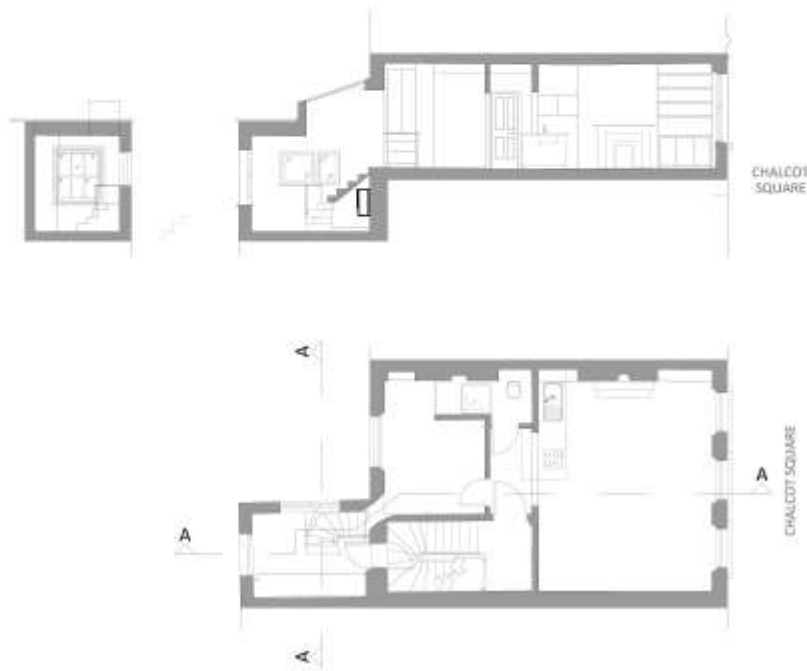


Chalcot Square and Gardens

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.

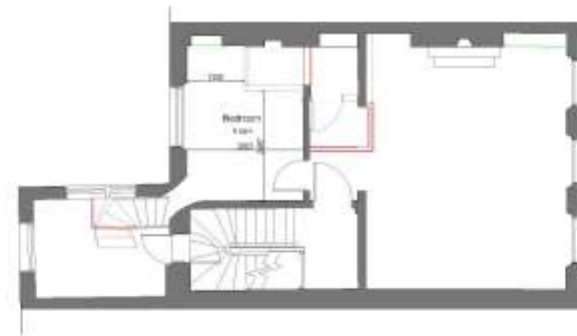
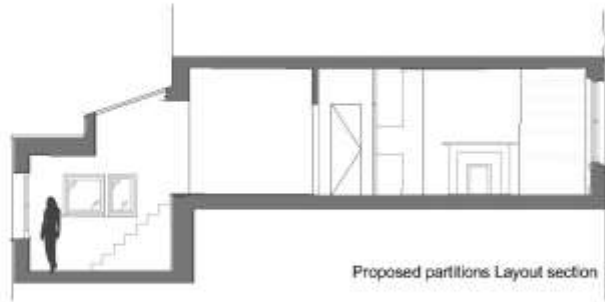
EXISTING PLANS



Architect: ZAMUCH ARCHITECTURE

Architect: ZAMUCH ARCHITECTURE

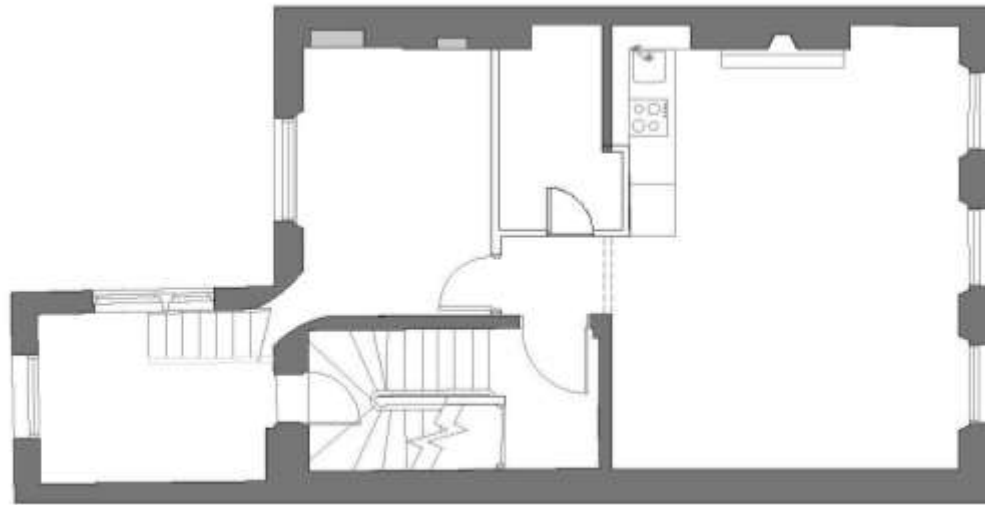
PROPOSED PLANS



Date	Address 22 DANFORTH SQUARE, LONDON, NW1 3DA	Project SECOND FLOOR PLAN PLAN AND SECTION PROPOSED	DATE	SCALE	STATUS	
			02.03.2020	1:100	AI	
			PROJECT FLOORING	DESIGNED SM	CHECKED ZV	



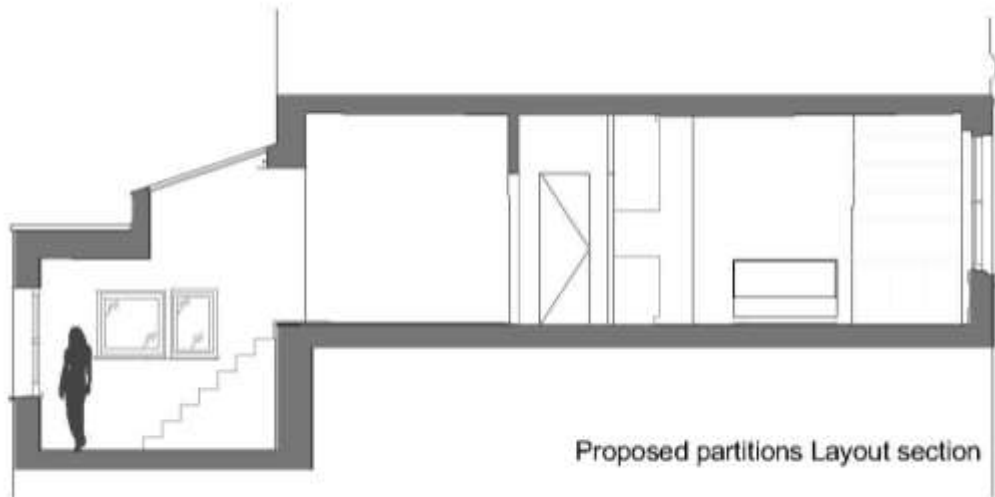
EXISTING CONDITION



Proposed partitions Layout

FOR PLANNING PURPOSES

1. Extend wall to kitchen
2. Relocate shower
3. Reconfigure wall to bathroom
4. Enhance bedroom sizes standard
5. Upgrade skylight



FOR PLANNING PURPOSES

1. Extend wall to kitchen
2. Relocate shower
3. Reconfigure wall to bathroom
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Living kitchen open plan/ partition wall to extend



Living kitchen/ Chimney view



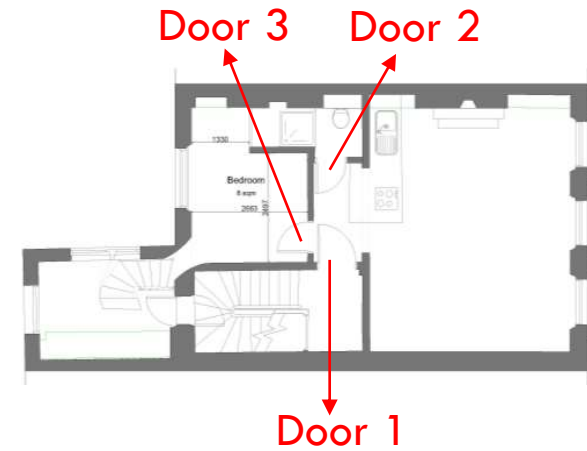
Entrance door
Door 1



Bathroom door to change
Door 2



Bedroom door to change
Door 3





Bedroom with disruptive shower partition wall to remove



Shower partition with glass to remove



Bathroom partition to relocate



Bathroom door