

Heritage Statement notes

Application Site

52 Phoenix Road is a ground floor premises that forms a part of the Grade II listed Chamberlain House. The building is located outside of a conservation area. It is listed under Historic England no- 1139057.

Impact on the historic significance

The building dates from 1920s and is merited historically for forming part of the wider Ossulston Estate which is regarded as one of the most important inner-city estates of the inter-war period. Its design was influenced in particular by Viennese housing models and was regarded innovative in terms of layout and elevation for its time.

Chamberlain House is situated at the Northern end of The Ossulston Estate, an LCC project comprising three main structures built between 1927- 31 and covering a vast ribbon footprint. It is located alongside land, which to the east at the time housed the old St Pancras goods yard, now inhabited in part by The British Library and more recently the new Crick Institute and named Ossulston Street. It lies within the borders of a small historic district known as Somers Town and its western boundary is Chalton Street.

The three residential buildings on the estate named individually as Chamberlain, Walker and Levita House share a similar architectural scheme and ethos, influenced by Karl Marx Hof and the architect was George Topham Forrest, the LCC 's chief architect.

It is understood that premises to which this application relates at 52 Phoenix Road were purposely designed to contain a retail unit or similar use. The proposed use will therefore preserve the existing character of the premises upon it being use that continues to serve visiting members of the public.

Given the condition of the existing interior of the premises as demonstrated by photograph contained in the particulars and the reasons for the building's significance the making good of the existing décor will not have any impact on the historic significance of the building.

Scope of works

No physical alterations are proposed to the interior or exterior of the premises or the wider Chamberlain House. All walls, floors and ceiling structures will be retained as existing as well as all fixtures and fittings retained as existing. The only works that will be carried out will be to make good of existing décor. For this reason, we believe an application for listed building consent is not required.