

# HUGHES

DESIGN ASSOCIATES

35 Ivor Place London NW1 6EA  
Tel. 020-7262 2500 Fax. 020-7724 0252  
Mobile No. 07836 244 260

15, Chalcot Crescent,  
London, NW1 8YE.  
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## HERITAGE STATEMENT.

- The subject property is a Grade II listed mid-terraced, mid-Victorian single dwellinghouse, which appears to be roughly in its' original format.
- The maintenance and repair works were proposed by the property owner (Ms. Katelin Teller), and relate solely to the Lower Ground-floor areas of the property; she instructed her building Contractors to undertake these works, (Messrs. Beksbuilders).
- The works to rectify the rear garden boundary-wall situation between Nos. 15 and 17 Chalcot Crescent, formed the largest part of the works; this wall was in a perilous state of disrepair, having undergone many 'temporary fixes' over the years, hence the unusual mixture of bricks which were apparent. The new garden wall has restored the property back to its' original appearance, as well as offering a perfectly safe solution to the problem for the future.
- The 2 no. pairs of French-doors including frames had to be replaced, due to the old-doors which had advanced timber-rot; these dated back to a previous refurbishment, possibly from the 1970's. The matching style of the new replacement French-doors offer the same style as the old-doors, therefore enhancing the appearance. The fact that the Contractor decided to have the bespoke doors made to exactly the same dimensions as the old-doors, but also to have them made in hardwood, for strength and durability, plus the spray-finishing to the paintwork ensures a tough and resilient finish which will not require redecoration for at least 10-years. He also included Slimline double-glazed units, due to his environmental concern to prevent unnecessary heat-loss.

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- The elimination of the rising-damp problems also arose from the Contractor's environmental concerns for the property owner to be able to enjoy a damp-free and healthy interior environment.
- In conclusion, the programme of maintenance and repair works undertaken have had no negative impact on the architectural character or heritage of the property, and have raised the environmental and safety standards immeasurably.