

**8 Chamberlain Street, Primrose Hill,
Camden Town, London NW1 8XB**

**Heritage Statement for
Planning & Listed Building Consent Application**

Job No.N2019, Revised application dated 8th April 2022

Description of the Heritage Asset

The existing house is a four storey (including basement, five storey including converted attic) end of terrace dwelling house in use as an HMO, which has previously had the attic converted into living space. The house is situated in a residential road where the majority of the houses have had attic conversions and extensions carried out (evident from Google Map and Bing Arial views online) and many have had the original box sash widows replaced with modern UPVC units.

No. 8 Chamberlain Street is, however, largely original from the exterior and indeed the interior, and together with the other buildings in the street presents a street which retains its Victorian character. The only items in the street that detract from this are the aforementioned replacement UPVC windows on a number of the properties, but No.8 is still original in this respect.

Description of the Proposals

This proposal is to strip back and refurbish the roof including insulating between and under the existing rafters, installation of a Velux Conservation roof window in place of the existing dormer (the area in the roof plane of these is virtually identical) and to re-clad the roof (currently leaking and in poor repair) with the existing slates as far as these can be re-used and supplemented with matching reclaimed slates as necessary. New lead soakers will be incorporated, and the existing clay ridge tiles will be replaced. Pointing to the chimney stack and parapets is to be replaced with lime mortar, weatherstruck pointing, as the existing is in extremely poor condition.

Exterior walls and windows are to be prepared and redecorated, with extraneous bits of cable etc. being removed, to generally tidy up the elevations.

Internally, it is proposed to install secondary glazing to existing box sash windows rather than replace them with double glazed units as previously proposed. This will only be necessary to those windows that do not have operable original internal shutters.

Assessment of Impact of the Proposals

This proposal does not add any features which would be out of keeping with the original building, but seeks to tidy up those current features that detract from this building as a heritage asset.

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The roof refurbishment protects the building by ensuring water tightness and weatherings is maintained, and by replacing modern tile patch repairs with correct matching tiles and flashings, thereby restoring the roof. The existing incongruous glazed dormer will be replaced with a flush Velux Conservation rooflight, again being sympathetic to the period of the building. Similarly the re-pointing of mortar joints on the chimney and parapets with weatherstruck joints in lime mortar, restores the period correct finishes as well as protecting the asset from water ingress.

Redecoration to front and back will again protect the building from deterioration using paint colour (white) and finishes which are correct for the period of this building, and both retaining and preserving the original box sash windows. Removal of extraneous cables from the facade further improves the appearance and originality of the building, and enhances the building as a heritage asset.

The secondary glazing will meet the Camden HMO department requirement for enhancing the thermal performance of the building without replacing the original box sash windows as originally proposed. The secondary glazing is a superficial internal fitting which is easily removed and does not damage the original windows in any way, and has been adopted precisely for this reason.

In summary, all of the works proposed to this building will enhance the building as a heritage asset rather than detract from this, by tidying up the building and retaining its original and intended appearance, and protecting the fabric of the building from deterioration.

Paul M D Walker

18th May 2022