



33 CHALCOT CRESCENT

HERITAGE STATEMENT OF SIGNIFICANCE

JULY 2022

LIPTON PLANT ARCHITECTS

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WE MAKE 33 CHALCOT CRESCENT

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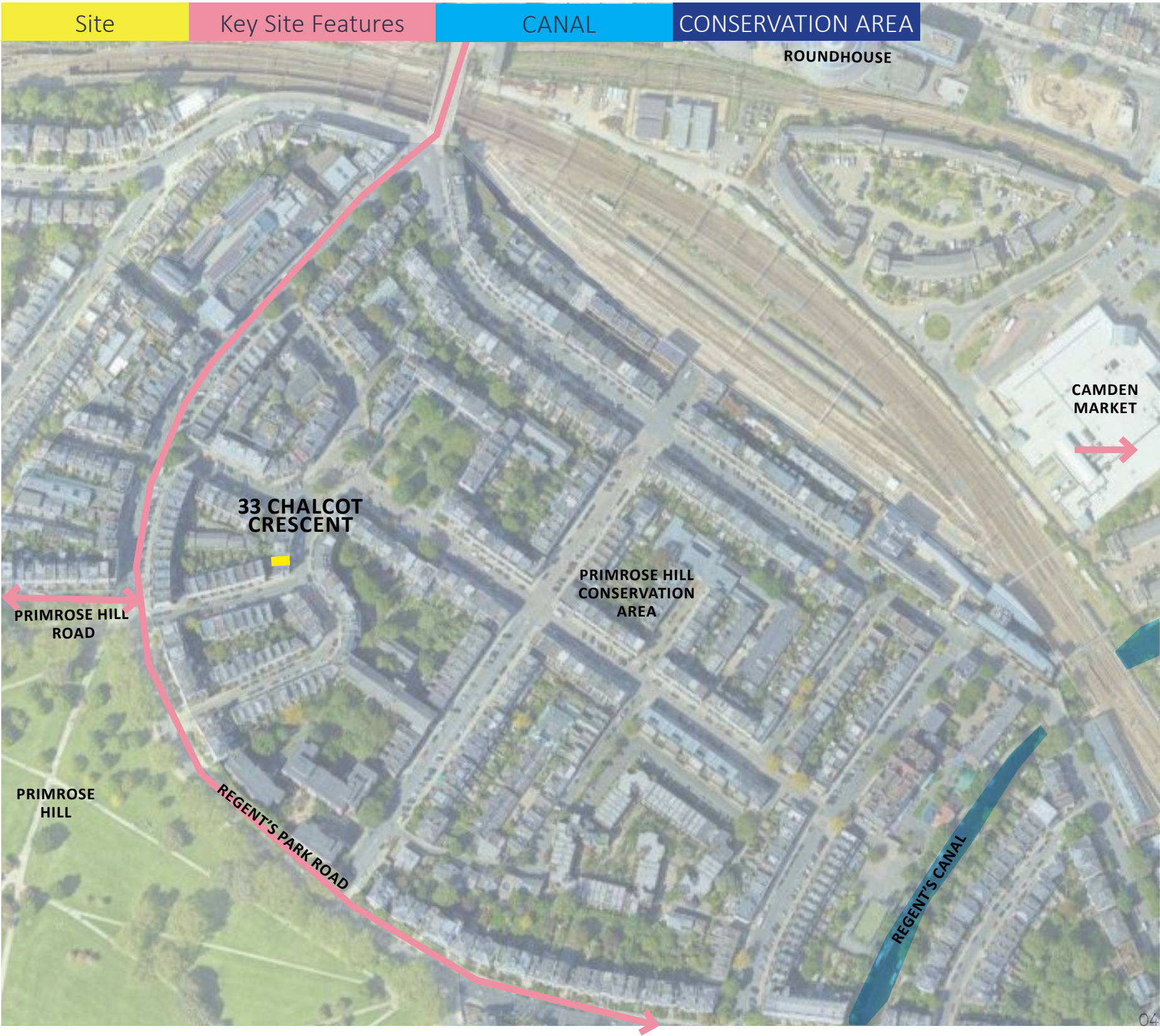
1.1 INTRODUCTION & SITE LOCATION

1.0 INTRODUCTION

This Heritage Impact Assessment has been produced to accompany a full planning and listed building consent application relating to the proposed alterations to the grade II listed No.33 Chalcot Crescent ('the site'), which is located within the Primrose Hill Conservation Area.

The statement has been produced to identify and assess the significance of any Heritage Assets that may be potentially affected by the proposals and determine what impact these changes may have on their significance.

This statement has been undertaken in accordance with Historic England's guidance on heritage assessments, namely Statement of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12 and Environment Good Practice Advice in Planning.
Note 3: The Setting of Heritage Assets (GPA 3). It also complies with the requirements of paragraph 194 of the National Planning Policy Framework which states:
The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.



1.2 PROJECT INTRODUCTION

No 33 Chalcot Crescent is a part of a Victorian terrace of 6 Grade II Listed houses within Primrose Hill Conservation Area.

It is a 3 storey, terraced property with mansard roof, basement and front light well with railings and stucco fronted, rusticated ground floors. The house forms part of the terrace built circa 1860-68 by J Burden. Internally, there are typically two rooms at each floor with a small rear extension accessed at each half landing.

Though numerous historic features remain, internally, the property has been subject to alterations overtime, which has resulted in deviations from the historic plan form.

Aerial Views of 33 Chalcot Crescent



North View



East View



South View



West View

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1.3 SITE PHOTOGRAPHS

Front Elevation View from Street



Rear Elevation View from Garden



2.0 HERITAGE IMPACT CONSIDERATIONS

2.1 HERITAGE IMPACT CONSIDERATIONS

Identification of Heritage Assets and Significance Assessment.

An inspection of the relevant databases and sources, including the Historic Environment Record (HER), the National Heritage List for England (NHLE), and the Council’s website, has identified a limited number of Heritage Assets within the vicinity of the Site.

Following desk based research and on site analysis, professional judgement has been used to identify and select Heritage Assets whose significances may be affected by changes to their settings or direct impacts. This assessment has been undertaken in accordance with Historic England’s Statement of Heritage Significance: Analysing Significance in Heritage Assets and Historic England ‘s Advice Note 12 The Setting of Heritage Assets GPA 3. In accordance with Paragraph 194 of the NPPF the level of detail is proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Due to the relatively small scale nature of the proposed works, the Heritage Assets that have the potential to be affected are:

- 1. Numbers 29-39 (Odd) and Attached Iron Railings, 29-39, Chalcot Crescent
- 2. Primrose Hill Conservation Area

2.2 THE LIST DESCRIPTION

The terrace was listed in 14-May-1974. The list description reads as follows:

TQ2784SE CHALCOT CRESCENT 798-1/63/185 (West side) 14/05/74 Nos.29-39 AND 39B, 39C (Odd) and attached railings

GV II

Terrace of 6 houses. 1860-68. Probably built by J Burden. Yellow stock brick with rusticated stucco ground floors. 3 storeys and basements. 2 windows each; Nos 29 & 39, 3 windows with recessed entrance bay. Stucco doorcases with pilasters carrying entablature; doorways with pilaster-jambs carrying cornice-heads, fanlights and panelled doors. Recessed sashes with margin glazing; upper floors architraved, 1st floors with console bracketed cornices. Stucco cornice and blocking course, Nos 29-35 console bracketed.

INTERIORS: not inspected.
SUBSIDIARY FEATURES: attached cast-iron railings with spearhead finials to areas.
HISTORICAL NOTE: No.37 was the residence of Dr. Jose Rizal, writer and national hero of the Philippines (GLC plaque).

2.3 SIGNIFICANCE

The building is of architectural interest in its own right and as part of the wider terrace. Being late 19th century, it represents a move away from the rigidity of the Georgian terrace typology to the more ornate architectural language emerging in the Victorian period. The building is therefore of historic interest for being a representative example of early Victorian terrace housing and also as part of its contribution to the wider estate.

The building retains much of its historic fabric which positively contributes to its significance, although some changes have eroded this character such as the division at lower ground floor to two separate dwelling houses and later extension additions resulting in a loss of some of its original appearance and original internal configuration.

Internally, the property has been subject to numerous alterations over time, whereby the associated staircase access to the recent third floor extension has eroded the original plan form of the building. The proposed alterations seek to restore the original plan form arrangement.

The building’s setting also contributes positively to its overall significance, for its contribution to the wider development of urban planning as visible in the streetscape and surrounding area.

3.0 IDENTIFICATION OF HERITAGE ASSETS

3.1 DOORS & ARCHITRAVES



The original internal doors are six panelled and moulded with moulded architraves. Non-original doors and architraves are to be replaced to match, alongside the proposed doors.

3.2 WINDOWS & ARCHITRAVES



The existing windows are timber framed single glazed sash windows in poor decorative condition. The window reveals and heads have weathered over time and require careful remedial repair to restore their original appearance. Externally, all front and rear windows and doors are to be refurbished and re-balanced and fitted with new weatherstrips.

3.3 METAL RAILINGS



Original listed railings in good repair.

3.4 CORNICES & CEILING ROSES



Much of the original decorative features of the ceilings remain on ground and first floors. These will be retained. Ceilings, cornices and ceiling roses to be cleaned, repaired and reinstated where required.

3.5 SKIRTING



Skirting to be reinstated to appropriate height to second floor. The original skirting to the second floor has been identified beneath the windows at this level. Proposed skirting to be 110mm square skirting board with pencil bead to match original. Elsewhere, skirting to be retained or replicated and decorated where required.

3.6 FIREPLACES



All existing fireplaces are to be retained. A new fireplace surround is proposed to the new dining room, to match that in the front ground floor room.

4.1 PROPOSALS & ASSESSMENT IMPACT

4.1 Lower Ground Floor

Proposals

The lower ground floor was traditionally the most subservient floor in the overall hierarchy of the domestic 19th century house. The current appearance of the space however is modern, with contemporary timber flooring, modern kitchen units and an open plan layout.

The lower ground floor is currently used as a 1 bedroom flat which deviates from the original use as a single dwelling house. This change to the existing property has resulted in alterations to the original stair connecting the lower ground to the ground floor. The original stair remains but is blocked off with a partition wall. The proposal intends to reinstate the connection between ground and lower ground floor via the original stair and removal of the non-original wall which disconnects the two levels.

When the property was built in the late 1800s, there would have typically been two rooms at each floor with a small rear extension. The current arrangement to the front is open plan which would not have been common of the time. The proposal seeks to reinstate the original plan form by way of a new partition wall with simple cornice and skirting details to match existing.

Externally, all front and rear windows and doors refurbished and re-balanced and fitted with new weatherstrips.

The garden is currently dominated by deep planted areas and a pond to the rear, with overgrown planters. The proposal is to simplify the form of the garden and remove the pond. This will improve the visibility of the house.

Impact

The proposal reinstates the original stair and plan form by way of a front room which positively contributes to the building’s significance.



Garden dominated by planters with limited useable space



Simple cornice detail

Original wall to be re-instated to restore original plan form

Original stair blocked

Open plan living to existing lower ground floor flat



Rear bedroom

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LOWER GROUND FLOOR

EXISTING

Existing pond to be removed

Rear garden dominated by planters with disproportionate useable space

Original stair blocked. Non-original partition removed to reinstate stair connection between lower ground and ground floor

Non-original plan form

Non-original joinery and appliances to be removed

The lower ground floor is currently occupied by a 1 bedroom flat separate from the rest of the house

PROPOSED

Utilising the symmetry and proportions of the original house the proposed rear garden is balanced to maximise useable space whilst maintaining perimeter planters

Original stair reinstated and restored to reconnect to the ground floor

Simple cornice details to match existing

Original plan form re-instated with new stud partition wall in original position and new timber panelled door with architrave to match existing original doors and proportions

New fitted joinery. Refer to Interior Designer's drawings for details

Note: All front and rear windows and doors refurbished and re-balanced and fitted with new weatherstrips.

4.2 PROPOSALS & ASSESSMENT IMPACT

4.2 Ground Floor

Proposals

The ground floor has tall floor to ceiling heights of 2.83m, reflecting its higher importance in the hierarchy of the building. The entrance hallway and front and rear room of the main house largely retain their historic appearance with ornate cornice detailing and traditional ceiling rose's.

The proposal seeks to reinstate the original timber panelled door and architrave to match existing to the rear room (proposed dining room), and to remove the non-original under-stair cupboard and WC wall to re-instate the original access to the lower ground floor. Removal of the 2 small non-original cupboards under the stair restores the original plan form to the ground floor with 3 proportional sized rooms that would be common of the time.

The rear room is enhanced by removing the existing kitchen joinery and reinstating the original panelled door and moulded architrave and fireplace surround. The kitchen has been relocated to the front room with sensitively scaled furniture to ensure the original plan form of the house is visibly maintained.

The proposal seeks to repair the cracks to the top of the entrance porch and refurbish and redecorate the original timber framed solid door and brass furniture and upgrade with weatherstrip. The front boundary is denoted by wrought iron railings set onto a dwarf rendered brick wall which is generally in good condition but the render to the right side requires minor repairs to restore it's original appearance.

The proposed alterations to the rear fenestration seek to restore the window to that of similar proportions to the other original windows above and below with a 3-over-3 period appropriate timber framed sash window.

Impact

The proposed change to the stair between ground and lower ground floors would restore and enhance historic and architectural interest. Similarly, the reinstated door and alterations to the proportions of the rear window to match the other original windows would balance and improve the rear elevation, contributing to the architectural merit of the building as a whole.

The proposals would therefore have a positive impact on the building's significance. The proposal would improve an appreciation of the building and its contribution to the wider conservation area, which would result in no harm. This would therefore preserve the special interest of the building and wider conservation area in accordance with sections 16,66 and 72 the Planning (Listed Buildings and Conservation Areas) Act 1990.



Original timber panelling, ornate cornice details and ceiling rose



Original cornice details

Original stair blocked with non-original WC and storage cupboard



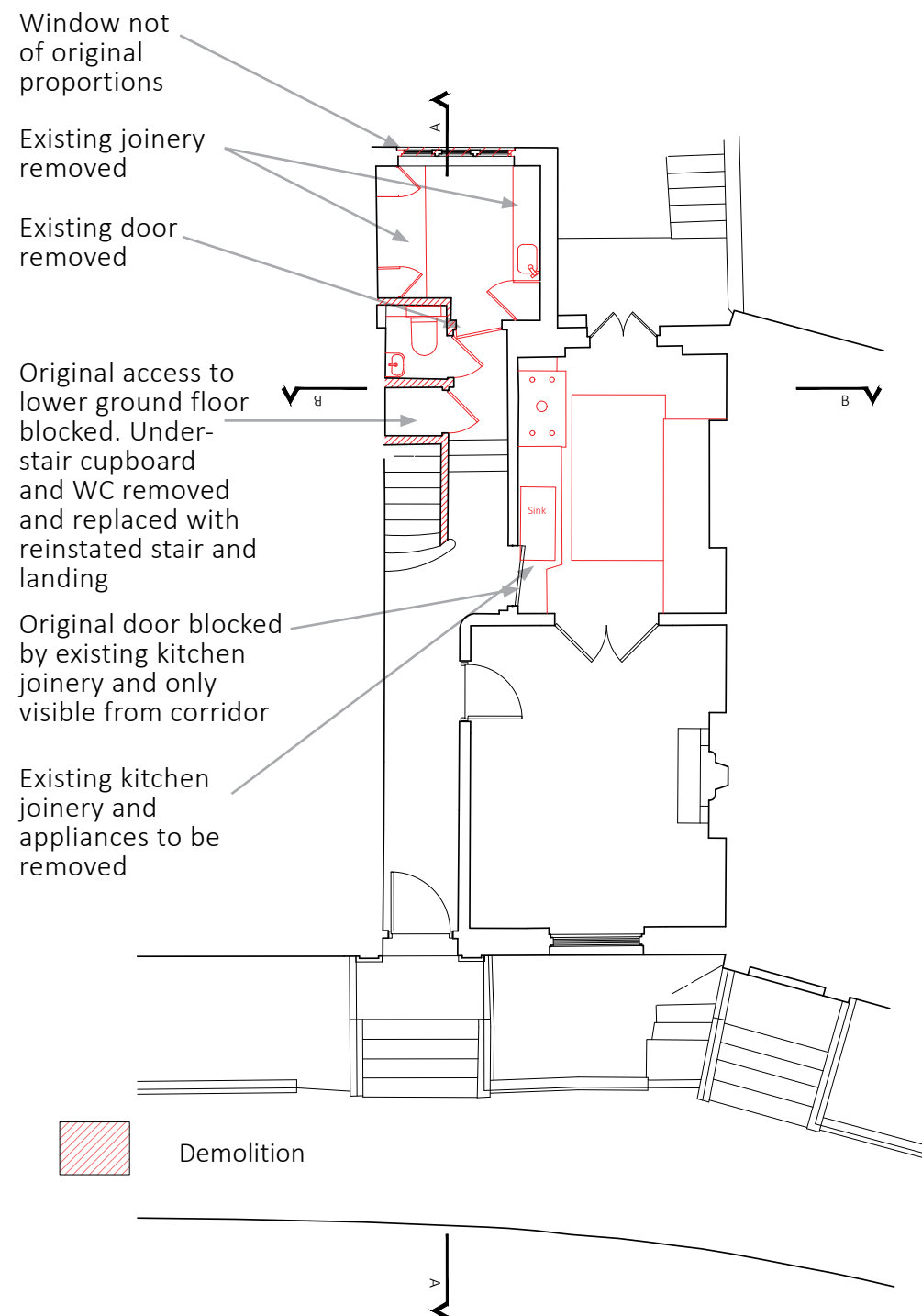
Window to be replaced with 3-over-3 period appropriate timber sash window to match fenestration proportions of original windows to upper and lower levels



Existing closet wing

GROUND FLOOR

EXISTING



JULY 2022

PROPOSED



Utility room and WC arrangement simplified to restore original plan form of rear closet wing

Half-glazed timber panelled pocket door with obscure glazing and simple traditional architrave similar to existing glazed doors

Door replaced with timber panelled pocket door and architrave to match existing

Original stair from lower ground floor to ground floor reinstated to connect to the rest of the house with open landing to ground floor

Original door unblocked and re-instated with timber panelled door and architrave to match existing door and proportions

Kitchen units pulled away from walls to express architectural features and character of the room. Refer to Interior Designer's joinery drawings for details

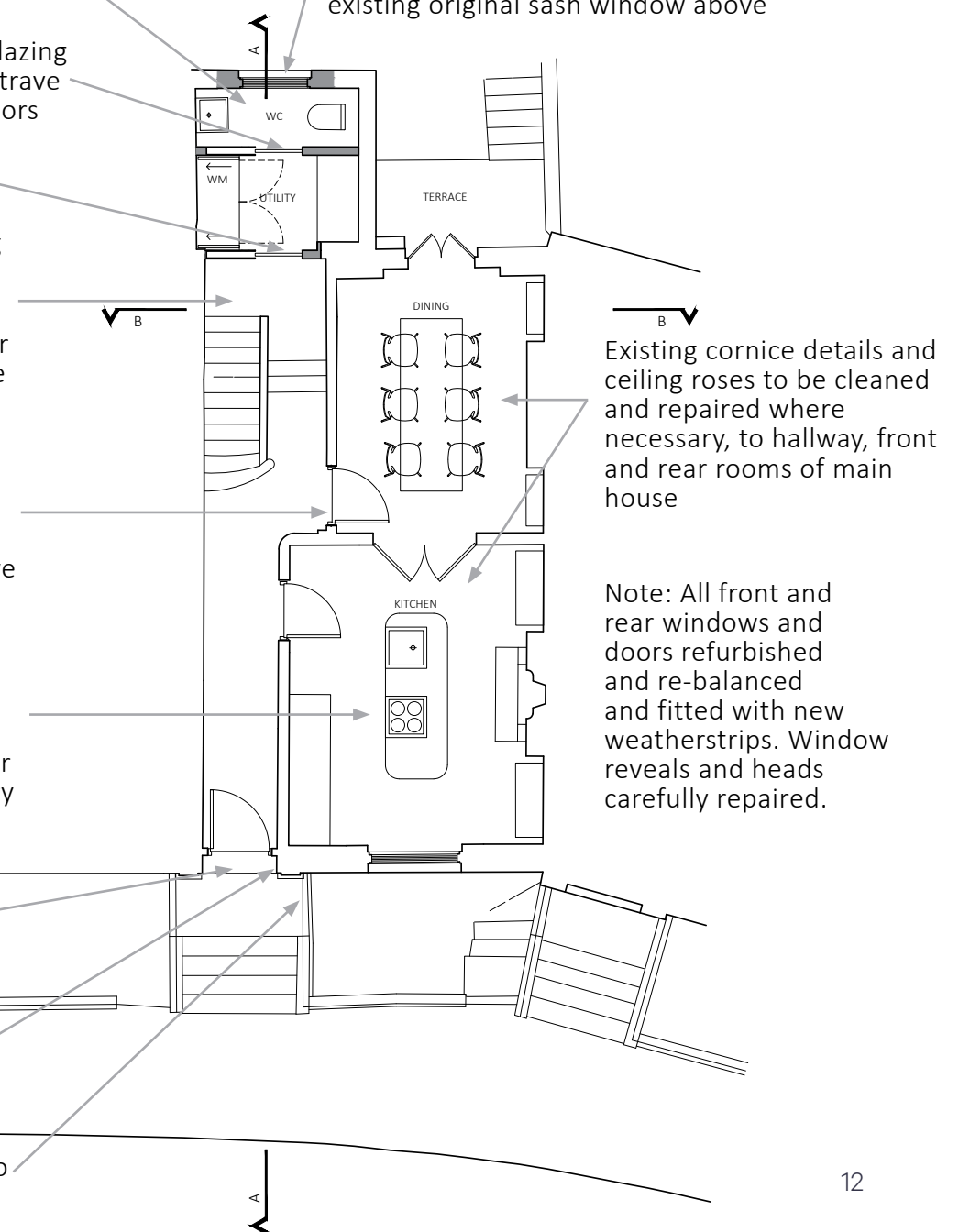
Refurbishment and redecoration of original front door

Stucco plaster to entrance porch to be carefully repaired

Repairs to cracked render to restore original appearance



Utility room window to be replaced with new sash window in keeping with the proportions of existing original sash window above



4.3 PROPOSALS & ASSESSMENT IMPACT

4.3 First Floor

Proposals

The existing first floor arrangement is in keeping with the original plan form and retains much of it’s historic character through ornate cornice detailing and traditional ceiling roses. Though non-original timber additions have been added over time, no significant change to the internal arrangement is proposed.

The existing cornice details and ceiling rose are to be cleaned and repaired to stair landing and front and rear rooms where necessary. The proposed refurbishment enhances the character and merit of the original architectural features by removal of non-original features including the timber column additions between the stair half-landing and small rear room. A new partition is to be added with double doors to match original style.

The original fireplace retained in front room.

The non-original curved arch opening between the front and rear room is to be replaced with a square-edge opening, in keeping with the form and proportions of the period.

Externally, all front and rear windows and doors refurbished and re-balanced and fitted with new weatherstrips. Existing original shutters are currently not functional. They are to be refurbished to full working order.

Impact

Minor adjustments and removal of non-original decorative timber columns improves the architectural character of the building and results in no harm to the original fabric of the building.

Non-original timber column additions



Non-original curved arch opening between the front and rear room

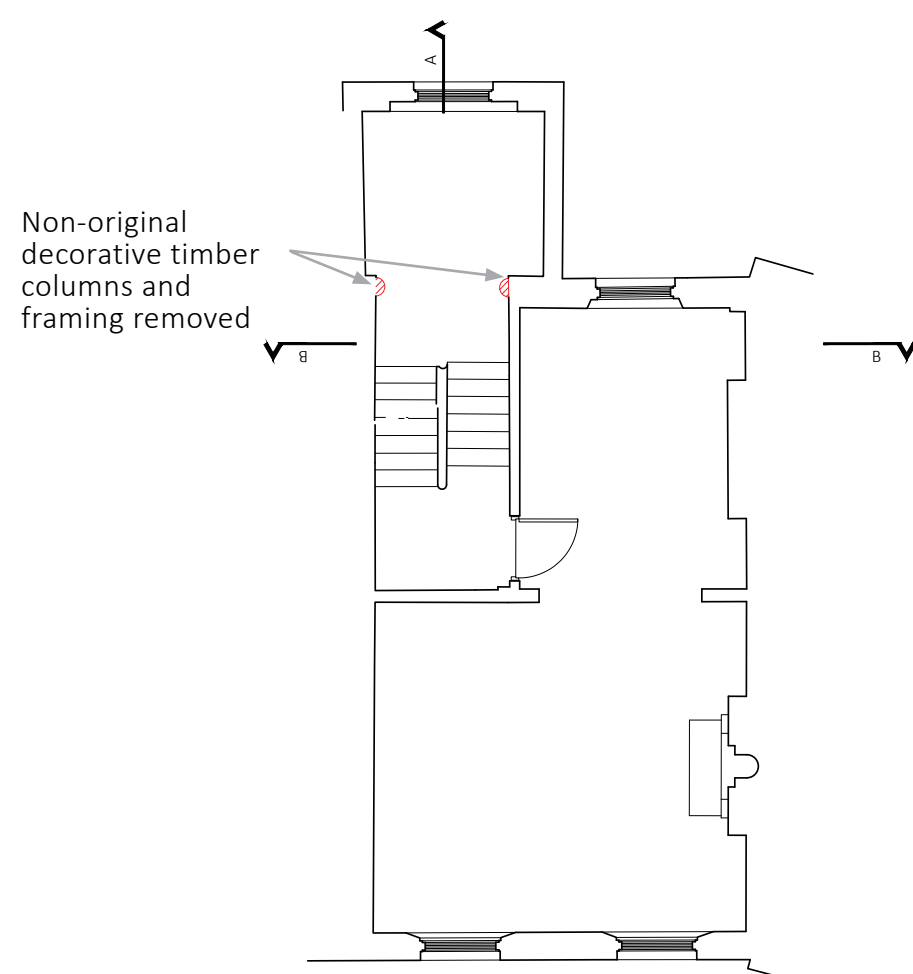


Original ceiling rose and cornice details

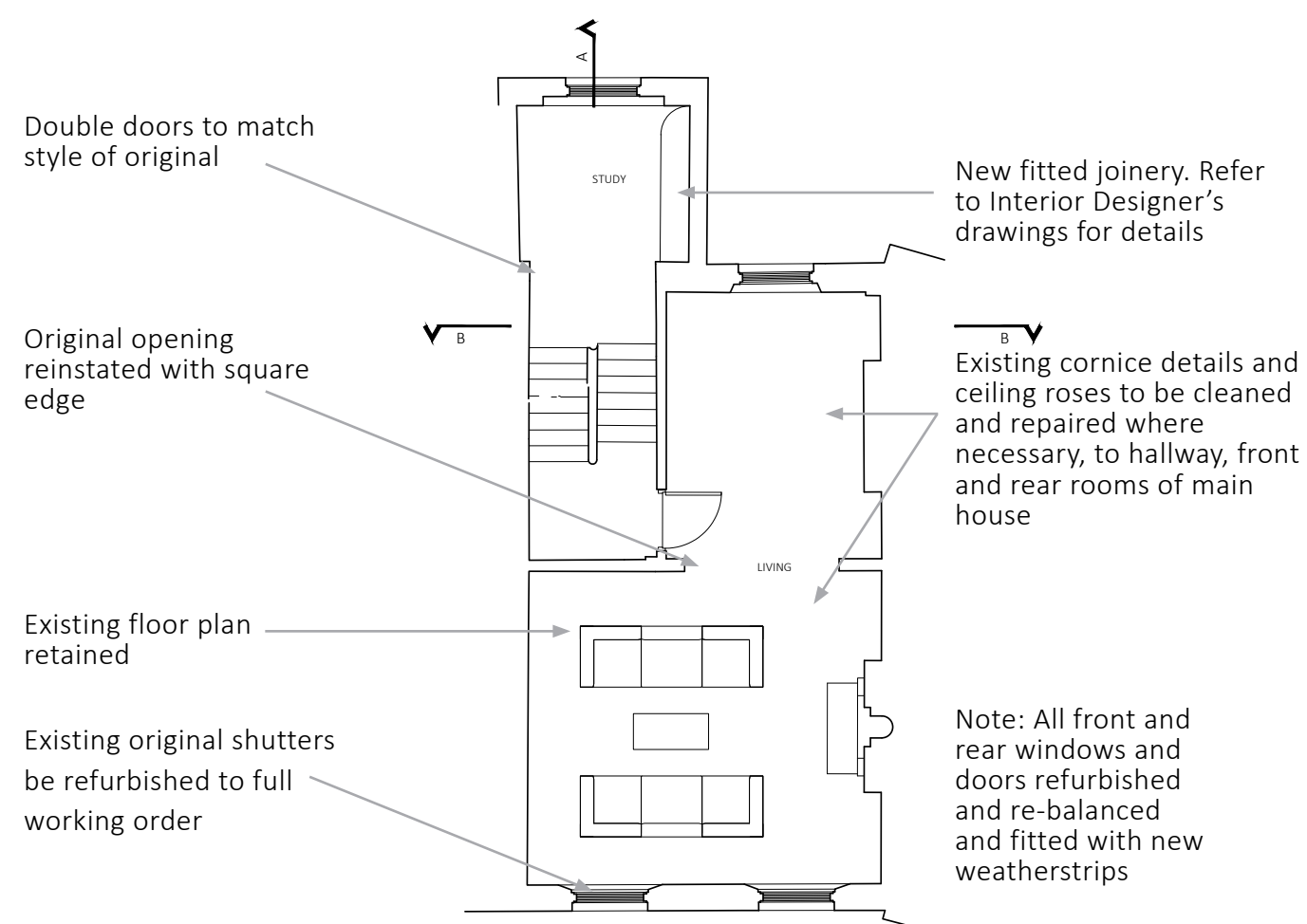
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FIRST FLOOR

EXISTING



PROPOSED



 Demolition

4.4 PROPOSALS & ASSESSMENT IMPACT

4.4. Second Floor

Proposals

The existing second floor has undergone changes over time which have eroded the original floor plan and much of the architectural cornice details, ceiling roses and traditional skirting boards.

The previous addition of the third floor has resulted in a tight, winding non-original stair access through a non-original door which is not in keeping with the character of the building or original stair at the lower levels.

The proposal seeks to replace the winding stair with a new stair to match the original stair present at the lower levels of the building. The continuation of the existing stair up to the third floor restores the original architectural character of the stair, contributing to the historic fabric of the existing original building.

The new stair informs more proportional room sizes by way of reinstating the spine wall to the master bedroom and reconfiguring the bathroom and rear bedroom to allow for a new bathroom and dressing room layout which is more in keeping with the original plan form.

The existing bedrooms and stairwell have lost much of their original cornice detailing with the more recent unsympathetic built-in joinery items. The proposal seeks to remove the non-original joinery items and contemporary cork clad bathroom and reinstate more traditional cornice details.

The proposal seeks to reinstate the original timber panelled door and architrave to match existing to the bedroom and new 110mm high skirting with half pencil bead to match original skirting found beneath window.

Externally, the existing non-original timber trellis is insecure and unsafe. The proposed round bar metal balusters and half-round top rail with supporting metal posts are a light subservient addition to the second floor.

The roof over the rear closet wing is flat with a ceramic tiled finish. It is proposed that the tiles are carefully lifted and the falls adjusted on top of the asphalt before being re-tiled to adequate falls.

Impact

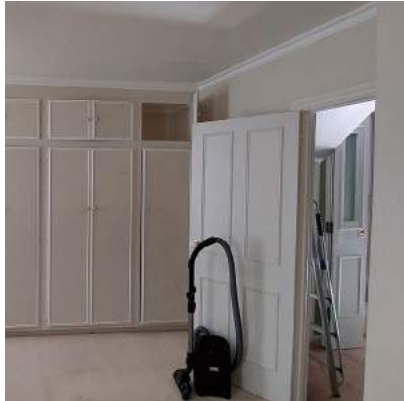
The proposals would have a positive impact on the building’s significance by way of internal reconfigurations which are closer to the original plan form and reinstates lost historic details. The proposal would improve an appreciation of the building.



Front bedroom



Bedroom joinery



Non-original timber trellis and tiled roof



Non-original cork bath room



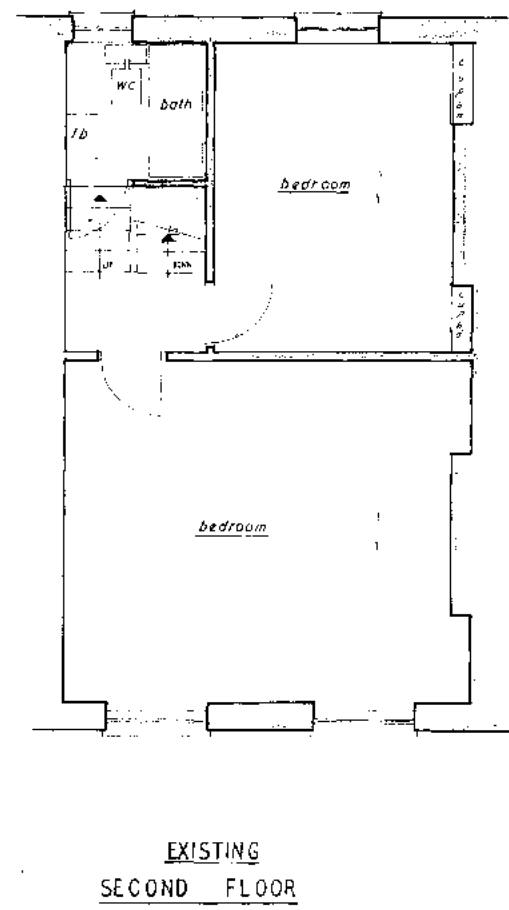
Non-original winding stair to newer third floor



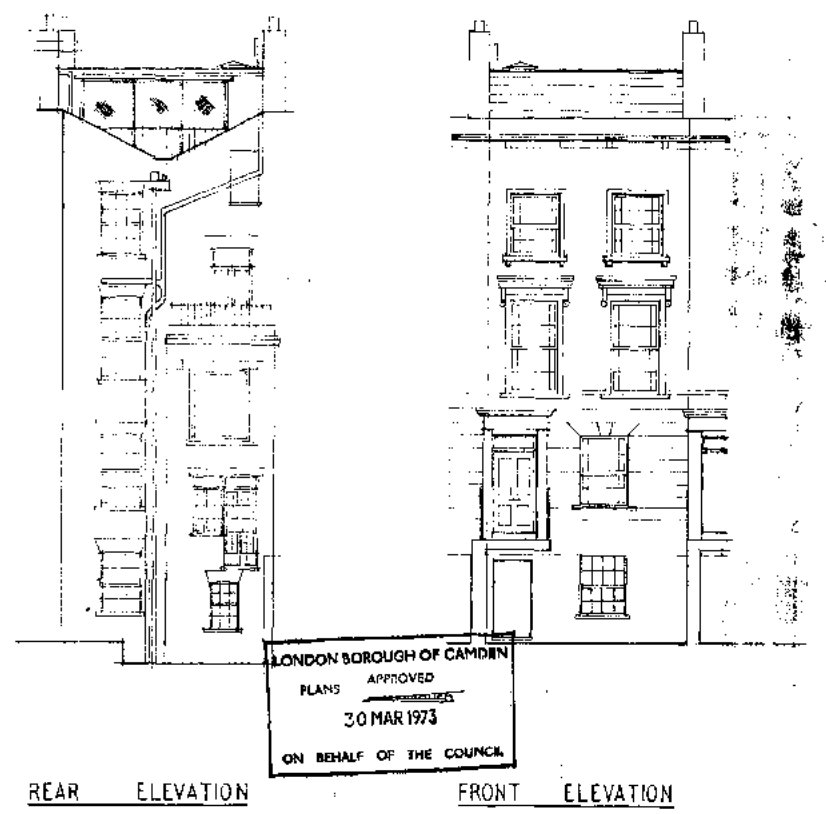
New original winding stair to newer third floor

ORIGINAL PLAN FORM AND ELEVATIONS
FROM 1973 PLANNING APPLICATION

SECOND FLOOR PLAN 1973



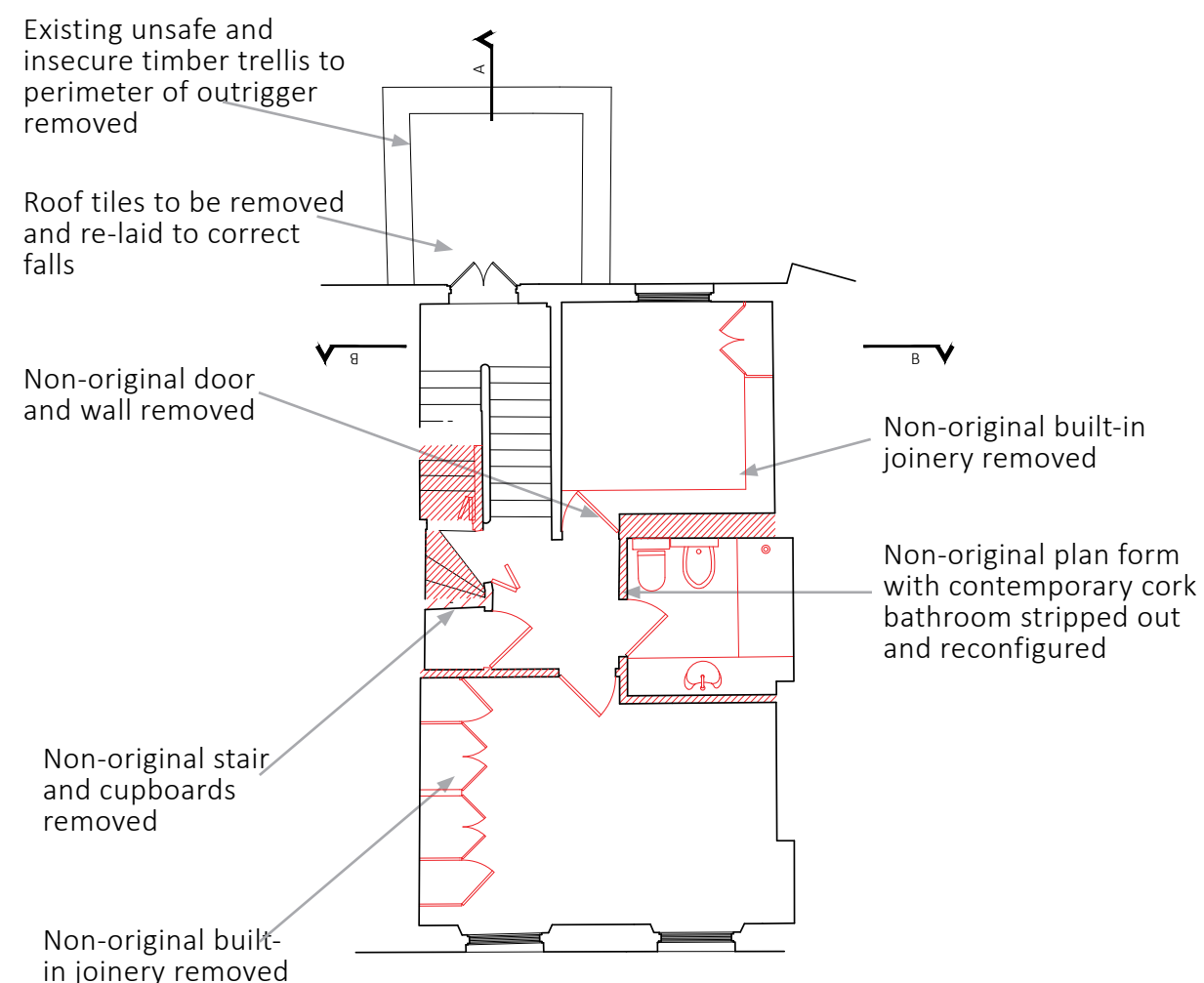
REAR ELEVATION 1973 FRONT ELEVATION 1973



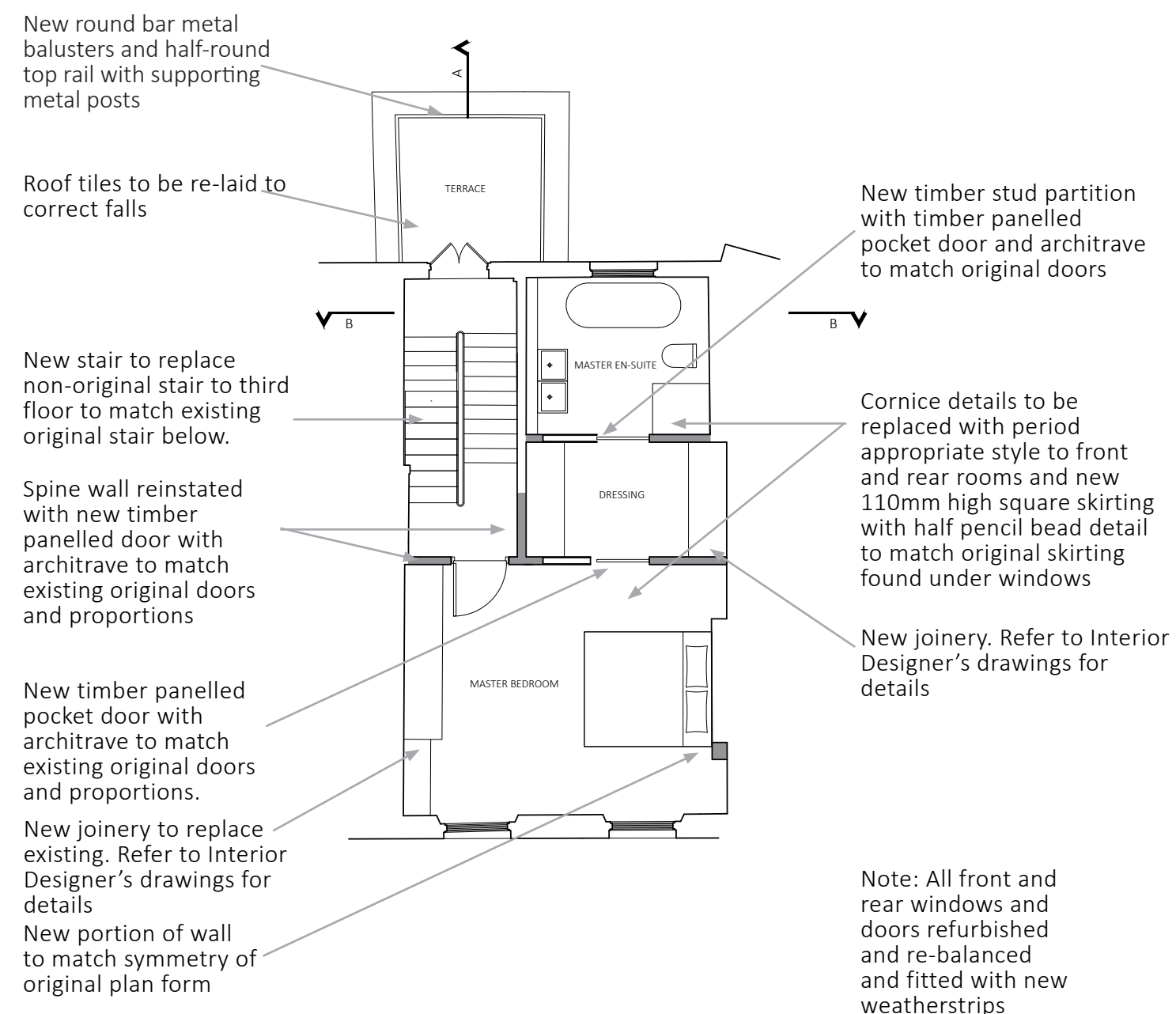
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SECOND FLOOR

EXISTING



PROPOSED



4.5 PROPOSALS & ASSESSMENT IMPACT

4.5 Third Floor

Proposals

The third floor is subordinate to the original building which the proposal maintains. The proposed reconfiguration of the non-original third floor addition by way of a new stair to match the original improves the architectural merit of the original stair, improving the integration of the third floor with the rest of the house, also improving the layout to the third floor by way of a larger en-suite and rectangular bedroom plan form to suit the symmetry of the original rooms to the lower levels of the house.

The proposal relocates the entrance to the third floor bedroom from the second floor landing to the third floor. The removal of the door access to the stair between second and third floor opens up the landing to a plan form which is more in keeping with the original building, improving the layout and architectural merit of the second floor and offering a well-proportioned reconfiguration to the third floor.

The proposal replaces the rear triple sliding with an aluminium framed double glazed sliding door to the bedroom and a single double glazed window to the stair. The existing rear fenestration to this level features an unsympathetic concrete lintel above. The new proposed elevation will be built from reclaimed brickwork to match existing, featuring soldier course brick lintels above the new fenestration (in pistol bricks with steel lintel behind). The proposed fenestrations are sympathetic to the lower levels, in keeping with the original proportions and symmetry of the rear elevation.

The proposed aluminium frame double glazed roof lights flood light down through the main stairwell, accentuating the architectural merit of the otherwise dark stair well.

The small roof terrace should maintain a waterproof condition as existing. The proposal re-routes the downpipe to avoid discharging

on the terrace which in turn reduces risk of potential future impacts to the condition of the terrace.

Impact

The proposals would improve the building’s significance by way of internal reconfigurations to the stair. The third floor adopts the linear proportions of the original plans forms to the lower floors, and improves the appreciation of the building as a whole.



Non-original winding stair to newer third floor



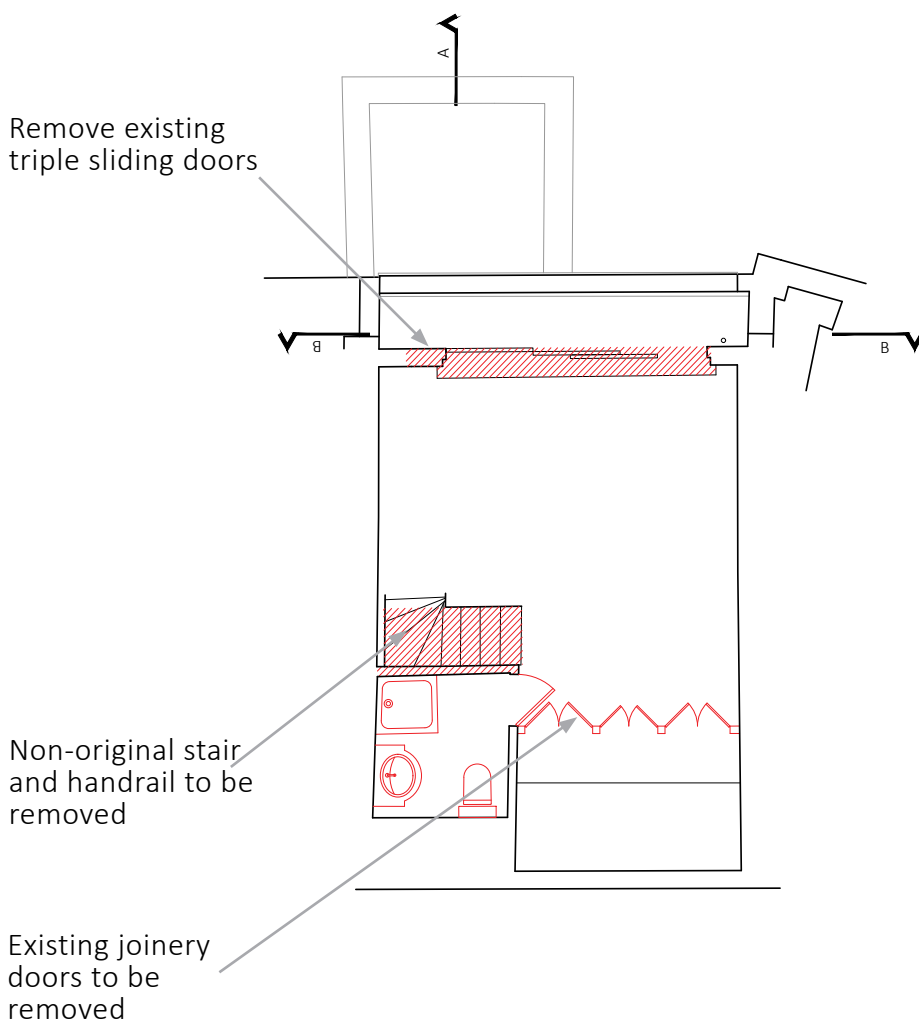
Previous third floor extension



Rear glazed sliding doors and terrace with uPVC downpipes

THIRD FLOOR

EXISTING



Existing stair removed



Proposed stair details to match original stair below



New single double glazed fixed window to stair

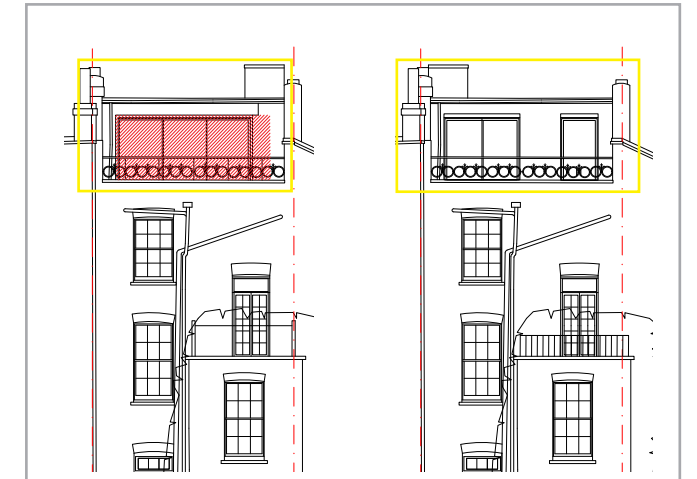
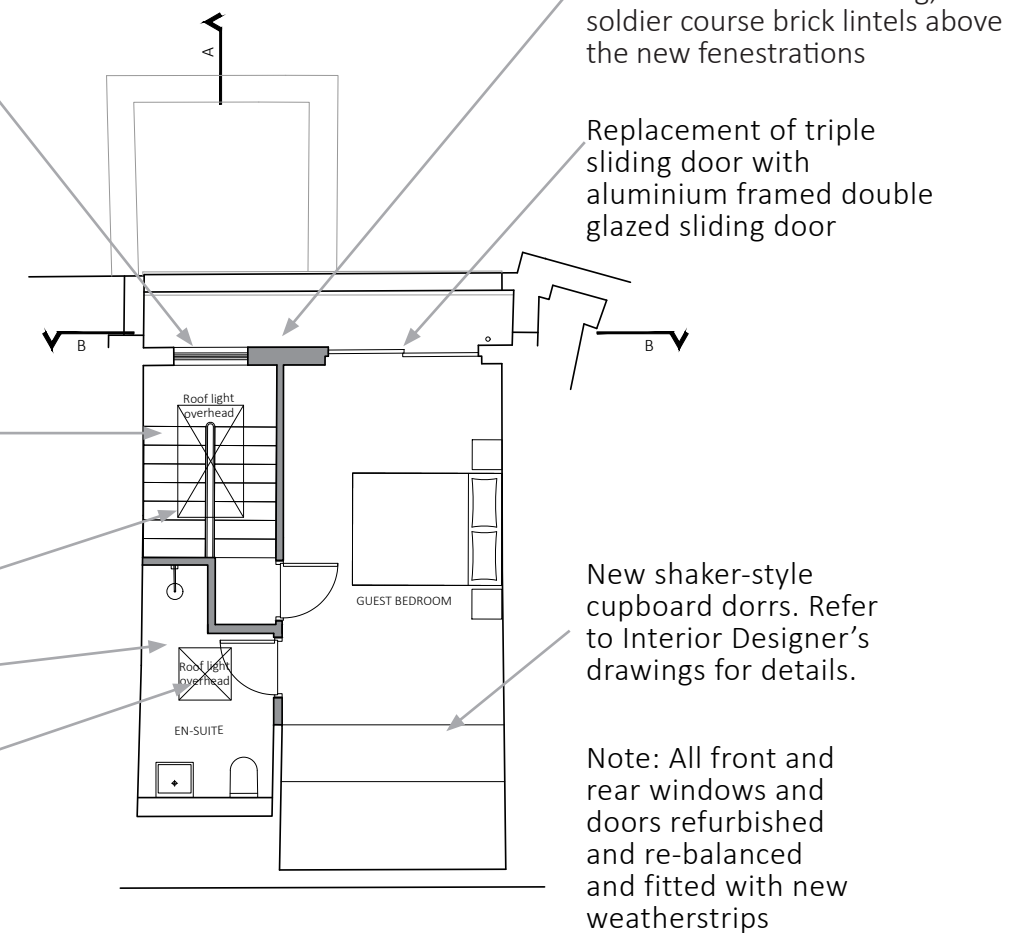
New timber stair to replace non-original stair to third floor with hand and balustrade to match details of stair below

New enlarged aluminium frames double glazed roof light

Enlarged en-suite

New enlarged aluminium framed double glazed roof light

PROPOSED



4.6 PROPOSALS & ASSESSMENT IMPACT

4.6 Roof Plan

Proposals

The existing asphalt roof is heavily weathered according to the Conditions Survey Report with multiple signs of leakage through the asphalt covering, notably at the edge details. The proposal replaces the existing roof with an insulated single ply roof.

The proposal relocates an existing water tank enclosure at roof level to allow the existing 2no. rooflights to be enlarged.

The proposed aluminium frame double glazed roof lights flood light down through the main stairwell, accentuating the architectural merit of the otherwise dark stair well.

The chimney stacks have undergone weathering over time with minor cracking. The proposal repairs and repoints the chimney stacks to match existing.

The front parapet wall is ornately decorated with a bracketed cornice that runs full width but is in poor condition with an inadequate overhang to the coping stones.

The parapet and cornice is to be cleaned, repaired and re-instated where necessary, and loose render is to be removed and cracks to be filled and re-rendered to match existing. The top of the parapet should be capped with lead dressing and coping stone to match existing. The top of the cornice should be similarly capped to match existing.

Impact

The proposals have a positive impact on the fabric of the building and maintain the historic character of the property which result in no visible change at street level.

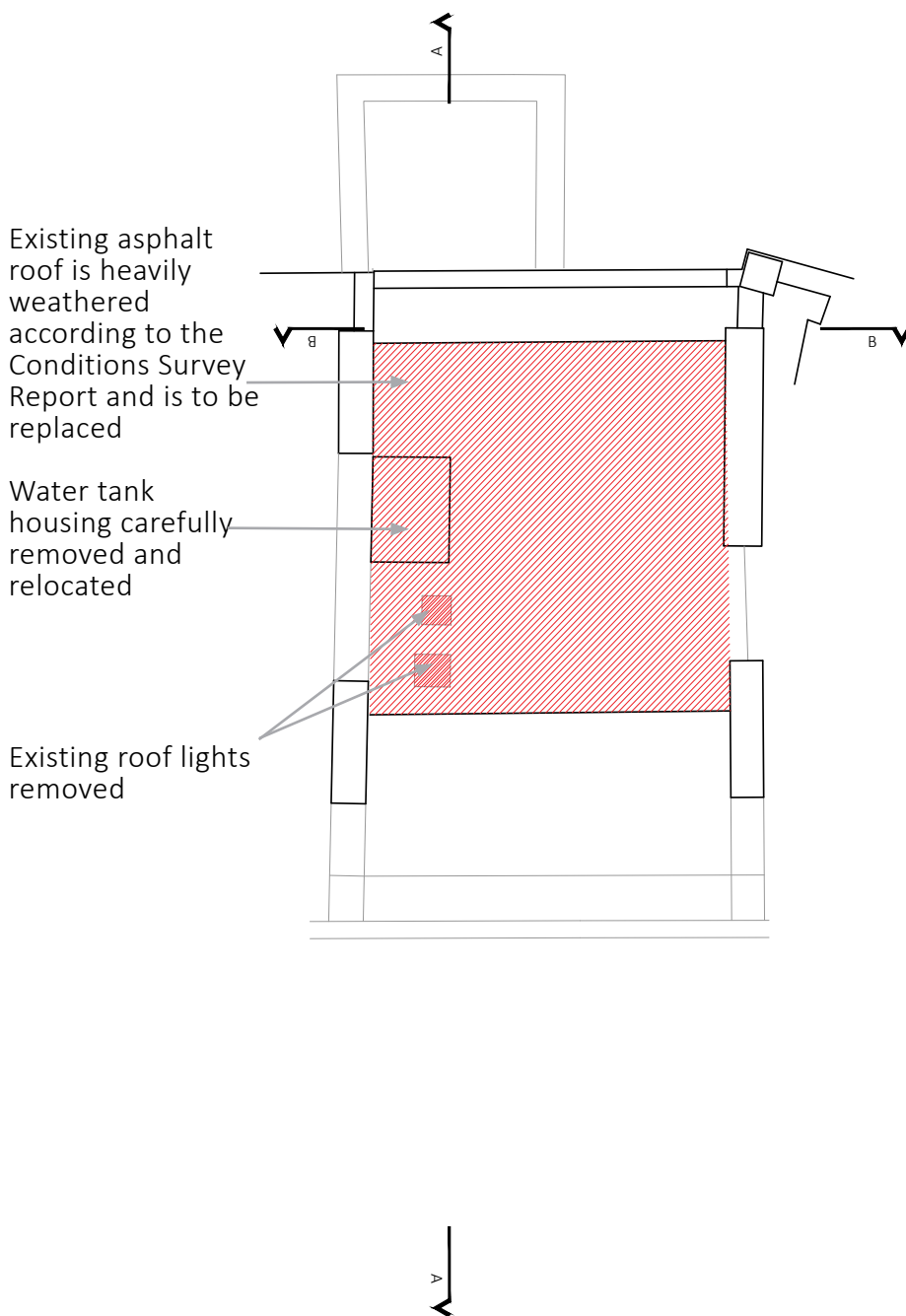


Asphalt roof and edge conditions, and water tank enclosure

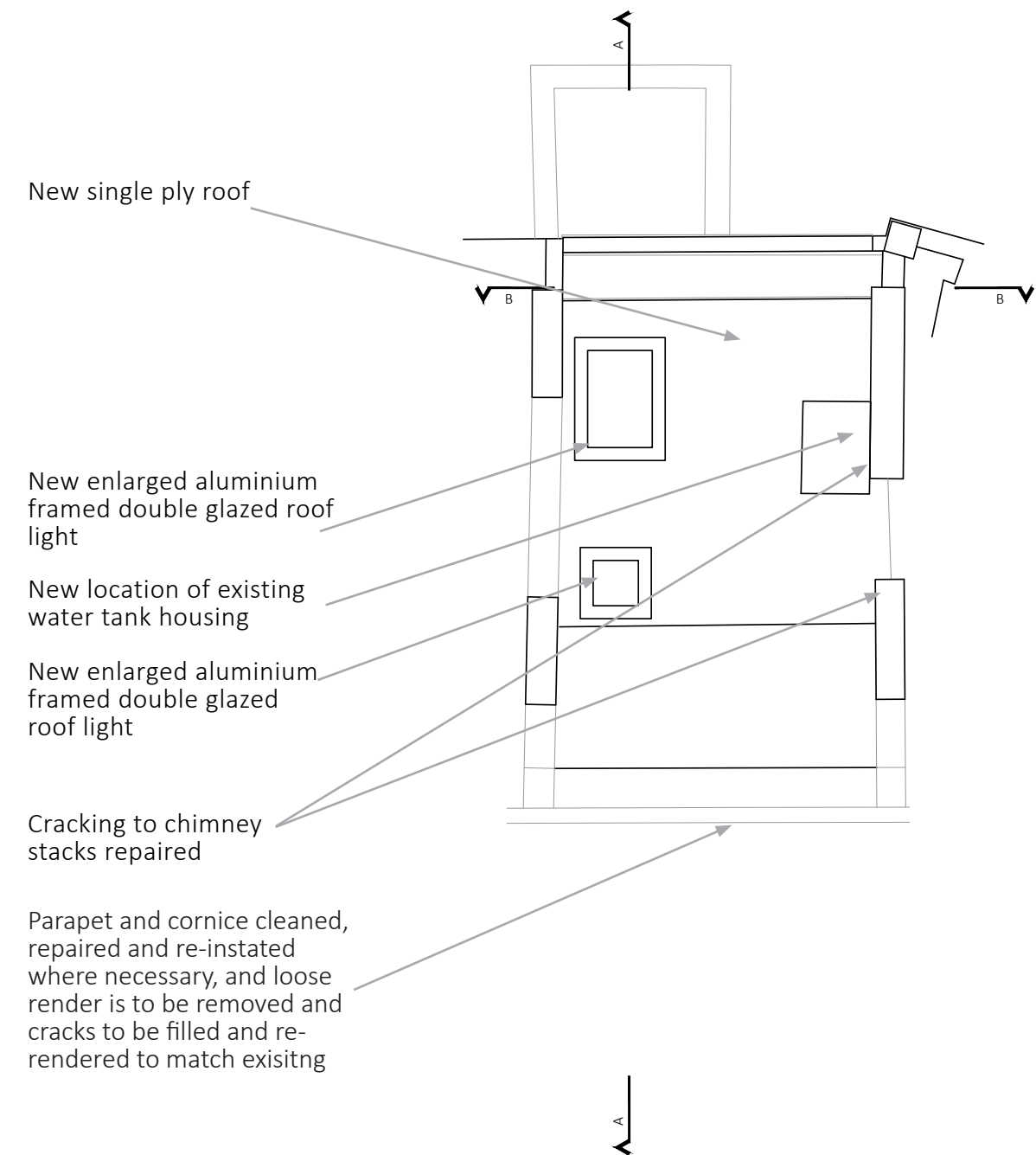
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ROOF PLAN

EXISTING



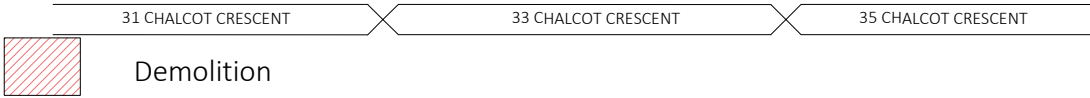
PROPOSED



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FRONT ELEVATION

EXISTING

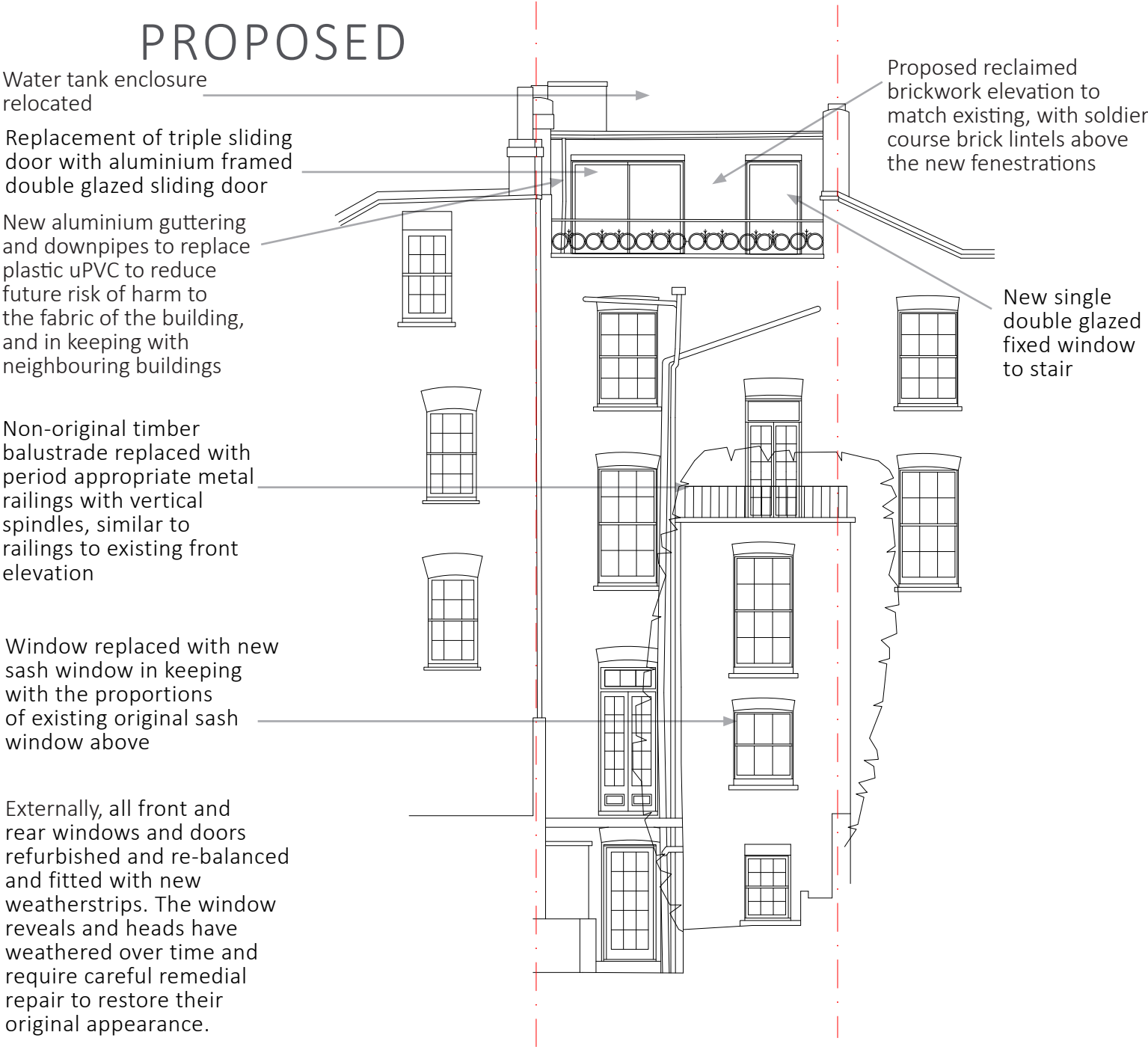
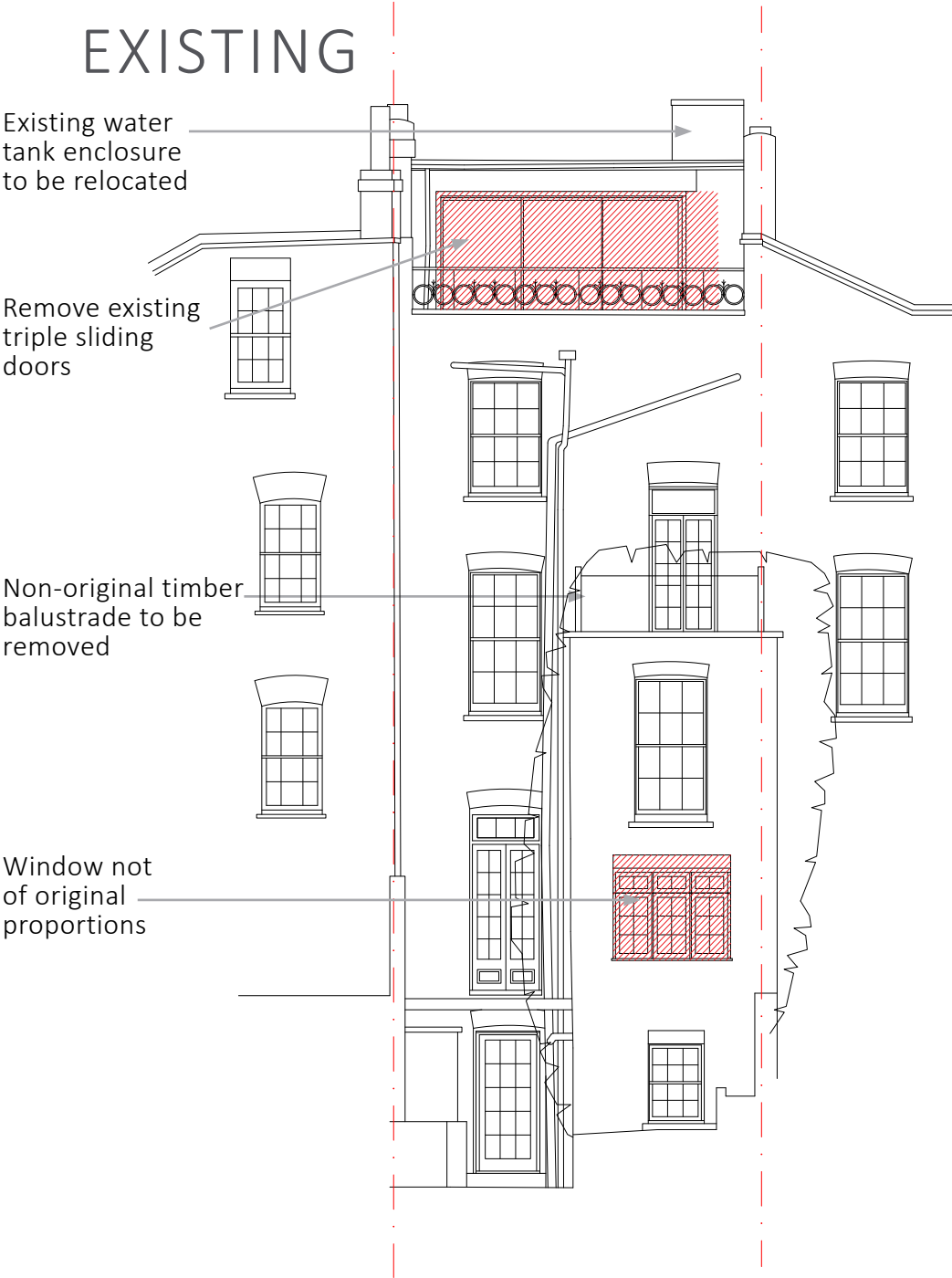


PROPOSED



WE MAKE 33 CHALCOT CRESCENT

REAR ELEVATION



5.0 JUSTIFICATIONS AND CONCLUSION

The proposals would not affect the structural integrity nor the appearance of the listed building and will not have a visual impact from street level.

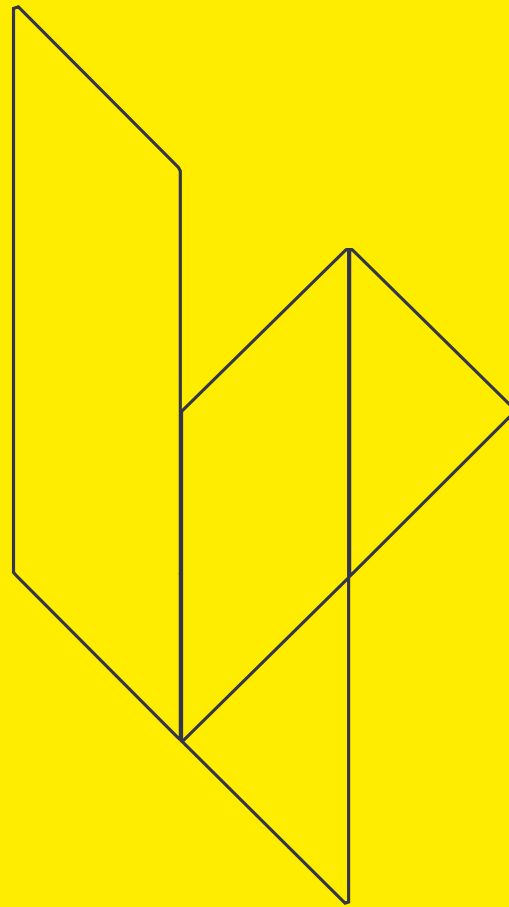
The proposals would improve and accentuate the architectural and historic significance of the building as a whole by reinstating and re-integrating the lower ground floor to the main house, and replacing the stair to the third floor to match the original stair. The continuation of the stair between all levels reinstates the significance of the property as a single dwelling house and helps reinstate the original floor plan to those levels which have been distorted over time with later additions.

This approach will safeguard the special architectural and historic interest of the heritage asset and will not have any impact on the character of the surrounding conservation area, in accordance with the requirement of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and Policy, and DP25 of the London Borough of Camden Local Development Framework.

The proposals are minor in nature and would not cause any harm to the significance of the listed building. The proposals would greatly improve the 'liveability' of the lower ground floor by reinstating as part of the original dwelling house.

The proposals would sustain the significance of the listed building in accordance with paragraph 192 of the National Planning Policy Framework. It is considered that the proposed works would preserve and enhance the special architectural and historic interest of the listed building, in accordance with the statutory duties set out in Sections 16 and 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Camden's Conservation Area Statement: Primrose Hill (2001).

In summary, the proposals will not be harmful to the character and appearance of this Heritage Asset and will not result in any loss of historic fabric. We believe that the proposal enhances and improves the heritage asset and should therefore be considered as being acceptable in both planning and heritage terms.



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