



7 Sharpleshall Street

Design and Access Statement for Variation on 2024/048/P, 2024/1350/L

Agent: Miltiadou Cook Mitzman Architects LLP

Site: 7 Sharpleshall Street, NW1 8YL

*Date of issue 12/12/2024*

## 1.0 INTRODUCTION:

This Design and Access Statement has been prepared in support of a Householder Planning & Listed Building Consent application for 7 Sharpleshall Street, NW1 8YL. An initial application for the general works on the property was approved on the 4th of June for listed building consent and on the 30th of May for planning permission. This subsequent application seeks approval for works identified after the building strip-out, which relate to waterproofing issues and the deterioration of the elements described below.

An exact description and details of the proposed works can be found within the Proposal section below. This document is to be read in conjunction with the following drawings that have been submitted as part of the application:

Existing drawings:

408-DWG-001-Lower Ground Floor Plan-Existing\_ Demolition and Proposed\_P3  
408-DWG-002-Ground Floor Plan-Existing\_ Demolition and Proposed\_P3  
408-DWG-003-First Floor Plan-Existing\_ Demolition and Proposed\_P3  
408-DWG-006-Section AA-Existing\_ Demolition and Proposed\_P3  
408-DWG-011-Elevation 3 (Rear-South)-Existing\_ Demolition and Proposed\_P3  
408-DWG-315-Timber Frame Casement Window Details - Ground Floor\_P1  
408-DWG-316-External Timber Door Details - First Floor Terrace\_P1  
408-DWG-317-Timber Frame Casement Window Details - Lower Ground Floor \_P1  
408-DWG-318-External Timber Door - Lower Ground Floor \_P1

## 2.0 EXISTING:

7 Sharpleshall Street sits within the Primrose Hill Conservation Area of Camden. Is a 4-storey grade II listed building, comprised of brick external walls, timber internal walls and timber butterfly tiled roof.

TQ2784SE SHARPLESHALL STREET 798-1/63/1430 Nos.1-7 (Consecutive) 14/05/74 and attached railings (Formerly Listed as: SHARPLES HALL STREET Nos.1-7 (Consecutive))

## GV II

“Terrace of 7 houses. 1862. For Count Richard Rainshaw, Marquess de Rothwell. Yellow stock brick with stucco ground floors. 3 storeys and semi-basements. 2 windows each. Ground floors originally with shopfronts the panelled pilasters, enriched console bracket stops and fascias with cornices of which survive. Square-headed doorways with overlights and panelled doors. Architraved sashes; 1st floor with console-bracketed cornices, 2nd floor with bracketed sills.

Projecting bracketed cornice with enriched console bracket stops corresponding to those below; blocking course. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with fleur-de-lys and spearhead finials to areas.”

### 3.0 DESCRIPTION OF WORKS

#### 1.Lower Ground Floor-Closet Wing Extension (LG04-Utility):

- Removal of lower ground floor, non-original timber door with single glazed panel
- Replacement with double glazed timber casement window **(W.LGF.03)**.

**Reason for Removal:** The existing timber door has deteriorated and become rotten due to chronic damp exposure, caused by direct contact with the external lightwell area. The door is neither original nor of historical significance. Its location is not important to the overall appearance of the listed building, as it is only visible from the rear lightwell of the lower ground floor.

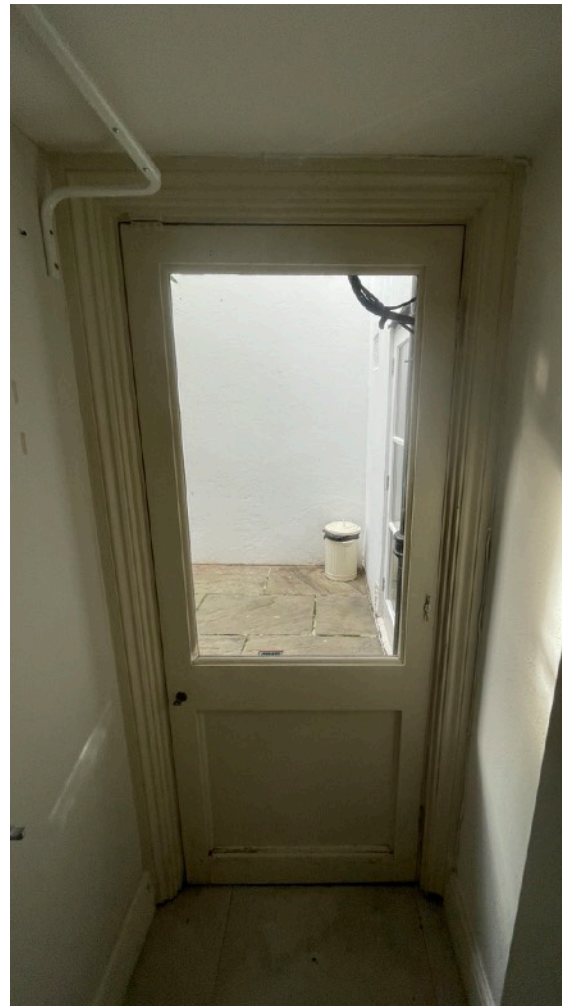
Replacing the door with a window offers a practical solution to avoid direct exposure to the ground and splashing from rainfall. The new casement window will be installed within the existing structural opening, ensuring no loss of the property's historical fabric.

Additionally, the replacement will significantly enhance the security of the property, a matter of critical importance to the clients.

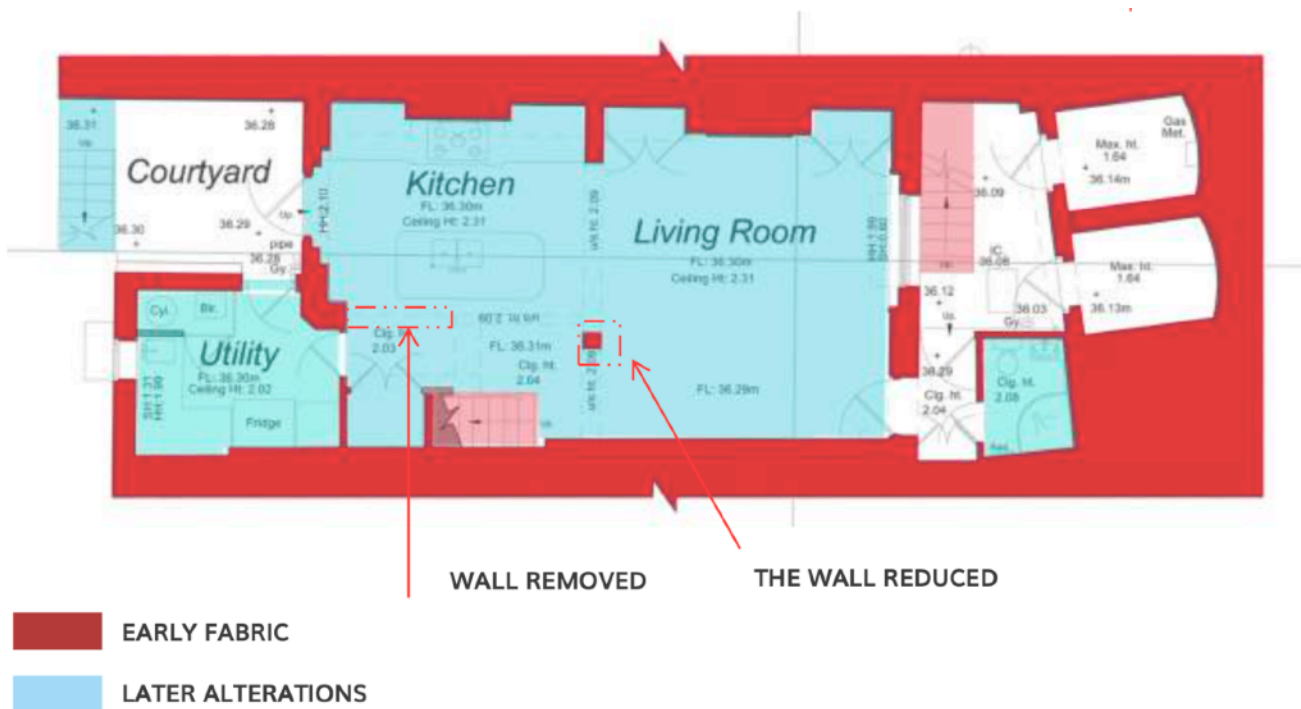




Side Elevation of closet wind: Non-original door to be removed



Internal Door Elevation: Non-original door to be removed

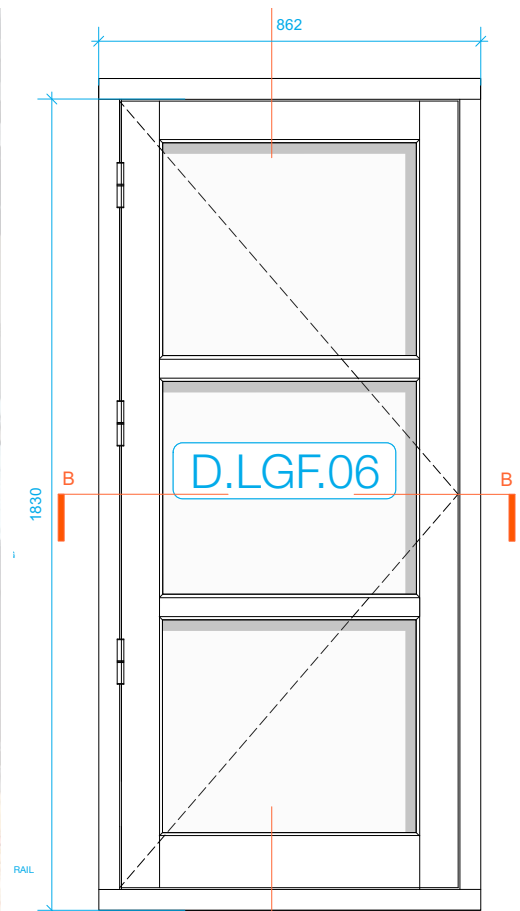


Extract from Heritage Assessment previously submitted: Lower Ground Floor Plan-Utility Room: Non-original timber door to be removed

## 2. Lower Ground Floor-Gym(LGF03-Rear Lightwell):

-Replacement of external timber door with glazed panels with a like for like door with double glazed panels (**D.LGF06**).

**Reason for Replacement:** The door shows signs of rotting and deterioration, which correlates with general dampness issues affecting the lower ground floor. To proceed with waterproofing works and the installation of protective membranes, the door needs to be removed. Given its condition, it makes sense to replace the door with a like-for-like element. No visual alteration or loss of historical fabric will be necessary for the works.



Picture of existing door to be replaced with like for like-External Rear Elevation

Proposed Door Elevation-Extract from 408-DWG-318\_P1



### 3. Ground Floor-Closet Wing Extension (GF-05):

- Removal of non-original single glazed casement timber window.
- Replacement with a double glazed casement timber window (**W.GF.03**).

**Reason for Removal:** The existing timber casement window has sustained damage and developed cracks, which are visible on its sill and frame. This window is a modern addition to the property, installed during the construction of the later closet wing extension and painted black to match the black-painted render of the external wall. The new window will replicate the dimensions and materiality of the original, featuring a timber frame painted white to match the colour of the rest window frames. The



Site Pictures: Existing Casement Window Condition

replacement will consist of a two-panel casement window design to provide easier access and ventilation. The window's location is not significant to the overall appearance of the listed property, as it is situated on the side of the closet wing and is only visible from the lower ground floor lightwell and the garden.

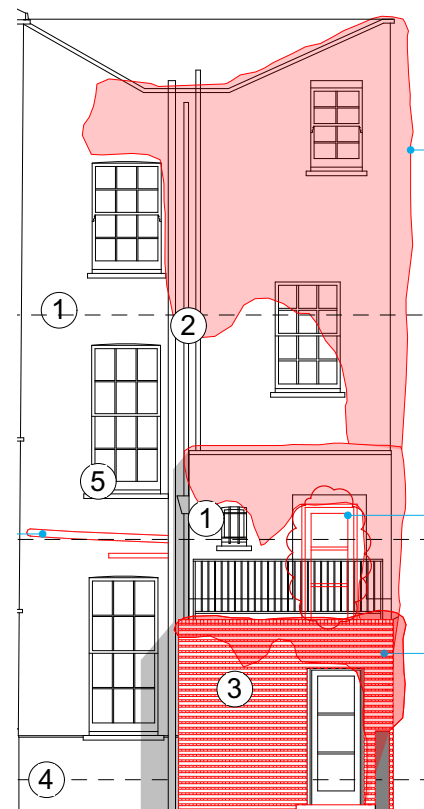
#### 4. First Floor-Closet Wing Extension (101):

- Removal of non-original timber door with single glazed panels.
- Replacement with a timber door with double glazed panels (**D.01F.04**).

**Reason for Removal:** Significant dampness has been observed in the timber roof and terrace of the later addition to the closet wing. To address this issue, the terrace level will be raised slightly to allow for the installation of waterproofing. The door will need to be replaced with a like-for-like design that is slightly shorter (approximately 150mm) to facilitate a redesign of the threshold between the interior and exterior, reducing the risk of rotting caused by direct contact with the ground. The appearance of the rear elevation will remain unaffected, as the parapet of the terrace conceal the bottom of the door and the proposed door will match the appearance and proportions of the existing one. Additionally, the door to be replaced is neither original nor an early feature, so no loss of historical structure will occur.



Internal Elevation of External Work to Terrace: Non-original door to be removed



Rear Elevation: Non-original door to be removed

## **4.0 CONCLUSION:**

The proposed changes to the Closet Wing Extension are designed to align with Camden Council's guidance for listed buildings, ensuring that the building's historical character is preserved while addressing waterproofing and dampness problems.

At the lower ground floor, replacing the non-original timber door with a double-glazed casement window will mitigate chronic damp issues and enhance security without altering the structural opening or impacting the building's historical fabric. Similarly, the external door to the rear lightwell will be replaced with a like-for-like door. On the Ground Floor, replacing the damaged non-original window with a double-glazed timber casement window will improve durability and ventilation while maintaining consistency with the existing design. At the First Floor, a like-for-like replacement of the non-original timber door will facilitate essential waterproofing for the terrace area, preserving the rear elevation's appearance.

All changes respect the listed status of the building, retaining its character and ensuring minimal impact on its historic fabric, in compliance with Camden Council's conservation guidelines.