

PROPOSALS FOR 2 SHARPLESHALL STREET, LONDON, NW1 8YL

Design & Access Statement in support of a
Householder Planning Permission and Listed
Building Consent application

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March 2015

1.0 Introduction

No. 2 Sharpleshall Street is a three-storey Victorian terrace house on the south side of Sharpleshall Street in Primrose Hill.

This statement has been prepared by Chassay + Last Architects in support of a householder planning permission and listed building consent application for the replacement of three external balustrades to the front and rear of the house. The document sets out the nature of the existing site, the proposals and the design rationale for the adopted approach.

2.0 Context

Sharpleshall Street radiates from the local high street at the north end of Regent's Park Road. Sharpleshall Street is a wide road, lined with London plane and cherry trees.

The 20th century building occupied by no. 11 to 16 Sharpleshall Street and the library directly opposite the property are not listed and are one of a few buildings not noted for making a positive contribution in the Conservation Area document.

The colourful stucco terraces to the south of the property, along Rothwell Street, Chalcot Crescent and Chalcot Square are Grade II listed. These buildings form a homogenous late-19th century character that is distinct to the Primrose Hill area.

3.0 The Existing Building

The property was built as a terrace of seven houses in 1862.

The mid-19th century building is characterised by yellow stock brick with stucco finish on the ground floor.

No. 2 Sharpleshall Street, along with the rest of the terrace is Grade II listed.

Unusually, the three-storey plus semi-basement terrace originally contained shops at ground floor level. The panelled pilasters, enriched console bracket stops and fascias with cornices are surviving elements of the original shop fronts.

Currently, the application site is occupied as a single dwelling house.

For a detailed description of the building, refer to the Listing for no. 1-7 Sharpleshall Street in appendix 1.2.

4.0 The Proposal

The proposal seeks to replace three external balustrades, two to the rear of the house on the first floor balcony and third floor roof terrace and one to the front light well staircase.

The existing balustrades to the rear first floor balcony and third floor roof terrace are non-original, 1970's black painted steel railings. Similarly the front light well staircase balustrade also has a non-original, 1970's black and white painted timber and steel railing. These balustrades are not the listed railings referred to in the Listing Text in appendix 1.2, which lists the cast iron railings with fleur-de-lys details to the front of the house along Sharpleshall Street.

The height of the balustrades on the rear of the house makes use of the balcony and roof terrace unsafe, especially for children. It is proposed that the original balustrades will be removed and replaced with new raised balustrades to provide a safer environment and to meet current Building Regulation standards. The light well staircase railings to the front of the house are to be replaced to preserve the overall appearance and character of the listed building and conservation area along Sharpleshall Street.

The proposed alterations to the balustrades would not result in loss of the historic fabric or change of appearance to the listed building.

A photographic survey of the surrounding area has established that views from Primrose Mews looking towards the rear of no. 2 Sharpleshall Street and views from Sharpleshall Street to the front of no. 2 Sharpleshall Street would not have a harmful effect on the listed building and conservation area. For street views refer to photos in appendix 1.1.

4.1 Planning History

Planning permission was granted in 1987 for a roof conservatory (app. ref: 8770113)

Planning permission was granted in 2014 for alterations to glazed roof conservatory screens at third floor level and the replacement of internal stairs between second and third (app. ref: 2014/0945/P). Listed Building consent was also granted in 2014 for these alterations (app. ref: 2014/1047/L).

4.2 Access

No changes to the existing external access arrangements are proposed to the listed building.

5.0 Summary

The proposal seeks to improve external protection from falling and will have minimal effect on the overall appearance of the building.

The proposal has been designed to take into account the context of the surrounding buildings and the character of the conservation area.

The proposed minor alterations to the balustrades are in keeping with the existing character of the area, with no visible impact to views from Primrose Mews, Sharpleshall Street or neighbouring properties.

The proposal will be of high architectural quality. The design and materials used ensure the integrity and character of the main building will be preserved.

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APPENDIX

- 1.1 PHOTOGRAPHIC SURVEY**
- 1.2 BRITISH LISTED BUILDING DESCRIPTION**

1.1 PHOTOGRAPHIC SURVEY:



1. View of No.2 front façade and light well staircase from North end of Sharpleshall Street.



2. View of light well staircase from entrance of No 2 looking South along Sharpleshall Street towards Regents Park Road.



3. View of No.2 first floor balcony and third floor roof terrace balustrade from Primrose Mews.

1.2 BRITISH LISTED BUILDING DESCRIPTION:

Numbers 1-7 and Attached Railings

GRADE: II

DATE LISTED: 14 May 1974

ENGLISH HERITAGE BUILDING ID: 477983

OS GRID REFERENCE: TQ2792884046

OS GRID COORDINATES: 527928, 184046

LATITUDE/LONGITUDE: 51.5408, -0.1567

LOCATION:

Primrose Mews, Camden Town, Greater London NW1 8YL

LOCALITY: Camden

LOCAL AUTHORITY: Camden Borough Council

COUNTY: Greater London

COUNTRY: England

POSTCODE: NW1 8YL

Listing Text:

Camden

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

Listing NGR: TQ2792884046

This text is a legacy record and has not been updated since the building was originally listed. Details of the building may have changed in the intervening time. You should not rely on this listing as an accurate description of the building.

Source: English Heritage

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