

Historic Impact Assessment

Alterations repairs to improve fire separation:
7 Windmill Street, London W1T 2JD

Document Ref: 185-D01-180806-HIA: Historic Impact Assessment
August 2018



Fig 1 Street View: 7 Windmill Street

Project Details:

Site Address:

7 Windmill Street,
London
W1T 2JD

Applicant:

Wanderslore Limited
c/o MSA Ltd
70 Hatton Garden
London
EC1N 8JT

Agent:

Matthew Springett Associates Ltd.
70 Hatton Garden
London
EC1N 8JT

This document is to be read in conjunction with the following drawings and documents submitted as part of the application (and added in appendix to the rear of this document for further information):

MSA Drawings:

185-100	Site Location Plan	1:1250	A3
185-200	Existing Basement and Ground Floor Plan with ceiling details	1:50	A1
185-201	Existing Second and Third Floor Plan with detailed section.	1:50	A1
185-210	Proposed Basement and Ground Floor Plan with ceiling details	1:50	A1
185-211	Proposed Second and Third Floor Plan with detailed section.	1:50	A1

Other Supporting Documents:

MSA

185-D01-180803-DAS: Design and Access Statement

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- **Introduction**

This Historic Impact Assessment has been completed as part of the listed building application for alteration to 7 Windmill Street and should be read in conjunction with the Design and Access Statement 185-D01-180803-DIA: Design and Access Statement.

- **Camden Historic Impact Assessment**

Details about the character and architectural/historical interest of the associated property or structure:

The Historic England listing describes the property as follows:

“CAMDEN, TQ2981NE WINDMILL STREET 798-1/99/1730 (South side) 12/11/90 Nos.7 AND 8, II

Pair of terraced houses with later shops. Late C18. Yellow stock brick with red brick dressings. 4 storeys. 2 windows each. C20 shopfronts; upper floors with gauged red brick flat arches to recessed sashes and casements. Modillion cornice at 3rd floor level. 3rd floor partly refronted, with parapet. INTERIORS: No.7 retains original room plan to 1st floor and some panelling; 1st floor front room with plain grey marble fireplace. No.8 retains original room plan to 1st and 2nd floors and some panelling.”

An explanation of the principles behind and the justification for the proposed development:

The property owner is required to improve the fire separation and compartmentalisation of the commercial and residential units. The proposed alterations are at the direction of the Camden HMO licencing to provide 60 minute fire separation between the commercial units in the basement and ground floor, and the residential units on the first, second and third floor.

The ground and basement have historically been fitted out as a shop which has removed or concealed all of the original historic features. The proposed alterations will therefore not negatively affect any features and the building will have the same appearance as it does currently.

The second and third floor residential unit has been modified to provide a single residence and the original plan layout has been altered. The proposal will introduce a partition in line with the original plan layout. The modern structural opening between the original staircase and living area poses a potential health and safety fire risk for the occupants and therefore needs to provide additional separation.

Details of the expected impact that the proposed development will have on the special interest of the listed building or structure and its setting (and adjacent listed buildings):

The proposed alterations will not alter the special interest of the property. The listing details the front façade and the interior of the first floor which retains some of the original wooden panelling and original room plans.

As the ground floor and basement do not show any details of special interest, and the proposal is replicating the existing construction, it is believed the alterations will not have any noticeable impact on the building.

The ceiling around the ground floor front windows has been stepped in to maintain the operation of the front top casement window without clashing. The proposed ceiling work will not alter the performance of these windows and they will be maintained in operation.

The second floor flat has been historically modified and most of the historic features have been removed. The structural opening has a modern timber frame and surround and no adjacent ceiling cornices. The proposed partition will be fitted within the existing opening and will not affect any of the surrounding walls or ceilings.

An outline of the steps taken to avoid or minimise any adverse impacts on the significance of the building:

The proposed alterations will not change or alter any of the historic features.

The proposed alterations to the layout of the building will help re-establish the historic plan layout of the building.

An explanation of the sources considered and the expertise consulted in the formulation of the associated application:

The proposal has been put together with consideration to the original features, layout and uses of the property while improving the performance and safety for the occupants.

- **Schedule of Works**

To be read in conjunction with submitted annotated drawings for further details. The following schedule gives details of proposed works to 7 Windmill Street on a floor by floor basis.

1. Basement

- 1.1. Ceiling fire separation

- 1.1.1. The existing plasterboard ceilings will be fully over boarded and enclosed with an additional layer of plasterboard to provide 60 minutes fire resistance.

- 1.2. Doors

- 1.2.1. Replace DR.B1 with a FD60 fire door. The existing door is a non-original hollow blank door. The replacement door will appear the same but will provide 60minute fire compartmentalisation from the basement.

2. Ground Floor

- 2.1. Ceiling fire separation

- 2.1.1. The existing plasterboard ceilings will be fully over boarded and enclosed with an additional layer of plasterboard to provide 60 minutes fire resistance.

3. First Floor

- 3.1. No proposed alterations

4. Second Floor

- 4.1. Install a glazed partition between the staircase and living area along line of historic wall to provide internal separation between rooms. Partition to be formed of solid door to match the existing adjacent DR.22 and a glazed panel.