

## DESIGN AND ACCESS STATEMENT

INTERIOR REFURBISHMENT AND ALTERATIONS TO THE FRONT LIGHTWELL AND REAR FENESTRATION AT NUMBER 6 SHARPLESHALL STREET, PRIMROSE HILL, LONDON, NW1 8YL



Number 6 Sharpleshall Street and the Listed Terrace of matching houses as viewed from Chalcot Square.

Information and documentation in support of an application for Full Planning Permission and Listed Building Consent for works including the careful repair, maintenance and associated renovation of the existing house, and interior and exterior alterations including a basement level entrance door beneath the front entrance bridge and sensitive changes to the existing rear fenestration to Number 6 Sharpleshall Street located in the Primrose Hill Conservation Area, London.

### 6 SHARPLESHALL STREET REFURBISHMENT & RENOVATION:

1 - Introduction	Page 4
2 - Context, Site Analysis & Heritage Assessment	Page 5
- Site Context	
- Heritage Assessment & Historic Building Appraisal	
- Assessment of Significance	
3 - Proposed Alterations	Page 8
- Alterations to the Existing Listed Building	
4 - Basement Level:	Page 9
- Interior Works at Basement Level	
- Exterior Works to the Front Lightwell	
- Rear Elevation Fenestration at Basement Level	
- Exterior Works and Alterations to the Rear Garden Landscaping	
5 - Ground Floor Level:	Page 10
- Interior Works at Ground Floor Level	
- Front Railings & Paving	
- Front Elevation & Existing Fenestration at Ground Floor Level	
- Rear Elevation & Existing Fenestration at Ground Floor Level	
6 - First Floor Level:	Page 12
- Interior Works at First Floor & Half Landing Levels	
- Front Elevation & Existing Fenestration at First Floor Level	
- Rear Elevation & Existing Fenestration at Ground Floor Level	
7 - Second Floor Level:	Page 12
- Interior Works at Second Floor & Mezzanine Level	
- Works to the Front Elevation & Existing Fenestration at Second Floor Level	
- Rear Elevation & Existing Fenestration at Second Floor Level	
8 - Roof Level:	Page 13
- Works to the Existing Roof	
9 - Structural Methodology (Mitigating Impact to the Listed Building)	Page 13
10 - Glazing Strategy	Page 14
11 - Pre-Planning Advice	Page 15
12 - Sustainability & Ecological Impact	Page 24
13 - Bins and Recycling	Page 24
14 - Parking and Public Transport	Page 24

Continued Overleaf



15 - Planning Policy Review	Page 25
16 - Relevant Applications - Planning Approval & Listed Building Consent	Page 26
17 - Conclusions	Page 27
18 - Supporting Drawings	Page 28
19 - Gazetteer of Key Interior and Exterior Spaces and Views	Page 30







### 1. Introduction

This Design and Access Statement has been prepared in accordance with the guidelines set out in the Commission for Architecture and the Built Environment (CABE's) Design and Access Statements (2006) and the criteria outlined in the 'Historic Environment Good Practice Advice' suite of documents (2015), as issued by Historic England with reference to the National Planning Policy Framework (NPPF) and related guidance given in the Good Practice Advice notes 1, 2, 3 and Advice Note 2.

This document accompanies an application for Full Planning Permission and Listed Building Consent for alterations to the existing house at Number 6 Sharpleshall Street, and follows comprehensive Pre-Application Advice feedback from the Principal Conservation Officer for the London Borough of Camden. This document is supported by a full Statement of Significance authored by CGMS Heritage Consultants and ongoing input and documentation regarding structural repairs and works to the historic building provided by specialist heritage engineers CTP Consulting Engineers. A summary of the proposed works includes:

Generally: Repair, maintenance and surface redecoration to the interior of the entire house; careful restoration of the front elevation and front lightwell including new York stone paving; restoration and new paint finish to the existing stucco detailing, iron railings and front entrance door; traditional style exterior light beside the front door; careful repointing to existing brickwork using lime mortar; new single glazed timber door and under bridge infill to basement level lightwell; new timber doors to coal cellars; repairs to the existing slate roof and reinstatement of slate tiles to match the original where replaced with modern felt/fibre tiles; 2no. new double glazed heritage rooflights and necessary repairs to the timber roof structure.

To the rear: Excavation to the garden to retain and enlarge the existing courtyard garden with new steps and heritage metal railings; new York stone paving to rear garden; new Crittall style double glazed metal doors to the basement level rear bedroom window opening, closet wing utility room existing door opening and ground floor garden room (currently a bathroom); new double glazed picture window to the

ground floor side elevation of the closet wing; new single glazed traditional timber door to the existing Ground Floor half landing balcony; remedial work to the existing closet wing brickwork; new heritage iron railings to the existing balcony; repointing to rear elevation.

## 2. Context, Site Analysis & Heritage Assessment

**Please refer to the BUILT HERITAGE STATEMENT authored by CGMS for full Architectural and Historical Appraisal**

### Site Context

The subject site is located at the south end of Sharpleshall Street between Regent's Park Road and Chalcot Square in the heart of Primrose Hill. Number 6 is one of a cohesive terrace of 7no. mid Victorian brick town houses, with iron railings and stucco detailing to window surrounds, parapets and banding, and painted render to basement and ground floor elevations. The houses are set behind deep lightwells with concrete steps down and from the pavement and bridge access to the ground floor front entrance doors. The basement and ground floor rooms have large sash windows, plain in design and in contrast to the stucco decoration to the upper storey windows. It is speculated in the Listing notes that the houses were originally designed as a terrace of shops and altered during construction to form domestic houses; thus explaining the unusual proportions of the fenestration to the lower floors and large decorative stucco scrolls and dividing panels between each house at ground floor pavement level.

Sharpleshall Street forms a crescent of generally well preserved London stock brick houses, with the exception of the Primrose Hill Library constructed opposite the subject site as post war infill following bomb damage. It is understood that a direct hit caused major damage throughout this section of the street. Although the library building is different in character to the surrounding houses, it is a significant building and is recognised as part of the identity of the locality. The front elevation of the house and terrace is visible from Chalcot Square and Regent's Park Road, and the upper section of the rear elevation can be glimpsed between the gap in the terraces at the junction between Rothwell Street and Chalcot Crescent. Primrose Mews is a gated private mews road running directly behind the line of rear gardens. The rear elevations of the terrace at basement and ground floor level are not visible from the mews due to the high garden wall.

### Heritage Assessment & Historic Building Appraisal

The entire terrace of 7no. houses is Grade II Listed, and mentioned in the Primrose Hill Coservation Area Statement as making a positive contribution to the character of the street scene and Conservation Area. The houses are largely well maintained to the front elevations, however have been variously altered internally, at roof level behind the raised parapets, and to the rear. The front elevations and railings are noted as making a positive contribution to the character of the Conservation Area. The lower storey rear elevations to the subject property and neighbouring houses are entirely hidden from view from facing properties, and largely hidden between each of the 7no. houses due to the stepped closet wing rear extensions. All 7no. houses have small balconies at first floor half landing level to the roof of the closet wing ground floor rooms.



Existing front and rear elevations to Number 6 Sharpleshall Street.

To the interior, Number 6 has been substantially reconfigured and changed over time, and after many years of neglect is currently in need of structural repair to the roof and closet wing, and complete refurbishment throughout. There are layers of alterations, mending and retrofitted plumbing, wiring and partitioning which detract from the original form of the house, however the proportions of the key spaces at ground and first floor level are largely intact. Equally the staircase is in need of repair and refurbishment but retains the original handrail and semi circular detailing to the half landing turns.

With regard to decorative detailing, elements of the original plasterwork architraves and skirting boards survive in good condition, particularly to the ground and first floor reception rooms and hallway. Original fire place surrounds throughout the house have been either altered or removed and boarded over. The ground floor front reception room fireplace remains largely as original, with only decorative elements removed. The interior is not described in the Listing notes except to say that it has not been inspected.

The front elevation sash windows are a significant feature to the house, giving scale to the main reception rooms, and offering views out to Chalcot Square and Regent's Park Road. The glass is not original, possibly due to bomb damage, however the frames are well proportioned despite being in need of repair and maintenance. Internally the original shutters are in good condition at ground floor level and removed at basement level. At first and second floor levels the original recessed design of the windows did not include shutters. The panelled bay form of the principle windows is an important feature and largely still intact. To the rear rooms

the original sash windows are well proportioned and largely intact; to the closet wing windows are a mix of traditional sash windows and modern casements, with a glazed door and window to the closet wing basement, original sash window in poor state of repair to the ground floor bathroom and modern glazed door to the first floor balcony.

The small rear garden steps up from basement level and is framed on three sides by high brick walls to neighbouring properties with timber trellis above. There are no significant trees to the garden or in the immediate vicinity.

### Assessment of Significance

The house is Grade II Listed and mentioned in the Primrose Hill Conservation Area Statement as making a positive contribution to the character of the Conservation Area. The key areas of significance are the front elevation, the place the house takes within the terrace of 7no. matching houses, and the role that the material detailing, fenestration and metal railings of each property form a cohesive whole.

List entry Number: 1378649

Name: NUMBERS 1-7 AND ATTACHED RAILINGS

Grade: II

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))

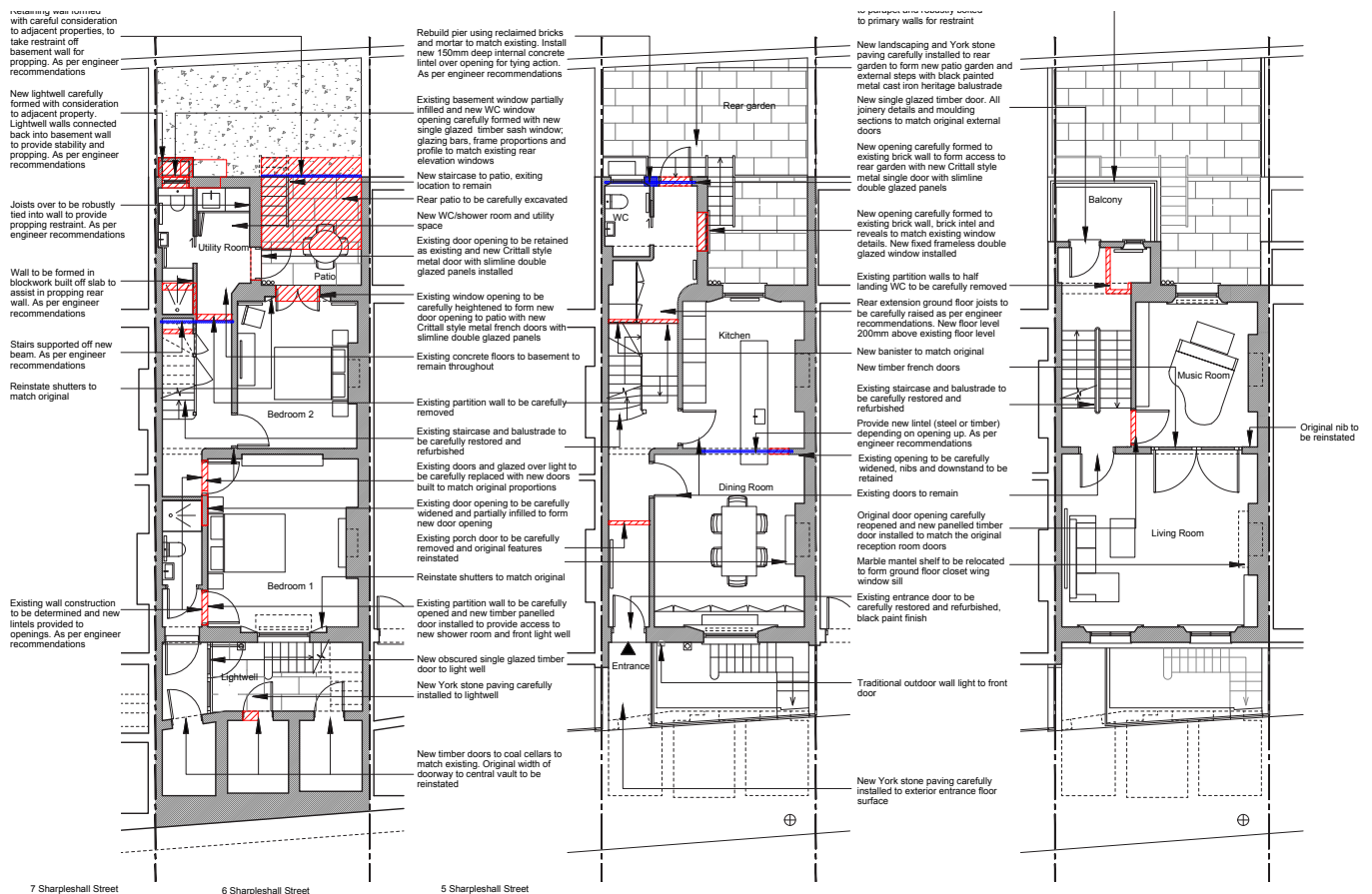
*Terrace of 7 houses. 1862. For Count Richard Rainshaw, Marquess de Rothwell. Yellow stock brick with stucco ground floors. 3 storeys and semi-basements. 2 windows each. Ground floors originally with shopfronts the panelled pilasters, enriched console bracket stops and fascias with cornices of which 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.*

### Conservation Area Statement:

#### Primrose Hill Conservation Area: Sub Area 3 - Regent's Park Road North

*Sharpleshall Street radiates from the commercial part of Regent's Park Road and curves at its east end to meet Chalcot Square. This is fairly wide road with a number of street trees, including large London Planes on the north side and smaller cherry trees on the south side.*

*On the south side of Sharpleshall Street is a terrace of mid 19th century houses with stucco ground floors and lightwells with railings. On the north side of the road is a 20th century library building and a group of late Victorian polychrome five storey brick buildings that occupy the east side of this block and form an almost symmetrical composition focusing on Chalcot Square and stretching around to Berkley Road.*



Basement, Ground and First Floor Plans showing proposed alterations and structural works.

### 3. Proposed Alterations

#### Alterations to the Existing Listed Building

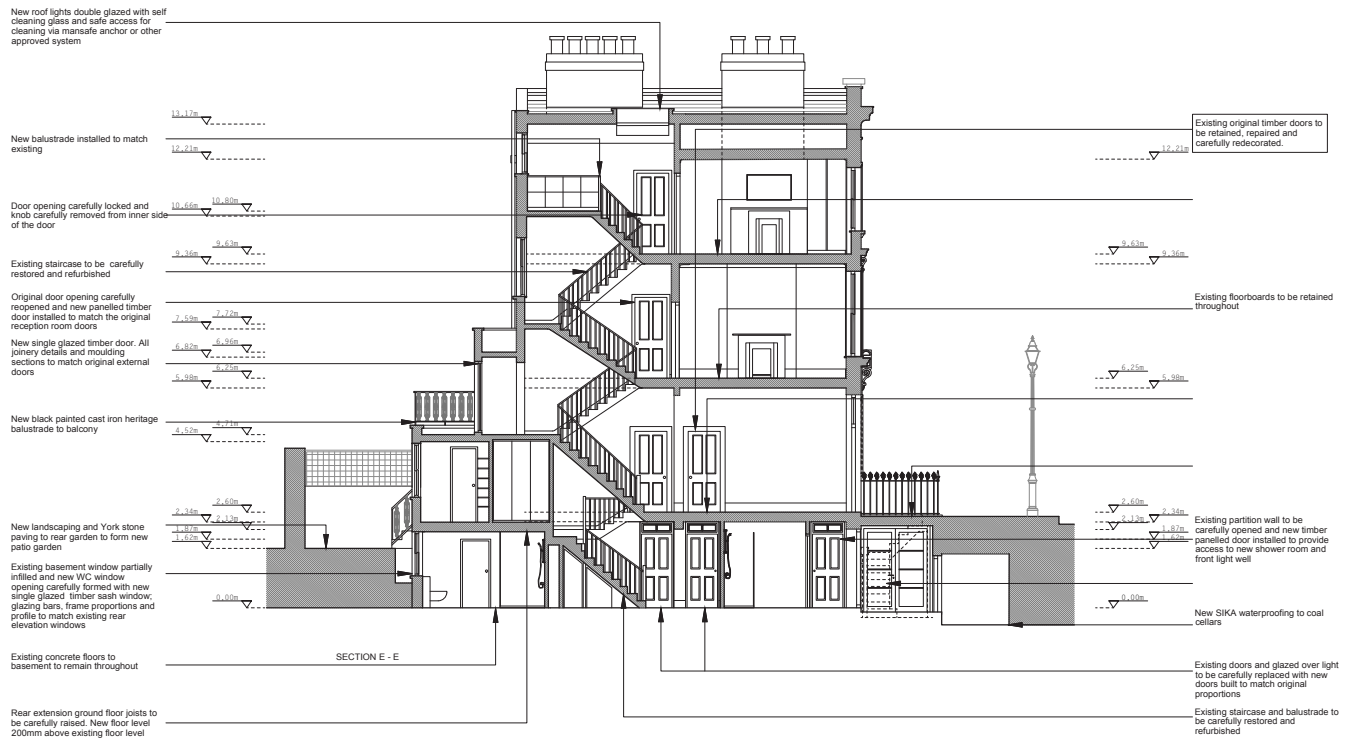
The strategic approach developed for the careful refurbishment of the Listed Building is derived from the challenges presented by the existing hierarchy and configuration of rooms in relation to the scale and prominence of the house.

The ground and first floor reception rooms are generously proportioned and historically used as the main living spaces, currently accommodating kitchen, dining and living rooms. Two bedrooms are situated at the top of the house and two to the basement.

The existing main bathroom is situated to the rear at ground floor half landing level, preventing access and visual connection between the garden and ground floor entrance hall. The existing bathroom is moreover inconveniently located in relation to the vertical hierarchy and circulation between 'public and private' spaces.

Exterior doors have been added here linking the house to the garden to a number of the neighbouring six houses.





Section Drawing showing details of the proposed careful alteration works to the Listed Building.

The utility area has a low ceiling and poor access to the small garden. The existing boiler room is situated in the coal cellar to the front, insensitively fitted out for the purpose and accessed via the basement corridor. Meanwhile this corridor is now cluttered with layers of wiring and pipework, security grilles and mesh covering the door.

The proposed refurbishment works aim to re-establish the continuity between different categories of spaces, connecting bedrooms to views, natural light and conveniently arranged bathrooms and storage space, and reinforcing a hierarchy of reception rooms, private suites and service spaces that is consistent with the original form of the house and specifically designed to maximise the potential of the deep plan and small south facing walled garden.

The central theme is the careful restoration and updating of the subservient basement and second floor rooms and closet wing spaces, introducing well judged secondary accommodation whilst retaining the hierarchical journey from the stately ground and first floor hallway, staircase and reception rooms through differently scaled spaces towards the key windows and views out to the front and rear, always in reference to the historic streetscape and proximity to both Chalcot Square and the thoroughfare of Regent's Park Road.

General principles applied throughout are for all chimney breasts to be retained, all internal door proportions to be retained, all decorative plasterwork, joinery and historic timber sash windows to be retained and carefully repaired (with the exception of the basement rear bedroom window which is proposed to be lowered to

form a glazed door opening). The following inventory documents the works proposed at each level and should be read in conjunction with the application drawings and supporting information compiled by CGMS.

#### 4. Basement Level

##### Interior Works at Basement Level

- Retain entire existing concrete floor;
- Proprietary basement tanking to entire basement as per recommendations from CTP Consulting Engineers;
- Form a new ensuite shower room to the front hallway;
- Retain the existing panelled doors;
- Move the front bedroom door opening, replicating the proportions and configuration of the original opening and door;
- Form a new ensuite shower room adjacent to the existing utility room;

##### Exterior Works to the Front Lightwell

- Under bridge infill with single glazed timber entrance door;
- Centre coal door to be carefully re-widened to restore the original proportions;
- Tanking to coal cellars as per CTP's recommendations;
- Timber doors to match existing with black paint finish to coal cellars;
- York Stone paving to lightwell and exterior staircase;
- Traditional wall mounted outside light to lightwell;

##### Rear Elevation Fenestration at Basement Level

- Existing casement window to utility room to be carefully blocked and made good using matching London stock bricks. New lightwell and shower room window opening to be formed, and new single glazed traditional timber sash window with integrated draught proofing and weather strips fitted. Joinery details, dimensions, proportions and white paint finish to match existing;
- Existing utility room door opening to be retained and door replaced with Crittall style metal framed glazed door with slimline double glazed panels;
- Existing rear bedroom window opening carefully lowered to form new French doors with Crittall style metal framed glazed doors with slimline double glazed panels and black paint finish, width of existing window opening to be retained;

##### Rear Garden Landscaping

- Retaining wall as per CTP's recommendations to support existing raised patio
- York Stone paving throughout, and new metal railings with black paint finish to steps;

#### 5. Ground Floor Level

##### Interior Works at Ground Floor Level

- Remove existing internal glazed lobby door;
- Widen the existing opening between front and rear reception rooms to form kitchen to the rear and dining room to the front, retaining nibs and downstand;
- Raise closet wing (currently bathroom) floor level by 200mm to create sufficient headroom to basement level utility room;
- Remove wall between landing and closet wing to expose underside of staircase;
- Form a new WC, storage cupboard and garden room in the place of the existing ground floor bathroom;



Proposed Front and Rear Elevations to 6 Sharpleshall Street.

### Front Railings & Paving

- Restore and black paint finish to existing metal railings, replace missing finial with matching cast iron finial;
- York Stone paving to entrance door bridge;

### Front Elevation & Existing Fenestration at Ground Floor Level

- Carefully restore and white paint finish to existing rendered wall and stucco detailing;
- Carefully repoint existing brick work with lime rich mortar to match existing;
- Careful repair, maintenance and white paint finish to existing timber sash windows;

### Rear Elevation & Existing Fenestration at Ground Floor Level

- Carefully repoint existing brickwork with lime rich mortar to match existing;
- Single door opening to garden to be formed. Crittall style glazed door with metal frames and slimline double glazed panels;
- Window opening carefully formed to side wall of closet wing, and new frameless fixed double glazed panel installed;
- Careful repair, maintenance and white paint finish to existing timber sash windows;

### 6. First Floor Level

#### Interior Works at First Floor & Half Landing Levels

- Carefully reopen the rear reception room landing door opening and install a new timber panelled door and architraves to exactly match the existing front reception room door;
- Carefully reinstate the nib to the opening between front and rear reception rooms;
- Remove the existing WC to the half landing;

#### Front Elevation & Existing Fenestration at First Floor Level

- Restore and white paint finish to existing stucco detailing;
- Repoint existing brick work with lime rich mortar to match existing;
- Careful repair, maintenance and white paint finish to existing timber sash windows;

#### Rear Elevation & Existing Fenestration at First Floor Level

- Repoint existing brick work with lime mix mortar to match existing;
- Repair the existing unsound brickwork to the upper section of the closet wing parapet as per James Miller's recommendations;
- Replace the existing modern style door to the balcony with new single glazed timber door with integrated draught proofing and weather strips. Joinery details, dimensions, proportions and white paint finish to match existing windows and doors;
- New black painted heritage metal railings to the existing balcony;
- Careful repair, maintenance and white paint finish to existing timber sash windows;

### 7. Second Floor Level

#### Interior Works at Second Floor & Mezzanine Level

- Form a new opening to the partition wall between the front and rear bedrooms to form adjoining dressing room and ensuite bathroom for the master bedroom;
- Lock the existing rear bedroom landing door closed, remove internal door furniture;
- Freestanding wooden furniture/wardrobes used to divide dressing room and ensuite bathroom to rear bedroom;
- Remove the existing fittings and partition wall to the mezzanine bathroom to form a new study with balustrade railings to match the staircase;
- Open the ceiling to roof level over the landing to be continuous with the mezzanine ceiling;
- Install 2No. heritage rooflights, one above the landing and one above the dressing area;

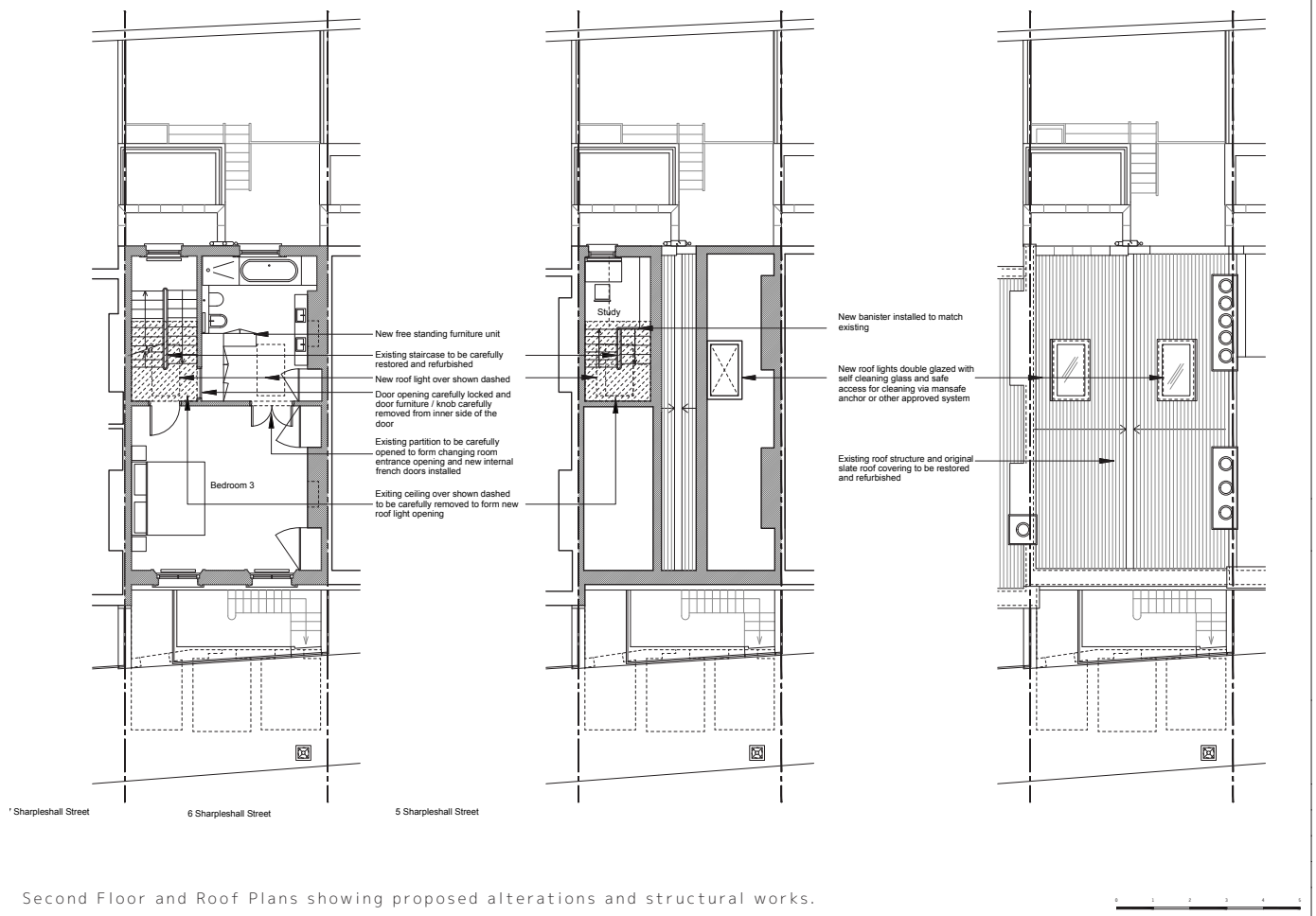
#### Front Elevation & Existing Fenestration at Second Floor Level

- Restore and white paint finish to existing stucco detailing;
- Repoint existing brick work with lime mix mortar to match existing;
- Careful repair, maintenance and white paint finish to existing timber sash windows;

#### Rear Elevation & Existing Fenestration at Second Floor Level

- Repoint existing brick work with lime rich mortar to match existing;
- Remove redundant pipework and plumbing where the bathroom has been removed and reconfigure existing external downpipes to serve the new ensuite bathroom;
- Careful repair, maintenance and white paint finish to existing timber sash windows;





Second Floor and Roof Plans showing proposed alterations and structural works.

### 8. Roof Level

#### Works to the Existing Roof

- Repair the existing roof structure as per CTP's recommendations.
- Insulate and repair the slate roof covering, retaining the existing usable slates and replacing modern felt/fibre roof tiles with natural slate roof tiles to match the original;
- Install 2no. heritage rooflights fitted flush to the roof slates. Rooflights will not be visible from ground level to either the front or rear of the house due to the existing raised parapets.

### 9. Structural Methodology (Mitigating Impact to the Listed Building)

Following investigation and advice from CTP Engineers, it is proposed that the existing concrete floor at basement level will remain in place and will not be altered, and with the exception of small sections of partition wall to the ground floor bathroom and first floor landing wc, and a modest doorway opening between the second floor bedrooms as discussed on site with the Principal Camden Conservation Officer, CGMS and CTP, works affecting interior structural walls and partitions are kept to the minimum throughout. Initial investigations to the roof indicate that whilst the butterfly roof structure is in generally good condition, the main centre

beam has decayed due to water ingress at the connection to the front and rear elevation walls and will need to be carefully repaired by splicing in a new section of timber, and the interior ceilings to the front and rear bedrooms have suffered severe water damage. Interior cracking and movement to the rear wall at first and second floor levels is related to this, however does not appear to pose major structure issues and recommendations are for structural ties to be installed at floor and ceiling joist level.

Other structural works being assessed by CTP are repairs to the closet wing first floor parapet wall brickwork, which is in a very poor state of repair and distorting the balcony door opening, and the proposed change in the floor level to the closet wing ground floor room to give additional headroom to the existing utility room at basement level.

Following structural investigations it has been identified that the closet wing rear wall has been affected by the retained garden and that works to this floor structure may provide the support necessary to counter the progressive distortion to the brickwork. The subject floor structure has been replaced recently with new floorboards and plasterboard to the utility room ceiling. CTP are also providing recommendations for alterations to the rear garden to form a new retaining wall to support the existing raised patio and relieve pressure from the walls of the closet wing.

CTP Consulting Engineers are providing a full methodology for the repair, maintenance and structural works as based on their investigations.

### 10. Glazing Strategy

Existing timber sash windows are to be retained, carefully repaired and painted white to match the original. Alterations to the closet wing and rear elevation at lower level are intentionally approached differently to respond to the subservient architectural language, the sheltered location behind the tall garden wall and the similar variations and alterations seen here to houses across the terrace. French doors to the basement rear bedroom, and single doors to the utility room and closet wing ground floor room are to be metal framed Crittall style doors with double glazed panels.

This area of the building is not visible from any external aspect, and the proposed works to form a well organised sunken garden space will have a beneficial impact on the interior spaces, introducing diffused south light to the rooms at low level, and perspectival views through from the entrance hall to the garden.

The existing non original first floor rear balcony door is to be replaced with a traditional hinged timber door with glazed panels and joinery details to match the existing sash windows and doors.

2no. double glazed heritage rooflights are set into the new roof structure, bringing light and ventilation to the stairwell. The rooflights are to be fitted flush to the slate butterfly roof, and will not be visible from any aspect due to the raised parapet walls to the front and rear of the house.

### 11. Pre-Planning Advice

The proposals as submitted here carefully follow the comprehensive Pre-Application Advice (ref 2018/1552/PRE) and guidance received from the LB Camden Principal Conservation Officer during a site meeting, formal written feedback (01.08.2018), and follow up email feedback in reference to revised plans and ongoing discussion. Key issues raised during the pre-application process (paraphrased here) and addressed in the proposed arrangement are:

#### 1. Basement

##### General

*'It is not considered acceptable in listed building terms to excavate and lower the principal area of the basement.'*

The basement floor will remain as existing and will not be affected by the proposed designs.

*'The restoration of the existing staircase and balustrade is supported, subject to detailed design and repair techniques.'*

The staircase joinery will be carefully sanded and painted, and the handrail finished with french polish.

*'The front entrance door situated under the upper ground floor entrance bridge within the front lightwell is of historic interest, and as such should be retained rather than replaced with a modern glazed door.'*

The existing door will remain in place and will be carefully sanded and repainted to match existing.

*'The upgrade of the pavement vaults and the replacement and/or repair of the timber access doors is supported, provided traditional designs and techniques to match the original joinery are employed.'*

The basement vaults and doors will be upgraded internally to form storage cupboards and the doors reinstated to exactly match the original design and form. The space beneath the entrance bridge will be infilled to match the neighbouring house and a glazed timber door inserted as seen in neighbouring houses and discussed at the pre-application site meeting.

##### Front Room

*'The layout of the front room is in its original form, sitting alongside the corridor running from the front to the back of the house. Notwithstanding, as this is an area of secondary importance within the house, it is quite common to allow sensitive alterations at this level. The removal of the existing corridor partition wall to allow for new ensuite shower room and wardrobe accommodation is likely to be acceptable subject to detailed design'.*

The corridor wall will remain intact and a small ensuite bathroom installed to the existing corridor. A bathroom door will be inserted in the existing wall, and the existing doorway will be infilled and moved over and replaced with a door opening, frame and door

*'There is a non-original Art Nouveau-style fire surround dating from the later 19th century/early 20th century in this room which is of historic value reflecting the development of the house over time, which should be retained rather than replaced with a stone fireplace surround'.*

**All surviving fireplace surrounds throughout the house will be retained intact.**

*'It is not considered acceptable to remove historic panelled doors where they survive in the basement. Likewise simply profiled skirtings and architraves should be retained where they survive at this level and replicated to match where appropriate'.*

**Original doors throughout the house will be retained. The basement front bedroom door will be carefully moved over to accommodate the ensuite bathroom, the wall carefully made good and the joinery details to the door and height/dimensions of the door opening to match the original. The proposed position would match the door in the room above which demonstrates a traditional corner entry. The new ensuite bathroom door will match the proportions and joinery details of the existing doors. All original architraves and skirtings will be retained and repaired as existing.**

*'It is not considered acceptable to replace the existing sash window overlooking the front lightwell. The window should be repaired using traditional methods, and where required upgrading using standard draught-proofing systems'.*

**All sash windows will be carefully repaired, sanded and repainted to match original. (With the exception of the basement rear bedroom window which will be lowered to form a door opening).**

### *Rear Room*

*'The removal of the historic chimney breast is not considered acceptable as it will irreversibly harm the plan form of the rear room and involve the removal of historic fabric'.*

**All chimney breasts throughout the house will be retained as existing.**

*Whilst the conversion of the window overlooking the back garden to French doors is acceptable in principle, the widening of the window will involve the loss of historic fabric. Any new French doors should be the same width as the existing window and fit within the existing head and cills of the window. The introduction of sealed unit double-glazed Crittall-style steel doors is likely to be acceptable in this less prominent, low level area of the property, subject to detailed design.*

**The proposed French door will be fitted within the width and height of the existing window opening, with the lower section of brickwork carefully removed, brick reveals finished to match the original brickwork and interior joinery repaired to match original. The proposed doors are to be high quality metal framed Crittall style doors, which as discussed during the pre-application site meeting, will retain the fine character of the original house whilst sensitively indicating where alterations to the original building are overlaid onto the historic fabric.**



### *Layout of Closet Wing*

*'It is not considered acceptable to widen the existing door opening in the external return wall to create double French doors, as this area of the building is of modest proportions and such an opening would be out-of-keeping in size and scale, being too grand for this part of the house. As the existing door is historic, its retention should be sought'.*

The existing door opening will be retained entirely intact. It is proposed that a new glazed door will be inserted in the existing opening. The existing door is a later addition, part of a recent poorly executed overhaul of this space which includes plasterboard to the ceiling and low quality casement window to the rear wall.

*'The subdivision of the existing room to provide a new WC/shower room and separate utility space is acceptable. The design should strive to retain existing window in the rear elevation rather than replacing it with a new window to suit the internal layout of this space'.*

The proposed shower room will be constructed to read as a continuous part of the original layout of this subservient utility area, retaining the line of the existing under stairs cupboards. The proposed window will be a traditional sash window designed to exactly match the joinery details and proportions of the original rear elevation windows, moved to provide ventilation and natural light to the shower room. Investigations by CTP have identified that the existing window opening has been recently modified and supported to the inner leaf by a modern concrete lintel. The existing window comprises a poor quality modern casement and is in need of replacement.

### *2. Ground Floor*

#### *General*

*'Floors should only be levelled where absolutely necessary, and backed up by a structural engineer's recommendation'.*

Floors will not be altered except for the closet wing. Existing floorboards will be retained and carefully repaired, and floor joists unaffected except where CTP have recommended repairs.

*'The removal of the inner lobby door to the main entrance to the house is considered acceptable as it is a non-historic feature. Adjacent joinery and plasterwork should be made good to match existing'.*

The modern glass door will be carefully removed and adjacent joinery and plasterwork carefully repaired.

#### *Front Room*

*'The reinstatement of the fireplace surround on the chimney breast is to be welcomed. The style of the fireplace should reflect the period detailing of the house and preferably should be a scholarly copy of the original which is likely to have had a cast-iron grate and hearth with a simple marble surround'.*

It is proposed that the existing fireplace will be polished and missing decorative corbels replaced to match the original character and material.

*'It is not considered appropriate to reconfigure the door opening between the hall and the front room'.*

All existing doors, architraves and joinery throughout the house will be carefully repaired, sanded and painted, and retained as existing.

*'Although the existing opening between the front and rear rooms is out-of-keeping in that it is a modern round-arched aperture, its location within the spinal wall allowing the retention of nibs either side is a traditional feature of terraced houses of this type and age. Whilst the reconfiguration of the opening to create rectilinear form is welcomed, nibs on either side should be retained of a sufficient size to reinforce the presence of the spinal wall and respect the plan form of this floor which is characterised by two rooms of a generally cellular nature. It should be noted that opening immediately above on the first floor appears to have been widened some 40 years ago, when the nib was removed, but this is likely to have been before the listing of the property as well current guidance and policy'.*

The existing arch will be carefully widened following CTP's recommendations, retaining a nib to either side and downstand below the coving as discussed at the pre-application site meeting.

### *Rear Room*

*'It is not considered acceptable to remove the historic chimney breast in the rear room as this will irreversibly harm the plan form of this principal room as well as involve the loss of historic fabric'.*

All chimney breasts throughout the house will be retained as existing.

*'It is not considered appropriate to remove the historic panelled timber door linking the room to the hall'.*

All existing doors, architraves and joinery throughout the house will be carefully repaired, sanded and painted, and retained as existing.

*'The principal of installing a kitchen in this location is considered acceptable'.*

The kitchen will be carefully fitted within the historic fabric in such a way that it will be reversible and cause minimal impact to floor, walls and ceiling, according to CTP's recommendations.

### *Layout of Closet Wing*

*'The relocation of the partition separating the rear closet wing room from the hallway is likely to be acceptable subject to structural issues and detailed design'.*

Following discussion with the Conservation Officer on site at the pre-application meeting it is proposed that the wall to the closet wing will be carefully removed to expose the curved form of the ceiling beneath the staircase. A new section of balustrade will be fitted to exactly match the existing stair hand rails.

*'The insertion of simply-designed window of modest proportions in the return wall of the closet wing is likely to be acceptable subject to detailed design'.*

A new window will be inserted to the side wall of the closet wing bringing daylight and views out to the garden, as evidenced in neighbouring houses.

*'It is not considered acceptable to remove the historic sash window in the rear external wall of the closet wing and replace it with French doors. The existing window arrangement in the rear elevation adheres to a historic pattern of openings seen across all the closet wings in the terrace, which is remarkably well preserved and as such should not be altered'.*

The existing sash window will be retained and carefully repaired. It is proposed that a new single glazed door is inserted to give access to the garden. A single glazed door and a window is the pattern and arrangement in situ across neighbouring houses. The accompanying CGMS report explores documentary evidence of doors in this location to neighbouring houses.

### 3. First Floor

#### General

*'The levelling of the floor and adjustments to floor joists should only be made if justified by a structural engineer's report'.*

Floors will not be altered. Existing floorboards will be retained and carefully repaired, and floor joists unaffected except where CTP have recommended repairs.

*'The restoration of the historic staircase is welcomed but if any structural interventions are required, they should be subject to structural engineer's recommendations. Repair methods should seek to match the original work'.*

The staircase is sound and will be entirely retained, carefully sanded and repainted, and the handrail finished with French Polish.

#### Front Room

*'The retention, repair and scholarly reinstatement where appropriate of historic decorative features is key to sustaining the character of this principal floor of the property. There is no nib between the front and rear rooms, and the restoration of the property provides an opportunity to reinstate this feature so as to reinforce the cellular nature of the front and rear room whilst maintaining a strong link between the two spaces'.*

Historic decorative features will be carefully repaired and retained, and the nib to the arch between front and rear reception rooms reinstated. Glazed french doors will be fitted between the front and rear reception rooms to fill the existing opening and maintain the historic separation between the two rooms.

*'The front room retains its original decorative ceiling cornice, which should be retained at all costs, despite in places needing some sensitive repair and reinstatement work'.*

Original ceiling cornice will be sensitively repaired and retained.

*'Curiously all that remains of the fire surround is its marble shelf. Although in its own right it has lost its historic value, it does provide a key as to the height, proportions, materials and colour of the former surround and should be used as a reference point for a replacement fireplace, which should seek to be a scholarly reinstatement of the original in terms of detailed design, dimensions, proportions, materials, texture and colour'.*

**A replacement fireplace matching the proportions and materiality given by the remaining mantelshelf will be sourced and carefully instated.**

### *Rear Room*

*'The reinstatement of the rear room door opening from the landing is welcomed and the new door should match the dimensions, proportions and mouldings of the adjacent front room door'.*

**Reinstatement of this door is key to restoring the character and scale of these principal rooms. The door and architrave will exactly match the proportions and joinery details of the surviving original front reception room door.**

*'The simply profiled ceiling cornice in this room is considered to be original to the house and as such should be retained in situ and sensitively repaired where necessary'.*

**Original ceiling cornice will be sensitively repaired and retained.**

### *Layout of Closet Wing*

*'It is considered acceptable to open up the internal arrangements of the rear closet wing so that the existing WC is removed. Where the partitioning has to be removed, the surviving historic fabric should match existing work'.*

**Partitioning and plumbing fixtures will be carefully removed and made good to match the existing landing.**

*'It is not considered acceptable to widen the existing external door opening to provide timber double French doors, as this would break the fenestration pattern of the closet wings across the terrace. Instead the existing door opening should be retained, providing sufficient access to the balcony'.*

**The original single door opening will be retained and a new glazed door installed to match the proportions and joinery details of the original house joinery and matching balcony doors to neighbouring houses.**

*'The existing non-original timber balustrade around the balcony is in poor condition. It is considered acceptable to replace it with a metal balustrade adhering to a design sympathetic to the period architectural character of the building'.*

**New metal balustrade with Victorian cast iron spindels to be carefully designed and installed to match original Victorian balcony railings evidenced in neighbouring properties.**

## **4. Second Floor**

### *General*

*'It is apparent from an inspection of the second floor that there has been some structural movement at the front of the property, manifested by the*



*insertion some years ago of an Accro-prop. A full structural engineer's report is required to explain the nature of the movement and to propose remedial works both internally and to the front facade'.*

**Sensitive repair of the roof structure to be undertaken in accordance with CTP's structural recommendations and methodology.**

*'This structural movement may have led to some changes in the floor level, especially at the front of the property, but any levelling of the floor and floor joists need to be fully justified structurally'.*

**Floors will not be altered. Existing floorboards will be retained and carefully repaired, and floor joists unaffected except where CTP have recommended repairs.**

*'Whilst there may have been movement affecting the two front windows, the presumption should be the retention and repair rather than replacement of these windows, and it may be recognised that the windows are of a slightly distorted shape but still functioning as such reflecting the historic character of the building'.*

**Original timber sash windows will be retained, sensitively repaired, sanded and painted to match existing.**

*'Repairs to the historic staircase are acceptable, subject to any necessary structural justification and should employ techniques which are sensitive to the historic fabric. The installation of a new balustrade on the top landing is acceptable on the basis it matches the existing balustrade and handrail design'.*

**The new section of balustrade to the mezzanine will be designed and constructed to exactly match the existing staircase balustrade and handrail.**

*'No concerns are raised regarding the removal of the existing bathroom at upper landing level and its replacement with a more open study area. However, this element needs to be read in conjunction with the viability of inserting an ensuite bathroom in the rear room'.*

**The bathroom will be sensitively reconfigured to form a mezzanine study.**

*'It is considered acceptable to insert a conservation-type rooflight which reads flush with the upper surface of the roof over the landing/proposed study area'.*

**A single heritage rooflight will be carefully inserted above the landing and a second single rooflight over the rear bedroom dressing room.**

*'Existing ceiling cornicing should be retained and sensitively repaired where appropriate'.*

**Original ceiling cornice will be sensitively repaired and retained.**

### *Front Room*

*'It is considered appropriate to make a modest opening in the wall (between the rooms) retaining nibs either side of the opening and a downstand above*

*which are proportionate to its overall dimensions and proportions’.*

A modest doorway opening proportioned to correspond to the front window will be opened to link the two rooms, with nibs, downstand and glazed french doors.

*‘The existing historic fireplace should be retained rather than being replaced with a stone surround. In the alcoves either side of the chimney breast are surviving cupboards which are historic’.*

The original fireplace surround has been removed by a previous owner and the opening boarded over. The existing chimney breast will be made good and historic fabric retained.

### Rear Room

*‘Since the original plan form should continue to be read, it is not acceptable to remove the rear chimney breast or to insert a partition which coincides perpendicularly with it in order to create a walk-in dressing room and bathroom facilities’.*

All original features will be retained. The layout of the proposed dressing space and ensuite bathroom utilises freestanding cabinetry to create a visual divide whilst retaining the original plan form and proportions of the room.

*‘The historic door should be kept in situ and if appropriate locked’.*

The rear bedroom landing door will be retained and locked shut.

### 5. External Works

#### Front Elevation

*‘The presumption with listed buildings of this type is to retain historic windows and doors, unless a condition survey can prove they are beyond repair. However, this is rarely the case and the existing windows on inspection appear to be in good condition but could benefit from some minor repairs and thermal upgrading (such as standard draught-proofing systems). The second floor windows may require more extensive repairs or reinstatement works due to structural movement’.*

Original timber sash windows will be retained, sensitively repaired, sanded and painted to match existing.

*‘The historic ground floor entrance door is in good overall condition for a door of its age. However, any necessary repairs, redecoration and thermal upgrading would be supported. As the building was originally intended to be a shop at ground floor level, there is an unusually large fanlight above the door, the scale of which could be broken down by the addition of a house number transfer on the inside of the existing glass, which would not affect historic fabric and which would be similar to works to neighbouring properties in the terrace’.*

The original front door will be retained, sensitively repaired, sanded and painted to match existing. The fanlight will be retained as existing with the addition of a house number transfer.

*'The replacement/repair of the front lightwell steps which are in poor condition is supported subject to detailed design. The use of York stone is considered appropriate'.*

**The front lightwell will be carefully repaved and steps reclad using traditional York stone.**

*'The installation of a wall light adjacent to the ground floor entrance door is considered to be acceptable, but subject to detailed design and specification. The fitting should respect the historic building in terms of its materials and finishes and dimensions, and care should be taken in positioning this light. It is not considered appropriate to install a second light on the other side of the front ground floor window. However, if a light fitting is required to light the basement lightwell, this should be of a similar design but fitted at a lower level within the lightwell'.*

**A single traditional lantern style wall light will be installed beside the front door, and a second matching light at the foot of the lightwell steps.**

### *Rear Elevation*

*'The removal of redundant downpipes and associated plumbing is welcomed. Any new pipework or rainwater goods should be black-painted cast-iron'.*

**All new external pipework will be black painted cast iron to match existing.**

*'The laying of new York stone paving to the patio in the rear garden is supported. However, the design of the steps from the lightwell to the upper level of the garden may need to be reconsidered in connection with the advice to retain the basement single door in the side return of the closet wing'.*

**The rear garden brick planter will be excavated to form a broader lower patio area as per neighbouring properties and new retaining wall installed as per CTP's recommendations, clad using London stock bricks to match the existing house. The existing ground levels to the upper and lower patios will be retained as existing and carefully repaved using traditional York stone. The existing arrangement of the steps and utility room door will remain unchanged with the addition of metal balustrade with Victorian decorative cast iron spindels.**

### 12. Sustainability & Ecological Impact

The proposed alterations will be completed using high quality, sustainable materials and brickwork and metal will always be recycled where possible during the construction.

All new elements will be constructed in accordance with and to exceed Building Regulations Part L where possible without interfering with the special historic character of the listed building.

The works represent a major improvement in the thermal efficiency of the building envelope, and substantial long term reduction in day to day running costs, whilst respecting, conserving and protecting the historic nature of the property. New glazing will be of a very high standard, FSC certified hardwood with integrated draught and weather proofing and to the lower floors, high performance FABCO LTD steel insulated windows (or similar), with slimline double glazed panels and patented highly insulated slender frames.

All new lighting will incorporate energy efficient (LED) light fittings. All new plumbing fittings specified will take water saving into consideration. The scheme will provide increased levels of natural daylight, maximising the historic spatial configuration of the house and improving the existing living accommodation.

The house has a small back garden, which will become visually and spatially integrated into the interior living spaces through the proposed alterations, offering a transformed area of private amenity space for the house, and retaining a quiet and planted haven for birds and insects.

To the front lightwell, planting in pots may not be possible due to the orientation, however the refurbishment will make this space an everyday part of the house (with covered porch area under the entrance bridge to match the neighbouring house, usable coal cellars for storage and boiler room and an area for storing bins under the steps) promoting a routine of keeping it clear of litter and generally enhancing the streetscene.

### 13. Bins & Recycling

Wheelie bins are currently stored and collected from bin stores situated within the front lightwell. This space is accessed via a metal gate and steps from pavement level. It is proposed that the space beneath the existing steps is allocated for this purpose, and separate rubbish, compost and recycling bins are taken to street level for collection as is the current arrangement. This area is not easily visible from the street and helps to keep wheelie bins off the pavement.

### 14. Parking and Public Transport

Sharpleshall Street and Regent's Park Road have on-street residents parking bays to either side, and numerous pay to park metered bays. The proposals will have no impact on the existing on street car parking. The site is extremely well located for walking and cycling to local amenities and access to public transport, with bus routes from Adelaide Road and Haverstock Hill and tube routes from Chalk Farm Northern Line a short walk across the pedestrian bridge, and to the south, Prince Albert Road towards St Johns Wood.



### 15. Planning Policy Review

**Please refer to the BUILT HERITAGE STATEMENT authored by CGMS for full Planning Policy Review**

The proposed development has been carefully considered and designed in relation to national and local guidance and planning policy. National Planning Policy Framework 2018

The Government attaches great importance to the design of the built environment. The NPPF advises that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 127 states that planning policies and decisions should aim to ensure that developments: Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

Paragraph 192 states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

#### **Camden Local Plan - Policy D1 Design:**

The Council will seek to secure high quality design in development. The Council will require that development:

- Respects local context and character;
- Preserves or enhances the historic environment and heritage assets in accordance with Policy D2 - Heritage;
- Is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- Is of sustainable and durable construction and adaptable to different activities and land uses;
- Comprises details and materials that are of high quality and complement the local character;
- Integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
- Is inclusive and accessible for all;
- Promotes health;
- Is secure and designed to minimise crime and antisocial behaviour;
- Responds to natural features and preserves gardens and other open space;
- Incorporates outdoor amenity space;
- Preserves significant and protected views.



### Camden Local Plan - Policy D2 Heritage:

In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas. The Council will:

- Require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.

### **16. Relevant Applications for Planning Permission & Listed Building Consent**

**Please refer to the BUILT HERITAGE STATEMENT authored by CGMS for full details of relevant planning applications**

Although no applications are recorded for the subject property, a number of applications for interior and exterior works to other houses within the terrace of 7no. Listed buildings have been submitted and permission granted:

2015/2019/L

2 Sharpleshall Street London NW1 8YL

Installation of double doors to the rear elevation at ground floor level, installation of new window at lower-ground floor level and installation of a new internal partition wall at ground floor level.  
Granted 07-04-2015

2015/2011/L

2 Sharpleshall Street London NW1 8YL

Replacement of existing external balustrades on the first floor, rear balcony associated with the third floor roof terrace and replacement of the existing external balustrade to the front light well at lower-ground floor level.  
Granted 07-04-2015

2014/4328/L

5 Sharpleshall Street London NW1 8YL

Alterations at roof level involving the installation of raised access hatch and timber decking to create a roof terrace and works to raise the rear parapet wall.  
Granted 07-07-2014

2014/1047/L

2 Sharpleshall Street London NW1 8YL

Alterations to glazed roof conservatory screens at third floor level and replacement of internal stairs between second and third floors.  
Granted 14-02-2014

2013/7086/L

5 Sharpleshall Street London NW1 8YL

Alterations at roof level involving repositioning of roof access hatch, timber decking to create a roof terrace, alterations to fenestration and associated internal alterations.  
Granted 22-11-2013

(Continued overleaf)



2011/6414/L

7 Sharpleshall Street LONDON NW1 8YL

Alterations at basement level to include the replacement of the existing double door to rear elevation with a single door, and the part removal of internal partition, to dwelling house (Class C3).

Granted 21-12-2011

2011/3604/L

4 Sharpleshall Street London NW1 8YL

Retrospective application for the insertion of 2 new windows to the side elevation of the rear closet wing at basement and ground floor level, and internal alterations at basement level including the removal of a partition and installation of waterproofing to dwelling house (Class C3).

Granted 22-08-2011

2008/3044/L

1 Sharpleshall Street London NW1 8YL

Demolition and rebuilding of rear site boundary wall (Primrose Mews), internal and external repairs to building including replacement of doors in front basement lightwell, damp injection to semi-basement, crack repairs and structural straightening and tying of flank/front walls.

Granted 24-10-2008

2006/1854/L

4 Sharpleshall Street London NW1 8YL

Alterations to windows and doors at basement and ground floor levels at rear of dwellinghouse (Class C3) together with internal alterations.

Granted 25-05-2006

2004/5010/L

4 Sharpleshall Street London NW1 8YL

Conversion from two flats into a single dwellinghouse; replacement of existing concrete tiles to roof with natural slate tiles and removal of rear conservatory at first floor level and the erection of railings around new flat roof in connection with its use as a terrace and internal alterations.

Granted 04-01-2005

### 17. Conclusions

The application proposals comprise a fully revised scheme for the sensitive restoration and careful renovation of the existing house at number 6 Sharpleshall Street in Primrose Hill, London. The proposals are the result of comprehensive and ongoing consultation and Pre-Application Advice and Feedback from LB Camden Principal Conservation Officer, and expert input from CGMS Heritage Consultants and specialist Conservation Accredited Engineers CTP Consulting Engineers.

The proposed works are focused on the repair and maintenance of historic fabric throughout the existing building, in keeping with the heritage status of the house and in relation to the neighbouring houses of which it forms an integral part. Minor alterations are proposed notably to the rear elevation at basement and ground floor level, and to the interior layout of the second floor rear bedroom. These changes have been the subject of ongoing consultation and guidance, and are designed to retain the formal order and hierarchy of the original house and minimise impact to historic fabric.



The alterations are carefully judged in this respect, and designed specifically to accommodate a master bedroom suite to the upper floor, secondary bedrooms to the basement and direct access to the rear garden from the entrance hall at ground floor level, in keeping with the arrangement noted in neighbouring houses.

The proposed development represents the substantial upgrading of the existing habitable space, ensuring the future enjoyment of the property and long term conservation and future use of the historic building as a contemporary family home, prioritising the conservation and character of the historic fabric and spatial integrity of the existing building; and making a positive contribution to the appearance, character, quality and local distinctiveness of the setting and context. Works will be executed to a high standard, and will substantially improve the thermal performance and energy efficiency in line with Building Regulations and to reflect the aspirations of the Borough.

The proposals comply with the National Planning Policy Framework, the London Plan and the Camden Local Plan, and on the basis of this assessment we would conclude that the scheme presents significant aesthetic and policy benefits for the building and the locality. In summary, the alterations to the Listed Building are modest in scale; in keeping with the existing building and Conservation Area; and represent a substantial contribution to the Conservation Area and the existing streetscape.

### 18. Supporting Drawings and Documentation

Details of the proposed development are included in the attached drawings (which include detailed door and window schedules as requested by LB Camden Principal Conservation Officer) and supporting documentation as follows:

#### Existing Drawings

1801_EX_001_REV C	Site Location Plan
1801_EX_002_REV C	Site Location Block Plan
1801_EX_100_REV C	Floor Plans as Existing
1801_EX_110_REV C	Floor Plans and Roof Plan as Existing
1801_EX_200_REV C	Sections as Existing
1801_EX_210_REV C	Section as Existing
1801_EX_220_REV C	Section as Existing
1801_EX_300_REV C	Elevations as Existing
1801_EX_310_REV C	Front Elevation as Existing
1801_EX_320_REV C	Rear Elevation as Existing
1801_EX_600_REV C	Basement and ground floor window schedule as existing
1801_EX_610_REV C	First and second floor window schedule as existing
1801_EX_620_REV C	Basement and ground floor door schedule as existing
1801_EX_630_REV C	Basement and ground floor door schedule as existing
1801_EX_700_REV C	Basement floor W-02 timber sash window detail as existing
1801_EX_710_REV C	Basement floor W-03 timber window detail as existing
1801_EX_720_REV C	Basement floor D-02 timber door detail as existing
1801_EX_730_REV C	Basement floor D-03 timber door detail as existing
1801_EX_740_REV C	Basement floor D-06 door detail as existing
1801_EX_750_REV C	First floor D-15 timber door detail as existing
1801_EX_760_REV C	First floor D-13 timber door detail as existing

### Alterations to the Listed Building

1801_LB_100_REV C	Basement, ground and first floor plans as proposed
1801_LB_110_REV C	Second floor, mezzanine and roof plans as proposed
1801_LB_200_REV C	Sections A-A / B-B / C-C as proposed
1801_LB_210_REV C	Section D-D as proposed
1801_LB_220_REV C	Section E-E as proposed
1801_LB_300_REV C	Elevations as proposed
1801_LB_310_REV C	Front elevation as proposed
1801_LB_320_REV C	Rear elevation as proposed

### Proposed Drawings

1801_PA_100_REV C	Basement, ground floor and first floor plans as proposed
1801_PA_110_REV C	Second floor, mezzanine and roof plans as proposed
1801_PA_200_REV C	Sections A-A / B-B / C-C as proposed
1801_PA_210_REV C	Section D-D as proposed
1801_PA_220_REV C	Section E-E as proposed
1801_PA_300_REV C	Elevations as proposed
1801_PA_310_REV C	Front elevation as proposed
1801_PA_320_REV C	Rear elevation as proposed
1801_PA_600_REV C	Basement and ground floor window schedule as proposed
1801_PA_610_REV C	Basement, ground floor and first floor door schedule as proposed
1801_PA_700_REV C	Basement floor D-17 critall style metal french door detail as proposed
1801_PA_710_REV C	Basement floor D-18 critall style metal door detail as proposed
1801_PA_720_REV C	Ground floor D-22 critall style metal door detail as proposed
1801_PA_730_REV C	First floor D-24 timber french door detail as proposed
1801_PA_740_REV C	Front lightwell D-21 timber glazed door and fixed panel detail a proposed
1801_PA_750_REV C	Basement floor W-14 timber sash window detail as proposed
1801_PA_760_REV C	Ground floor W-15 fixed frameless window detail as proposed
1801_PA_770_REV C	First floor D-13 timber door detail as proposed

### BUILT HERITAGE STATEMENT CGMS Heritage Consultants

1.0 Introduction
2.0 Legislative and Planning Policy Framework
2.1 Legislation and National Planning Policy
2.2 National Planning Guidance
2.3 Local Planning Policy and Guidance
3.0 Architectural and Historical Appraisal
3.1 Historical Development: Primrose Hill
4.0 Assessment of Significance
4.1 Site Assessment
4.2 Statutorily Listed Buildings
5.0 Planning History
5.1 Planning History
5.2 Alterations to Rear Elevations
5.3 Planning History Summary
6.0 Development Proposals & Assessment of Impact
6.1 Development Proposals
6.2 Assessment of Impact
7.0 Conclusions

### INSPECTION AND FEASIBILITY REPORT CTP Consulting Engineers

#### Report on Initial Findings and Structural Approach

**AURAA LTD**  
Registered Office  
1146 High Road  
Whetstone  
London N20 0RA

Registered in England and Wales  
Company No. 10528502  
VAT: Not Registered  
Director : Raphael Lee



A member of the  
Royal Institute of  
British Architects

### 19. Gazetteer of Interior and Exterior Spaces, Elevations and Views

Please refer to the BUILT HERITAGE STATEMENT authored by CGMS for full room by room photographic survey and gazetteer.



6 Sharpleshall Street Front Elevation



Railings and Front Lightwell





6 Sharpleshall Street Rear Elevation and Garden



Basement level windows and door to existing garden

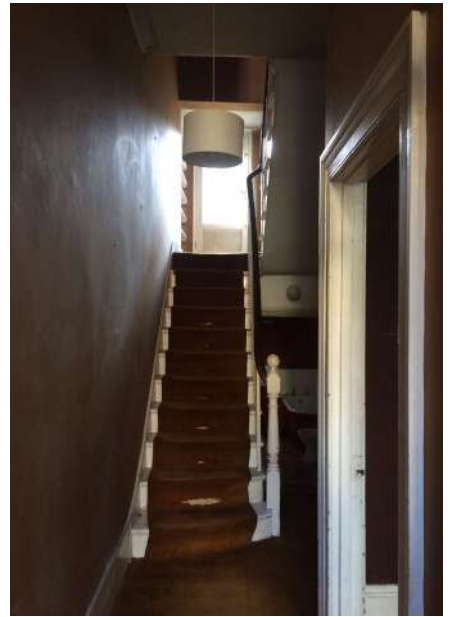




Basement Level Front Bedroom



Basement Level Rear Bedroom and Utility Room



Ground floor Hallway and Front and Rear Reception Rooms



Ground floor Front Reception Room



First Floor Landing and Rear Reception Room



First Floor Front Reception Room





Views to Sharpleshall Street and Chalcot Square from the First Floor Front Reception Room Windows



First Floor Half Landing Balcony



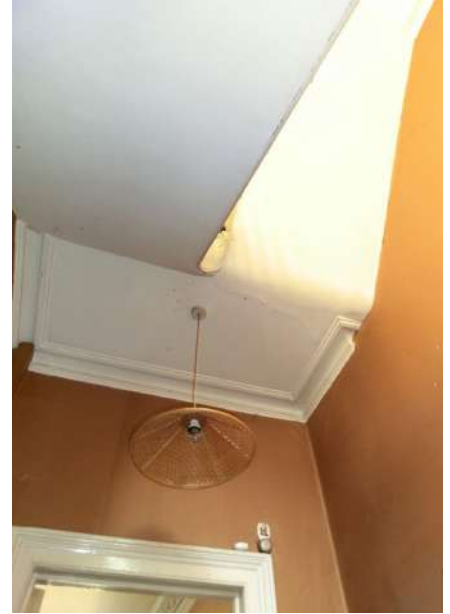
Second Floor Front Bedroom



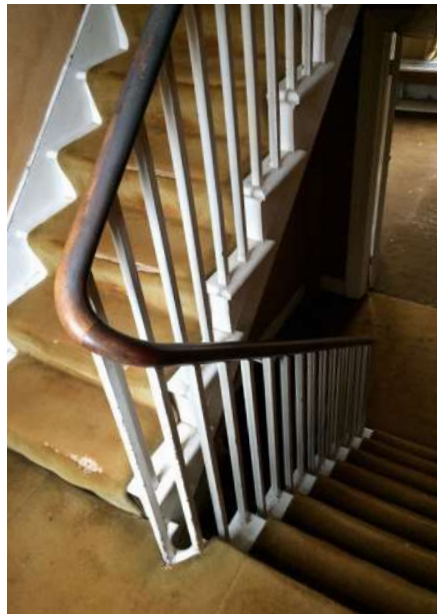
Second Floor Rear Bedroom







First and Second Floor Half Landings



Second Floor Half Landing