

DESIGN AND ACCESS STATEMENT

RELATING TO

CAPITAL WORKS PLANNING

AT

**7 ST. GEORGES TERRACE,
CAMDEN,
LONDON NW1 8XH**

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1.0 Introduction

Potter Raper are working alongside Wates to facilitate the roof refurbishment works on properties, on behalf of Clarion Housing.

This design and access statement will support the planning application for the refurbishment of the premises 7 St. Georges Terrace, Camden, London NW1 8XH.

2.0 Existing Premises and Listing Description

The building in question is part of a row of residential properties built in 1852. The site comprises a total of eleven terraced houses. Each house is divided on four storeys plus a basement, plus converted roof storey. The property at No. 7 consists of five flats, broadly one on each floor. The house is characterised by pale yellow stock brick with channelled stucco on the ground and lower ground floors. Each house has a prostyle Doric porch supporting a continuous stuccoed balustrade to tripartite 1st floor windows with screen of 4 half-columns with enriched capitals supporting an entablature the cornice of which supports a balustraded window guard to tripartite 2nd floor window with pilaster screen and entablature. The 4th floor windows consist of tripartite architraves with round arched with keystones. To the top of the elevation there is a heavily bracketed and enriched stucco cornice. Fine cast-iron railings with spearhead finials to areas.

2.1 Planning Restrictions

The building is a Listed Building, Grade II. St. Georges Terrace is a 19th century development and consists of four storeys and basement residential terraces, built in 1852.

In addition, the building is situated in the Primrose Hill Conservation Area. The Primrose Hill Conservation Area was designated on 1st October 1971 and extended to include the north part of Erskine Road on the 18th June 1985. The character of the area is made up of a series of well laid out Victorian terraces. It is residential in character, although there are a number of local industries, and it has its own shopping centres, a primary school and, because of the vicinity of Primrose Hill, is extremely well provided with open space.

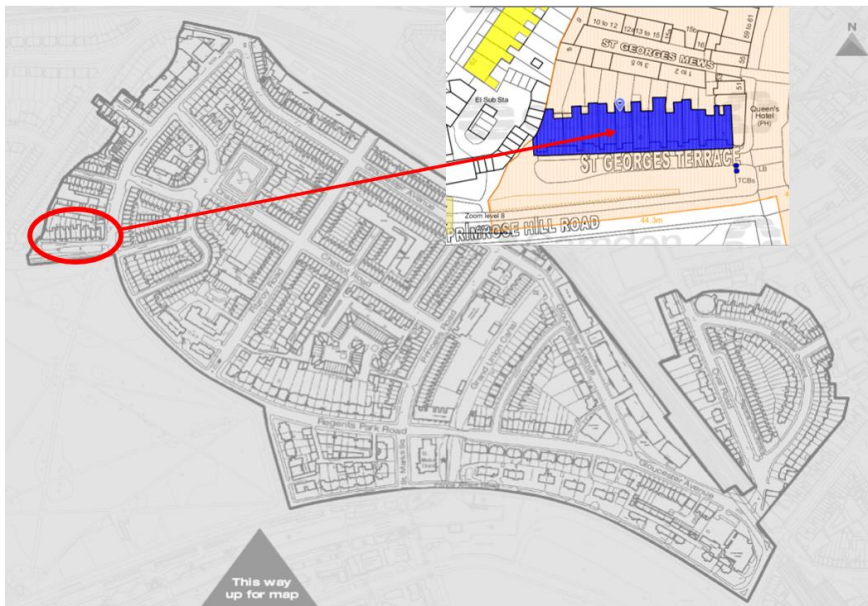


Figure 1: Primrose Hill Conservation Area (source: Camden Council website)

Moreover, the building is located in an area of flood Zone 2 – in an area benefiting from flood defence measures. The EA Risk of Flooding from Surface Water map (Figure 2) indicates that the site is at 'Medium' risk of flooding from surface water, however the works do not have an impact on flood risk.



Figure 2: Environment agency risk of flooding from surface water (source: EA website)

2.2 Building Control Requirements

All works included within this planning application will respect and maintain the same layout, design patterns and traditional building materials, making a positive contribution to the character and appearance of the area by prolonging the life of the materials and building elements used.

3.0 Design Proposals

3.1 Proposed Roof Works

The proposal for this application relates to the roof coverings only. The proposals are intended to roofs 1 and 3 specifically (as indicated on the roof plan provided), with further investigation required for flat roof number 2, which may need similar treatment/repairs beneath the paving slabs (to be determined once scaffolding is erected).

The proposed works are described in the following table:

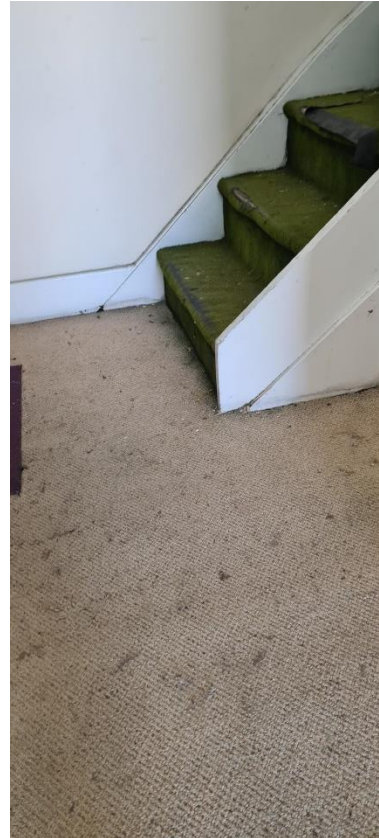
Table 2: Proposed Roof Works

Roof:	Proposals
1	Carefully remove all chippings, debris, etc. Apply high performance felt (covered by fifteen (15) year warranty) including all kerbs, upstands, down stands, drips, angles, dressing into outlets, around pipes etc, as existing and remove waste and debris. All strictly in accordance with manufacturer's instructions.
2	Lift Paving slabs to determine the condition of the waterproof covering below. If in need of repair complete the same overlay specification as intended for other roofs (as follows) and re-lay paving slabs upon completion. Carefully remove all chippings, debris, etc. Apply high performance felt (covered by fifteen (15) year warranty) including all kerbs, upstands, down stands, drips, angles, dressing into outlets, around pipes etc, as existing and remove waste and debris. All strictly in accordance with manufacturer's instructions.
3	Carefully remove all chippings, debris, etc. Apply high performance felt (covered by fifteen (15) year warranty) including all kerbs, upstands, down stands, drips, angles, dressing into outlets, around pipes etc, as existing and remove waste and debris. All strictly in accordance with manufacturer's instructions.
4	No works proposed

3.2 Proposed Floor coverings

The floor coverings were proposed for replacement under application 2021/5769/L, which specified that vinyl would be used as the material. The client would instead prefer to install carpet to the communal areas only (to the upper floors only, the ground floor mosaic tiles will still be kept..

The existing floor coverings to upper floors are either missing, or in very poor condition, summarised by the following photos:





The proposed carpet methodology will be as follows:

1. Remove existing carpet, underlay, gripped rods etc.
2. Prepare sub-base, lay underlay, gripper rods or tape
3. Cut and fit as necessary, door strips etc. with new tight woven heavy contract grade carpet to all communal areas

We trust that, considering the condition of the existing carpet/missing areas, there are no heritage benefits in keeping and of the fabric, and that replacement would be acceptable.

4.0 Site Constraints

4.1 Car Parking/Transport

There is adequate parking on adjacent street. St. Georges Terrace is in a CPZ which will require a car parking resident permit.



Figure 8: Car parking in front the building (source: Google maps)

The block enjoys a location with many others transport methods such as buses, taxis and the London Underground (Chalk Farm, St John's Wood Stations).

4.2 Refuse Disposal

All refuse which arises from the works will be carefully removed from site and disposed of in line with the building contractor's waste management plan.

4.3 Access

In order to provide access for the works, scaffolding is due to be erected. This will be an independent scaffold for the sole purpose of completing the works, and will not utilise penetrations into the building's fabric.

5.0 Summary

This application includes works which will improve the condition of Clarion's Heritage asset and the quality of life for the residents within the housing block. The proposals take into account the listed nature and importance of the properties in question, and in doing so retain all the existing character of the building and conservation area.

Materials proposed match those in situ, as is most appropriate considering previous works complete.