



## **Design and Access Statement**

### **Listed Building Consent**

**31 Charrington Street**  
**London**  
**NW1 1RE**

Prepared on behalf of  
**London Borough of Camden**  
**5 Pancras Square**  
**London**  
**N1C 4AG**

**Job No: 34698**  
**Date: 14 August 2023**

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Authorised for Issue:

  
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For and on behalf of Baily Garner LLP

Aug 14, 2023

Version	Issue Date	Reason for Issue
	14 August 2023	To accompany Listed Building Consent application

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**31 Charrington Street, London, NW1 1RE**

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# Design and Access Statement

## 31 Charrington Street, London, NW1 1RE

### 1.0 Introduction

#### 1.1 General

- 1.1.1 This Design and Access Statement has been prepared by Baily Garner on behalf of the London Borough of Camden. It accompanies the full listed building application for the roof replacement to 31 Charrington Street.
- 1.1.2 This report responds to the requirements of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 (the GDPO) for planning applications (with some exceptions) to be accompanied by a Design and Access Statement.
- 1.1.3 The structure and content of the statement has been informed by DCLG Circular 01/2006 Guidance on Changes to the Development Control System (12 June 2006) and Design and Access Statements: How to Write, Read and Use Them (CABE, 2007). Together these have provided advice on what a Design and Access Statement should include.

#### 1.2 Structure of the Statement

- 1.2.1 Based on the Circular 01/2006 and CABE advice, the following sections of the Statement comprise:
- Section 2.0 - Understanding the Context
  - Section 3.0 - Design
    - Description of Proposal, Use, Layout, Scale and Appearance
  - Section 4.0 - Access
  - Section 5.0 - Summary and Conclusion

### 2.0 Understanding the Context

#### 2.1 Site Description

The building dates circa 1845. The main building is formed of stock brick with stuccoed parapet, with a concealed artificial slate tiled butterfly roof.

The building forms part of a terrace of which each unit is two windows wide; three storeys and a basement. All windows have 12-pane sashes. The upper windows to centre houses under gauged brick heads, all those to ground floor under channelled keystones.

Wrought-iron balconies are present at first floor level.

Authentic doors set in square pilaster doorcases under dentil moulded lintels and arched toplights. The original roof covering for all the building was natural slate. However, all roofs have been replaced with artificial slates in the last 5-7 years..

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Figure 1 - Front Elevation



Figure 2 - Butterfly Roof

- 2.2 The works proposed are 1 no. replacement roof covering and 1 no replacement hip tiles.
- 2.3 The existing roof covering as can be seen within figure 2 is a risk to the fabric of the building. The current artificial slates had been put on retrospectively without permission and due to their relative worse quality when compared to the original natural slates, have subjected the building to water penetration. We propose to reinstate the building with natural slate tiles as per the listed building status.

*Listing NGR: TQ2964883283 – 'slate roofs concealed'*

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### **3.0 Design**

#### **3.1 Description of the Proposal**

3.1.1 The proposal is to rectify the incorrectly installed artificial slates and reinstate the building to its original design using natural slates.

3.1.2 Works will include;

- 1 no. replacement roof covering from existing artificial slate to proposed natural slate.
- 1 no. replacement existing hip tiles with timber batten
- Renewal of all gutter linings and flashings in lead
- Any necessary remedial works to timber rafters that have been damaged by water penetration
- Isolated repairs to parapet brickwork using lime mortar.

#### **3.2 Existing Use**

3.2.1 The property is a residential dwelling.

3.2.2 The property is Grade II Listed.

#### **3.3 Layout**

3.3.1 No alterations are required to the existing layout of any dwelling.

#### **3.4 Scale**

3.4.1 No change in scale is proposed and therefore this item is not considered applicable.

#### **3.5 Appearance**

3.5.1 The minor change in appearance will make the building more in line with its listed building status, and therefore the change in appearance is considered to be negligible.

### **4.0 Access**

4.1.1 No changes to access are proposed and therefore access is considered not applicable.

### **5.0 Summary**

5.1.1 The changes proposed are considered essential works to ensure that the building is not damaged further.

5.1.2 The alterations are sympathetic to the buildings Listed status with reinstating the original coverings in slate.

5.1.3 As stated above, the alterations are also not visible from any Publicly Highway.