

Design and Access Statement

In support of Planning and Listed Building Application
Reference: PP-12081803, submitted to Camden Council on 9th April 2023

Address: 63A, Arlington Road London NW1 7ES

Description:

The building is a 4 storey, (including basement), listed, terrace house, from the late 19th century, divided into two apartments, presently occupied. The tenant in the basement has freehold ownership of Flat A, comprising the basement and first floor. The upper floors are defined as Flat B, and occupied by renting tenants through Camden Council.



Front elevation March 2023



Rear elevation March 2023

Status of the Building and Works Proposed:

For the last few years, numerous reports were received from the freeholder of Flat A, of rising damp and water penetration which has resulted in damp walls with cracking of the fabric to the external and internal walls of the basement in this terraced building. The problem has become critical to the point that the owner no longer uses the room designated as Lounge, (Drawing no. JGPS/ARL/63/001). Only the kitchen is used on a daily basis.

The problem is highlighted on the following selection of photos, which should be viewed in conjunction with drawing no. JGPS/ARL/63/100: Proposed Remedial Works, where the areas affected have been highlighted.



PHOTO 1: Front “Sunken “ area showing the damp in the external wall.



PHOTO 2: Front external area with access door, showing damp wall on the external elevation.



PHOTO 3: Damp retaining wall to the sunken area, resulting in cracked and crumbling fabric.



PHOTO 4: Damp and cracking fabric in the "Lounge" area. (External Wall).



PHOTO 5: Dividing Wall between lounge and kitchen showing damp wall and cracking/peeling fabric.



PHOTO 5: Damp and cracking fabric in party wall along the stair from basement to mezzanine level.

Proposed Remedial Works:

It is proposed to remove the existing wooden skirting and plaster on the walls to the basement area, as shown hatched in pink, on drawing no. JGPS/ARL/63/100. All the skirting to be carefully set aside for reinstatement.

External render from basement to ground floor level to be removed on the front elevation and affected areas to be made good, including the parapet to the window.

All the walls, externally and internally will be inserted with approved proprietary chemical damp proof courses. The specialist contractor to provide certified evidence for inspection and approval by the conservation officer.

Internally, all affected areas of the walls to be made good and prepared to receive render with waterproof lime based plaster. (renovation with silicon injection)

On completion, the affected areas will be dried out with dehumidifiers or similar, and all the walls redecorated.

Wherever works will need to be redressed, removed, if necessary and replaced with heritage approved materials, such as render, replacement of bricks, mortar joints, broken flanking, to be repointed as such. Joinery, timber skirting to be reinstated and damaged areas to be replaced like for like to the approval of the conservation officer.

The following drawings are attached in support of this Design and Access statement:

JGPS/ARL/63/001: Existing Basement

JGPS/ARL/63/002: Existing Ground Floor

JGPS/ARL/63/003: Existing First Floor and Second floors

JGPS/ARL/63/004: Existing Elevations

JGPS/ARL/63/100/Revision A: Proposed Remedial Works

JGPS/ARL/63/01: Location and Block Plan