PAS Surveying

DESIGN AND ACCESS STATEMENT

FOR:

88 ALBERT STREET
CAMDEN
LONDON
NW1 7NR

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2.0 Site History

2.1 The building is a large end terrace four storey house constructed with yellow stock brick wall construction and rusticated stucco walls under a slate mansard roof with dormers.

The property stands on a site that is generally level with gardens to the front and rear.

Photograph(s) of Property:

View from front

3.0 Use

3.1 The general use of the property is a residential dwelling home.

4.0 Amount

The building is a part of a group listing of the terrace, the building is within the Camden Town Conservation Area.

The property has suffered structural movement due to subsidence of the site. The indicated mechanism of movement is downward towards the front left corner of the building. The setting and importance of the property are compromised only by damage caused by the incidents of ground movement.

The principal damage takes the form of tapered vertical and diagonal cracking to the internal and external walls and the ceilings. There is also sloping distortion to the windows, doors, and floors.

A site investigation was carried out to confirm the cause of damage and identify mitigation measures. The site investigation comprised the excavation of trial pits, extended by borehole.

Trial pit / borehole was excavated within the area of damage adjacent to the front elevation of the main building. This has revealed that the foundation consists of step corbel brick footing with an overall depth of 480mm below ground level. The founding subsoil is naturally occurring very stiff clay which was seen to contain roots up to 10mm in diameter beneath the foundations. The clay subsoil extended throughout the borehole to a depth of 6000mm below ground level and further roots were observed to a depth of 2200mm.

A second borehole was put down in the rear garden to a depth of 5000mm below ground level. This has revealed similar clay subsoil with roots observed in the soil samples taken to a depth of 2800mm.

The subsoil samples were sent to the laboratory for analysis, and they have been found to be of high and very high plasticity index, meaning that the subsoil is very susceptible to movement due to shrinkage and swelling with variations in moisture content. The roots have been identified to emanate from Tilia (Limes) and Vitaceae (Vines & Creepers).

Based on the information detailed above, we are of the opinion that damage has occurred due to clay shrinkage subsidence. This has been caused by moisture extraction by roots altering the moisture content of the clay subsoil, resulting in volume changes, which in turn have affected the foundations.

Since management of the influencing vegetation has occurred, stability has returned, and it is considered appropriate to proceed with the repair to the building structure.

4.1 **Reinstatement repair work**

Crack damage to the rear portion of the property has developed with cracking at the juncture between the main building and the rear three storey addition. Internally there is cracking within the lower ground floor bathroom, upper ground floor rear reception room and first floor WC and adjacent dressing room. There is also cracking within the hall stairs and landings adjacent to the rear wall / ceiling junctures and to the door thresholds.

Externally there is cracking at the juncture between the main building and rear addition, and it is suspected that the flashing detail to the flat roof to the addition may have been disturbed. There is also cracking to the rear elevation of the main building to the panels of brickwork between the left-hand windows.

The pattern of damage is indicative of downward and rotational movement of the rear addition relative to the main body of house.

5.0 Design proposal.

5.1 The proposal is to undertake superstructure repairs and reinstatement works.

5.2 Engineers are now proposing to repair the crack damage caused by the movement, this include removing de-bonded render from the exterior and re-rendering on a like-for-like basis, replacement of external windows and doors, some repointing of the brickwork.

5.3 Internally the proposed works include removal and replacement of lath and plaster ceilings, removing and replacing wall finish including lime plaster, replacing some joinery feature such as skirtings, architraves, door linings to enable crack repairs and replacement. Where is not possible to reinstate internal doors, they will be replaced.

5.4 Some areas will require replacement of cornice. Full details of the proposed repair are listed in the schedule of works provided by Pyle Consulting.

5.5 Brickworks joints with cracks from hairline to 0.5mm will be raked out and repointed to match existing. Brickworks joints with cracks from 0.5mm to 4mm will be raked out and injected with epoxy resin and repointed to match existing. Cracks greater than 4mm wide will be re-stitched with masonry over a sufficient area to provide a good match finish to existing. The mortar used for repointing will be similar in strength, colour, and style with the existing mortar.

5.6 Where cracks in the render or plaster finish is from hairline to 0.5mm wide, the cracks will be raked out and fine filled. Where the crack in the finish is greater than 0.5mm wide, lose or blown render/plaster will be hacked off at least 75mm on each side of the crack, the exposed masonry cracks will be injected with epoxy resin. The masonry will be covered with fixed

stainless steel EML (plugged and screwed) 150mm minimum width and re-rendered or re-plastered.

5.7 Cracks greater than 4mm wide will be hacked off, masonry exposed and re-stitched. The masonry will be covered with fixed stainless steel EML (plugged and screwed) 150mm minimum width and re-rendered or re-plastered.

5.8 The rear bathroom window will be replaced with a new hardwood window to match the existing including all ironmongery to match existing, decorated as existing.

6.0 Layout

6.1 The proposed layout to replicate the existing.

7.0 Scale

7.1 The maximum overall dimension of the main house is approximately 5.2m wide and approximately 8.5m long.

8.0 Landscaping

8.1 All trees and hedges to the whole of the application site are to be retained as existing. It is suggested that no further landscaping is necessary. We will attempt to retain and not disturb the existing landscape of the site, if any damage occurs the replacement landscaping for the site will be similar to the existing.

9.0 Appearance

9.1 There are no proposed significant changes to the existing appearance of the property. The only unavoidable intervention will be replacement of any damaged bricks and the like for like replacement of external mortar and internal wall finish, which may be required to repair the damaged sections.

10.0 Vehicular Access

10.1 No changes are proposed to the existing access arrangements. There are no Highway considerations relevant to this proposal, as the existing access from Albert Street is to be used.