

Design and Access Statement

For

**7 St George's Terrace
London
NW1 8XH**

On behalf of

Clarion Housing Association

Prepared by

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1 Description of property

7 St Georges Terrace is a Grade II listed building within the Primrose Hill Conservation Area. It is part of a row of 11 residential properties that were built in 1852. Many of the properties have converted the roof storey.

There are four storeys plus a basement, Flat D occupies the second and third floor.

The building has solid brick external walls. To the ground floor there is channelled stucco stone, and 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 arches with keystones. To the top of the elevation there is an enriched entablature. There are cast-iron railings with spearhead finials to the front of the property.

2 Scale / Appearance of the Proposed Works

An Improvement Notice has been issued by Camden Borough Council for Flat D, referencing Category 1 Hazard, Excess Cold. The reference number 'Requests/314319'.

The improvement Notice also details a number of Category 2 Hazards,;

- Falls Associated with Baths and Showers
- Dampness and mould growth
- Entry by Intruders
- Fire Safety
- Falls between levels

2.1 The proposed works to address cold and damp and mould include the following items:

Central heating and hot water installation to Flat D

Removal of electric space heaters

Removal of Elson tank from the bedroom

Worcester Bosch combination boiler to kitchen

Horizontal flue no higher than the top of the kitchen window rear elevation

3no double convector radiators

2no single convector radiators

Associated pipework to be surface mounted

2.2 The resident of Flat D is elderly and has a disability. To reduce the risk of falls associated with baths and showers, adaptation works are required to the bathroom. The proposed works include the following items:

Bathroom adaptation to Flat D

Removal of bath
 Replacement WHB and WC
 Altro Aquarius vinyl flooring
 Electric shower
 Pumped gulley
 Tiling to full height
 Screen and curtain

2.3 There is no mechanical ventilation, leading to damp and mould within the property. The property has solid brick external walls, these are thermally inefficient, leading to cool surfaces on which condensation can form. Extraction of warm moist air is imperative to prevent the formation of condensation on cooler surfaces.

Mechanical ventilation to Flat D

Extractor fan to windowless bathroom
 Extractor fan to kitchen
 Ducting to follow route from previous bathroom extractor fan
 Vent to rear of building

2.4 Flat front entrance doors within the building are in poor condition, presenting a security risk from potential intruders and a fire risk. To address this the following works are proposed:

Flat entrance doors

Installation of timber panel FD30S door sets to Flats B, C, and D.

2.5 The asphalt covering to the front of the building is in poor condition resulting in an uneven surface to the steps leading up to the front door. The following works are proposed:

Renewal of the asphalt covering to the front elevation access steps.

2.6 Retrospective permission is sought for the installation of post boxes to the front elevation. These were installed some time ago, it is acknowledged that Listed Building Consent was not obtained at the time of their installation.

3 Method statement

Schedules of works have been supplied with this application, providing detailed method statements for the above described works.

