

# Design and Access Statement

In support of Planning and Listed Building Application

**Reference: PP-13687621**, submitted to Camden Council on 10th January 2025

Address: 27A, Mornington Terrace, London NW1 7RS

## 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 rented occupation of Flat 27A, comprising the basement and first floor. The upper floors to the building are defined as Flat 27B, and also occupied by renting tenants through Camden Council.



Front elevation January 2025

### Status of the Building and Works Proposed:

For the last few years, numerous reports were received from the tenant of Flat 27A, 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 WC, and has experienced ill health as a result of the damp conditions in the basement. There is a strong smell of damp and mould throughout the basement where the bedrooms are located.

The problem is highlighted on the following selection of photos, which should be viewed in conjunction with drawing no. JGPS/MT/27A/100: Proposed Remedial Works, where the areas affected have been highlighted.



PHOTOS 1: Meters enclosure



PHOTOS 2: Entrance Lobby



PHOTO 3: Bedroom 1



PHOTO 4: Bedroom 2





PHOTO 5: Rear Corridor



PHOTO 6: Rear WC

### 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/MT/27A/100. All the skirting to be carefully set aside for reinstatement.

External meter Enclosure to be rebuilt.

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/MT/27A/001: Existing Basement

JGPS/MT/27A/002: Existing Ground Floor

JGPS/MT/27A/100/: Proposed Remedial Works

JGPS/MT/27A/01: Location and Block Plan