

**DESIGN AND ACCESS/HERITAGE
STATEMENT**

RELATING TO

CAPITAL WORKS PLANNING

AT

**47 GEORGIANA STREET,
CAMDEN TOWN,
LONDON,
NW1 0EB**

Quality Control

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REVISION NO.	BY	QA	DATE	COMMENTS
P1	RT	AJ	11/03/2025	-
P2	RT	AJ	19/03/2025	Amendment to boundary walls

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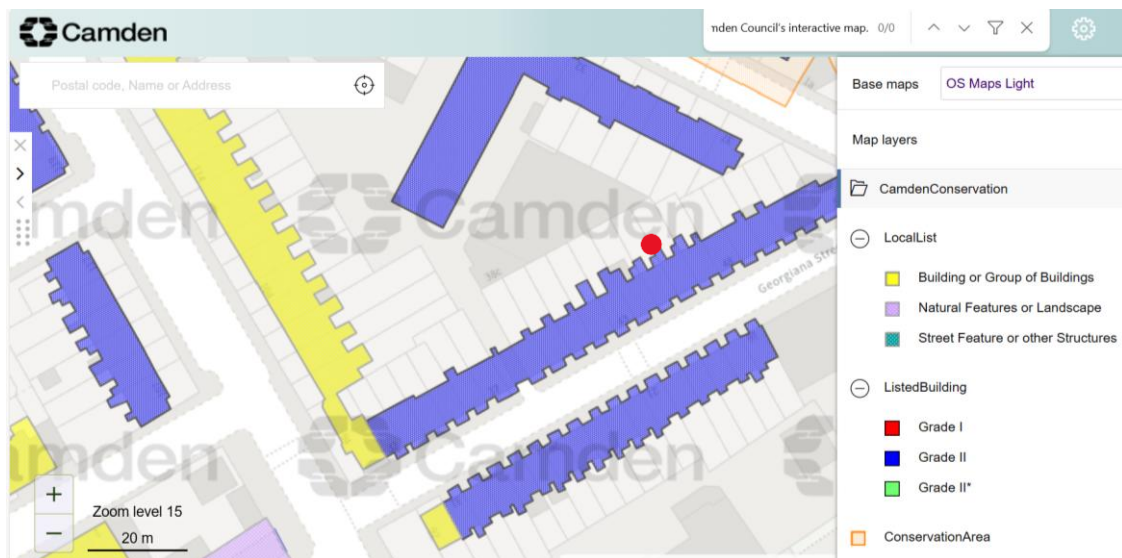
1.0 Introduction

Potter Raper are working alongside Wates to facilitate replacement of building elements on properties, on behalf of Clarion Housing. This design and access statement will support the planning application for the refurbishment of 47 Georgiana Street, Camden Town, London, NW1 0EB.

2.0 Planning Restrictions

2.1 Conservation and Heritage

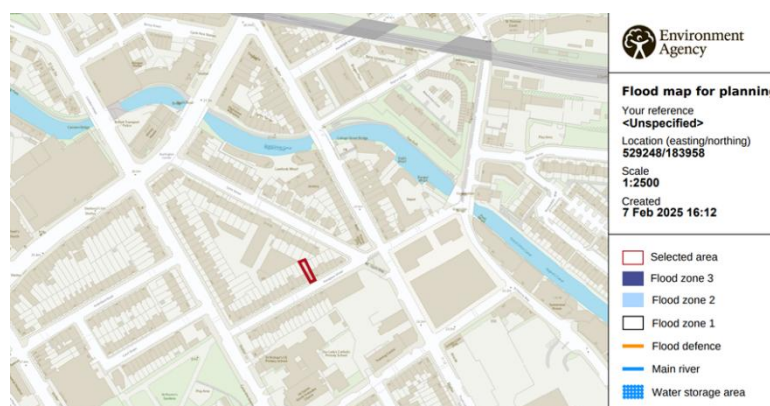
The site is not located within any of the Conservation Areas in Camden, but is close to the Regents canal conservation area. As indicated in the below screenshots, the building is however a listed building. It is statutory listed under the name numbers 32 through to 57 (consecutive), is a Grade II listing and includes the railing to the front of these properties.



Whilst the rear boundaries (those affected by the works) are not mentioned in the listing entry, the client would like to ensure that the proposals are lawful and satisfy the local planning authority.

2.2 Flood Risk Assessment

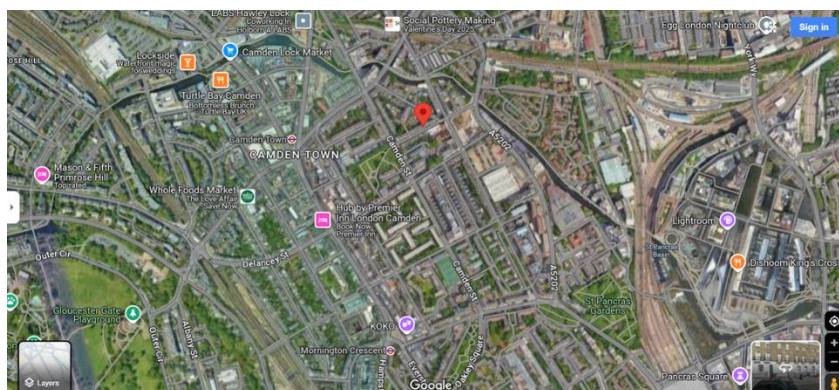
The property is in a low flood-risk area, and flood risk does not have a significant bearing on this application.



3.0 Existing Building

3.1 Location

As indicated in the satellite image below taken from Google, the site is located North of London within Camden, on Georgiana Road, in the NW1 postcode area.



3.2 Building Description

The building in question is a Grade II listed, four-storey Edwardian terraced property, constructed in the early 20th century. The property remains to be a house across three floors plus a basement level. The terraced property features yellow London stock London brickwork with a white stucco render finish to the ground and basement floors of the front elevation. The front elevation is complemented by a recessed porch and timber-framed sash windows at all levels, with black cast iron railing to the ground floor and first floor windows (on a projecting small balcony). The roof is of a butterfly design, covered with slate tiles and out of view from the road by virtue of the typically Georgian Parapet wall to the front. The upper window reveals on the front elevation are timber, while the lower reveals are finished in painted white stone.

3.3 Existing Boundary Walls subject to proposals:

The boundary walls to the rear are in an extremely vulnerable state where they have not already collapsed. The left-hand boundary with number 46 (to the west) has entirely collapsed as can be observed in the photos. The rear boundary is in poor state of repair but has been deemed repairable as it is not in as poor condition as the others. The right-hand (Eastern) boundary wall with number 48 has been temporarily propped to allow for an assessment of the condition of it, but it had been determined that this wall is also beyond repair, and in posing a danger of collapse.

None of the boundaries are visible from the public realm as the garden areas are enclosed:



Boundary Walls to garden



Boundary walls in context to public realm



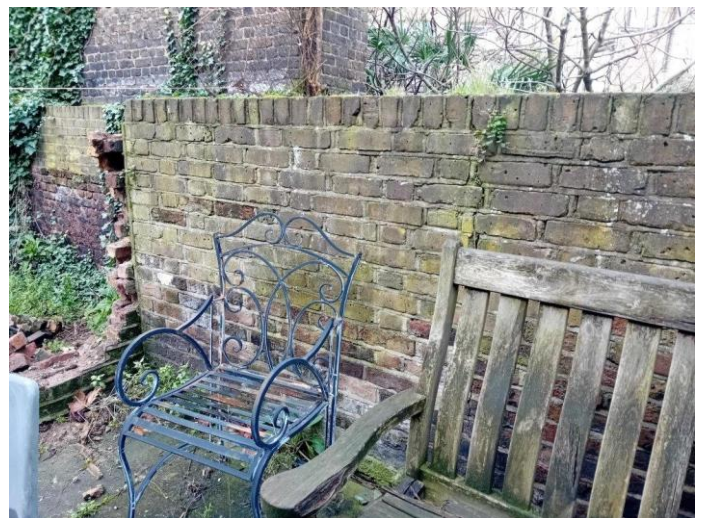
West Boundary Wall (missing, collapsed on to the floor)



End of West Boundary wall (Collapsed)



Extent of damage to West Boundary Wall



Rear (North) Boundary Wall/West Boundary Wall
junction



View of rear (North) wall from neighbouring property



End of East Boundary Wall in poor condition with propping.



Neighbouring tree likely to be causing ground movement



East wall propping proximity to neighbouring tree



180-degree view of the rear boundaries

11233 – 47 GEORGIANA STREET

DES & ACCESS/HERITAGE STATEMENT

Existing Boundary Walls:	Material(s)	Height	Current condition
Left (West) Boundary	Collapsed brickwork	1.4m	Entirely collapsed
Rear (North) Boundary	Mixture of brickwork	1.4m	This rear boundary is deemed to be repairable, and as such will be retained and repointed with lime mortar where needed
Right (East) Boundary	Mixture of brickwork	1.4m	Poor

4.0 Design Proposals

The rear existing boundary wall sections in question are in part collapsed and the part of the wall that remain show signs of visible defects and are no longer meeting the needs of the residents by virtue of posing a risk of collapse. The walls are in poor condition, and as such are causing issues with security, and other condition-related defects. The proposals are that the boundary walls that are deemed irreparable are to be replaced with new brick walls, utilising traditional materials (stock brickwork and lime mix mortar) to a height of 1.4m to match the existing boundaries across the rear of the dwellings. This approach provides a uniform boundary to the sides. The wall to the rear will remain in place and be repaired. These new walls will not be visible from the public realm, so will not have an impact on the important street scene forming 32 to 57. This upgrade will enhance the security and stability of the property, reduce future maintenance requirements, and minimise disruption for both residents and neighbouring residents.

Please see below the summary regarding the boundaries proposed to be replaced/installed:

Proposed Boundary Walls:	Material(s)	Height
Left (West) Boundary	Stock brickwork and lime mortar	1.4m
Rear (North) Boundary	Repaired brickwork	1.4m
Right (East) Boundary	Stock brickwork and lime mortar	1.4m

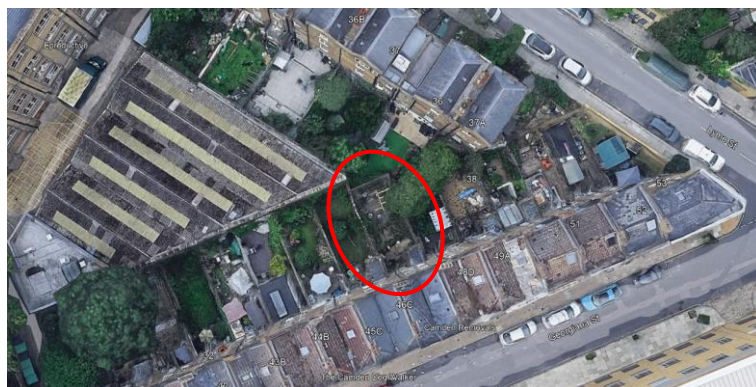
5.0 Heritage Statement

5.1 Heritage Introduction

The property at 47 Georgiana Street, Camden, is a Grade II Listed Building which is not situated within any of the conservation areas in Camden. The proposals seek to renew boundary treatments to the rear of the property, which is out of view from the public realm as indicated below:



Boundary Walls to garden



Boundary walls in context to public realm

The heritage of the building itself is of significant importance, with features such as the timber windows, stucco render, and cast iron railings to the front of the property being cited in the listing description. These boundaries to the rear are not mentioned and do not provide a significant heritage value to the building, particularly in their current state of repair.

5.2 Listing Description

The following information has been summarised from the Historic England's website listing of the building (which includes the row of properties 32-57):

[1] 'CAMDEN

TQ2983NW GEORGIANA STREET 798-1/77/554 (North side) 14/05/74 Nos.32-53 (Consecutive) and attached railings

GV II

Terrace of 22 houses. Early C19, restored late C20 as a GLC renovation scheme. Yellow stock brick with rusticated stucco ground floor and plain stucco 1st floor sill band. EXTERIOR: 3 storeys and basements. 2 windows each; No.38, 1 window over segmental-arched vehicle entrance; No.53 with bowed corner treatment and 1-window return to Lyme Street. Nos 32-35, square-headed doorways with pilaster-jambs carrying cornice-heads; fanlights and panelled doors. Nos 36-53, round-arched doorways with pilaster-jambs carrying cornice-heads; fanlights and panelled doors. Entrance to No.53 on return. Nos 32-35, square-headed ground floor sashes with margin glazing; Nos 36-52 ground floor windows segmental-arched; No.53 square-headed replacing mid-C19 shopfront. Upper floors with gauged brick flat arches to recessed sashes; Nos 32-35, 38 and 53, architraved, No.53 with console bracketed cornices to 1st floor. All except No.38 with cast-iron balconies to 1st floor windows. Stucco cornices to Nos 41-44, 46 & 49; others having been cut back and No.52 with brick parapet. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with tasselled spearhead finials to areas.'

[1] England, H. (2025) *NUMBERS 32 TO 53 AND ATTACHED RAILINGS, Non Civil Parish - 1342068* | *Historic England, Historicengland.org.uk*. Available at: <https://historicengland.org.uk/listing/the-list/list-entry/1342068?section=official-list-entry> (Accessed: 11 March 2025).

5.5 Heritage Impact

The proposals for 47 Georgiana Street have been carefully developed to respect and enhance the historical significance of the Grade II Listed Building and its location within the Camden Town Conservation Area. Understanding the importance of preserving the character and architectural integrity of both the building and the broader street scene. As the proposals do not affect the appearance of the building from the public realm, the design seeks to prioritise the condition and longer term maintenance of the building.

6.0 Social/Economic benefits

The proposals will achieve social and economic benefits for the residents of the units proposed for refurbishment. The social benefits will include improved living conditions for residents, who will benefit from feeling safe using their amenity space again.

7.0 Access

7.1 Car Parking

There is currently restricted parking outside the property, and the parking in this area is unlikely to be very busy. However, permits will be required.



Car parking (source: Google Maps)

7.2 Transport

The property enjoys a location with many other transport methods such as buses and taxis. The nearest train station is Camden Town, which are approx. a 5-minute walk from the property.

8.0 Refuse Strategy and Disposal

8.1 Refuse Strategy

The existing refuse arrangements for the property remain unaffected by the proposals.

8.2 Waste

All refuse which arises from the replacement windows will be carefully removed from site and disposed of in line with the building contractor's waste management plan.

9.0 Planning Fire Safety Statement (PFSS) for London Plan Policy D12

Information on space provisions for fire appliances and assembly points (criteria 1).

a) The subject property is a House consisting of three storeys plus a basement, which can be accessed via the road by the fire service. There is no change proposed to the existing arrangements.

b) The assembly point for an evacuation of this building would be directly outside on the street (public realm).

Information on passive and active safety measures (criteria 2)

The subject property is a House consisting of three storeys plus a basement, which we are only proposing to replace the rear boundaries. These passive and active fire safety measures will remain as existing and are not relevant to the application.

Information and data on construction products and materials (criteria 3)

The subject property is a House consisting of three storeys plus a basement, which we are only proposing to replace the rear boundaries. The property is a House consisting of three storeys plus a basement and the fire risk relating to products and materials choices is not relevant.

Information on means of escape and evacuation strategy (criteria 4)

The subject property is a House consisting of three storeys plus a basement, which we are only proposing to replace the rear boundaries. The existing means of escape and evacuation strategy will remain the same. The front entrance door will be controlled by a thumb-turn internally to allow for evacuation in the event of a fire.

Information on access and equipment for firefighting (criteria 6).

The subject property is a House consisting of three storeys plus a basement, which we are only proposing to replace the rear boundaries. This item is not relevant the application.

10.0 Summary

The proposed plans for 47 Georgiana Street respect the property's street scene and overall architectural significance. Replacing the damaged rear boundary walls will enhance security, privacy, and safety, while also improving the property's condition.