

HERITAGE STATEMENT AND DESIGN & ACCESS STATEMENT

80-82 CAMDEN ROAD, CAMDEN, LONDON

FOR:

one housing group

Suttons Wharf South
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Version	Description of Change(s)	Reason for Change	Author	Date
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Caveat

The report has been completed on the basis of a defined piece of work and terms and conditions agreed with the Client. We confirm that in preparing this '**suitable and sufficient**' report, we have exercised all reasonable skill and care, taking into account the project objectives, the agreed scope of work, prevailing sit conditions and the degree of manpower and resources allocated to the project.

The author accepts no responsibility to any parties whatsoever, following the issue of the Report, for any matters arising outside the agreed scope of the work.

This report has been issued in confidence. The author have no responsibility to any third parties to whom this report may be circulated, in part or in full, and any such parties rely on the contents of the report solely at their own risk.

A thorough inspection has not been undertaken to enable an accurate assessment to be made. We have not inspected ductwork due to access restrictions.

Introduction

The Heritage Statement and Design & Access Statement has been generated to identify the existing property specific historic features and how a proposed minimalistic approach can be undertaken to remediate the defective boundary wall and construct a new wall to match existing.

The existing national design policy was approached using Planning Policy Guidance (PPG) 15 Planning and the Historic Environment. The National Policy Planning Framework was introduced on 1st April 2013 and now supersedes the previous PPG note.

The National Policy Planning Framework (Section 133) promotes that the Local Authority to take into consideration:

- ***The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;***
- ***The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality.***

The proposed adaptations provide improved life and asset safety for our properties, ensuring the asset can provide an improved fire resistance and protection for our historic dwellings.

Heritage Statement

DETAILS: The proposed demolition and re-construction of the existing brick wall is within the Camden Borough Council Conservation area. The existing wall is situated adjacent to TQ2984SW CAMDEN ROAD 798-1/66/158 North Road Bridge over the Grand Union Canal.

EXTERIOR: The rear external wall comprises of a solid London stock brick masonry wall constructed in an 'English Garden Wall Bond'.

The front elevation terrace of 4 houses was constructed circa 1835-39. The external fenestration is a Stucco design. The properties comprise of 3 storeys and a basement. The external doors are square-headed doorways with panelled jambs, cornice-heads, over lights and panelled doors. Console bracketed cornice and blocking course and attached cast-iron railings with bud finials to areas.

USE: The property is currently being used as tenant accommodation.

Design

The existing brick wall comprises of a circa 400mm thick solid and circa 2500mm high London stock brick wall with a single brick pier 1200 high all finished in an English bond. A tree trunk has penetrated the existing wall compromising its stability. A rear circa 300mm thick supporting brick wall is present.

The proposed new wall has been reduced by 400mm in height to maintain the longevity of the structure. A new concrete foundation will be installed to ensure the bespoke structure can sit well in the conservation area. The new wall will have two new brick piers, which will sit on new foundation based slab. The brick wall design will be finished in an English or Flemish bond to match existing. The existing rear brick support wall will be removed.

Movement joints will be installed at each end of the wall connecting the new wall into the existing wall.

Layout

The proposed brick wall will match the existing wall line of symmetry.

Scale

The proposed works will reduce the overall brick wall height by 400mm and remove the rear supporting brick wall. The existing length of the wall will be maintained to close the curtilage of the existing perimeter wall.

Appearance

The proposed new brick wall will be constructed in a London stock or similar to match existing. The brick wall design will be finished in either an English or Flemish bond.

Access

The proposed wall will not cause any existing access issues and will be following the existing wall line.

Landscaping

An existing conifer tree will be removed, due to the tree roots causing heave to the existing wall foundation formation.

APPENDIX – 1 – Drawings