

# Barton Engineers

## Design and Access Statement

32 Torrington Square  
London WC1E 7JL



September 2015

Barton Engineers Ltd  
Studio 303, Westbourne Studios  
242 Acklam Road  
London  
W10 5JJ

## Contents

Design and Access Statement	3
Appendix 1 - List of Documents	4

## Design and Access Statement

It is proposed to carry out repair works to the front facade of the building at 32 Torrington Square, comprising partial rebuild of the upper parts of the existing facade, where the outer brickwork has delaminated from the structure inside the building. The current condition presents an unacceptable risk of the front facade collapsing should the existing defect be allowed to propagate further.

Other works proposed as part of this package comprise strengthening of existing ceilings, levelling the floors, repointing of the existing brickwork and localised repairs to or rebuilding of the front facade' decorative features.

The building is currently used as offices, and comprises a total of five storeys, including a basement level.

Temporary scaffold structure has been installed in front of the building, to provide lateral restraint to the facade at high level. This is an emergency, short term measure, to ensure that the front facade is made safe and that the defects do not propagate before the permanent works commence.

The scaffold structure does not obstruct the pavement. The access routes in front of the building and to the building are not affected.

During the proposed works, the building will be vacant.

It is proposed to add further access decks and temporary roof structure to the front facade scaffold, to ensure safe access to all work areas and to protect the building fabric when significant areas of its external envelope are opened or removed during the works.

The proposed structural repairs are vital for the short and long term stability of the front facade, and the long term performance of the building. The materials and techniques proposed are sympathetic to the original construction method, and their technical performance is identical to that of the original structure. All works that are required to make this intervention are reversible.

It is hoped that it will be agreed that the proposed repairs will preserve the character of the listed building, and will not adversely affect the significance of the building or significance of the front facade in the context of the significance of the Group of houses.

This Design and Access Statement has been prepared and written by Bart Kolodziejczyk (MEng CEng MStructE), Project Director of Barton Engineers Ltd.

This report has been independently checked and approved by Bob Barton (BSc Hons CEng FStructE FICE FConsE AA Grad Dip (Conservation), Director of Barton Engineers Ltd.

## Appendix 1 - List of Documents

Documents submitted as part of the Listed Building Consent Application:

- Barton Engineers' drawings 15/080/1.2 - T1, 15/080/2.2 - T1 and 15/080/2.3 - T1  
These drawings include a detailed schedule and specification of the proposed works, and photographs of the existing building fabric.
- Barton Engineers' Specification for Structural Works in Relation to Remodelling and Alteration of Existing Structure.
- Barton Engineers' Structural Survey Report issued 30 July 2015.
- Barton Engineers' Historical and Conservation Statement, dated September 2015.