

1.0 Introduction

This document incorporates a Heritage Statement as required under Planning Policy Statement (PPS5) –Planning for the Historic Environment.

35 Great Queen Street is a terraced grade II* listed building located on the north side of Great Queen Street, London. The building is purported to have been constructed in the early 18th century, but re-fronted circa 1850. The property lies within the Camden Seven Dials Conservation Area.

The property is arranged over five storeys and has a salon occupier at ground and basement level, with residential accommodation to upper floors. Access to the upper parts is made by a separate doorway to the left hand side of the shop front at street level.

The main roof is pitched with a plain tile covering incorporating dormer windows to the rear. The rear addition roof is mono-pitched with a clay tile covering. There is an asphalt covered flat roof over the rear ground floor extension. Elevations are of traditional solid masonry construction throughout incorporating decorative stone window arches and banding courses to the front elevation. Windows are timber framed and single glazed sash and casement units.

Internally the retail parts of the properties have been fitted out in a basic style to suit the individual occupier's requirements, the basement is used for kitchen, welfare and storage..

The buildings benefit from mains supplies of gas, electricity, water and are connected to mains sewers.

This application relates to the pavement vaults of the building only. The works which we are seeking Listed Building Consent are as follows:

1. Installation of damp proofing membrane to pavement vault and front wall elevation.

2.0 Design Statement / Appearance

The client's brief is to undertake internal repairs to the building structure to contain water ingress through the brickwork pavement vault walls. The vault extends into the street elevation with little protection against water ingress.

The vault has no proposed use and is to be left as vacant space following the works.

2.1 Pavement Vault / Corridor

Issue

Water is penetrating the brickwork and render finish from the street and pavement above.

Water ingress and dampness was also noted to the perimeter walls fronting onto the vaulted walls.

The new tenant will not use the vault as part of their demise. Access will only be used for periodic inspections and maintenance.

Proposal

The works are designed to prevent water penetration into the vacant space as it will not be regularly monitored or checked for issues.

The proposal is to install a Delta waterproof membrane and floor structure with a pump to remove the water. The wall finishes will be left exposed and timber plywood flooring installed to prevent damage.



Fig 1 – Basement Vault



Fig 2 – Pavement Area

It is not possible to waterproof the structure at road or pavement level.

We consider the installation of the Delta membrane system will be non invasive to the vault structure, preserving its structure and preventing water ingress into the basement. If the works are not carried out, continued water ingress will cause ongoing damage to the structure.

3.0 Technical Requirement

All works are to be undertaken in accordance with Building Regulations and British Standards.

4.0 Use / Layout

The building's use will remain as existing.

5.0 Landscaping

There are no landscaping proposals within this application.

6.0 Vehicular & Transport Links

The vehicular and transport links to the building will not be affected by the proposed works.

7.0 Access

The existing access arrangements into the building will not be affected by the proposed works.

8.0 Conclusions

The proposal will assist with the maintenance and protection of the building fabric, without dramatically affecting the structure.

The proposals will not alter the elements of the building which provide its special quality.