

**18 Camden Road, London NW1 9DP**  
**Refurbishment of 1<sup>st</sup>/ 2<sup>nd</sup> floor maisonette**

DESIGN AND ACCESS STATEMENT

**Heritage**

18 Camden Road is part of a listed terrace (18 – 62), built in the early C19, with shops at ground level. The buildings are yellow stock brick, 3 or 4-storeys, with rusticated stucco ground floors or stucco shopfronts. 18 Camden Road is 3-storeys, with a shopfront, which has been altered at a later date, together with projecting rear extension at ground level. Upper floors have gauged flat brick arches and recessed timber sash windows. The street elevation has a flat parapet with stucco cornice and band. The roof is concealed behind the parapet - slate covered, with central lead-lined valley gutter discharging into plastic downpipe on the rear elevation.

18 – 62 Camden Road were Listed Grade: II in May 1974, List entry No: 1272437.  
The interiors of 18 – 62 Camden Road were not inspected in connection with the listing.

**Design**

The proposed works are for the complete refurbishment of the residential unit on the first and second floors of 18 Camden Road. The shop unit at ground floor is not included.

The residential maisonette appears to have to have been the subject of major internal refurbishment works in the 1960s or later. All wall and ceiling surfaces appear to have been re-plastered. Any original cornices have been removed and in the rooms modern small-section skirtings have been fixed in place of the originals. Flush doors have installed, with fire-resisting board added to the room faces of some doors. A pair of large, panelled doors remain at first floor level connecting living room and kitchen. There are simple ogee architraves around windows and doors, with timber panels under some windows. Aluminium framed secondary glazing has been installed over windows on the street elevation. The staircase has simple square-section balusters. Modern kitchen and bathroom fittings were installed – now in very poor condition.

At ground level short sections of decorative cornice remain to the ceiling between the entrance door and staircase, together with a half-round arch. The internal, secondary entrance door is a simple 4-panelled door with GW cast glazing. The main entrance door to the street is missing. The lobby between the street and secondary entrance doors has timber panelling.

The property is in very poor condition. It was squatted, and has been vacant for some time, with a serious rat infestation, requiring removal of all ceilings and, as part of the proposed works, replacement of all floor boards and stair treads.

The proposals entail full refurbishment of the residential unit and building envelope, to accord with current regulations, where permissible. The roof has been recovered with natural slates and lead-lined valley, with structural timbers replaced as required. Existing timber windows will be retained and repaired, with defective timber cut out and replaced as necessary. Stone cills will be repaired or replaced to match existing. The lead flashing over the shop front will be renewed. A new entrance door and frame (if required) will be installed on the street elevation to match the entrance doors to nos 20 and 22 in every respect.

Internally plasterboard ceilings will be replaced, together with defective wall plaster. Internal doors will be replaced with new fire-resisting doors. Square-edged floor boards will be replaced together with stair treads impregnated with rat urine. Electrical services will be renewed together with gas, central heating, hot and cold water services, and drainage pipework. New kitchen and bathroom fittings will be installed, and the whole redecorated and hardboard laid throughout ready for residents' own floor coverings.

**Access**

Access to the residential unit or ground floor shop are unaffected by the refurbishment proposals.