



Design & Access Statement :
139 Arlington Road NW1 7ET

Grade II Group Listed Terrace

Remedial Damp Proofing Works

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1. INTRODUCTION

This document seeks to explain the need for the proposed remedial damp proofing works at 139 Arlington Road London NW1 7ET. As this application is for remedial works rather than development or renovation, the Design & Access Statement is necessarily brief. Further detail is provided in the Heritage Statement that accompanies this application.

2. SITE & SURROUNDINGS

The property is an early Victorian terrace house dating from the 1840s located at 139 Arlington Road. The house lies in the stretch of Arlington Road between Delancy Street and Parkway, and runs parallel with Camden High Street. The house is thus in a mixed use area, with the residential houses of the west side of the street facing mainly retail and business premises on the eastern side. The house lies within the Camden Conservation Area. The building is Grade II listed due to its grouping in a terrace of 23 houses on Arlington Road from Number 101 to 145. The listing is based on the distinct external features of this terrace of houses as a group, including the attached railings. Further detail on the listing is provided in the Heritage Statement accompanying this application.

3. BUILDING & DESCRIPTION

3.1 The building is a 4 storey terrace house of early Victorian appearance. The exterior of the building appears little changed. It is built in stock brick with an arched window at the ground floor, a slate roof with party wall stacks, and a moulded door case with a round-arched toplight. The interior has been modernised and contains minimal skirting and no cornicing. The original window and door architraves survive throughout the house. The staircase is also original, and has been painted white and fitted with a beige runner.



3.2 The rear elevation still maintains the additional WC at lower ground level, although the toilet fitted is itself relatively modern. A garden shed has been added at some point in the past.

3.3 The house is currently let to tenants. Damp proofing will ensure the house remains consistent with the standard required of houses let to private renters in Camden Town.

4. PLANNING HISTORY

4.1 Planning permission was granted by Camden Council on 11 August 2015 for the installation of a bathroom in the rear first room (Application Ref: 2015/3933/L).

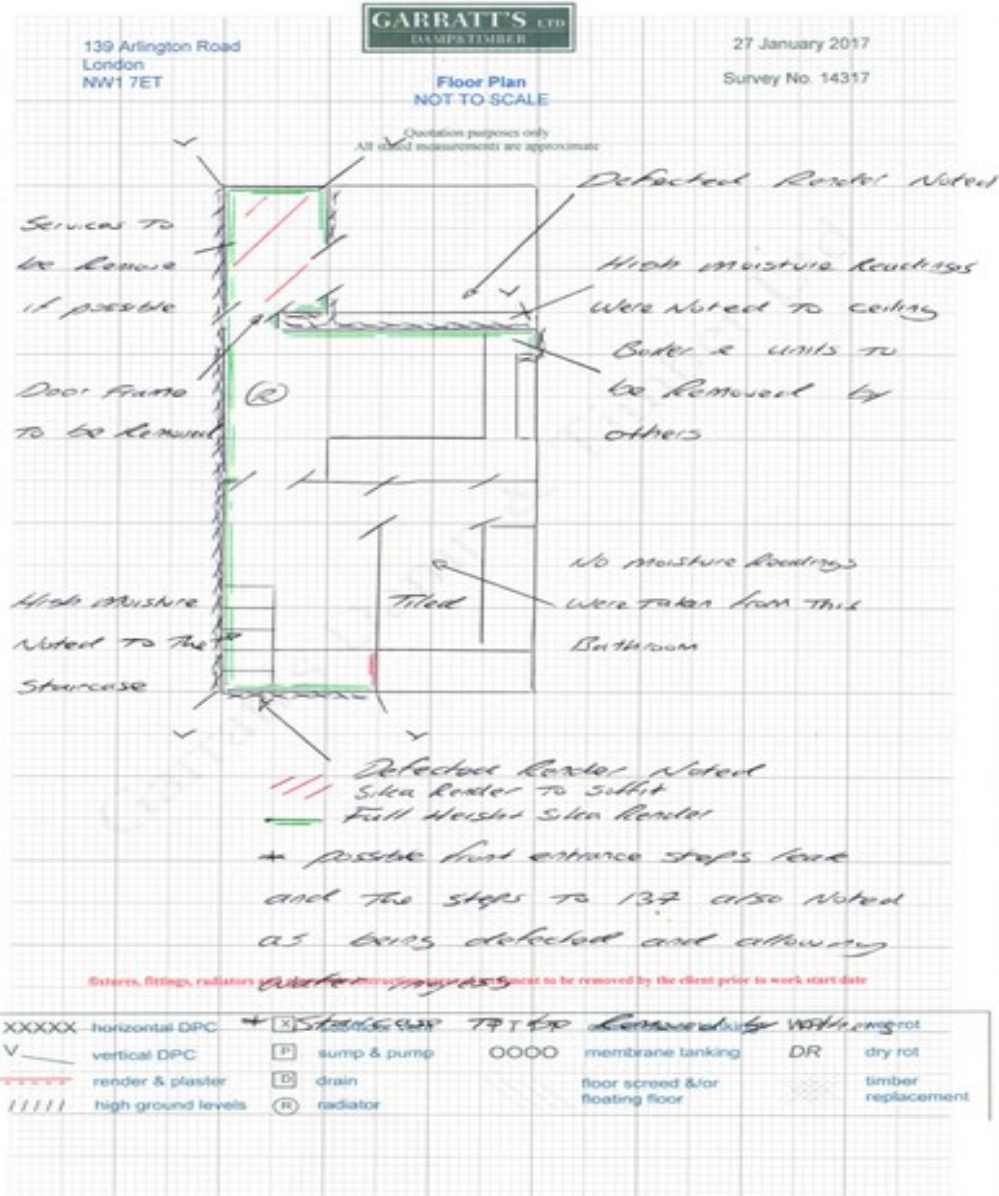
5. PROPOSED WORKS

5.1 The works proposed are the installation of a Chemical Damp Proof Course at the Lower Ground Floor level to prevent the penetration of damp. These works comprise the removal of the existing plaster down to the brick, installation of the chemical damp proof course, re plastering and repainting. Twelve mm diameter holes will be drilled horizontally into the mortar bed, approximately 100-120mm apart. Silicate Tri-gel resin will then be injected into those 12mm diameter holes. After drying, the contractor will then re-plaster the wall, first applying a coat of 3-1 sand and cement incorporating a Sika tanking compound. Two further coats of Sika tanking render will be applied and allowed to dry. A finish coat will be then be applied using a non sulphate type plaster such as Multi-Finish. Any contractor appointed will be required to guarantee all works undertaken will be in accordance with the Code of Practice for Installation of Chemical Damp Proof Course BS6576 (1985).

5.2 Replastering and repainting will be done in keeping with the existing internal finish.

6. PROPOSED WORKS: SURVEYOR'S ILLUSTRATION

Proposed Chemical Damp Proofing Course



The proposed remedial works to establish a chemical damp proofing course to the walls of the lower ground floor as per the surveyor's illustration. There is extensive damp in this area which is also likely to rot the staircase if it is not stopped. At this stage, works to the staircase are not required. To install the Damp Proof Course, the contractor will remove plaster and rake out mortar joints to the brickwork of the walls. A sand and cement scratch coat incorporating a Sika tanking compound will then be applied and allowed to dry prior to the application of new plaster.

7. ACCESS & SUSTAINABILITY

7.1 The proposed works will have no impact on the existing access to the building. The works will be undertaken during a time when it is vacant to avoid inconveniencing tenants. All appropriate permissions will be obtained.

7.2 The works will allow for the maintenance and preservation of this listed building by preventing the encroachment of damp into the lower ground walls. This will also protect one of the building's original features, the staircase, from the effects of damp at any later point.

7.3 The works will ensure that the building is of an acceptable standard for tenants in London and allow for its continual enjoyment as a desirable residence in one of London's most exciting places live.

8. CONCLUSION

The remedial damp proofing work for which permission is sought will maintain and preserve an important heritage asset in Camden Town. The work will be undertaken sensitively and with regard to the Listed status of the house. Further detail is available in the Heritage Statement accompanying this application.