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DESIGN AND ACCESS STATEMENT

**55 FITZJOHNS AVENUE
LONDON NW3**



BUILDING SURVEYS - PARTY WALL - DILAPIDATIONS - DEFECT DIAGNOSIS
PROJECT MANAGEMENT - STRUCTURAL ENGINEERING - QUANTITY SURVEYING
PROJECT MONITORING - EXPERT WITNESS - INSURANCE VALUATIONS



This Design and Access Statement is to support the Listed Building application for works to be carried out to the building known as the Tower 55 Fitzjohn's Avenue, London NW3.

Use

The existing use of the property is as a residential block of flats which are all self-contained.

The proposed use of the property would remain as existing and the use would not be changed by this application.

Overview of the Works

The proposal for which this application applies is in respect of the external repair to the roofs of the subject property.

A number of flats in the building are suffering water ingress during periods of rainfall and despite having carried out periodic roof repairs over the last 18 months parts of the main roof now require major works.

Attached as one of the documents to the application are photographs taken by a drone showing the condition of the tiled roofs with broken and slipped tiles exposing the timber underneath.

Proposed Works Detail

The works proposed to the building are to the main roof areas and adjacent rainwater installations.

Attached and incorporated with the Statement and this application are a number of photographs of the roofs of this property which show the complexity of different slopes and different materials.

The roof areas and in particular the slopes that are tiled are suffering due to the age of the tile and their general deterioration with this being repairs now being uneconomic and the fact that there is at least one section of the main roof where a large gap has opened up due to defects with the clay tiling. Refer to condition report.

The proposed works are to include the following:

- a. To provide appropriate access to all roof areas to not only facilitate the works but to ensure a more detailed inspection where appropriate.
- b. Piecemeal re-pointing and repairs to the chimney stacks using cement lime mortar to match existing in texture and colour and consistency.
- c. To examine existing lead work in particular to sky lights and roof lights and to replace lead work where appropriate using lead or to be supplied and installed and fitted to match existing detailing.
- d. Finials and other ridge pieces are to be removed during the course of any roof works and kept safely set aside and for reuse.
- e. Roof tiled slopes would be stripped, battens removed. A insulated breather membrane with Photon Air to be laid and then followed by timber counter battens and timber battens. All carried out to ensure no change in height of roof line.
- f. Roof tiles existing which are in good condition will be reused and re-fixed. New tiles will be provided either reclaimed second-hand tiles handmade to match existing or alternatively traditional plain tiles handmade by Tudor Roof Tiles medium antique or dark antique finished mansions to match the existing tiles.

Impact of Works

The impact of carrying out these roof works on the property will be minimal other than to protect the building and to prevent further damage caused by water ingress.

The proposed works are to repair and refurbish and to protect the fabric of the existing property.

Therefore the works will not affect the design nor the layout of the building.

Access

The impact of carrying out these roof works on the property will not affect the access to the building – there will be no change.