

**Development Management,  
Camden Town Hall Extension,  
Argyle Street,  
London,  
WC1H 8EQ**

**Wellcroft Management Ltd,  
Suit B,  
1a Windus Road,  
London,  
N16 6UP**

**13<sup>th</sup> August 2017**

**Dear Sirs,**

***Re: Application for Listed Building Consent for Internal Repairs and Redecorations of the Communal Parts, General External Redecorations and Associated Repairs at 7 Regent Square, London WC1H 8HZ***

***DESIGN and ACCESS STATEMENT***

The premises is known as Flats 1 – 5, 7 Regent Square, London WC1H 8HZ which is a terraced property on three floors with a lower ground floor flat.

The management company only haven taken the property over this year are advised that last year, due to problems with the internal gutters, flooding occurred causing damage to the internal communal parts of walls and ceiling.

Areas of the wall and ceiling plaster surface will require replacement along with the formation of a replacement duct to enclose the internal rainwater pipe.

In addition, a recent Fire Risk Assessment report has made recommendations that additional emergency lighting and an illuminated fire escape display sign is required over the main upper ground floor entrance door.

Existing and new cables will need to be fitted within the wall plaster and walls made good prior to relining and redecorating.

The external decorated elements are in need of general attention with minor repair to glazing beads and minor repointing.

It is understood that previous consent was granted following the damage to the internal communal parts of walls and ceiling for the fitting of precast concrete copings, alterations and repairs to the gutters and the rendering of high level walls.

**Ian Brown  
signed for and on behalf of  
Wellcroft Management Ltd**