



LISTED BUILDING CONSENT

**98 Fortress Road
Camden
London
NW5 2HJ**



Improve It Design Ltd
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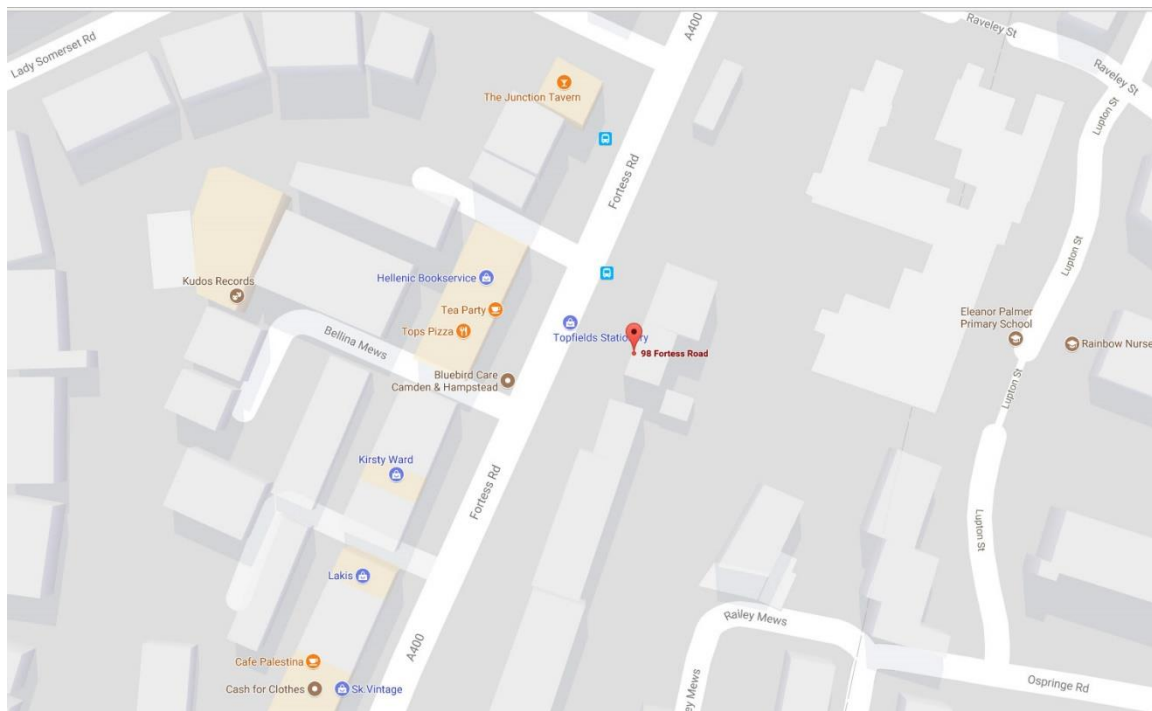
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INTRODUCTION

This Design & Access Statement has been produced by Improve It Design Ltd in support of a Listed Building Consent, sought for the replacement of 3no. doors at 98 Fortress Road, Camden, London NW5 2HJ.



Google Maps November 2017

98 Fortress Road, Camden, London, is a Grade II Listed property set within the London Borough of Camden.

The property was built c1880-1990 and was first listed in May 1974 due to its special architectural and historical interest.

98 Fortress Road comprises 3 storeys and a semi-basement with a hipped slated roof and projecting eaves. The façade contains white timber framed windows and doors in shallow round-arched recessed with cast-iron decorative balconies.

DESIGN

A listed building consent is sought for the replacement of 2no. sets of doors to the front elevation of the property and 1no. set of doors to the rear, due to their poor condition. The existing doors have not been replaced since before 1974 are deemed beyond repair any attempts to repair the joinery would not enhance the general appearance of the building.

Below are photographic examples of the existing doors in poor condition.



Front Doors



Rear Doors



Kitchen Doors



Existing doors in poor condition

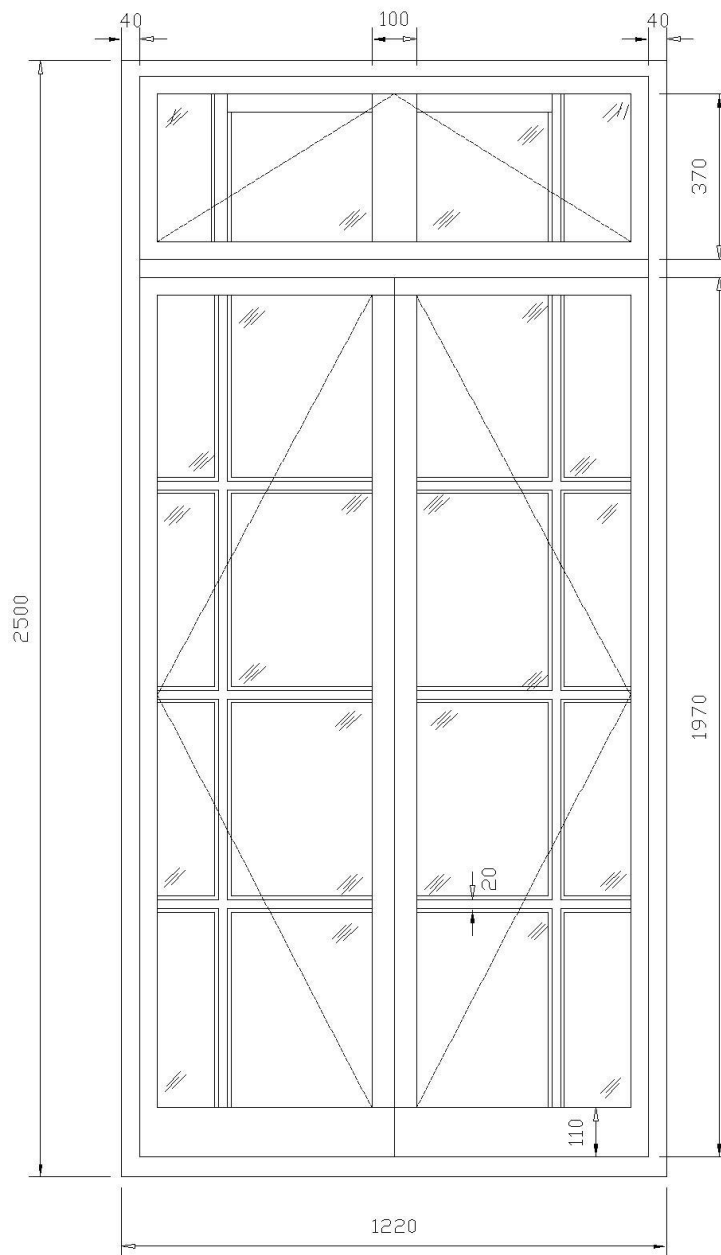


Doors to Lounge



Existing lever handle

PROPOSED REPLACEMENT DOORS



Replacement Doors

The proposed doors will be of equivalent style, white painted hardwood and fitted with double glazing joiners. The doors are to be fixed with specialist stress-free countersunk window frame fixings installed at 200mm at top and bottom and three additional fixings at equal centres.

Double glazing is required to enhance acoustic performance from noise pollution from the main road and to reduce heat loss. The current tenants of the property have also requested double glazed units to ensure condensation and mould is prevented currently causing cosmetic damage and severe health issues.

Comments from current tenant as to why double glazing is required:

'double-glazed doors would solve the problem of poor insulation, severe condensation, health issues caused by damp and inadequate insulation due to the size of the doors, and severe heat loss through the glass in the doors in the Winter months. Single-glazed doors would not adequately solve these issues.'

'Damp, mould, heat loss, extreme condensation causing puddles of water to form on the floors, preventing me having carpets, (I have already had one carpet ruined and endless curtains turn black with mould due to the wetness of the windows, despite me airing the rooms), very large heating bills and, most importantly, health issues.'

'I would also like to add that my son suffered from pneumonia last year as a result of being in the bedroom that was so poorly insulated. I am not prepared for my family's health to suffer simply because of the extreme damp conditions and poor insulation of the property caused by the current doors.'

'If these are not exceptional circumstances and good enough reasons for having double-glazed doors, then I do not know what are.'