**Design and Access Statement**

**RE – Flat 19A Chalcot Square, Camden, NW1 8YA**

**About Chalcot Square**

Chalcot Square is a significant feature of the Conservation Area and is surrounded by a large number of mid 19th century listed buildings, 19A included. The main road in Chalcot Square is a continuation of Chalcot Road and is of a generous width. On the south side of the road is a listed terrace of mid 19th century houses with front garden areas. These buildings are three storeys high with attics, or mansard roofs, and are grand in character with stucco decoration to the main facades, decorative window surrounds, prominent cornices and projecting porches. On the north side of the road is a grassed public open space, which is bounded by railings and contains a number of mature trees and a play area. All of the mid 19th century terrace houses surrounding Chalcot Square are particularly distinctive due to the use of paint colours on their stucco facades. The majority of these properties are painted in muted pastel shades, which afford each property an individual character and adds vibrancy to the square

**Introduction**

The flat in context has recently been purchased and is in dire state of repair. It has been untouched for several years and has not been looked after. There is a severe case of rising damp clearly present throughout the flat and to make matters worse flood damage from old plumbing in both the kitchen and bathroom have caused damage to the rest of the flat. We wish to implement a damp course as soon as possible to prevent further damage to the flat and the rest of the building. There is a previous damp proof course which was administered almost twenty years ago when the conservatory was attached to the rear of the property and full refurbishment was undertaken.

We are applying to you for Listed Building consent for both a damp proof course and underfloor heating. A full refurbishment of the flat will take place as proposed below but there will be no structural changes to the flat other than removal of partition walls as noted below. The kitchen island built twenty years ago will be removed to open up the kitchen. The steel beam in the kitchen will not be removed and will remain in the position it is. See plans and pictures attached for more information.

**Proposal –**

* Complete refurbishment of entire flat including rewiring, plumbing and damp proof course as explained below.
* Whilst applying the damp course to the floors, we wish to lay underfloor heating throughout the flat. This will involve removal of modern concrete floors and previous damp proof course to allow water based underfloor heating to be laid and new damp proof course. No drilling from the outside of the flat in will be needed as the pipe work is already in the vault of the flat where the current utility room is.
* Change to layout of flat (Document 2) compared to existing layout (document 1).
* Removal of partition wall between bedroom closet and kitchen and removal of Kitchen Island (Document 3) to create ensuite bathroom off of bedroom.
* Removal of partition wall between single toilet and bathroom (document 3) to create one large family bathroom off hallway.
* Keep and refurbish existing fireplace in bedroom. (This already has gas to it).

**Damp Proof and Underfloor heating method**

We are going to use the BBA approved, Newton’s membrane system  as they are  ideal for treating listed buildings as they are ‘reversible.’ The membranes have had proven success permanently treating walls suffering from both penetrating and rising damp. We will use where necessary on the damp walls, before we batten and plasterboard over the membrane.

We will also install a new membrane in the floor where necessary, which will require us to dig up the old 20th century modern concrete where the current damp proof membrane sits. (Note - Foundations will not be touched in this process and all checks will be done prior, during and post work)

**Step by step Guide**

 1. Dig up 20th century modern concrete floor 250mm to expose old damp proof membrane.

2. Lay blinding sand compacted with vibrating plate.

3.Install damp proof membrane ( newton membrane system) and then lay 100mm concrete over.

4. Install 75mm foil backed ridged insulation board (Celotex GA4000) and fit new HEP 15mm underfloor heating system on insulation boards.

5. Finally install new screed, before new flooring goes down over the top.

**Access**

* Access to the flat will be via the front door that is solely for the use of 19A Chalcot Square