

DESIGN AND ACCESS STATEMENT

FLAT 2, 84 ALBERT STREET, LONDON NW1 7NR

for

APPLICATION FOR LISTED BUILDING CONSENT DAMP PROOFING OF GROUND FLOOR REAR EXTENSION VIA PUMPED CAVITY DRAINAGE

24 September 2018

1.0 INTRODUCTION

Albert Street is located in the Camden Conservation Area, and is a principally residential street containing a mix of period houses (thought originally built during the Georgian period), many of which have been latterly converted into flats. The house at 84 Albert Street is mid-terraced and arranged over basement, raised ground and three upper storeys, and it is believed that it was converted into flats in or around the mid 1970's.

2.0 EXISTING ARRANGEMENT

The house currently accommodates six privately owned self contained flats, with the subject Flat 2 occupying the north side of the raised ground floor, having shared access off the internal common parts entered from the street. The leasehold owners of Flat 2 obtained retrospective Listed Building consent on 27 March 2018 (ref 2018/0579/L) for the refurbishment of the flat, but this application represents a variation on the now agreed method of damp proofing treatment within the rear extension.

There are very few original features of the house remaining internally, following its conversion in the 1970's and later refurbishments, etc. There are no alterations proposed to the already approved layout or arrangement.

3.0 PROPOSED ALTERATIONS

The installation of a pumped cavity drainage system to damp proof the ground floor rear extension within Flat 2, all in accordance with the specification and quotation provided by Renlon Ltd on 9 May 2018 and which accompanies this application, together with their plan drawing of the same date and ref KJC/72327.

The works comprise the placement of a full storey height vertical damp proofing membrane plug fixed to the existing brickwork on three sides and fronted with timber framed cavity partitions, plus the creation of drainage channels within the existing floor slab and placement of a horizontal damp proofing membrane loose laid over the existing floor slab and finished with a new cementitious floor screed ready to receive floor coverings by others. The drainage pump to be located in the patio on the south side of the flat as shown on the drawings, and connected to main drains and electrical services.

4.0 SUMMARY

There are no structural works proposed to impact the original Georgian construction of the house, the proposed works are solely limited to upgrading the damp proofing provisions within the ground floor rear extension of Flat 2.