



Unit D1 B Up, Bounds Green Industrial Estate, Ringway, London N11 2UD#
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Design and Access Statement

19th September 2018

8 Woburn Walk, Kings Cross, London WC1H 0JL

Site

The property is a ground floor and basement shop in a 4-storey mid-terraced building located in the Bloomsbury conservation area. This building is set within a short terrace of similar historic buildings estimated to be built circa 1820 with the Dickensian-type shop-fronts and 3 levels above.

The investigation report of dampness indicates serious problems in the basement floor, ranging from slight, as in decorative staining, to more severe, such as crumbling wall plaster, timber decay, structural damage and more importantly health problems. The defects of Damp-Proof-Course can be due to the age degradation but it is possible that damp-proof-course was not applied since this property was built before the introduction of the public health act 1875 and DCP became mandatory. The damp appears to be attributable to many ways including rising from the ground, penetrating from below high external ground levels, rain ingress caused by building defects, leaking plumbing or appliances and high humidity often brought about by the current use of this property.

It is very important that those problems are treated correctly.

Proposal

A specialist damp proofing contractor shall be employed to carry out remedial works. The lack of Damp-Proof-Course will be improved by injecting damp proofing material in the basement walls and structural waterproofing system(tanking) partially at the rear of the building. The previous plaster which is deemed to be contaminated with hygroscopic salts will be removed and damp proof plastering will be applied. Please refer to "Investigation report and recommendation of damp proofing by **Tapco**" for the details.

Access

The existing access and the threshold will remain. There is no proposal for any changes to the existing access.

Kind regards,

Susumu Shioya
Managing Director
EDO Design and Construction Ltd.