

Design Statement: No 8 Kelly street NW1 8PH

Updated 06.02.19

Introduction:

I purchased the above property on 28 September 2018.

The homebuyer's survey indicated that the property was built around 1830 and it appears that some works at the rear were carried out in post-war years including a small extension to the back of the building.

The property is of traditional construction, comprising solid brickwork under a fibre cement slate covered pitched roof. The internal floors of the original building are of timber (although it's hard to tell whether there is any original flooring remaining), with a concrete floor in the rear extension. Windows are timber sashes to the front façade, and sash and casements to the rear façade.

History:

The property is located within the Kelly Street Conservation Area and is Grade II Listed. It was listed in May 1974. I understand that only the front rendered façade with window/door surrounds and the front metal railing of this property are specifically classified as listed.

The house in present condition is uninhabitable and in urgent need of repair to make it structurally safe and weather tight.

I believe that the same family owned the house for last 40 years with no major repairs or refurbishment seemingly carried out since their purchase of the property. The previous occupant was an old lady who was very ill for some time and passed away approximately 6 months ago. It would appear that the house has suffered serious neglect with respect of repairs and refurbishment for some time before her passing.

Internally, the property has no features of architectural or heritage merit/value remaining except the badly damaged cove in the front room that seems beyond repair.

Description and existing Condition of the building:

External:

The front facade is rendered and painted. It has sections of blown up render at ground floor level, at the door head and by the middle of first floor window - presumably due to water ingress from the roof.

The upper part of back façade is in brick and the lower part is painted brickwork that needs repair/repointing in isolated areas. There are holes in the external brick wall at bathroom level, above the rear extension roof, allowing water to enter to bathroom floor. The bottom section of bathroom casement window is rotted badly due to disrepair.

There does not seem to be any vents to the ground floor voids for ventilation of the structural timbers, and the floor joists are rotted in places

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- The roof is of the London roof / butterfly style. Patchwork repairs have been carried out over the years, leading to serious water penetration into the building, damaging the external and internal fabric of the property.

The roof of the rear extension is in felt, and seems to have been entirely neglected with no maintenance. There is moss growing over most of it due to its incredibly wet state. The gutters are filled with debris. The soil pipe running from bathroom runs very tight above the roof covering and does not allow for roof maintenance.

A rising damp problem has been identified on all external walls and the party wall.

There is a Wisteria in front garden near the house, the plant and roots are causing damage to the foundation and dampness to the building.

The rear patio has the disintegrated decking with an unsightly concrete slab below. There is a broken trellis on top of rear boundary wall. One wall has unsightly felt covering.

Internal:

There are damaged and bulging ceilings in both bedrooms and the living room. Ceiling sections have been filled locally with plaster fillers, and in places the ceiling is held in position by thick wallpaper. There is disintegrated ceiling cove in the main bedroom and damaged cove in living room.

The ground floor structural timbers, floor boards and skirting have become rotten in parts, due to rising damp.

The first floor timber boarding has been replaced with chipboard at some stage, possibly due to roof leaks that may have affected the floorboards.

The bathroom flooring has disintegrated due leaking bathroom fittings, water ingress through holes in the external wall, and possibly due to bad pointing.

The ground floor kitchen cupboards have no floor boards/some rotted joists and the electrical sockets are fixed on damp walls making these unsafe. The wiring is old and in need of replacing entirely.

The rear extension room walls are damp and mouldy in places and sockets are fixed to damp walls. These are unsafe to use. Rising damp has been identified on all walls, and on the party wall, almost all of which is wet.

The house was originally heated by a hot air system, which is now redundant. However, there is still ductwork and grills in every room. These need to be removed and the gaps replaced with new flooring.

A combi boiler was installed some 3-4 years ago on the party wall of utility room, with its flue rising through the rear extension roof. The central heating installation is incomplete and might potentially be unsafe to turn the heating on.

Repairs/ Refurbishment/ New works:

External:

Repair/replace roof covering on main roof and rear extension roof.

- Specification note - Main roof will be repaired using Spanish slate.

Relocate the soil pipe and boiler flue from top of the rear extension roof.

Relocate the boiler to free up the space for damp work.

The wet plaster to external walls and party wall will be removed where identified (see sketch by Rentokill) to accommodate DPC and new plaster by the specialist.

Repair the loose sections of damaged render to front façade where hollow, to match existing render and painted.

- Specification note – should any repairs need to be carried out on the front façade, lime plaster will be used. However, more recent investigation, suggests the damage may be superficial, due to neglect and previous use of inappropriate materials, and we should only need to make decorative repairs/repaint with appropriate materials.

Existing sash windows will be overhauled and painted.

The rear wall to be repointed where current pointing is identified as inadequate or missing.

New bathroom window to be installed at a new sill height, as shown on the enclosed drawing no RE 08 to accommodate new bathroom layout and internal pipe work.

The kitchen will be refitted in same location to suit new layout.

Kitchen door, rear extension window and new window to rear extension to be double- glazed in metal frame to provide security and energy efficiency.

External lighting will be replaced with new fittings.

Front Garden:

If possible, outside levels, of front garden, to be reduced to prevent water ingress and damp. Lay new paving.

The Wistaria plant in front garden near the house to be removed, roots causing damage to structure damp problems.

Repair/ replace top sections of the metal railing, where these are missing.

Rear Garden:

Remove old perished timber decking to investigate the condition of existing concrete slab and to improve hygiene. Remove flaky paint on boundary walls to check the brick pointing, repair/ paint as necessary.

Remove existing damaged trellis from top of the rear boundary wall, build new timber screen to maintain the privacy from the rear gardens of the shops, stacked up with unsightly storage items. Timber screen shown on drawing RE011.

Add new trellis on top of right hand side boundary to provide privacy and prevent overlooking.

Install new plants in planters, lay new hard flooring to patio, and, if possible, provide some soft landscaping.

Internal:

Remove old shelving in living room, old shelving /cupboards in main bedroom to carry out damp repairs.

The damp plaster to internal walls and party wall will be removed where identified (see sketch by Rentokill) to accommodate DPC and new plaster by the specialist.

- Specification note - wherever repair to original lime plaster walls and DPC treatment to be carried out, lime plaster will be used.

Carry out floor and wall repairs.

Install new wiring throughout.

Install central heating with boiler in new location.

~~Remove small section of the wall between the kitchen store and rear extension to form a new cloakroom. Fit new WC and basin as shown on enclosed drawing RE 03.~~

NB – New cloakroom removed from planning application.

Replace rotten timbers, floor joists, skirting and floorboards, where identified and requiring removal.

- Specification note - any existing joists that are intact will remain.

Replace small sections of damaged wall plaster in the main bedroom to match existing surface before skimming.

Repair/replace existing ceilings, disintegrated cove with new plasterboard/install new coves if required.

All walls/ceilings to be skimmed to provide consistent finish for painting.

Refit existing bathroom as shown on enclosed drawing RE 03.

Summary:

The house is in a serious state of disrepair, without any architectural/heritage assets internally, or seemingly to the rear façade. Thus request permission to carry out all the proposed works, and a particular urgency to be taken into account regarding the following emergency works. These need to be commenced as soon as possible (immediately), particularly given the changing seasons and impending winter, to stop existing issues worsening, new damage occurring, and the general state/soundness of the house from deteriorating further.

- (1) Roof repairs
- (2) Damp proofing works
- (3) Removal of decayed timbers
- (4) Front facade repairs and back wall repair and brick pointing where necessary
- (5) Floor and wall repairs
- (5) Rewiring
- (6) Central heating
- (7) Installation of new bathroom, cloakroom and new plumbing.

I am submitting this statement to your department in order to receive approval from London Borough of Camden for the commencement of above listed works numbered 1-7 as an emergency.

Thank you,

Bakul Patki

