



RIDGE

DESIGN & ACCESS STATEMENT
FIRE ALARM INSTALLATION
WORKS TO COMMUNAL AREAS
OF 12 DOMBEY STREET
LONDON
WC1N 3PB
JANUARY 2020

**DESIGN AND ACCESS STATEMENT
FIRE ALARM INSTALLATION WORKS
TO COMMUNAL AREAS OF
12 DOMBEY STREET**

January 2020

Prepared for

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1. EXTERNAL VIEW OF PROPERTY



2. INTRODUCTION

2.1. Introduction

This statement is to be read in conjunction with the Listed Building Consent application for repairs to the internal building fabric damaged by previous works to the fire alarm system at 12 Dombey Street, London.

Listed Building Consent Application Reference:

2.2. Property Address

12 Dombey Street
London
WC1N 3PB

2.3. Listing Details and Features

(Information retrieved from the website www.britishlistedbuildings.co.uk)

Entry Name: 12 Dombey Street
Listing Date: 01-August-1973
Grade: II
Source: Historic England
Source ID: 1271985
English Heritage Legacy ID: 477065
Location: Camden, London, WC1N
County: London
District: Camden
Electoral Ward/Division: Holborn and Covent Garden
Built-Up Area: Camden
Traditional County: Middlesex
Lieutenancy Area (Ceremonial County): Greater London
Church of England Parish: St George Queen Square
Church of England Diocese: London

Listing Text:

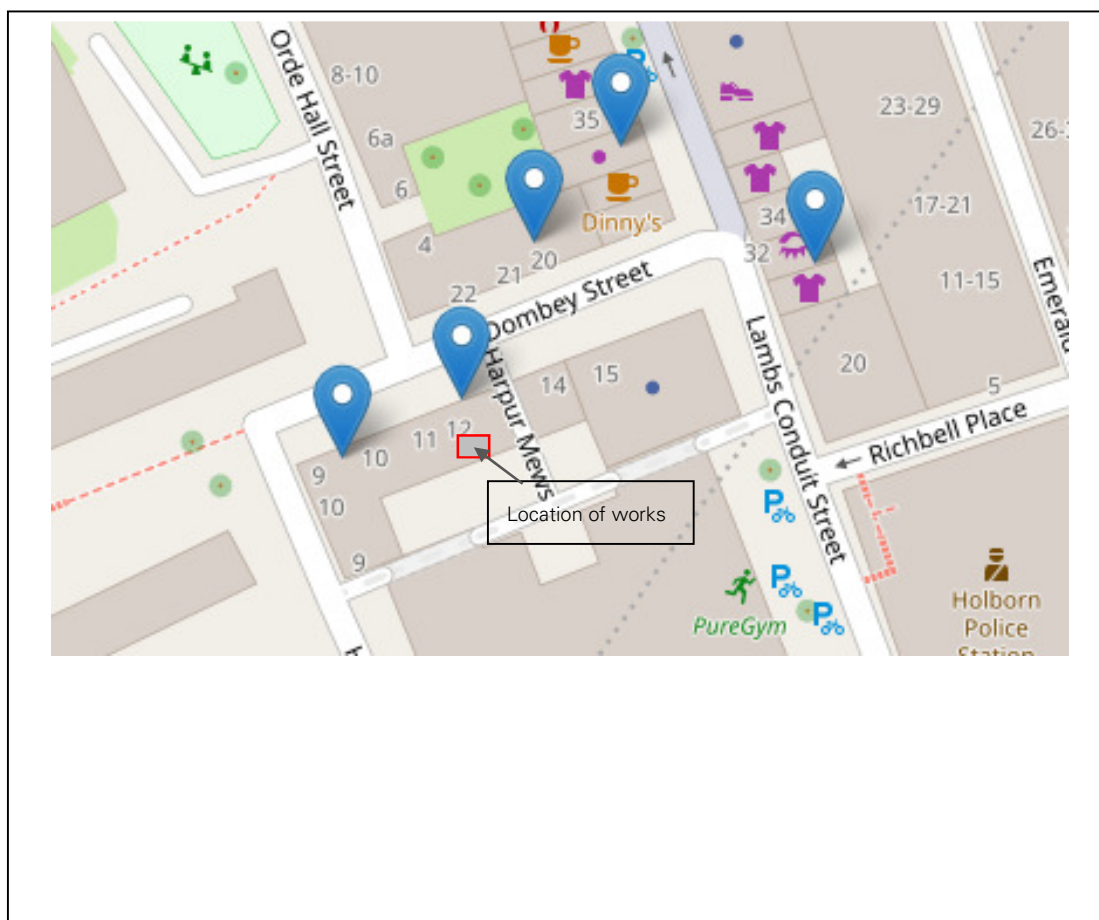
CAMDEN

TQ3081NE DOMBEY STREET
798-1/101/307 (South side)
01/08/73 Nos.9-15 (Consecutive)
and attached railings

GV II

7 terraced houses. 1766-1773. Possibly built by G Travell. Multi-coloured stock brick; Nos 13, 14 & 15 with stucco ground floor with band above. No.13 refronted above 1st floor level. Slate roofs. 4 storeys and basements. 2 windows each; No.13 with an additional window over entrance to Harpur Mews. Square-headed architraved wooden doorcases with panelled reveals, enriched consoles carrying dentil, pedimented cornice; fanlights (Nos 9, 11 & 12 patterned) and panelled doors. Gauged red brick flat arches to recessed sash windows most with original glazing bars. Parapets and upper floors repaired in yellow stock brick. INTERIORS altered earlier C19, except for panelled 1st floor room of No.13. Rear elevation with segmental-arched windows having flush frames and exposed boxing. SUBSIDIARY FEATURES: attached cast-iron railings with torch flambe finials to areas. (Worsley G: The Saving of Dombey Street: London: -1985).

Listing NGR: TQ3060381904



Location map taken from the website www.britishlistedbuildings.co.uk

3. ACCESS REQUIREMENTS

3.1. Summary of Works

As part of the repairs and maintenance to this property no changes are to be made to the access arrangements.

4. DESIGN STATEMENT

4.1. Works Overview

The work to this property is required to repair the internal building fabric damaged by previous works to the fire alarm system which has been poorly installed and is inconsiderate for the decoration and the character of this listed building. The extent of material replacements will be kept to a minimum to maintain as much of the original historic fabric as possible.

4.2. Building Fabric: Repairs and Replacement

Historic Fabric Repairs – Where damage has been caused to features such as timber dado rails and skirtings then repairs will need to be sympathetic to the original material and design of these features. The timber used will need to be a correct match in terms of species, visible grain characteristics, quality and colour as well as being suitably finished for its location.

In areas where lath and plaster ceilings exist, repairs should be carried out in matching materials. New lath sections should be hand split or sawn to match existing. Areas of walls which have been tracked out to make way for switch plates and the like will need to be sympathetically restored using plaster which matches the original material.

Trunking – Where surface mounted trunking is to be fitted it will be a decorative design in order to compliment existing coving, dado rails and other features within the communal areas. It will be fitted in a way which helps it blend in with these features, for example fitted along the tops of dado rails and to the inner corners of reveals to arch ways and the like.

5. CONCLUSION

5.1. Summary Conclusion

The works envisaged at 12 Dombey Street are to repair the internal building fabric damaged by previous works to the fire alarm system. The historic building fabric will be retained, and materials only replaced if essential. Works, wherever possible will be kept to a minimum to retain as much historic fabric as possible.

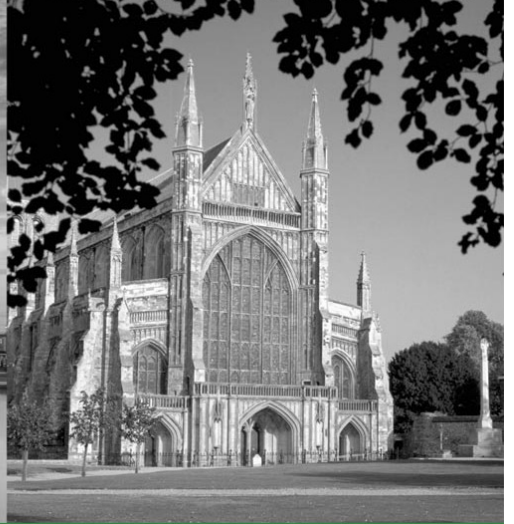
Where individual building elements require replacement then the replacement item will be a like for like replacement.

The proposed works will not impact or alter the internal or external layout of the property.

The proposed works will not impact or alter the access arrangements for this property.

The proposed works will not impact on the appearance/scale of the property.

The repair works have been designed sympathetically taking into consideration the historical significance of the property.



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