

DESIGN AND ACCESS STATEMENT

RELATING TO

CAPITAL WORKS PLANNING

AT

ACTON STREET

CAMDEN

LONDON WC1X 9LX

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1.0 Introduction

Potter Raper are working alongside Wates to facilitate the external decoration works on properties, on behalf of Clarion Housing.

This design and access statement will support the planning application for the development of the premises Acton Street, Camden, London WC1X. The proprieties that will be affected by the improvement works are the following: -

15 Acton Street, WC1X 9LX	27 Acton Street, WC1X 9LZ	37 Acton Street, WC1X 9LZ
17 Acton Street, WC1X 9LX	28 Acton Street, WC1X 9LX	41 Acton Street, WC1X 9LZ
19 Acton Street, WC1X 9LX	29 Acton Street, WC1X 9LZ	43 Acton Street, WC1X 9LZ
21 Acton Street, WC1X 9LX	30 Acton Street, WC1X 9NE	45 Acton Street, WC1X 9LZ
23 Acton Street, WC1X 9LX	31 Acton Street, WC1X 9LZ	47 Acton Street, WC1X 9LZ
24 Acton Street, WC1X 9ND	32 Acton Street, WC1X 9LX	49 Acton Street, WC1X 9LZ
25 Acton Street, WC1X 9LX	33 Acton Street, WC1X 9LZ	51 Acton Street, WC1X 9LZ
26 Acton Street, WC1X 9ND	35 Acton Street, WC1X 9LZ	53 Acton Street, WC1X 9LZ
		55 Acton Street, WC1X 9LZ

2.0 Existing Premises

The buildings in question are a row of terraced houses, built circa 1835-45. Clarion Housing Group own many of the properties on Acton Street, and our application 'the site' comprises a total of twenty-five terraced houses. Each house is divided into three storeys plus a basement. All terraced houses are characterised by yellow stock brick on first and second floors, and with rusticated stucco on ground floors and plain 1st floor sill band. Due to the congestion on the road, the yellow stocks are discoloured, with years of build-up of soot on the elevations. On each property there are two windows on each floor, recessed sashes with glazing bars, those to the ground floor with round-arched openings. Doorways have fluted quarter columns, fanlights and panelled doors. First floor windows have a cast-iron balcony. There are fine wrought cast-iron railings to the front boundaries.

2.1 Planning Restrictions

The building is a Listed Building, grade II. Acton Street is a 19th century development. It consists of three storey residential terraces, built in the circa 1835-45. The group of properties are also situated within Bloomsbury Conservation Area. The Bloomsbury Conservation Area extends from Euston Road in the north to High Holborn and Lincoln's Inn Fields in the south and from Tottenham Court Road in the west, and to King's Cross Road in the east. Bloomsbury is widely considered to be an internationally significant example of town planning. The original street layouts, which employed the concept of formal landscaped squares and an interrelated grid of streets to create an attractive residential environment, remain a dominant characteristic.

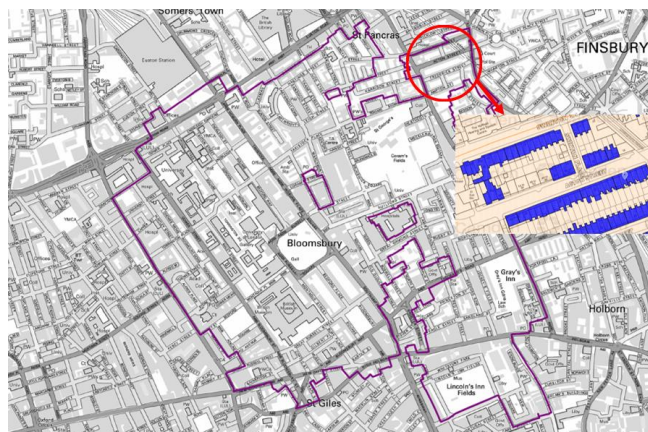


Figure 1: Bloomsbury Conservation Area (source: Camden Council website)

The premise is not situated in a high flood risk area.

2.2 Building Control Requirements

All works included within this planning application will respect and maintain the same layout, design patterns and traditional building materials, making a positive contribution to the character and appearance of the area by prolonging the life of the materials and building elements used.

3.0 Design Proposals

3.1 Existing and proposed Painted Sections and Brickwork

The external painted elements including windows, cills and cornice details on both the front and rear elevation have deteriorated over time with visible cracks evident. These elements are painted in magnolia and white. The brickwork also has visible damage, and they are in poor condition in some areas of the buildings. The proposed work includes for these to be repaired. Currently, both the yellow stock brickwork to upper storey's and the stucco render are affected by how busy the road is, with a layer of soot having discoloured the bricks and render over the years.



Figure 2: Existing painted section on front elevation



Figure 3: Existing brickwork sections on rear elevation

It is proposed that all previously painted surfaces will be improved by redecorating with a magnolia and white colour in a suitable paint considering the materials (as below). Where necessary we will be carrying out masonry repairs to brickwork and rendered sections to prevent further deterioration, which will be completed by a specialist contractor. Mortar repairs will be completed in accordance with the below material list, to ensure suitability for the scenario to be used.

Materials:

- Masonry Details - Cement and masonry-based elements of render, cills, corbels, dentals, pilasters etc. as identified on site will utilise a long lasting, modern paint system – Dulux Weathershield for masonry. This will prolong the life of the material and maintain a clean appearance for a long period of time. If applicable, any areas of cement mortar, which are suitable as such, will be repaired using a 3:1 cement-based mortar mix. This would not necessarily be on a like-for-like basis, it would be where lime mortar is the appropriate mix, and any cement-based mortar that is existing and not suitable would be replaced with lime.
- Masonry Details - The lime-based elements of render, cills, corbels, dental, pilasters etc. as identified on site will utilise a breathable paint system to compliment the material. In this instance, a limewash paint would be used, either by Little Greene (exterior limewash), or Auro (Lime paint).
- Mortar Repairs – All brickwork mortar repairs will use a 3:1 lime-based mix as follows: 2 (Building Sand) : 1 (Sharp Sand) : 1 Lime. The lime part of the mix will be NHL 2.5 for lower level, less exposed areas, and NHL 5 for higher areas of the elevations and exposed areas.

- Brickwork – Brickwork will be sourced to match the existing with reclaimed yellow stock bricks where necessary. To the front the elevations are currently covered in a layer of soot from the congestion along Acton Street, where brickwork needs to be replaced, and the appearance does not blend with the adjacent brickwork, a mild soot wash will be applied to assist in the blending in.

<https://www.sootwash.co.uk>.

- Refacing Brickwork – Where a brick needs to be re-faced, a quarter brick (yellow stock to match) would be used to replace the face of the brickwork. The same mild soot wash would be applied if necessary.
- Concrete Repairs – It is envisaged that the majority of the masonry repairs will be in a lime render mix, however, if concrete repairs are identified following the erection of a scaffold and the material is suitable for the use, repairs required would be completed using Sika specialist products.

3.2 Front Entrance Steps

The properties currently have front entrance steps constructed up to the ground floor entrance that requires waterproofing. They are in very poor condition with visible cracks and splits. Where required, it is proposed to cover the front steps with a Prokol liquid applied coating waterproof covering. Any non-breathable coating currently applied would be removed and the steps prepared in line with manufacturer's recommendations to receive the waterproof covering.



Figure 4: Existing front entrance steps

3.3 Replacement of Soil and Vent Pipes (SVPs) and Rainwater Pipes (RWPs)

It is proposed, where necessary, to replace the existing cast iron SVPs and RWPs with new ones in black uPVC. These will be matching the existing and will be black. All SVPs are located to the rear elevations and are not visible from the road.

3.4 Railings

It has been proposed to repaint all the front railings in the same colour to match the existing ones, this will improve the condition, and in doing so the character and appearance of the properties. The expected life of the railings which contribute to that character will also be prolonged. Where spindles are missing, a specialist ironmongery company will be employed to manufacture like-for-like replacements which will be welded into the existing. The existing railings have been assessed, and there are no apparent issues with their integrity. We therefore do not envisage that repairs would not suffice to these, but if any deteriorate during the repair work, some may need to be re-fabricated.

The repairs and re-decoration will use a Metalshield system with a rust inhibitor, followed by a primer, and a topcoat. Dulux is deemed to be a suitable, long-lasting product for these railings. The colour of the paint will be black to match the existing.

3.5 Main Roof

Whilst the main roofs are not planned for replacement, it is anticipated that areas will need replacement flashings, which originally (if not currently) would have been lead. Our proposals are to include code 4 lead flashings to replace existing where necessary across the site.

From ground level it is clear that some of the buildings require an improvement to the condition of the roof flaunching. This includes the bed of mortar which holds chimney pots in place on top of the chimney stack, which are in a poor condition. Carrying out repairs to the mortar of roof flaunching will also prevent rainwater permeating the top of the brick or stone of the stack. These repairs would be carried out using the lime mortar mix specified previously, using a NHL 5 lime.

If required, some slate covering may need to be replaced, and if so, this will be done using natural slate.

3.6 Timber Windows

As a listed group of properties, whilst Clarion would like to improve the thermal efficiency of these windows, it is understood that the character of the street scene takes precedence. It is therefore proposed that the windows are repaired and re-decorated, as necessary, to prolong their life.

The product used to repair the windows will be Repair Care's Dry Flex 4 product. This is a resin product that can be treated much the same as timber can in terms of planning, sawing, etc. and can be decorated with the timber. For larger and profiles sections, repairs would be a timber splice scarfed into the existing timber as necessary.

Sash cords will be eased and adjusted to ensure they are operational, and replaced only if necessary within the existing box.

There was no evidence of damaged glass, however if necessary, single glazed sections may need to be replaced. If this is the case the replacement glass will be a single glazed Low E toughened glass unit. Putty used in this scenario would be a Linseed putty.

4.0 Site Constraints

4.1 Car Parking/Transport

There is adequate parking on adjacent street; Acton Street is in a CPZ (Zone CA-D). That will require a car parking resident's permit.



Figure 5: Car parking in front the building (source: Google maps)

The block enjoys a location with many other transport options such as buses, taxis and the London Underground (King's Cross, Angel Station and Russell Square Station).

4.2 Refuse Disposal

All refuse which arises from the replacement floor will be carefully removed from site and disposed of in line with the building contractor's waste management plan.

5.0 Summary

This application includes works which will improve the condition of Clarion's Heritage assess and the quality of life for the residents within the housing block. The proposals take into account the listed nature and importance of the properties in question, and in doing so retain all the existing character of the building and conservation area.

Materials proposed are sympathetic to those of the time of construction (and as existing), with any previous, incorrectly specified repairs to be remedied as part of these works. Lime-based products will prominently be used on the masonry, but in the unlikely event that concrete and cement-based mortar repairs are necessary, these will be used. This would not be the case on front or rear elevations and is more likely (for example) to be where boundary walls have been rebuilt and require repairs. Windows are being retained and repaired as the assessment has come to the conclusion that this will be possible.