

1A and B, 1 and 2 Murray Street, London NW1 9RE Design and Access Statement 16.11.2021



General view of 1A and B, 1 and 2 Murray Street

Application Property

The application concerns number 1A and B, number 1 and number 2 Murray Street in Camden New Town

Number 1A and B is one property divided into flats but with a ground floor shopfront (1B). All Leaseholds and Freehold owned by Vasilios and Catherine Demothenus.

Number 1 is divided into flats. All Leasehold and Freehold owned by Victoria Stinson.

Number 2 is divided into flats with a ground floor shop. The Freehold is owned by 2 Murray Street Ltd

The properties are not Listed. They are situated within the Camden Square Conservation Area.

Design Summary (use and amount)

The application is on behalf of the owners of all 3 properties to erect railings on a low plinth to each of their respective front areas.

The purpose of the low kerb with railings above is to prevent flooding of the basements of the properties.

Flooding

In 2021 the basement flats of all three properties have been flooded 3 times. In times of heavy rainfall, surface water runs down Murray Mews and St Augustine's Road like a river and the drainage system cannot cope with the volume. As a result the water collects at a low point being the southern half of Murray Street at its eastern end, rising up the pavement and pouring down the existing lightwells completely inundating the basement flats.

Statements are provided below from each of the property owners:

Number 1A and B Murray Street

Unfortunately, we have had another very serious flooding.

We have requested a report from the fire brigade and are awaiting for this.

The local authority as well as Thames Water have also been to investigate. They have also confirmed that the cause of the damages derives from the external street level and on account of lack of drains and gullies at street level and road repairs being carried out.

The reports that we have had so far include an inspection from the local authority, reference Mr Holmes from the gully team (part of the street lighting and drainage department). Mr Holmes has visited the site 3 times now and on his last visit confirmed that he has submitted his recommendations for additional drainage on Murray Street and St Augustines Road and for which is now being processed by the relevant department.

In addition, there were comments as regards inefficient street cleaning for which Veolia are responsible and concerns for the cutbacks that have been enforced by the council which are causing further problems. This includes poor cleaning of tree leaves that are left to accumulate and reach street level and by weight of running water causing blockages.

Our tenants unfortunately had to move out as repairs again will have to be carried out.

Please advise if you need any additional information.

Kind regards,
Vas

Number 1 Murray Street

as you know our basement flat at number 1 Murray Street was flooded twice on 13th and 25th July causing extensive damage to which I had the builders in to replace floors, boiler, skirtings, kitchen, architraves and has since flooded again on 4th October where we had to call the fire brigade.

I have owned the building for over 30 years and before the road was resurfaced I was never flooded I have extensive videos and pictures showing the water coming from Murray Mews and Rochester Road and meeting where the traffic hump is mounting the pavement which is lower than the road level and flooding all 4 basements including nisa supermarket who have lost a large amount of stock again.

I have made an insurance claim and had to bear the cost of repairs to my basement flat after the last flood on the 25th July this flooding is a result of Camden councils road resurfacing and we are all out of pocket to the tune of thousands of pounds.

My tenants have had to move out since the first flood and have not been able to return.

Yours sincerely

Victoria Stinson

Number 2 Murray Street (from Helen White owner of Flat 1)

My property is flat 1, 2 Murray street, Camden. My property is lived in by Hugh Robinson and Matilda Robinson. I am copying them in here as they were witnesses to what happened.

We have photographic evidence of the damage caused by both floods, as well as the attendance by the fire engine and subsequent very wet days that shows the inadequate drainage and the blocked drains in the area.

The flat was first flooded at the end of July in the very bad storm on the Sunday night. Damage was significant and Hugh and Matilda had to move out. I employed a builder's company to pull up all the floors, re plaster walls etc and make good the damage.

Unfortunately, 3 weeks ago, despite this never having happened before July, the flooding happened again. We were distraught as we had literally just got the flat back to the way it should have been. This time the boiler was destroyed and the water destroyed the kitchen/living room floor too. The flat was once again a total wreck. Matilda and Hugh had to move out immediately and are currently residing in temporary accommodation.

We feel obliged to put in a steel door, a glass floor to replace the grill and a wall (albeit temporary) around the grid as I feel that if I don't do that, I will never get insurance again or have any value to my flat. I have had to move the boiler to another part of the flat, which involves rewiring and construction work. None of this is covered by my insurance which makes me feel upset and frustrated, as I believe the drainage problems are the fault of the council and the water services, not of my the construction of my flat.

Kind regards
Helen White

It appears that with climate change and global warming, the occurrence of extreme weather conditions is only going to get worse.

In the case of 1A and B, 1 and 2 Murray Street there is a simple mitigating measure that can be implemented, namely a low kerb of approximately 200mm with railings above which would match those elsewhere along Murray Street.

Appearance

The proposed railings would be black metal of a traditional design to match those to numbers 11-14 Murray Street. The plinths would be stone coloured render again to match those elsewhere along Murray Street.

There are existing railings and plinths surrounding the front lightwells to numbers 8-14 Murray Street- the entire run to the junction with Stratford Villas. Refer to planning photographs.

Numbers 3-7 Murray Street do not have basements and therefore do not have front lightwells whereas 1-2 (3 properties) do. It seems illogical therefore that numbers 1-2 should not have lightwells bounded by railings as the rest of the street.

Given the established historical presence of railings further along Murray Street, the provision of railings along this stretch would be in keeping with the established character of the conservation area and therefore would have at worst a neutral effect on it.

The works to mitigate the effects of climate change would of course be entirely consistent with the aims of the Boroughs Climate Pledge and Climate Action Plan.

Access

No changes are proposed to the access to the properties.

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