



## Design & Access Statement - Camden Art Centre

30<sup>th</sup> November 2022

Aedificium conservation Ltd.

Authored by: A. Stevens MSc Building Conservation



## Project

## Precis

<b>Client:</b>	<b>Camden Arts Centre</b>
<b>Site Address:</b>	Camden Art Centre Arkwright Road LONDON NW3 6DG
<b>Designation:</b>	Grade II
<b>Date of first Designation:</b>	8th June 1990
<b>Record Number:</b>	1244685
<b>Conservation Area:</b>	Redington & Frognal Conservation Area
<b>Survey date:</b>	2 <sup>nd</sup> November 2022
<b>Carried out by:</b>	Anna Stevens <i>Heritage Consultant MSc Building Conservation</i>
<b>Photographs:</b>	All photographs by Anna Stevens unless otherwise stated

## Document Status & Signatures

### Document Status

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Issue Date	Version	Rev
09.08.2022	01	00
30.11.2022	01	01

Signed on behalf of Aedificium Conservation Ltd.	
Prepared by:	Anna Stevens <i>MSc Building Conservation</i>
Reviewed by:	Anna Stevens <i>MSc Building Conservation</i>

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## Introduction

The Listed Building submission is regard to need to undertake remedial works to address cracking throughout areas of the building including those contributing a threat to the building's integrity and stability. The works are the subject of an insurance claim.

See Appendix A for Schedule of Works.

## Design and Access Statement

The areas requiring repair are limited to the following: -

External areas	Internal Areas
Arkwright Road Elevation Finchley Road elevation	The Main Office Directors Office Gallery 3 Drawing Studio

### Design Proposal

The aim of the proposed works is to return the property to safe usable condition.

### Access

There is no intended change to the access by the proposed works.

### Layout

There is no change to the current layout of the site.

### Scale

The proposed works are limited to areas as outlined by the OHES reports and supplied drawings.

### Landscaping

All landscaping will be return to pre-event condition and once complete will reflect the original layout.

### Appearance

The materials proposed for use will be chosen to closely match the elements requiring removal.

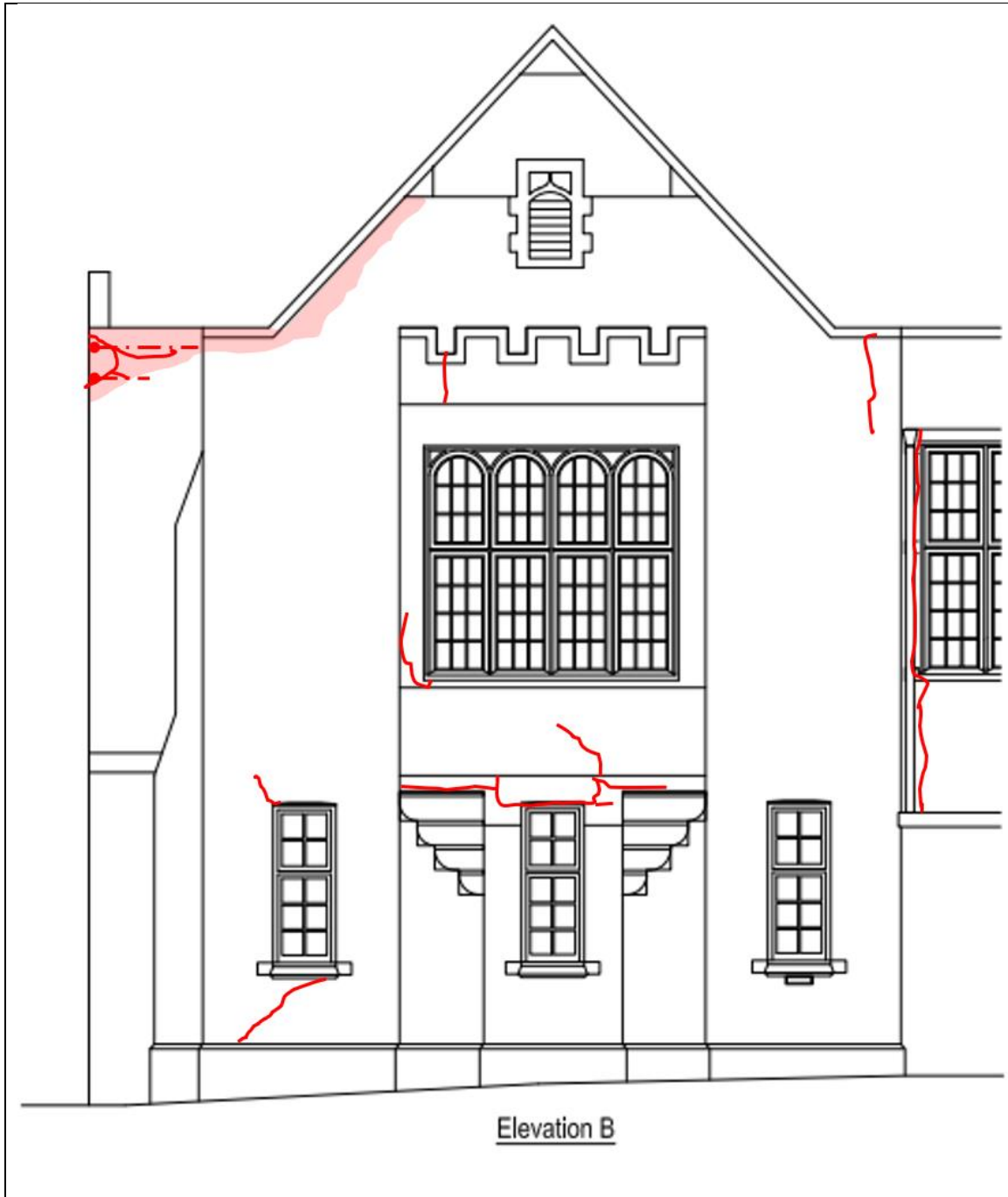
### Proposal

The works are outlined in the schedule of works at Appendix A. and accompanying plan and elevation drawings.

## Plans

Repair locations

Arkwright Road Elevation

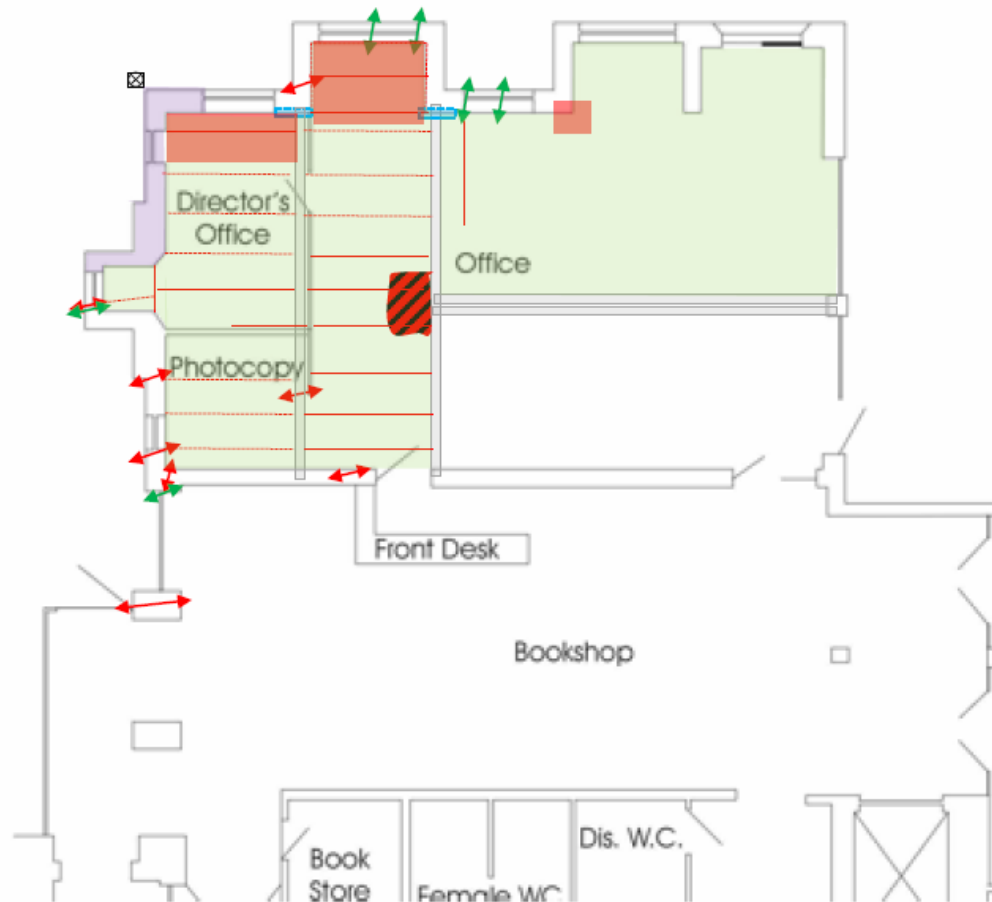


Finchley Road Elevation



## Ground floor

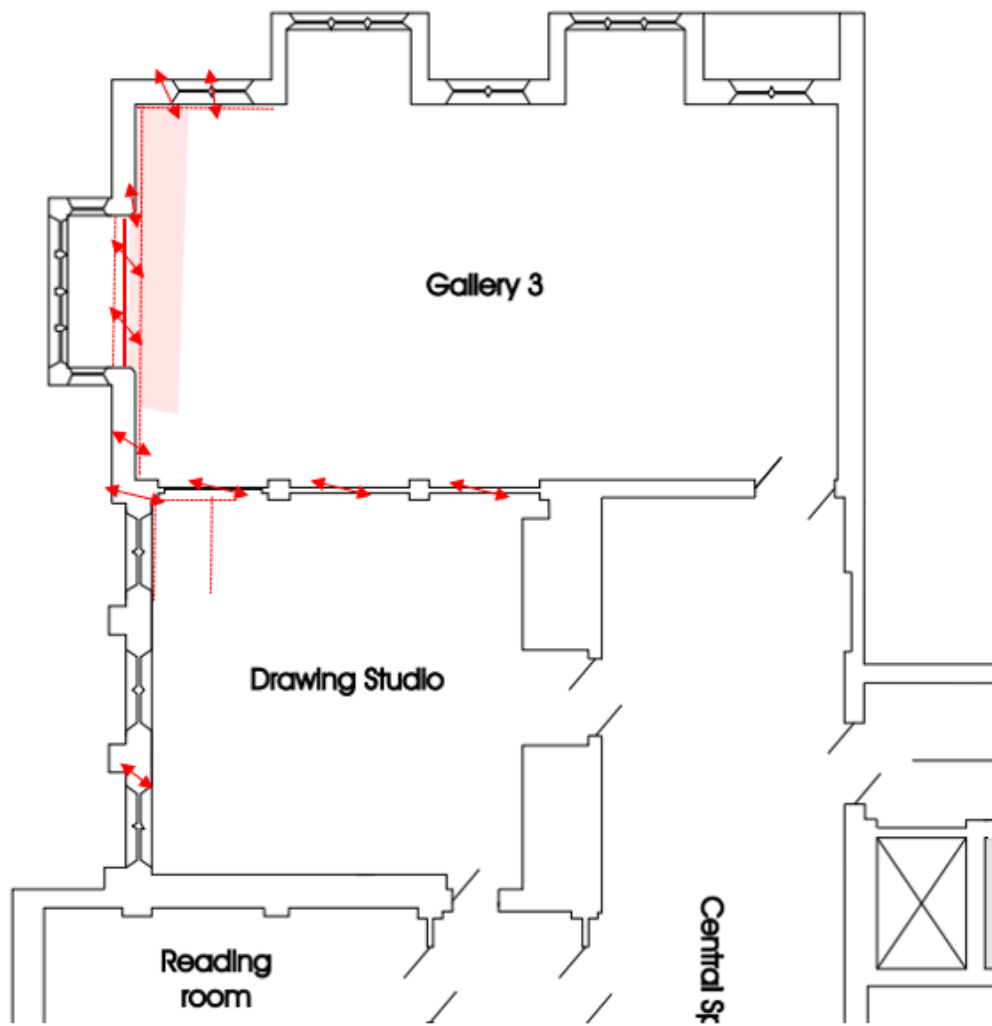
### Ground floor



#### Key:-

	Cracking in brickwork - internal
	Cracking in the brickwork - external
	Areas showing moisture staining around ends of embedded steel
	Ceiling cracks and at junctions of walls and ceilings
	Floor cracks
	Area of ceiling collapse
	Areas of ceiling at potential risk from collapse
	Area of ceiling encapsulation

## First Floor plan



Key:-

	Cracking in brickwork - internal
	Cracking in the brickwork - external
	Areas showing moisture staining around ends of embedded steel
	Ceiling cracks and at junctions of walls and ceilings
	Floor cracks
	Area of separate parquet blocks in floor



## Appendix A – Schedule of Works



### Sedgwick Repair Solutions Schedule This schedule excludes VAT

**Darwin Claim ID:** 8505892  
**Client Reference:** 01190000002  
**Work Order ID:** 00039137

**Customer:** Company Camden London Borough Council  
**Address:** Camden Arts Centre, Arkwright Road, LONDON  
**Postcode:** NW3 6DG

**Schedule no.:** Q-74756  
**Contractor:** Garrard Building

**Requested Service:** Repair  
**Date of Schedule:** 11/03/2022

**Requested Work:** Repair property  
**Schedule Version:** 2

**Cause:** Subsidence  
**Description:**

**Complexity:** Standard  
**Luxury:** Standard

#### Room Summary

ROOM	LENGTH (m)	WIDTH (m)	HEIGHT (m)	FLOOR AREA (m2)	WALL AREA (m2)	PERIMETER (m)
General	0.00	0.00	0.00	0.00	0.00	0.00
<u>Directors</u> office	4.70	4.55	3.10	21.39	57.35	18.50
Main open plan office	10.95	9.15	3.10	100.19	124.62	40.20
Reception / Foyer	17.35	6.55	2.70	113.64	129.06	47.80
Gallery 3	15.45	9.35	6.20	144.46	307.52	49.60
Drawing studio	8.15	8.55	6.05	69.68	202.07	33.40
Front elevation	0.00	0.00	0.00	0.00	0.00	0.00
LH elevation	0.00	0.00	0.00	0.00	0.00	0.00
Carpet works - Office areas	0.00	0.00	0.00	0.00	0.00	0.00

#### General

#	CODE	COMMENTS	DESCRIPTION	QTY	UOM
1	00CSI012		Application of Construction [Design and management] Regs	1.00	nr

#	CODE	COMMENTS	DESCRIPTION	QTY	UOM
2	00CSI017		Compliance with and Portfolio management of CDM Regulations - Other Insurers	1.00	nr
3	00CSI022		Health & Safety Signage	1.00	nr
4	00ENA105	INTERNAL WORKS	Additional hire ditto [nr 00ENA100]; per week	3.00	nr
5	00ENA220		<u>Internally</u> , protect surfaces within access route; including removal and reinstatement of shelves, <u>screw fixed nrs</u> , and curtain rails; including, stairways and the like [1 per contract] over 2 weeks	1.00	nr
6	00ENA285		Remove debris from site, wheel and load more than 50 m from property incl removal and tipping charges	12.00	m3
7	00ENA291	PROVISIONAL ALLOWANCE FOR WORKS WITHIN THE FIRST FLOOR GALLERY 3, AND DRAWING STUDIO.	Compact scissor lift/cherry picker 7.8m [hire charge per day including <u>licences</u> and banksman]. Provisional sums	15.00	nr
8	00ENA010	TO ACCESS LH ELEVATION EXTERNAL REPAIRS.	Provide access for working at height; erect, maintain and dismantle on completion access equipment as required; hire period <u>n.e.</u> , 4 weeks; additional platforms measured separately. [measured along face of building]	100.00	m2
9	00ENA020		Boarded <u>platforms</u> ; hire period <u>n.e.</u> , 4 weeks [measured on plan]	15.00	m2
10	00CSI050		Parking permit - Actual <u>cost plus</u> uplifts	250.00	nr
11	00MAE575	EXTRA/OVER COSTS ASSOCIATED WITH REMOVAL AND REFITTING OF M&E COMPONENTS TO ENABLE WORKS.	Electrical facilitation work - minimum charge to be used in isolation from other measured electrical works - £136.00	4.00	nr
12	00MAE580	EXTRA/OVER COSTS ASSOCIATED WITH REMOVAL AND REFITTING OF M&E COMPONENTS TO ENABLE WORKS.	Plumbing facilitation work - minimum charge to be used in isolation from other measured plumbing works - £136.00	4.00	nr
13	00ENA100	To enable ceiling works in Directors, and main office areas.	Provide access to building elevation and / or roof perimeter; move to different work areas as necessary including additional operative to assist erect/dismantle; hire period <u>n.e.</u> , 1 week	1.00	nr
14	00ENA105	To enable ceiling works in Directors, and main office areas.	Additional hire ditto [nr 00ENA100]; per week	1.00	nr
15	00STR002	Agreed SRS 3.78% postcode uplift	Building consultancy schedule	2,187.35	nr

#### Directors office

#	CODE	COMMENTS	DESCRIPTION	QTY	UOM
17	00FLR100	ALLOWANCE TO BUILD UP LEVEL SUB-FLOOR IN WORST AREAS, OVER AND ABOVE LATEX AREAS. REAR LH CORNER.	Cement and sand Screed extra over [00FLR095 nr code], steel <u>trowelled</u> finish , each additional 25mm thickness	5.35	m2

#	CODE	COMMENTS	DESCRIPTION	QTY	UOM
18	00FLR110	LOCALLY	Latex levelling screed to all types of sub strata, 3mm thickness any area [to be used only on the specific written instruction of the Project manager]	16.04	m2
19	00SFJ075		Take off and refix; softwood or MDF skirting; 150 x 25 mm all profiles	18.50	m
20	00WLS015	AROUND WINDOWS ON BOTH ELEVATIONS. LIKE FOR LIKE LIME MORTAR TO BE USED.	Repair internal structural cracks by raking out and repointing	7.00	m
21	00WLS150	AROUND WINDOWS	Cutting out decayed joints to frames and renewing in <del>polysulphide</del> mastic	10.00	m
22	00DEC075		Emulsion paint to new plaster ceiling - Prepare surfaces, apply 1 mist and 2 full coats [matt or silk]	21.39	m2
23	00ENA210		<u>Internally</u> ; protect all surfaces within the working area; including removal & re-instatement of Radiators, shelves, small screw-fixed items & curtain rails; making good any damage on completion	1.00	nr
24	00DEC015		Emulsion paint to painted fair faced walls - Prepare surfaces; apply two full coats [matt or silk]	57.35	m2
25	00DEC245	SKIRTING BOARDS	Gloss paint - Prepare and apply 1 undercoat, 1 gloss coat to general surfaces ne 300 [ <del>inc</del> satin and <del>eggshell</del> ]	18.50	m
26	<del>Stadtem</del>		Provisional sum - Supply and fit CLS timber suspended ceiling grid to ceiling structure infill areas plumb and level ready for over boarding. Labour to include all setting out and installation, plus timbers and fixings.	1.00	nr
27	00CFN045	Over boarding existing ceiling off new timber ceiling grid. All lighting and smoke alarms to be brought down to new ceiling level.	Ceiling plasterboard & skim - Overboard plasterboard ceiling 12.5mm boards and 3 mm skim; any area over 5m2	21.39	m2

#### Main open plan office

#	CODE	COMMENTS	DESCRIPTION	QTY	UOM
29	<del>Stadtem</del>		<del>Provisional</del> sum - Supply and fit CLS timber suspended ceiling grid ready for over boarding. Labour to include all setting out and installation, plus timbers and fixings.	1.00	nr
30	00DEC100	LOCALLY TO WORSE AFFECTED WALLS AND CEILING.	Stain block to heavily stained walls and ceilings - Wash down and apply 1 coats stain block; prior to redecoration	20.00	m2
31	00DEC060		Emulsion paint to plastered ceiling - Prepare surfaces; apply 2 full coats [matt or silk]	50.10	m2
32	00FLR100	ALLOWANCE TO BUILD UP LEVEL SUB-FLOOR IN WORST AREAS, OVER AND ABOVE LATEX AREAS. REAR LH CORNER.	Cement and sand Screed extra over [00FLR095 nr code], steel trowelled finish, each additional 25mm thickness <del>concrete</del>	15.03	m2
33	00FLR110	LOCALLY	Latex levelling screed to all types of sub strata, 3mm thickness any area [to be used only on the specific written instruction of the Project manager]	25.05	m2

#	CODE	COMMENTS	DESCRIPTION	QTY	UOM
34	00WLS015	PROVISIONAL ALLOWANCE TO WALLS. LIKE FOR LIKE LIME MORTAR TO BE USED.	Repair internal structural cracks by raking out and repointing	25.00	m
35	00DEC010	PLASTERED WALLS. EXTRA OVER AREA ALLOWANCE FOR BEAMS AND COLUMNS.	Emulsion paint to painted walls - Prepare surfaces; apply two full coats [matt or silk]	56.08	m2
36	00DEC015		Emulsion paint to painted fair faced walls - Prepare surfaces; apply two full coats [matt or silk]	93.46	m2
37	00DEC075		Emulsion paint to new plaster ceiling - Prepare surfaces, apply 1 mist and 2 full coats [matt or silk]	50.10	m2
38	00SFJ075	LOCALLY TO ENABLE FLOOR WORKS.	Take off and refix; softwood or MDF skirting; 150 x 25 mm all profiles	12.06	m
39	00DEC245	SKIRTING BOARDS	Gloss paint - Prepare and apply 1 undercoat, 1 gloss coat to general surfaces ne 300 [inc satin and eggshell]	40.20	m
40	00ENA210		<u>Internally</u> , protect all surfaces within the working area; including removal & re-instatement of Radiators, shelves, small screw-fixed items & curtain rails; making good any damage on completion	1.00	nr
41	<del>Startitem</del>		PROVISIONAL SUM - REPAIRS TO REAR LH TIMBER SASH WINDOWS, DUE TO SEPERATION OF FRAMES.	1.00	nr
42	00CFN045	Over boarding existing ceiling off new timber ceiling grid. All lighting and smoke alarms to be brought down to new ceiling level.	Ceiling plasterboard & skim - Overboard plasterboard ceiling 12.5mm boards and 3 mm skim; any area over 5m2	100.19	m2
43	00LAB012	Labour allowance to take up and dispose stuck down carpet and underlay across all areas, including the Director office.	General Operative; Building; UK generally - £25.00 per hour	32.00	hr

## Reception / Foyer

## Gallery 3

#	CODE	COMMENTS	DESCRIPTION	QTY	UOM
46	<del>Startitem</del>		PROVISIONAL ALLOWANCE - TWO MEN THREE DAYS PLUS MATERIALS TO PREPARE AND REPAIR EXTENSIVE CEILING CRACKING THROUGHOUT AREA.	1.00	nr
47	<del>Startitem</del>		ASBESTOS TEST TO SUB-FLOOR BITUMEN BENEATH PARQUET, PRIOR TO LIFTING.	1.00	nr
48	00FLR095	Allowance for local screed repairs beneath area of parquet to be lifted. Additional to main repair of cracking.	Cement and sand Screed; break up, dispose and re-instate; steel <u>trowelled</u> finish; 50mm thickness	3.00	m2

#	CODE	COMMENTS	DESCRIPTION	QTY	UOM
49	00FLR100	Allowance for local screed repairs beneath area of parquet to be lifted. Additional to main repair of cracking.	Cement and sand Screed extra over [00FLR095 nr code], steel <del>trowelled</del> finish , each additional 25mm thickness	3.00	m2
50	00FLR105		Cement and sand Screed extra over [00FLR095 nr code], for lightweight mesh reinforcement, 150mm laps	10.00	m2
51	00WLS150	LH ELEVATION WINDOW, DUE TO SURROUNDING CRACK DAMAGE.	Cutting out decayed joints to frames and renewing in <del>polyurethane</del> mastic	20.00	m
52	00DEC035		Emulsion paint to new plaster walls - Prepare surfaces; apply 1 mist and 2 full coats [matt or silk]	30.00	m2
53	00DEC010		Emulsion paint to painted walls - Prepare surfaces; apply two full coats, [matt or silk]	290.52	m2
54	00DEC060		Emulsion paint to plastered ceiling - Prepare surfaces; apply 2 full coats [matt or silk]	144.46	m2
55	00DEC246	CEILING TRUSSES AND DECORATIVE TIMBERS, SKIRTING BOARDS.	Gloss Paint - Prepare and apply 1 undecoat, 1 coat gloss to general surfaces <del>exc 300</del> [inc satin and <del>eggshell</del> ]	120.00	m2
56	<del>Startitem</del>		Specialist flooring works to parquet floor.  Lift all blocks in bay area and the border blocks along the adjacent external wall either side of the bay  Prepare area for levelling, level and re-lay replacement (similar) blocks to area where blocks removed  Sand and seal whole area with 3 coats of lacquer finish	1.00	nr
57	00SFJ080	TO BAY AREA TO ENABLE PARQUET FLOOR WORKS.	Take off and refix; softwood or MDF skirting; 175 x 32 mm all profiles	6.00	m
58	00FLR080	Repair of cracking to screed to front of <del>building</del> once parquet floor lifted.	Saw cut; 150mm concrete bed; drill 12x150mm holes at 450mm centres; insert 10x300mm mild steel dowels bedded in epoxy resin; wire new fabric reinforcement to dowels; form expansion joint; 13x137mm <del>Flexcell</del> board; seal with <del>Thioflex</del> 600 13x13mm deep	5.00	m
59	<del>Startitem</del>		Provisional sum - Labour and material allowance to carefully <del>open up</del> all cracking to walls and remove blown plaster to enable inspection and report on damage found beneath. Allowance for brick stitching reinstatement with like for like bricks and lime mortar prior to making <del>good</del> <u>plastered</u> walls.	1.00	nr
60	<del>Startitem</del>		Supply and fit fluted polypropylene board ( <del>corex</del> or similar) <del>inc</del> tape to joint. To fully protect parquet floor area prior to works.	1.00	nr

### Drawing studio

#	CODE	COMMENTS	DESCRIPTION	QTY	UOM
62	<del>Startitem</del>		PROVISIONAL ALLOWANCE - TWO MEN ONE AND A HALF DAYS PLUS MATERIALS TO PREPARE AND REPAIR EXTENSIVE CEILING CRACKING THROUGHOUT AREA.	1.00	nr
63	00DEC010		Emulsion paint to painted walls - Prepare surfaces; apply two full coats, [matt or silk]	171.76	m2
64	00DEC035		Emulsion paint to new plaster walls - Prepare surfaces; apply 1 mist and 2 full coats [matt or silk]	15.00	m2
65	00DEC060		Emulsion paint to plastered ceiling - Prepare surfaces; apply 2 full coats [matt or silk]	69.68	m2
66	00DEC246	CEILING TRUSSES AND DECORATIVE TIMBERS.	Gloss Paint - Prepare and apply 1 undecoat, 1 coat gloss to general surfaces <del>exc</del> 300 [ <del>inc</del> satin and <del>eggshell</del> ]	77.00	m2
67	<del>Startitem</del>		Provisional sum - Labour and material allowance to carefully <del>open up</del> all cracking to walls and remove blown plaster to enable inspection and report on damage found beneath. Allowance for brick stitching reinstatement with like for like bricks and lime mortar prior to making <u>good</u> <u>plastered</u> walls.	1.00	nr
68	<del>Startitem</del>		Supply and fit fluted polypropylene board ( <del>corex</del> or similar) <del>inc</del> tape to joint. To fully protect parquet floor area prior to works.	1.00	nr

### LH elevation

#	CODE	COMMENTS	DESCRIPTION	QTY	UOM
69	00ENA251		External protection : protect all surfaces within the working area	1.00	nr
70	00WLS075	Varying locations to right hand quarter of elevation adjacent to front elevation. Like for like lime mortar to be used. Sample of existing lime mortar taken for analysis and matching at The Lime Centre. Like for like pointing widths to match surrounding retained masonry.	Repair external structural cracks by raking out and repointing	30.00	m
71	00WLS160	Provisional allowance. Like for like <del>quality</del> and colour brick match.	Cut out and replace individual facing brick	20.00	nr
72	00WLS150	Window frame surrounds.	Cutting out decayed joints to frames and renewing in <del>polyulphide</del> mastic	20.00	m
73	00WLS110	To high level repairs on front right hand corner. To ground level cracking to projections. Kals lime based helical bar encapsulation grout to be used by Steadfast. Finished pointing in lime mortar.	Extra over [nr 00WLS075] - repair external crack fixing masonry reinforcement; comprising 1m length of 6mm helical <u>stainless steel</u> bar fixed in chased slot with cementitious grout and making good	10.00	m

#	CODE	COMMENTS	DESCRIPTION	QTY	UOM
74	00WLS115	To cracking between ground and first floor windows on <del>far right</del> hand side of elevation. Kalk lime based helical bar encapsulation grout to be used by Steadfast. Finished pointing in lime mortar.	Form two chord masonry beam in existing wall. First chord - cut out mortar <del>bed joint</del> 100mm wide & insert 2 nr, 1000mm long, 10mm, stainless steel helical bar; bed & bond in cementitious masonry repair grout. Second chord - repeat 1 to 14 courses above	4.00	nr
75	<del>Startlem</del>		Repairs to cracked stonework <del>window sills</del> and lintels. Specialist stone restoration repair mortar to be used, colour matched appropriately.	1.00	nr

#### Carpet works - Office areas

#	CODE	COMMENTS	DESCRIPTION	QTY	UOM
76	<del>Startlem</del>		Supply and fit <del>approx</del> 110m2 of carpet, including underlay and adhesive. Note this price is an estimate and a more accurate price could be obtained from a site visit. The costs do not include the removal of all furniture or the uplift and disposal of the old floor coverings.	1.00	nr

Fin.

