

Design and Access Statement

In support of Planning and Listed Building Application Reference:
PP-11211183, submitted to Camden Council on 22nd April 2022

Address: 2/3, Charrington Street, London NW1 1RS

The building is a 4 storey, (including basement), Grade 2 listed, terraced house, from the late 19th century, presently divided into two apartments called Flat 2 and Flat 3, occupied with tenants at present, renting the property.



Photograph of Front elevation, April 2022

Status of the Building and Works Proposed:

Numerous reports of major cracking of the fabric in this terrace of buildings, particularly on the party walls and the front and rear elevations have been issued over the last few years. This was found to be largely due to excessive settlement from local ground shrinkage and extending tree roots, which has resulted in major cracks appearing

externally, on the elevations and internally, between party walls, along the main stairs, into the rooms, with doorways and windows affected, some which cannot be closed properly. The party wall between now 1 and 2/3, Charrington Street appears one of the worst affected, and urgent action to stabilise the situation is now needed.

A survey was carried out by Structural engineers, and proposed details of works were developed to underpin the existing foundations, repair and stabilise the moving structure. The information was prepared, using drawings from an architectural measured survey, and together were issued to accompany the Planning and Listed Building application, submitted on 22nd, April 2022.

Affected areas and proposed works have been highlighted on the attached structural drawings, and photos below.

Wherever necessary works will need to be redressed, removed, if necessary and replaced with heritage approved materials, such as render, replacement of bricks, mortar joints, broken flaunting, to be repointed as such, joinery and internal plasterwork, to the approval of the conservation officer.

The original staircase, archway, door and window joinery to be retained and repaired throughout. All broken windows on all levels to be made good and returned to an operable state as noted on the enclosed drawings. The original window shutters to be retained and repaired.

The roof to be repaired to prevent leaks, and the ceilings below to be made good and repaired.

As stated, the planning and listed building application was submitted in April 2022, covering works required, and recommended details for the PROPOSED repair in order to stabilise the buildings, which includes proposed underpinning to the existing walls and party walls, as detailed on dwg. no. 5015544/RDG/XX/XX/DT/S/0200Rev.T3

Some of the more prominent defects, where easily accessible, are depicted in the following photographs, to be read in conjunction with drawing nos. :



Photo1: Typical cracks in the street front elevation.
Refer dwg. Nos.
JGPS/CHAR/2/3/100RevA
JGPS/CHAR/2/3/101RevA
5015544/RDG/XX/XX/DT/S/0200/T3
5015544/RDG/XX/XX/DT/S/0300/T3



Photo 2: Typical cracks above rear garden

door

Refer dwg. Nos.

JGPS/CHAR/2/3/100RevA

5015544/RDG/XX/XX/DT/S/0200/T3

5015544/RDG/XX/XX/DT/S/0300/T3



Photo 3: Typical cracks rear elevation

Refer dwg. Nos.

JGPS/CHAR/2/3/100RevA

JGPS/CHAR/2/3/101RevA

5015544/RDG/XX/XX/DT/S/0200/T3

5015544/RDG/XX/XX/DT/S/0300/T3



Photo 4: First Floor Bay windows

Refer dwg. Nos.

JGPS/CHAR/2/3/102RevA

5015544/RDG/XX/XX/DT/S/0200/T3

5015544/RDG/XX/XX/DT/S/0300/T3



Photo 5: First Floor Lounge Wall
Refer dwg. Nos.
JGPS/CHAR/2/3/102RevA

5015544/RDG/XX/XX/DT/S/0200/T3
5015544/RDG/XX/XX/DT/S/0300/T3



Photo 6: Party wall on stair
Refer dwg. Nos.
JGPS/CHAR/2/3/102RevA

5015544/RDG/XX/XX/DT/S/0200/T3
5015544/RDG/XX/XX/DT/S/0300/T3

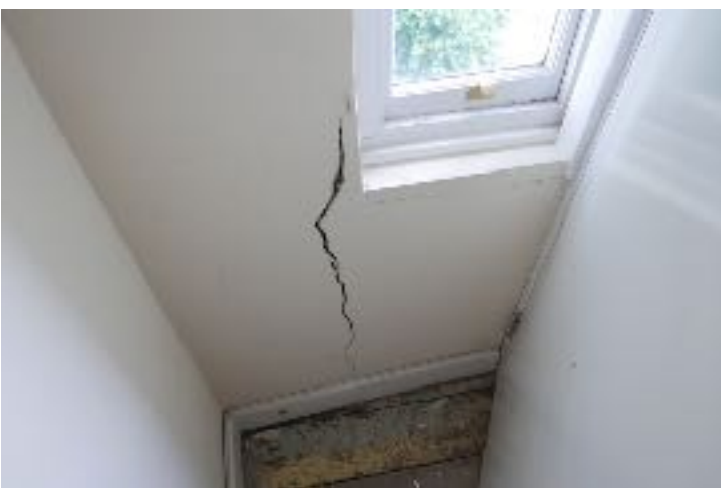


Photo 7: Rear wall on stair
Refer dwg. Nos.
JGPS/CHAR/2/3/102RevA

5015544/RDG/XX/XX/DT/S/0200/T3
5015544/RDG/XX/XX/DT/S/0300/T3



Photo 8: Rear wall on stair
Refer dwg. Nos.
JGPS/CHAR/2/3/102RevA

5015544/RDG/XX/XX/DT/S/0200/T3
5015544/RDG/XX/XX/DT/S/0300/T3



Photo 9: Rear/Party wall junction on stair
Refer dwg. Nos.
JGPS/CHAR/2/3/102RevA

5015544/RDG/XX/XX/DT/S/0200/T3
5015544/RDG/XX/XX/DT/S/0300/T3



Photo 10: Second Floor Party wall
with no. 4/5
Refer dwg. Nos.
JGPS/CHAR/2/3/103RevA

5015544/RDG/XX/XX/DT/S/0200/T3
5015544/RDG/XX/XX/DT/S/0300/T3



Photo 11: Party wall on stair landing
Refer dwg. Nos.
JGPS/CHAR/2/3/103RevA

5015544/RDG/XX/XX/DT/S/0200/T3
5015544/RDG/XX/XX/DT/S/0300/T3



Photo 12: Party wall on stair landing
Refer dwg. Nos.
JGPS/CHAR/2/3/103RevA

5015544/RDG/XX/XX/DT/S/0200/T3
5015544/RDG/XX/XX/DT/S/0300/T3



Photo 13: Second Floor Leak from Attic in
bedroom
Refer dwg. Nos.
JGPS/CHAR/2/3/103RevA

5015544/RDG/XX/XX/DT/S/0200/T3
5015544/RDG/XX/XX/DT/S/0300/T3



Photo 14: Rear wall on stair
Refer dwg. Nos.
JGPS/CHAR/2/3/103RevA

5015544/RDG/XX/XX/DT/S/0200/T3
5015544/RDG/XX/XX/DT/S/0300/T3



Photo 15: Party wall on stair
Refer dwg. Nos.
JGPS/CHAR/2/3/103RevA

5015544/RDG/XX/XX/DT/S/0200/T3
5015544/RDG/XX/XX/DT/S/0300/T3



Photo 16: Party wall/Stair Landing
Refer dwg. Nos.
JGPS/CHAR/2/3/103RevA

5015544/RDG/XX/XX/DT/S/0200/T3
5015544/RDG/XX/XX/DT/S/0300/T3



Photo 17: Rear wall 2nd Floor Bedroom window
Refer dwg. Nos.
JGPS/CHAR/2/3/103RevA

5015544/RDG/XX/XX/DT/S/0200/T3
5015544/RDG/XX/XX/DT/S/0300/T3



Photo 18: Rear wall Stair windows
Refer dwg. Nos.
JGPS/CHAR/2/3/102RevA

5015544/RDG/XX/XX/DT/S/0200/T3
5015544/RDG/XX/XX/DT/S/0300/T3



Photo 19: First Floor kitchen window
Refer dwg. Nos.
JGPS/CHAR/2/3/102ReA

5015544/RDG/XX/XX/DT/S/0200/T3
5015544/RDG/XX/XX/DT/S/0300/T3

List of Drawings:

JGPS/CHAR/2/3/001: Existing Basement

JGPS/CHAR/2/3/002: Existing Ground Floor

JGPS/CHAR/2/3/003: Existing First Floor

JGPS/CHAR/2/3/004: Existing Second Floor

JGPS/CHAR/2/3/005: Existing Elevations

JGPS/CHAR/2/3/006: Existing Sections

JGPS/CHAR/2/3/100Rev.A: Basement Floor Plan: PROPOSED Repairs

JGPS/CHAR/2/3/101Rev.A: Ground Floor Plan: PROPOSED Repairs

JGPS/CHAR/2/3/102Rev.A: First Floor Plan: PROPOSED Repairs

JGPS/CHAR/2/3/103Rev.A: Second Floor Plan: PROPOSED Repairs

5015544/RDG/XX/XX/DT/S/0200/T3: Proposed Underpinning Details

5015544/RDG/XX/XX/DT/S/0201/T3: Proposed Crack Repair details in Masonry Wall

5015544/RDG/XX/XX/DT/S/0300/T3: Elevations and Sections Proposed