

Design and Access Statement

In support of Planning and Listed Building Application Reference:
PP-11210537, submitted to Camden Council on 22nd April 2022

Address: 1, Charrington Street, London NW1 1RS

The building is a 4 storey, (including basement), Grade 2 listed, end of terrace house, from the late 19th century, occupied by one tenant at present, renting the property. It was probably reinforced with buttresses, etc, on the end gable. Details of when and why are unknown.



Photographs of Front elevation and Gable end, November 2021

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 badly affected, as do junctions of walls and ceilings. Action to stabilise the situation is now urgently required.

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 earlier 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. 5016728/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.

NOTE: On the day of the on site measured survey, the rear garden was inaccessible, the back door was chained.



Photo1: Typical cracks in the street front elevation.

Refer dwg. Nos.

JGPS/CHAR/1/100RevA

JGPS/CHAR/1/101RevA

5016728RDG/XX/XX/DT/S/0200/T3

5016728/RDG/XX/XX/DT/S/0300/T3



Photo 2: Typical cracks in the street front elevation.

Refer dwg. Nos.

JGPS/CHAR/1/100RevA

JGPS/CHAR/1/101RevA

5016728RDG/XX/XX/DT/S/0200/T3

5016728/RDG/XX/XX/DT/S/0300/T3



Photo 3: Typical cracks Basement level.

Refer dwg. Nos.

JGPS/CHAR/1/100RevA

JGPS/CHAR/1/101RevA

5016728RDG/XX/XX/DT/S/0200/T3

5016728/RDG/XX/XX/DT/S/0300/T3



Photo 4: Typical cracks and damp through ceiling

From pipework

Refer dwg. Nos.

JGPS/CHAR/1/100RevA

JGPS/CHAR/1/101RevA

5016728RDG/XX/XX/DT/S/0200/T3

5016728/RDG/XX/XX/DT/S/0300/T3



Photo 5: Typical cracks around front door and frame.

Refer dwg. Nos.

JGPS/CHAR/1/100RevA

JGPS/CHAR/1/101RevA

5016728RDG/XX/XX/DT/S/0200/T3

5016728/RDG/XX/XX/DT/S/0300/T3



Photo 6: Typical cracks in the rear wall on stair landing between first and second floors.

Refer dwg. Nos.

JGPS/CHAR/1/100RevA

JGPS/CHAR/1/101RevA

JGPS/CHAR/1/102RevA

5016728RDG/XX/XX/DT/S/0200/T3

5016728/RDG/XX/XX/DT/S/0300/T3



Photo 7: Typical cracks in rear wall on stair landing between first and second floors.

Refer dwg. Nos.

JGPS/CHAR/1/100RevA

JGPS/CHAR/1/101RevA

JGPS/CHAR/1/102RevA

5016728RDG/XX/XX/DT/S/0200/T3

5016728/RDG/XX/XX/DT/S/0300/T3



Photo 8: Typical cracks in rear wall on stair landing between first and second floors.

Refer dwg. Nos.

JGPS/CHAR/1/100RevA

JGPS/CHAR/1/101RevA

JGPS/CHAR/1/102RevA

5016728RDG/XX/XX/DT/S/0200/T3

5016728/RDG/XX/XX/DT/S/0300/T3



Photo 9: Typical cracks in First Floor rear wall to bathroom.

Refer dwg. Nos.

JGPS/CHAR/1/100RevA

JGPS/CHAR/1/101RevA

JGPS/CHAR/1/102RevA

5016728RDG/XX/XX/DT/S/0200/T3

5016728/RDG/XX/XX/DT/S/0300/T3



Photo 11: Typical cracks in First Floor rear wall to bathroom.

Refer dwg. Nos.

JGPS/CHAR/1/100RevA

JGPS/CHAR/1/101RevA

JGPS/CHAR/1/102RevA

5016728RDG/XX/XX/DT/S/0200/T3

5016728/RDG/XX/XX/DT/S/0300/T3



Photo 12: Typical cracks in First Floor party wall and door.

Refer dwg. Nos.

JGPS/CHAR/1/100RevA

JGPS/CHAR/1/101RevA

JGPS/CHAR/1/102RevA

5016728/RDG/XX/XX/DT/S/0200/T3

5016728/RDG/XX/XX/DT/S/0201/T3

5016728/RDG/XX/XX/EL/S/0300/T3

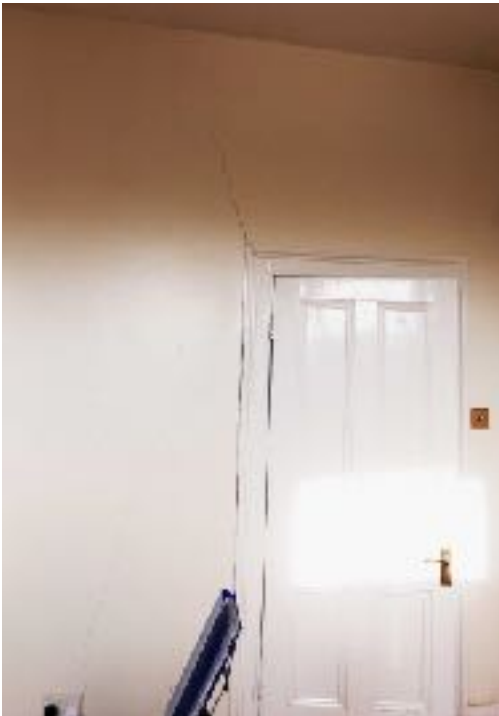


Photo 14: Typical cracks in First Floor party wall and door.

Refer dwg. Nos.

JGPS/CHAR/1/100RevA

JGPS/CHAR/1/101RevA

JGPS/CHAR/1/102RevA

5016728/RDG/XX/XX/DT/S/0200/T3

5016728/RDG/XX/XX/DT/S/0201/T3

5016728/RDG/XX/XX/EL/S/0300/T3



Photo 15: Typical cracks in First Floor party wall.

Refer dwg. Nos.

JGPS/CHAR/1/100RevA

JGPS/CHAR/1/101RevA

JGPS/CHAR/1/102RevA

5016728/RDG/XX/XX/DT/S/0200/T3

5016728/RDG/XX/XX/DT/S/0201/T3

5016728/RDG/XX/XX/EL/S/0300/T3



Photo 16: Typical cracks in Second Floor party wall, ceiling and door.
Refer dwg. Nos.

JGPS/CHAR/1/100RevA

JGPS/CHAR/1/101RevA

JGPS/CHAR/1/102RevA

5016728/RDG/XX/XX/DT/S/0200/T3

5016728/RDG/XX/XX/DT/S/0201/T3

5016728/RDG/XX/XX/EL/S/0300/T3



Photo 17: Typical cracks in Second Floor party wall and door.
Refer dwg. Nos.

JGPS/CHAR/1/100RevA

JGPS/CHAR/1/101RevA

JGPS/CHAR/1/102RevA

5016728/RDG/XX/XX/DT/S/0200/T3

5016728/RDG/XX/XX/DT/S/0201/T3

5016728/RDG/XX/XX/EL/S/0300/T3



Photo 18: Typical cracks in Second Floor party wall and ceiling, leakage from attic.
Refer dwg. Nos.

JGPS/CHAR/1/100RevA

JGPS/CHAR/1/101RevA

JGPS/CHAR/1/102RevA

5016728/RDG/XX/XX/DT/S/0200/T3

5016728/RDG/XX/XX/DT/S/0201/T3

5016728/RDG/XX/XX/EL/S/0300/T3



Photo 19: Typical cracks in Second Floor party wall and ceiling.

Refer dwg. Nos.

JGPS/CHAR/1/100revA

JGPS/CHAR/1/101RevA

JGPS/CHAR/1/102RevA

5016728/RDG/XX/XX/DT/S/0200/T3

5016728/RDG/XX/XX/DT/S/0201/T3

5016728/RDG/XX/XX/EL/S/0300/T3



Photo 20: Typical cracks in Second Floor party wall and ceiling.

Refer dwg. Nos.

JGPS/CHAR/1/100RevA

JGPS/CHAR/1/101RevA

JGPS/CHAR/1/102RevA

5016728/RDG/XX/XX/DT/S/0200/T3

5016728/RDG/XX/XX/DT/S/0201/T3

5016728/RDG/XX/XX/EL/S/0300/T3

The following drawings are attached in support of this Design and Access statement:

JGPS/CHAR/1/001: Existing Basement

JGPS/CHAR/1/002: Existing Ground Floor

JGPS/CHAR/1/003: Existing First Floor

JGPS/CHAR/1/004: Existing Second Floor

JGPS/CHAR/1/005: Existing Elevations

JGPS/CHAR/1/003: Existing Sections

JGPS/CHAR/1/100RevA: Basement Floor Plan: PROPOSED Repairs

JGPS/CHAR/1/101RevA: Ground Floor Plan: PROPOSED Repairs

JGPS/CHAR/1/102RevA: First Floor Plan: PROPOSED Repairs

JGPS/CHAR/1/103RevA: Second Floor Plan: PROPOSED Repairs

5016728/RDG/DT/S/0200/T3: Proposed Underpinning Details

5016728/RDG/DT/S/0201/T2: Crack Repair details in Masonry Wall and Floor Restraint Details

5016728/RDG/DT/S/0300/T2: Proposed Elevations and Sections