

Design and Access Statement

In support of Planning and Listed Building Application Reference:
PP-11211467, submitted to Camden Council on 22nd April 2022

Address: 4/5, Charrington Street, London NW1 1RS

The building is a 4 storey, (including basement), Grade 2 listed, terraced house, from 19th century presently divided into two apartments called Flat 4 and Flat 5, occupied with tenants at present, renting the property.



Photographs 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.

A survey was carried out by Structural engineers, and proposed details of works were developed to underpin, repair and stabilise the moving structure, the information was prepared and issued to accompany the Planning and Listed Building application.

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 and broken flanking to be repointed as such, to the approval of the Heritage 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.

A 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. 5016334/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. :

JGPS/CHAR/4/5/100RevA: Basement and ground floors, Proposed repairs.

JGPS/CHAR/4/5/101RevB: First and Second floors, Proposed repairs.



Photo 1: Basement. Hall refer dwg. no. JGPS/CHAR/4/5/100RevA



Photo 2: Above Front Entrance. Refer dwg. nos. JGPS/CHAR/4/5/100RevA, 5016334/RDG/XX/XX/DT/S/0200Rev.T3 and 5016334/RDG/XX/XX/EL/S/0300Rev.T3

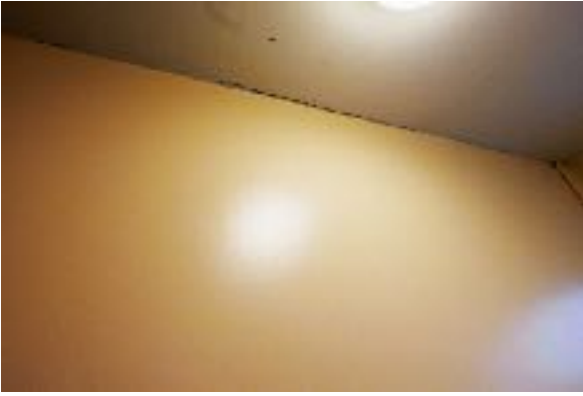


Photo 3: Entrance. Hall refer dwg. no JGPS/CHAR/4/5/100RevA, 5016334/RDG/XX/XX/DT/S/0201Rev.T3



Photo 4: First Floor. Refer dwg. nos. JGPS/CHAR/4/5/101RevA, 5016334/RDG/XX/XX/DT/S/0200Rev.T3 and 5016334/RDG/XX/XX/EL/S/0300Rev.T3



Photo 5: First Floor. Refer dwg. nos. JGPS/CHAR/4/5/101RevA, 5016334/RDG/XX/XX/DT/S/0201Rev.T3

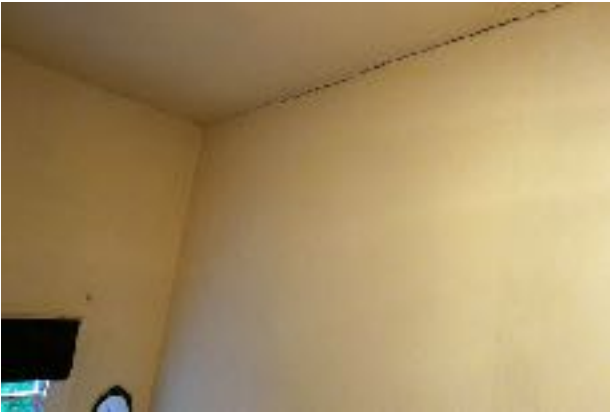


Photo 6: First Floor. Refer dwg. nos.
JGPS/CHAR/4/5/101RevA,
5016334/RDG/XX/XX/DT/S/0201Rev.T3



Photo 7: Second Floor. Refer dwg. nos.
JGPS/CHAR/4/5/101RevA,
5016334/RDG/XX/XX/DT/S/0201Rev.T3



Photo 8: Second Floor. Refer dwg. nos.
JGPS/CHAR/4/5/101RevA,
5016334/RDG/XX/XX/DT/S/0200Rev.T3 and
5016334/RDG/XX/XX/EL/S/0300Rev.T3



Photo 9: Second Floor. Refer dwg. nos.
JGPS/CHAR/4/5/101RevA,
5016334/RDG/XX/XX/DT/S/0201Rev.T3



Photo 10: Second Floor. Refer dwg. nos.
JGPS/CHAR/4/5/101RevA,
5016334/RDG/XX/XX/DT/S/0201Rev.T3

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

JGPS/CHAR/4/5/001: Existing Basement

JGPS/CHAR/4/5/002: Existing Ground Floor

JGPS/CHAR/4/5/003: Existing First Floor

JGPS/CHAR/4/5/004: Existing Second Floor

JGPS/CHAR/4/5/005: Existing Elevations

JGPS/CHAR/4/5/006: Existing Sections

JGPS/CHAR/4/5/100RevA: Existing Basement and Ground Floor Plans: PROPOSED Repairs

JGPS/CHAR/4/5/101RevA: Existing First and Second Floor Plans: PROPOSED Repairs

5016334/RDG/DT/S/0200/T3: Proposed Underpinning Details

5016334/RDG/DT/0201/S/T2: Proposed Crack Repair details in Masonry Wall

5016334/RDG/DT/EL/0300/T2: Elevations and Sections Proposed