



## Design Statement

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Project

**Façade Remedial Works- St George's House, Richmond**

<b>Project No.</b>	2473
<b>File Reference</b>	3.1

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## 1. Introduction

This document aims to outline the proposals for facade remedial works scheduled for implementation at St George's House in the London Borough of Richmond Upon Thames. The development comprises a five-storey residential building. There is office space at ground floor level and certain part of first floor, along with undercroft parking at the rear. The building height is approximately 9.75 meters. Therefore, the building would not be considered a relevant building under the current iteration of the building regulations and does not meet the thresholds for being classified as a high-risk building.

The primary objective of this document is to establish that a planning application is not required for the aforementioned project.

This document should be read in conjunction with the associated drawings produced by Jefferson Sheard Architects.

## 2. Existing Site

St George's House is located on St George's Road within the London Borough of Richmond Upon Thames. The rear of the site is adjacent to the railway. The site address is –  
13-17 St George's Road, Richmond, TW9 2LE.

### 3. Proposed Remedial Work

Artec have assessed the combustibility of the external walls, and the risks associated with external fire spread in a multistorey, multi-occupied residential building, in accordance with the guidance provided in PAS 9980:2022.

According to the fire consultant's risk analysis summary in the FRAEW report, the overall risk for the building is assessed as medium, and remedial works are necessary to reduce this risk to a tolerable level.

Artec was appointed as fire safety consultants for the project. The proposed work will be carried out based on Artec's FRAEW report ref. '00418-ART-XX-XX-RP-FE-0001' (09 Dec 2024) as follows:

- Fire barriers will be installed within the façade wall construction as highlighted in the proposed scoping elevation drawings.
- The existing tile cladding will be reinstated following replacement of combustible PIR insulation with fire rated to minimum A2-s1, d0.
- The existing combustible EPS insulated render system will be replaced with the StoTherm Mineral K render system, which is fire rated to A2-s1, d0, and ensure the colour matches the existing finish.
- The existing aluminium spandrel panels within the curtain wall/glazing system will be retained. The spandrel panel will be removed to allow remedial work behind it if necessary and will be reinstated.
- The existing PPC aluminium coping, panel within glazing system etc will be removed where necessary to facilitate remedial works and reinstate or replaced if found to be damaged to match existing.
- Vent fittings where necessary will be replaced with like for like non-combustible products.
- All fixtures and fittings from facades where necessary to facilitate works including, CCTV cameras, signage, access control call points, light fixtures, rainwater goods and associated fixings will be removed, retained, and reinstated prior to completion.

Refer to Proposed Materials Schedule on the following pages for details of matching products.

#### 4. Existing & Proposed Materials Schedule



Existing clay tile cladding on steel bracket system

The PIR insulation within the cladding system will be replaced with insulation fire rated to minimum A2-s1, d0.  
The tile cladding system will be reinstated.



Existing EPS insulated render system, adhesive/mechanical fixed to blockwork



Proposed 'StoTherm Mineral K' insulated render system, adhesive/mechanical fixed, render colour finishes to match existing

## 5. Conclusion

It is considered that the proposals set out in this design statement demonstrate that the proposed works are essential for complying with statutory guidance, specifically 'PAS 9980:2022 Fire Risk Appraisal of External Wall and Cladding of Flats' and are based on the recommendations of the fire consultant.

The proposed works will reinstate existing materials where possible, and where it is necessary to replace existing external finishes or cladding materials, we will use visually matching products or systems, ensuring that the proposals do not materially alter the buildings' external appearance.

We therefore trust that the proposed works will not require a planning application and that this application for a Certificate of Lawfulness is appropriate. We hope this design statement will be viewed favourably and look forward to receiving a positive response.

## 6. Appendices

1. 2473-JSA-XX-XX-DR-A-04001-P2-ExistingElevations
2. 2473-JSA-XX-XX-DR-A-04201-P2-ProposedScopingElevations

