

Granite Setts Protection Plan

Student Accommodation Development at Stephenson Way, London NW1 2DA (2018/2316/P)

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On behalf of: Box Associates Limited **Ref:** 0819

1.0 INTRODUCTION

1.1 This document has been prepared by Ignus Froneman, Director at Cogent Heritage, on behalf of the Developer, Oakwood International Investment, and in consultation with Box Associates Limited (the Project Manager, Quantity Surveyor and Contract Administrator on the Student Accommodation Development at Stephenson Way).

The development

1.2 The Development is a 72-room student accommodation building, consisting of a basement level, ground floor and upper floors 1 to 6. The 72 student rooms are located on the upper floors 1 to 6. The ground floor includes the main entrance and reception, lounge/study area and laundry room. The basement level is essentially a plant room, along with a refuse area and a cycle store.

Purpose of the report

1.3 This Granite Setts Protection Plan has been produced to satisfy the requirements of a Section 106 Agreement relating to the Development described above, at Stephenson Way, London NW1 2DA (planning application reference: 2018/2316/P). The granite setts subject to this report are located on Stephenson Way, and are on Camden's local list, with the entry from page 98 of Camden's Local List as shown below:

Ref67:



[\(Click here to return to the ward map\)](#)

Address:

Granite setted
carriageway - Stephenson
Way

Significance:

Historical and Townscape
Significance

Asset Type:

Street Feature or other
Structures

Ward:

Regents Park

Rare example of a complete street retaining the historic surfacing of granite setts, gutters and kerbstones. Supports the historic character of the buildings in this street.

1.4 The Section 106 Agreement requires:

"... a plan to be submitted to the Council for approval prepared by an individual affiliated with the Institute of Historic Building Conservation setting out the package of measures to be adopted by the Owner to protect the Granite Sets from any damage during the Construction Phase and to ensure that at the end of the Construction Phase the sets look in good order, the bedding appears consistent and of unified appearance and the surface negotiable by both traffic and pedestrians and to include means of ensuring the provision of information to the Council and provision of a mechanism for review and update as required from time to time."

1.5 The document has been prepared to satisfy the requirement in relation to the granite setts, as per the Section 106 Agreement. The originally consented scheme has been revised by way of Non-Material Amendments to accommodate:

- i. A second staircase for means of escape to comply with new fire regulations.
- ii. A UKPN substation at ground floor level, due to insufficient infrastructure supply.

1.6 The application for the Non-Material Amendments changes was granted on 22 June 2023 under reference 2023/1330/P. These amendments do not alter the scheme in relation to the granite setts, or the requirements of the Section 106 Agreement, which remain.

1.7 The author of this document is a qualified heritage consultant with over 20 years of experience in the historic built environment. He is an Associate member of the Chartered Institute for Archaeologists (ACIfA) and a full member of the Institute of Historic Building Conservation (IHBC).

Design and construction procurement

1.8 The Developer, Oakwood International Investment, has engaged a full design team to develop the design from the planning stage RIBA Design Stage 2 through to the detailed design stage of RIBA Design Stage 4 for tender to Main Contractor and construction.

1.9 All the designers were pre-qualified and include the relevant disciplines i.e. Architect, Structural Engineer, Building Services Engineer, Approved Inspector, Sustainability consultant, CDM/Principal Designer, Planning consultant, Acoustic consultant and Fire consultant.

1.10 All the principal designers have offices in London.

- 1.11 The construction procurement process will be the traditional lump sum selected competitive tender. There will be a pre-qualification process to select the most suitable and the most financially secure contractor to tender for the works.
- 1.12 There will be a single Main Contractor, with subcontractors and specialist subcontractors as part of their contract. The form of contract will be the JCT 2016 Standard Form of Contract.
- 1.13 As at the time of writing this document, a Main Contractor has not yet been engaged for the full construction works.
- 1.14 A contractor has been engaged to provide the following pre-construction services:
- i. Draft Construction Management Plan
 - ii. Arrange Site Inspection works
 - iii. Organise and assist setting up air monitoring equipment at site
 - iv. Enabling Works
 - v. Planning implementation works

Anticipated Construction Timeline

- 1.15 The enabling and planning implementation works will commence October 2023 and be completed by the end of January 2024.
- 1.16 The main construction works will commence March/April 2024 and the anticipated duration for the Works is 18/20 months for completion.

2.0 GRANITE SETTS PROTECTION PLAN

Survey of existing condition

- 2.1 Initial photographs of the granite setts along the length of the site at Stephenson Way and at the entrance for the service ramp to UCL have been taken to record the present, pre-construction condition of this section of the granite setts. These can be seen below (**Photos 1-4**).
- 2.2 Prior to the commencement of any construction works, a more detailed photographic survey of the granite setts will be undertaken, to record their existing, preconstruction condition. This will be made available to the Council on request.



Photo 1: The granite setts in their present condition.



Photo 2: A detailed photo, showing the present condition of the granite setts and granite kerb.



Photo 3: A detailed photo, showing the present condition of the granite setts and dropped granite kerb.



Photo 4: A detailed photo, showing the present condition of the granite setts and dropped granite kerb.

Protection

- 2.3 According to the draft Construction Management Plan (CMP), the site set-up will be established over the footpath of Stephenson Way adjacent to the site. This area can be seen hatched in blue on the drawing at **Fig 1** below.

Survey of post-construction condition and remediation (if necessary)

- 2.11 Following the reinstatement of the granite kerbs and pavement, a detailed photographic survey of the granite setts will be undertaken, showing their post-construction condition. This will be compared with the photographic survey of the granite setts in their preconstruction condition.
- 2.12 Any post-construction defects to the granite setts, which were absent in the preconstruction condition as recorded on the preconstruction photographic survey, would be rectified as necessary. This includes any loosening of individual stones and/or the erosion or loss of mortar joints/bedding. Mortar joints and bedding would be replaced like-for-like, e.g. with similar widths to the bedding joints and using matching materials (existing joints appear to be predominantly of cementitious mortar, though this has eroded away in places).
- 2.13 It is not anticipated that any granite setts would be removed or lost. In the unlikely event that this should happen, reclaimed or new granite setts, to matching dimensions and colours (bearing in mind the variations in the dimensions and colours of the existing stones) would be used to replace any missing stones.
- 2.14 The Council will be notified in advance of any remediation (if necessary) prior to commencement.