

## **Saint Pancras Almshouses**

**Planning Permission and Listed Building Consent (2009/1336/P and 2009/1226/L)**

**Application for approval of details reserved by condition – background and detail.**

### **Background:**

In the Planning Permission decision (referenced above and copy of the letter attached) there were conditions reserved under paragraphs 3 and 4:

- 3) Notwithstanding the drawings hereby approved, detailed drawings and samples of materials as appropriate in respect of the proposed handrails, walkways, and fire escape stairs shall be submitted to and approved in writing before the relevant part of the work is begun**

(etc)

- 4) Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:**

**a) Plan, elevation and section drawings of the new entrance doors at Houses 1 and 13 to a scale of 1:50 including detailed elevations and sections of the doors at 1:10 with typical moulding and architrave details at a scale of 1:1.**

### **Handrails, Walkways, and Fire escape stairs:**

There has been considerable concern by the residents of the adjacent Wordsworth Place properties as to the appearance of the escape walkways etc on the roof extension over the rear of House 9 to 13 which they will overlook. After discussion with them and various proposals, they have suggested (and we have agreed) a simple post and rail type which is shown in the enclosed "mock up" photograph as Appendix 1. The detail of the hand rails themselves will follow as closely as possible the existing handrails on site, that is the Victorian original handrails to steps of which a photograph is enclosed, and which style has already been approved for the handrails to the new disabled ramp as in the previously approved applications 2007/1053/P and 2007/1054/L and as shown in Appendix 1A.

Escape from the roof level will be provided by ladders located as shown on the plan attached as Appendix 2, where they will not be overlooked from adjacent properties – again a location agreed with residents of Wordsworth Place. The style of the escape ladders is shown in Appendix 3 and is typical of the style of escape ladder provided by High Access Solutions. Drawings of the ladders plus photographs of the locations are shown in Appendices 3A, 3B, and 3C.

The material of the walkway on the existing flat roof will be the grey GRP as can be provided by High Access Solutions Ltd., and a page from their brochure is provided as Appendix 4. A sample of the walkway material can be provided if required.

### **New entrance doors:**

Drawings as requested are provided as Appendices 5A and 5B attached herewith. These