

DESIGN AND ACCESS STATEMENT

Project: Proposed Fabric Repairs

At: No 2 Marylebone Road, London NW1 4DF

For:

Consumer Association / Which ?
2 Marylebone Road
London
NW1 4DF

Date: January 2016
Ref: RST/EY/CC3625
Issue No: One – Planning, January 2016



Prepared By:

Cotleigh Consulting Ltd
23-24 The Green
Southgate
London N14 6EN

Tel: 020 8802 0111
Fax: 020 8043 0700
Email: consulting@cotleigh.com

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01.00 INTRODUCTION

- 01.01 This Design & Access Statement sets out to support the planning application for Listed Building Consent for repairs, deemed essential to repair failed components of the Grade 2 Listed building fabric, which were identified during quinquennial cyclic maintenance works.
- 01.02 Consideration has been given to undertaking cosmetic repairs to minimise interference with the Listed components, but structural engineers advice has confirmed the repairs proposed to be essential.
- 01.03 It is not proposed that any part of the present arrangement will become more prominent at street level than at present and like for like replacement is proposed as far as considered practical.
- 01.04 As the detailed appearance of the present arrangement is difficult to interpret from drawings, a visit to view the site area is strongly recommended.

02.00 PRE-APPLICATION CONSULTATIONS

- 02.01 Informal pre-application advice has been given by the Camden Senior Heritage and Conservation Officer, confirming that an application is required for non like for like repairs. E-mail from Nick Baxter on 23 November 2015 (16:36) refers.

03.00 THE APPLICATION SITE AND ITS ENVIRONS

03.01 The area of site applicable to this submission is the area indicated on the Cotleigh Consulting Location Plan, included herewith. This is visible from Peto Place, Marylebone Road and Albany Street, NW1 4DF

03.02 Being in a very prominent location in Marylebone Road and on the primary elevation of the building, safe access to the works and all necessary protection works are included in the Contractor's proposals. All necessary licences for street works, scaffolding etc. are the responsibility of the Contractor.

04.00 DRAWINGS INCLUDED IN THE APPLICATION

04.01 Drawings included with the application are listed in the covering letter submitted with the application and are as follows:-.

CC3625 / 01	Existing Elevations
CC3625 / 02	Existing Ground Floor Plan
CC3625 / 03	Existing First Floor Plan
CC3625 / 04	Column Works
CC3625 / 05	Bracket Works

05.00 THE PROPOSED DESIGN

05.01 The design of each of the elements or components being replaced is intended to replicate the original component design as closely as physically possible, using similar materials and finishes and colours.

In the case of the pilasters, it is the structural engineers and the stonework restoration company's opinion that the original soft bricks forming the cores to the pilasters, be replaced with semi-engineering bricks. This will assist with longevity and will have no visual impact on the pilasters after they are reinstated and re-rendered with fluted stucco to match the originals.

06.00 PROPOSED ACCESS

06.01 No changes to the existing means of access result from the proposed works.

07.00 VEHICULAR ACCESS TO THE SITE

07.01 Vehicular access to the area building is not altered or impeded in any way by the proposals.

08.00 CAR PARKING

08.01 There are no changes proposed to any of the site car parking provisions, as a consequence of this application and no changes to the traffic generated either entering or leaving the site.

09.00 SUMMARY OF PROPOSALS

09.01 The proposed works are essential repairs necessary to contribute to the longevity of the Grade 2 Listed Building and prevent future local collapse.

This application is made on the basis of the change of brick type proposed within the build-up of the pilasters and the additional support brackets to the stone balcony, which together can be construed as repairs which are not strictly on a like for like basis.

The works need to be undertaken with a minimum of delay, to mitigate the further deterioration of these elements.

10.00 APPENDICES

10.01 Photos Nos 1-5 inc.



PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5

