

**PLANNING AND DESIGN AND ACCESS STATEMENT**

**FOR**

**THE PROVISION OF A WATER-PROOF COATING TO THE  
FRONT STEPS AND BALUSTRADE WALL**

**9 ST GEORGES TERRACE,  
LONDON  
NW1 8XH**

**PREPARED BY:  
PELLINGS**

**ON BEHALF OF:  
FORTGRADE LIMITED c/o TRUST PROPERTY MANAGEMENT**

**DATE PREPARED:  
MARCH 2018**

**Ref: Planning and Design & Access Statement**

## Contents

---

1. Introduction
2. The Properties & Surrounding Area
3. Planning History
4. Proposed External Works
5. Scale
6. Design
7. Access
8. Conclusions

## **1.0 Introduction**

- 1.1 This supporting Planning and Design & Access Statement accompanies the planning application for the proposed repairs to provide a water-proof coating and York stone steps to the front entrance of 9 St Georges Terrace, London, NW1 8XH
- 1.2 Pellings was appointed in September 2017 to submit the planning application and undertake the role of Contract Administrator within this project and will be overseeing the proposed works until practical completion.
- 1.3 This statement describes the property & surrounding area, relevant planning history, proposed works, scale of works, proposed design, access to the building and conclusions.

## **2.0 The Properties & Surrounding Area**

- 2.1 9 St Georges Terrace (the block) is situated in the London Borough of Camden in a terrace of comparable properties, the block can be accessed via Regent's Park Road.
- 2.2 The site is served by several bus routes and Chalk Farm tube station.
- 2.3 The area comprises a high density of residential properties, predominantly pedestrian pathways and is close to Regents Park.
- 2.4 9 St Georges Terrace is located within a Conservation Area and is a Grade 2 listed building.
- 2.5 The property comprises a total of 5 storeys (Lower ground; ground, plus three floors) and is accessed via a set of concrete steps and main entrance at street/ground floor level. The lower ground floor is accessed via a separate set of steps leading down from street level.

## **3.0 Planning History**

- 3.1 A search of the Council's online planning records shows the following previous planning history for 9 St Georges Terrace:  
2017/3315/P  
2016/4870/L  
2016/4393/P  
2014/7336/L  
2014/7274/P

## **4.0 Proposed External Works**

- 4.1 The proposed works are:
- i. Excavate and cart away the existing steps and provide new base using pre-stressed concrete lintels to support new steps.
  - ii. Supply and install a water-proofing membrane chased into the balustrade walls and finish with matching render.

- iii. Supply and fit new sawn Yorkstone treads, risers, landing stones. New stone to be 50mm thick with bullnose detail along all exposed edges.
- iv. Main entrance door threshold step to be replaced in 50mm sawn and bullnose Yorkstone.
- v. Making good to affected decorations to match the adjacent surfaces.

4.2 The works listed above are replacing or improving the existing materials which have failed.

4.3 The proposed works are essential maintenance required to water-proof the steps and prevent water ingress and damp into the lower ground floor flat. They will be completed in accordance with the requirements of the relevant British Standard.

## **5.0 Scale**

5.1 The form and scheme of the proposed external refurbishment work sits within the curtilage of the existing block and will not affect or encroach on any of the adjacent blocks.

5.2 The works will not increase the size of the block.

## **6.0 Design**

6.1 The proposed works will not impose any major design alterations to the existing blocks, as all works are to replace the steps existing material. The works when complete will provide a watertight finish to the external area.

## **7.0 Access**

7.1 Due to the nature of the proposed repair works (not being a new development) there are no proposed new, or alternative access routes to the block.

7.2 During the works there will be minor temporary restrictions in accessing the block. This will be factored into the site management plan, with the aim of achieving minimal impact to the block residents, and members of the public.

## **8.0 Conclusions**

8.1 The internal condition of the lower ground floor flat is affected by the condition of the external steps. The proposed works will alter the visual appearance of the steps but, the materials and appearance will be more in keeping with those that existed when the property was built. The works will also improve the lower ground floor resident's current living conditions.

**Carol McGarry**

**Pellings LLP**