

April 2019

Our ref: 8173/ed

## **BRIEF DESIGN AND ACCESS STATEMENT**

### **1 CHESTER PLACE, LONDON, NW1 4NB**

This planning and listed building consent application seeks approval to carry out essential maintenance repairs to the property at the above address.

Structural reinforcement works are proposed to protect the historical building fabric which has suffered significant subsidence over the previous years. More information on the history of the building can be found within the planning statement included within this application.

No changes are proposed to the design of the building. It is proposed that all reinforcement works will be concealed upon completion. It is necessary to disturb some of the finishes and fittings, including original building fabric, in order to install reinforcement and full details of the methodology can be found within Structurehaus Structural report, associated Appendix I and drawings referenced 02962L\_01 included within this application.

All existing materials and finishes to be removed as part of the structural reinforcement works are to be set aside for reinstatement where possible. Where this is not possible, finishes and fittings are to be replaced using materials to match the original.

No alterations are proposed to the existing accesses to and from the building which can be accessed both from Chester Place and Albany Street. The main staircase within the building is to be retained, overhauled and made structurally sound.