

# DESIGN AND ACCESS STATEMENT

**Project:** Proposed Roof Repairs

**At:** No 2 Marylebone Road, London NW1 4DF

**For:**

Which ? Ltd  
2 Marylebone Road  
London  
NW1 4DF

Date: March 2021  
Ref: RST/EY/CC3809  
Issue No: One

**Prepared By:**

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## **CONTENTS**

<b>01.00</b>	INTRODUCTION
<b>02.00</b>	PRE-APPLICATION CONSULTATIONS
<b>03.00</b>	THE APPLICATION SITE AND ITS ENVIRONS
<b>04.00</b>	DRAWINGS INCLUDED IN THE APPLICATION
<b>05.00</b>	THE PROPOSED DESIGN
<b>06.00</b>	PROPOSED ACCESS
<b>07.00</b>	VEHICULAR ACCESS TO THE SITE
<b>08.00</b>	CAR PARKING
<b>09.00</b>	SUMMARY OF PROPOSALS
<b>10.00</b>	APPENDICES
	10.01 Photographs Of Existing Roof

## **01.00 INTRODUCTION**

- 01.01 This Design & Access Statement sets out to support the planning application for Listed Building Consent for roof repairs, deemed essential to repair failed components of the Grade 2 Listed building fabric, which were identified during quinquennial cyclic maintenance works and evidenced by water ingress during recent periods of exceptional rainfall.
- 01.02 Consideration has been given to undertaking localised repairs to minimise interference with the original elements. The repairs proposed are considered essential to the longevity of the building.
- 01.03 It is not proposed that any part of the proposed repairs will become visible at street level as like for like replacement is proposed as far as considered practical.

## **02.00 PRE-APPLICATION CONSULTATIONS**

- 02.01 Informal pre-application advice has been given by the Camden Senior Planner (Conservation), confirming that an application is required for extensive repairs, although perhaps not for like for like repairs. E-mail from Nick Baxter on 14 December 2020 (14:00) refers.
- 02.02 Every endeavour is made to ensure that the repairs proposed are undertaken on a like for like basis. Certain aspects of detail (e.g., rainwater outlet gullies) may differ slightly to endeavour to improve the way they operate in heavy rainfall conditions.

**03.00        THE APPLICATION SITE AND ITS ENVIRONS**

03.01        The area of site applicable to this submission is the original Adam section of the property, fronting Marylebone Road and returning around both Albany Street and Peto Place.

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 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:-.

20-112-04-ROOF / P2	Survey Roof Plan with Site Photos
20-112-05-ROOF / P2	Existing GA Roof Plan
20-112-10-ROOF / P2-	Proposed GA Roof Plan
20-112-04-ELE-01 / P2	Existing Survey Elevation: Sheet 1
20-112-04-ELE-02 / P2	Existing Survey Elevation: Sheet 2
20-112-10-ELE-01 / P2	Proposed GA Elevation: Sheet 1
20-112-10-ELE-02 / P2	Proposed GA Elevation: Sheet 2
20-112-ROOF-DET-01 / P2	Proposed Roof Details: Sheet 1
20-112-ROOF-DET-02 / P2	Proposed Roof Details: Sheet 1

#### **05.00            THE PROPOSED DESIGN**

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

In respect of the design of the roof areas, the proposed works do not deviate from the original listed design.

**06.00        PROPOSED ACCESS**

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

06.02        No access to the roof areas, applicable to this application, is afforded to personnel other than maintenance staff trained for the purpose.

**07.00        VEHICULAR ACCESS TO THE SITE**

07.01        Vehicular access to the building is not altered or impeded in any way by the proposed maintenance works.

**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 water ingress damage to the building fabric.

09.02

The works proposed are aimed at reinstating the roof finishes to as close to their original form as is physically possible, using materials such as welsh slate which was used on the original roof. A holistic approach is intended to offer a much longer solution than piecemeal repairs.

**10.00 APPENDICES**

10.01 A series of photographs of the present roof condition follow:



**PHOTO 1**



**PHOTO 2**

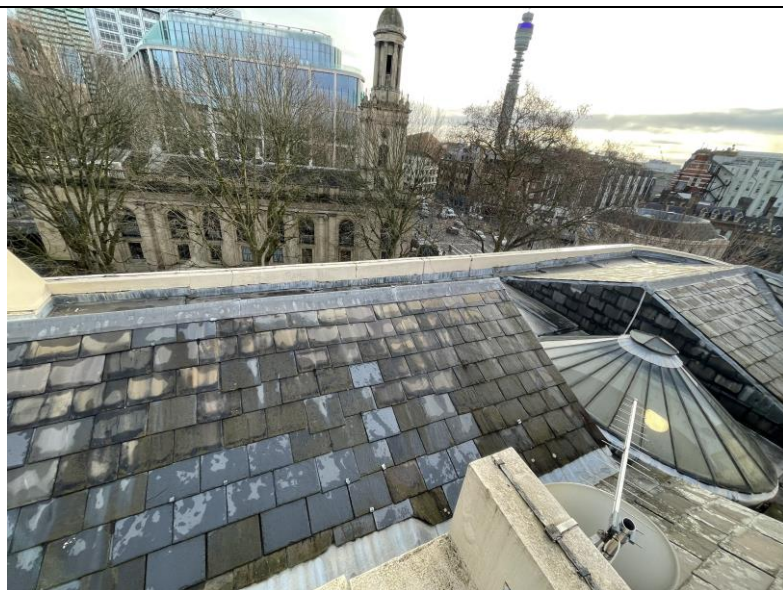




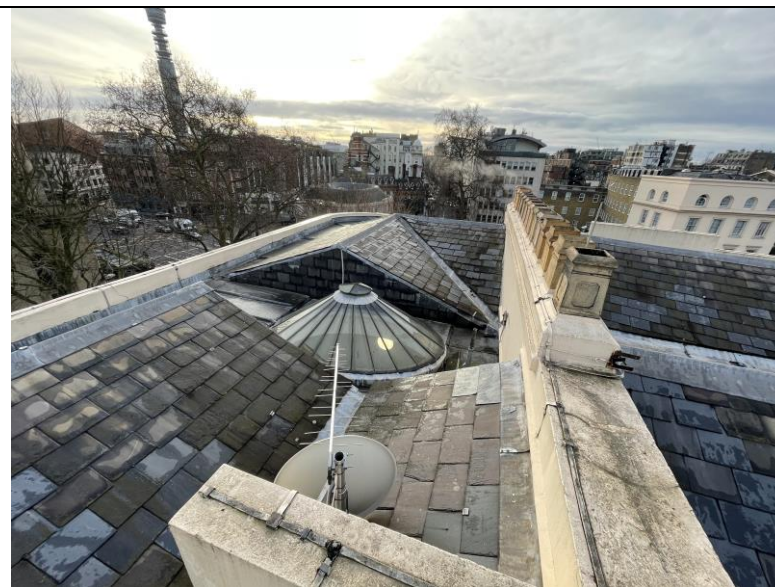
**PHOTO 3**



**PHOTO 4**



**PHOTO 5**



**PHOTO 6**





**PHOTO 7**



**PHOTO 8**



**PHOTO 9**



**PHOTO 10**





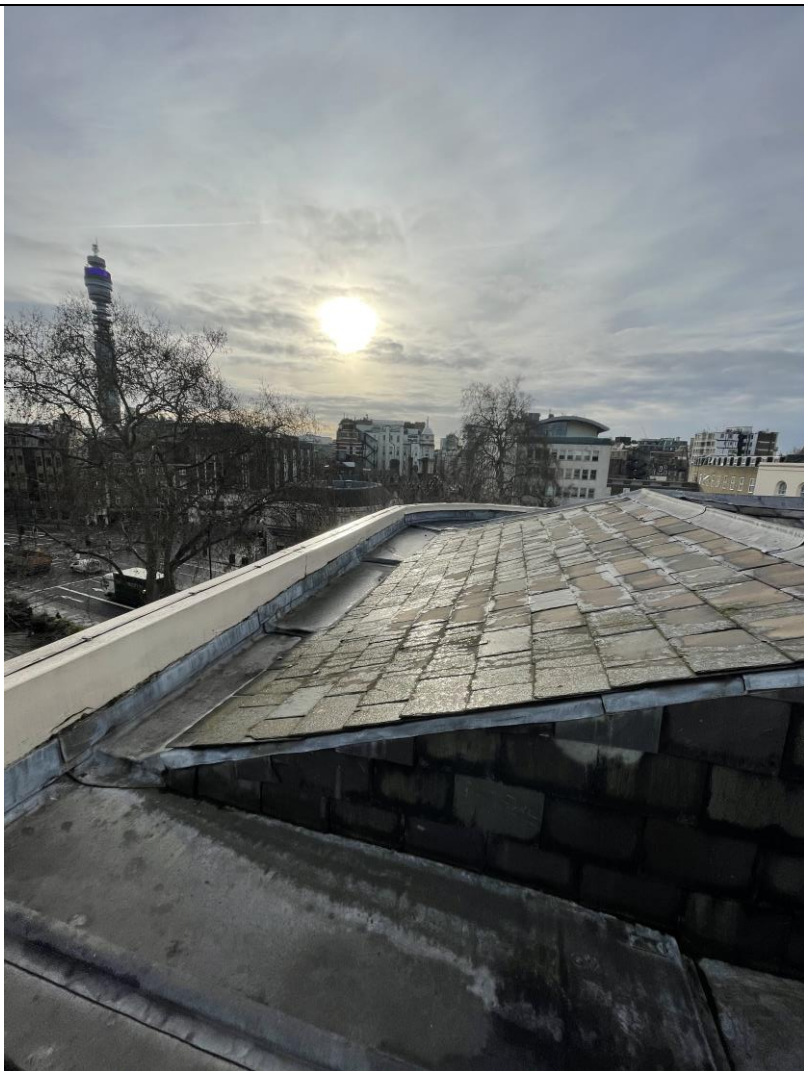
**PHOTO 11**



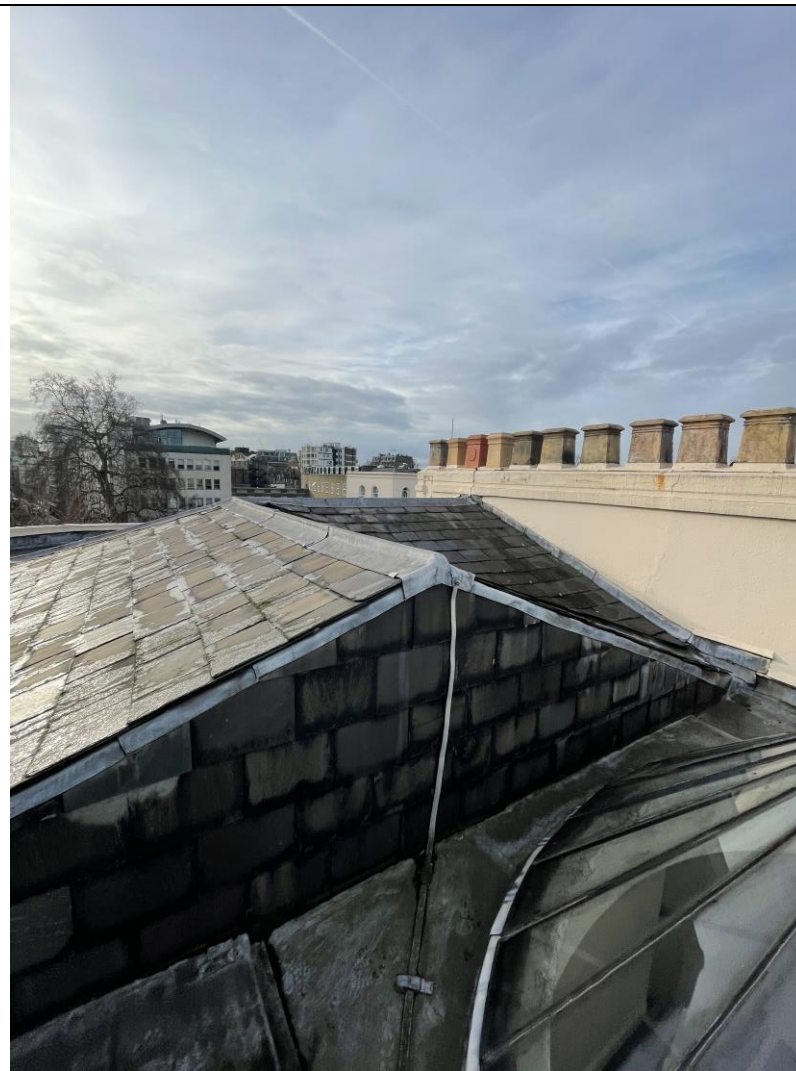
**PHOTO 12**



**PHOTO 13**



**PHOTO 14**

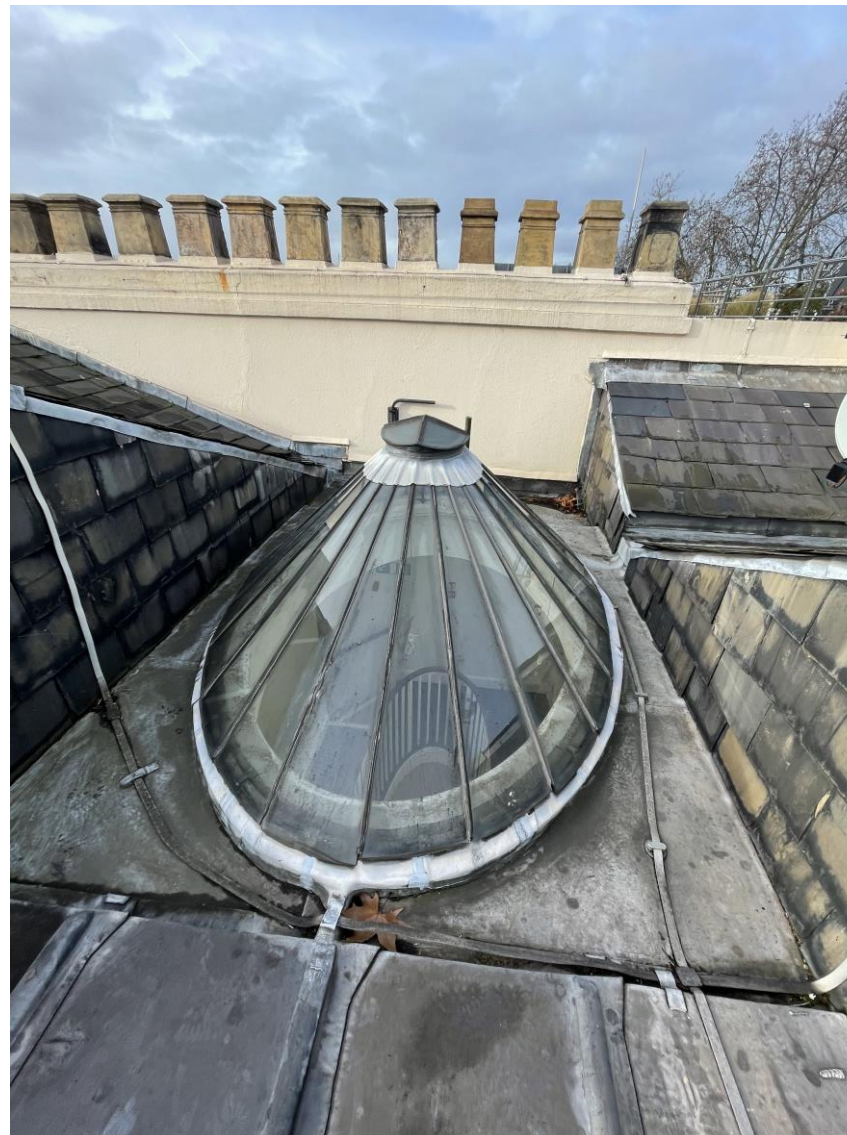


**PHOTO 15**

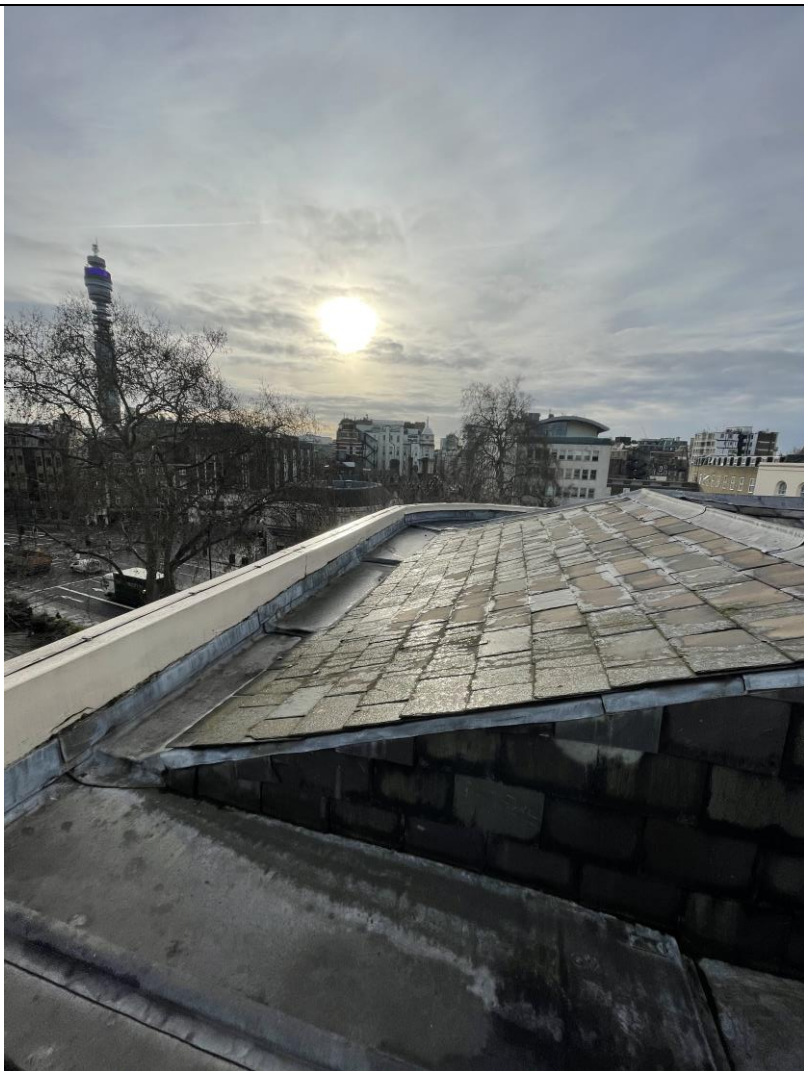




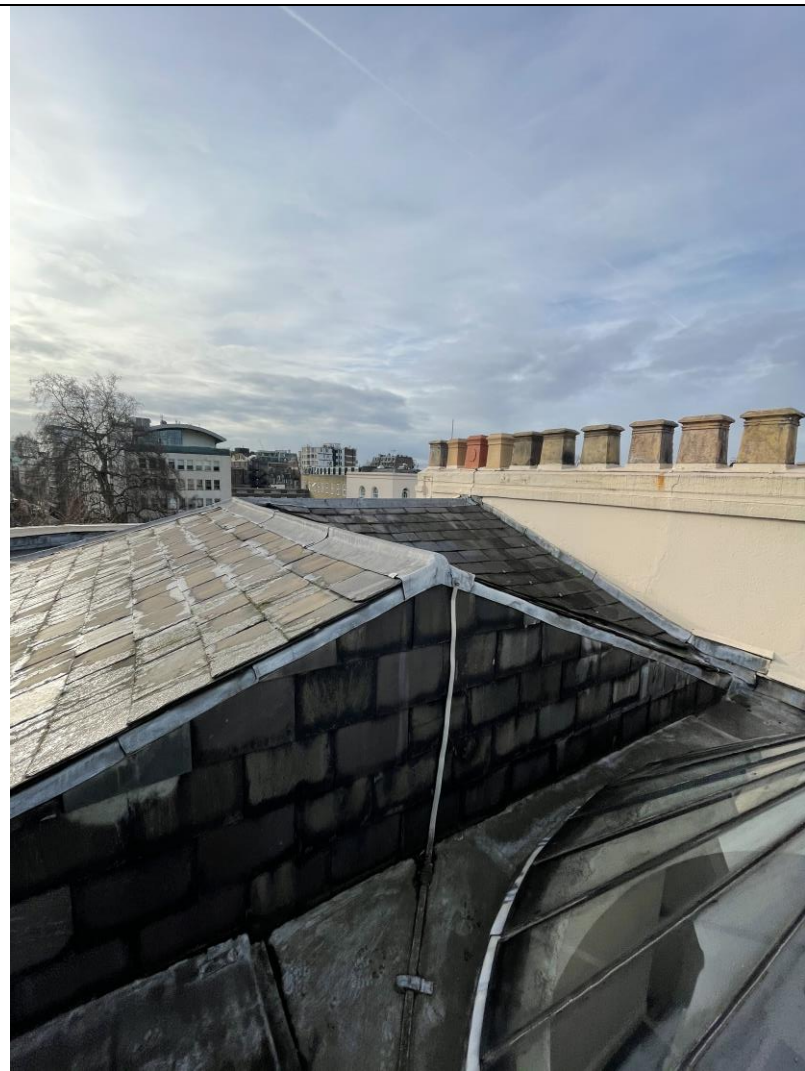
**PHOTO 16**



**PHOTO 17**



**PHOTO 18**



**PHOTO 19**





**PHOTO 20**

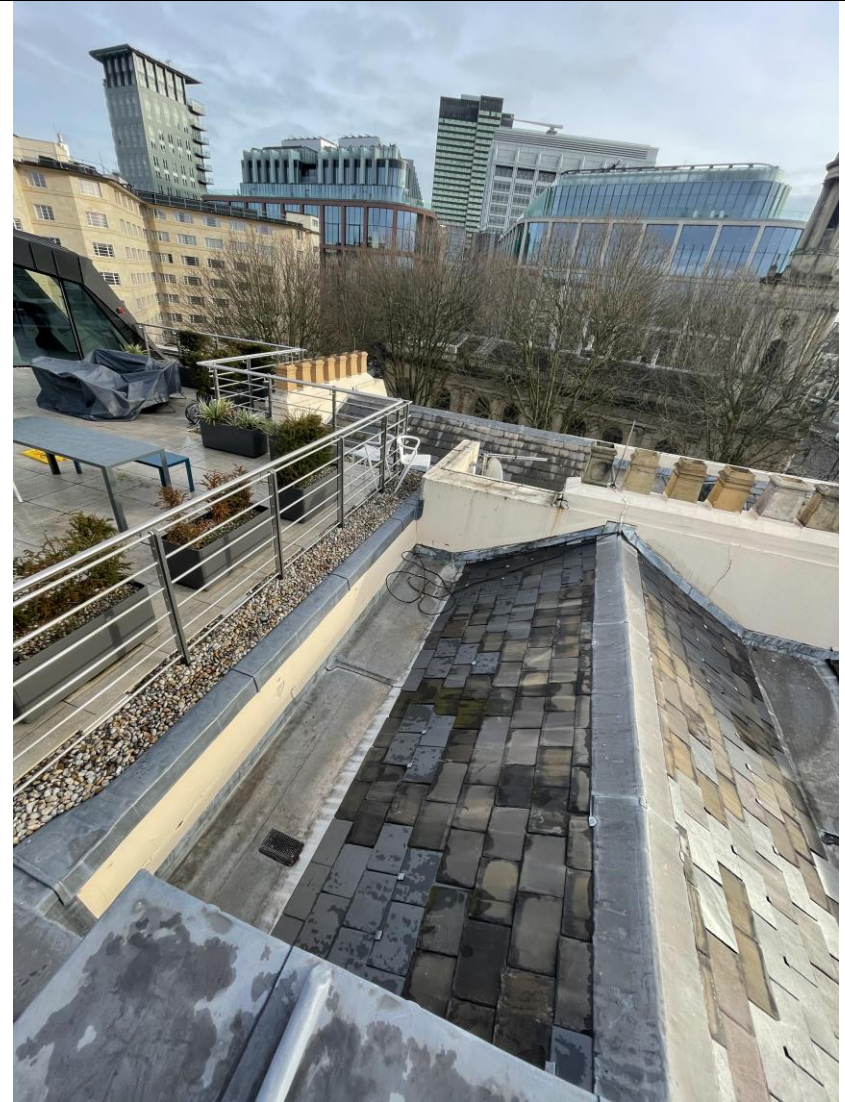


**PHOTO 21**





**PHOTO 22**



**PHOTO 23**



