

DESIGN AND ACCESS STATEMENT

Date: 31/03/21

Rev: 01

Address:

1 South Villas

Camden

London

Nw1 9BS

On Behalf of:

1 South Villas Ltd



Introduction

This Design & Access Statement supports the planning application for the proposed alterations to the front entrance steps of 1 South Villas, NW1 9BS. Proposals are to provide a new water-proof membrane and York stone treads, risers, and landings. This statement describes the property & context, proposed works, scale, layout, and access to the building.

1.0 Property Description & Context

1.1 1 South Villas is a converted mid-Victorian end of terrace house and is situated in the London Borough of Camden. The property is sited on the corner of Cantelowes Road and South Villas (Main street frontage)

1.2 The property is not listed but is located within the Camden Square Conservation Area.

1.3 The property comprises a total of 4 storeys (Lower ground; ground, first, and second floor), each level being a separate flat and is currently accessed via a raised main entrance at ground floor level. The lower ground floor flat has a separate main door entrance via another stair down to Lower Ground Floor Level.

2.0 Proposed Works

2.1 The existing steps are currently covered with an asphalt top surface, the asphalt has deteriorated with time and no longer provides waterproofing which has impacted the lower ground floor flat. The proposed works are essential maintenance required to water-proof the steps and prevent further water ingress and damp to the lower ground floor, and represent an opportunity to improve the front appearance of the property and wider conservation area by using York stone treads and risers which are historically accurate for a property of this age.

2.2 The proposed work consists of:

Strip away and removal of the existing asphalt surface and preparation / making good to existing subsurface as required to provide a new base for a new waterproofing layer to be installed.

Waterproofing membrane layer to contractors specification installed and lapped up flanking walls either side of stair, concealed behind a rendered base course.

Installation of pre sealed sawn York stone treads, risers, and landings and main entrance threshold. Treads and risers are to be laid as single sections with no intermediate joints and all leading edges are to be bullnose profile.

Repointing and making good of existing concrete capping stones and painting with white external grade masonry paint.

3.0 Design Layout

3.1 The proposed works are to replace an existing asphalt hard surface stair and landings with York stone to match existing the layout.

3.2 The proposed works will not impose any major design alterations to the existing building, as all the proposed works are to replace the entrance steps existing material to provide a water-proof surface preventing further water ingress.

4.0 Scale

4.1 The proposals are for the replacement of external step surfaces and will not increase the size of the property.

4.2 The proposed works sit within the curtilage of the existing plot.

5.0 Access

5.1 The proposed works are primarily for repair and refurbishment of the defective step surface, as such there will be no alterations to the access to the building.

5.2 Existing access route is to be retained.

Conclusion

The proposed works to remove the existing asphalt step surface and replace with York stone and associated waterproofing below will alter the front appearance of the property, however the materials and appearance will be more appropriate to the age of the building and can be seen to contribute to the appearance of the wider conservation area. The purpose of the works is for essential repair to resolve and prevent further water ingress and damp that is impacting the lower ground floor flat.