

DESIGN AND ACCESS STATEMENT

2 BANISTER MEWS, LONDON NW6 3RQ

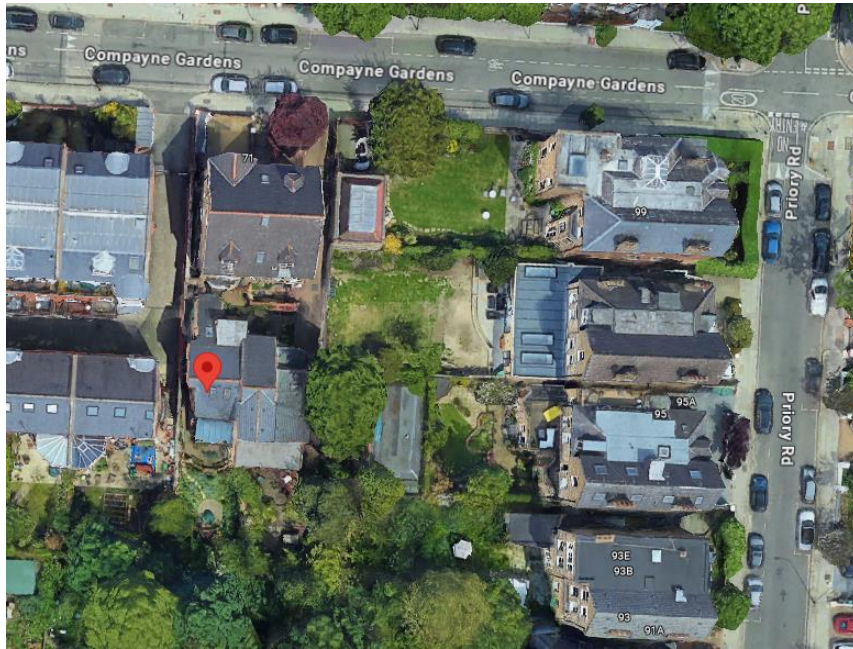


Figure 1. Area map.

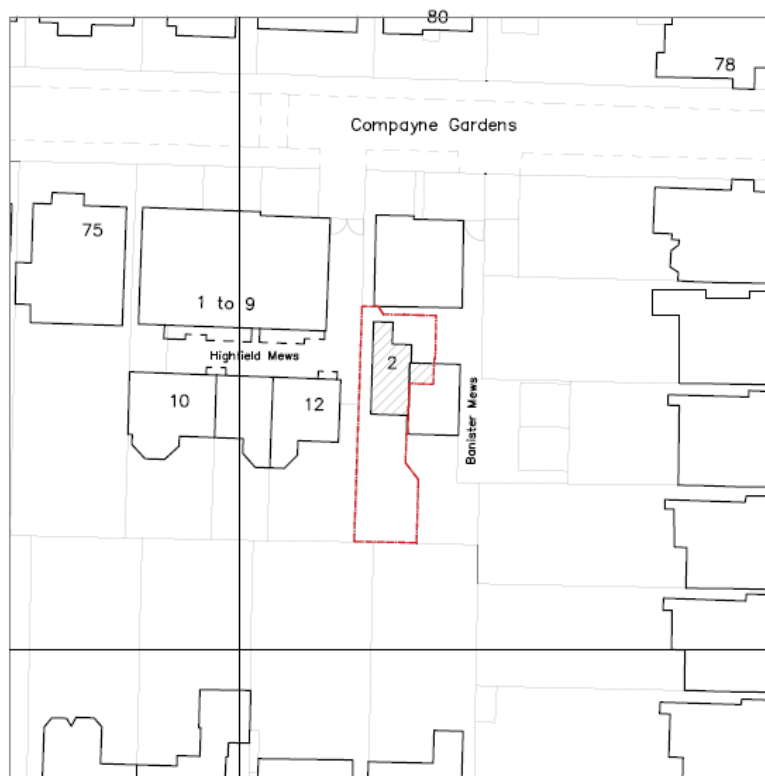


Figure 2. Location Plan.

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1. Existing

1.1 The property is a semi-detached building built to the rear of the No 71 Compayne Gardens as part of two mews houses. It falls within the South Hampstead Conservation area.

1.2 The building is 2-storey with a gallery over the first floor. It was built as one house but has been temporarily split between ground floor and upper floors to accommodate the changed needs of the family that included care of an elderly disabled parent. The property will now be reverted back to its original design.

1.3 To the side of the building there is a double garage and to the rear there are private gardens.



Figure 3. Front elevation of No 1 and 2 Banister Mews.



Figures 4, 5. Rear view of the building and relationship with adjacent properties.

2. Planning history

2.1 The mews houses were built with planning permission PL/8905744/H5/3/9 (dated 23th January 1990).

2.2 The garages were built with planning permission H5/3/9/9005512 and Appeal decision T/APP/X5210/90/170391/P3 (dated 10th May 1991).

2.3 The extension of the single storey rear conservatory was permitted with planning permission PWX0102158.

3. The Proposal

“Front and side ground floor extension; Rear extension of the first floor; Rear roof alteration; and associated internal changes.”

4. Proposal description

Design

4.1 The main entrance to the house is kept as existing. A front and a side ground floor extensions are proposed to essentially infill the small front and side passage and provide adequate space for a kitchen and breakfast area, a utility room and storage. The rear open plan room is preserved as the main living and dining room.

4.2 The rear wall of the first floor is proposed to be pushed approximately 2m. to the rear over the existing conservatory. The new wall is still approximately 300mm behind the neighbouring (No1 Banister Mews) wall, and approximately 770mm set-back from the rear wall of the neighbouring mews house of Highfield Mews. The stairs are relocated centrally to the building to provide access to three bedrooms and two bathrooms at first floor levels, one of them ensuite.

4.3 On the second floor the rear slope of the roof is proposed to be extended with an approximate 380mm higher ridge in the middle and two part flat part sloping sections at either side. A new opening with a Juliette balcony is proposed below the middle part of the extended roof, effectively mirroring the elevation of the adjacent property. With the above, the existing sleeping gallery becomes a fourth double bedroom with a bathroom.

4.4 Generally, the proposals will form a natural infill to the existing building, designed to follow the existing design and with respect to the conservation area.

Access

4.5 The access to the house has remained unaltered. A secondary entrance is proposed to house through the utility room in the front infill.

Materials

4.6 All the proposed materials (red multi bricks, grey slate tiles, brown timber windows with double glazing) will match the existing. The flat roofs will be covered by rolled lead.

Landscaping

4.7 The proposed extensions will not result in loss of any rear garden space. To the front, no garden space will be lost, only the infill of hard surface footpaths.

Impact on neighbouring properties

4.8 The ground floor front and side extensions do not have any impact on any of the neighbouring properties. The proposed flat roof sits below the existing rear windows of no 71 Compayne Gardens. To the side, the roof is only 400mm higher than the top of the existing party fence wall with Highfield Mews, and the adjacent property of Highfield Mews does not have any side windows, so this slight raise in the height does not cause any adverse effects.



Figures 6, 7. View of the front and side passage to be infilled.

4.9 The first floor rear extension and associated roof changes do not have any impact on any of the adjacent properties. The new first floor rear wall is set-back from the existing No1 Banister Mews rear wall and there are no windows to the existing flank wall. Similarly, from Highfield Mews side, again the wall is set-back from the rear wall of the adjacent property and there are no side windows (fig. 4, 5).

4.10 As the rear of the property is south-facing and the proposed extensions are practically an infill of a gap to the rear wall building line of this row of mews houses, there are no issues with loss of light or overshadowing.

4.11 The new second floor opening will not worsen the existing situation in terms of overlooking onto the rear gardens of the neighbouring properties than from the existing first floor windows.

Sustainability

4.12 As part of the proposed works the existing building will be fully refurbished and fitted to the highest standard, meeting all contemporary needs. We aim to make the building a more efficient unit in terms of energy consumption with the double-glazed windows and addition of insulation to exceed today's building regulations standards by 50%. New efficient low water use appliances will be used, condensing boiler, energy efficient water cylinder, while LED low-consumption lamps will be fitted in all lights.

Transport

4.13 The existing double garage with 2 off-street parking spaces will be retained.

5. Conclusion

5.1 This document has been prepared in support of a Householder Application for the *“Front and side ground floor extension; Rear extension of the first floor; Rear roof alteration; and associated internal changes.”*

5.2 It has been demonstrated that the proposals have been designed with respect to the conservation area, in line with the existing building design and that they do not cause any adverse impact on any of the neighbouring building or their amenity.

5.3 Considering all the above, it is respectfully requested that planning permission is granted for the proposals.