



Design and Access Statement

Proposed Roof Terrace at **4 Warren Mews. W1T 6AW.**

Douglas and King **Architects.**

T. 0207 613 1395

June 2013

E info@douglasandking.com

Contents.

1. Location Plan.
2. Outline of Proposal.
3. The Context and The Existing Mews
4. Design Consideration
5. Materials

Location Plan



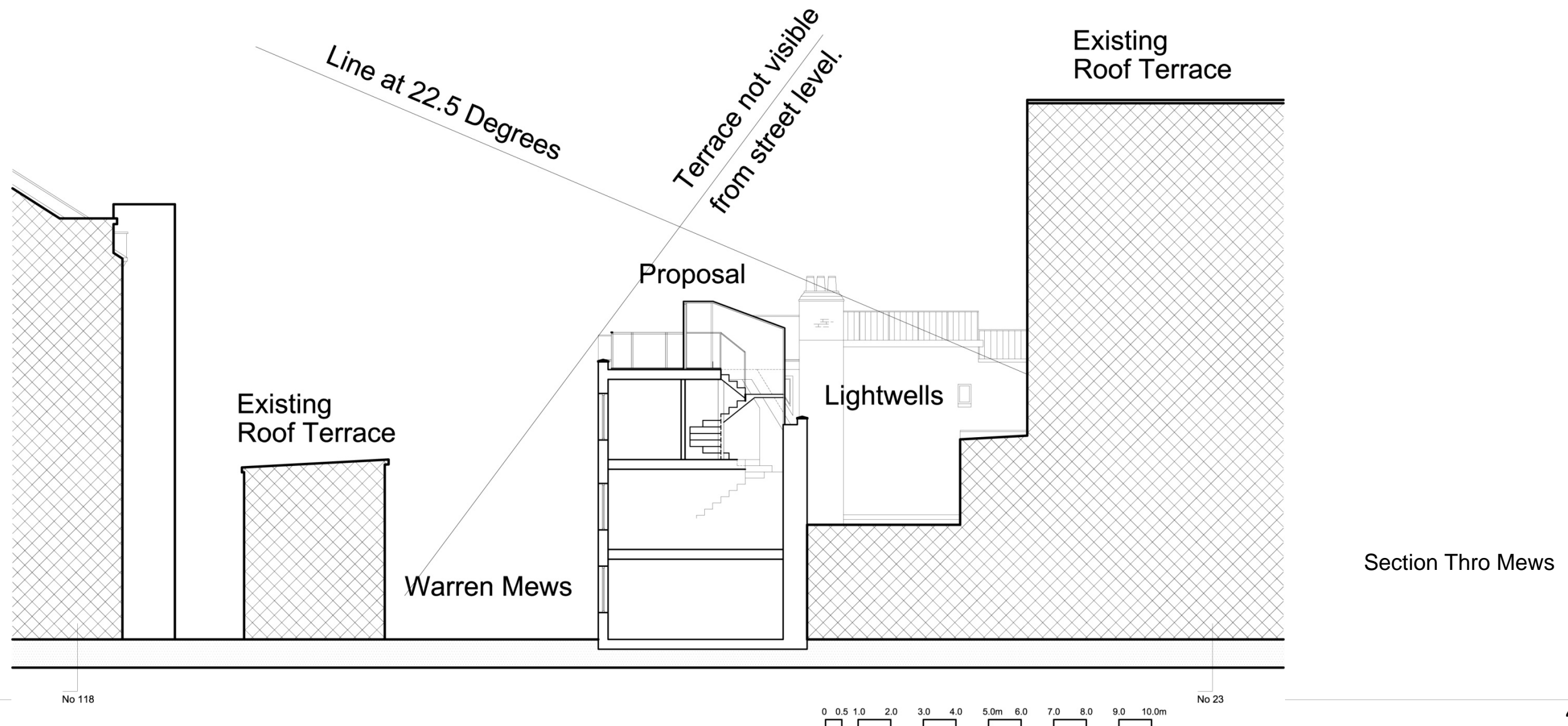
This Proposal

This proposal involves the conversion of an existing flat roof over an 3 storey Mews Terrace House into an external amenity space in the form of a roof terrace.

The host building is a recently built home with masonry facades and an asphalt roof. The mews terrace is densely built and is enveloped by large period buildings on Conway Street, Cleveland Street and Warren Street.

A number of terrace spaces exist on the Mews and on surrounding properties, particularly at the lower level buildings that we assume to be former coach houses and garages.

The proposed terrace is set back from the neighbouring parapets to prevent overlooking to and from neighbouring properties.





View looking East

This Context and The Existing Mews

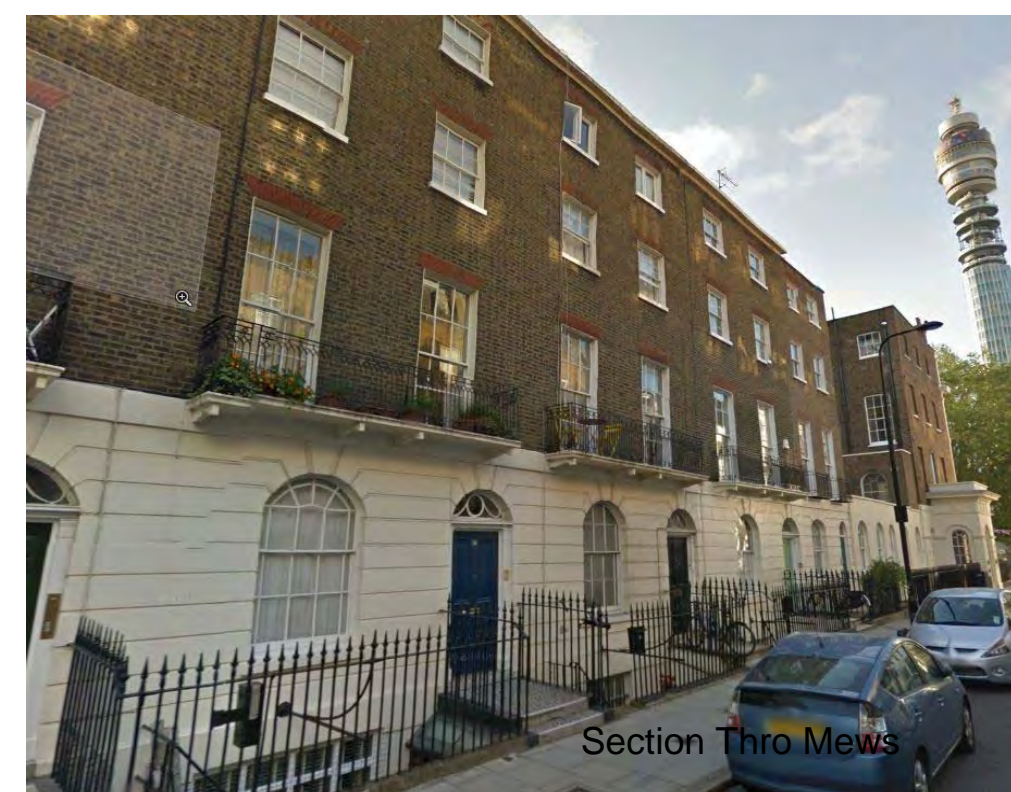
Warren mews is enveloped by large period properties on Conway Street, Warren Street and Cleveland Street. The rear of the surrounding buildings is the location of garages and former stables blocks, some of which have been converted into offices and homes including associated roof terraces.

No 4 Warren Mews is one of a number of buildings in a contemporary terrace. The buildings have been built in brickwork that compliments the nature of the surrounding historical buildings.

The Mews retains its granite sets pavement.



Rear of Cleveland Street



Period Buildings on Conway Street



Existing Roof Terrace on Warren Mews



Existing Roof Terrace on Building to Rear on Conway Street

Precedent for Roof Terrace

A number of roof terraces exist on neighbouring buildings.



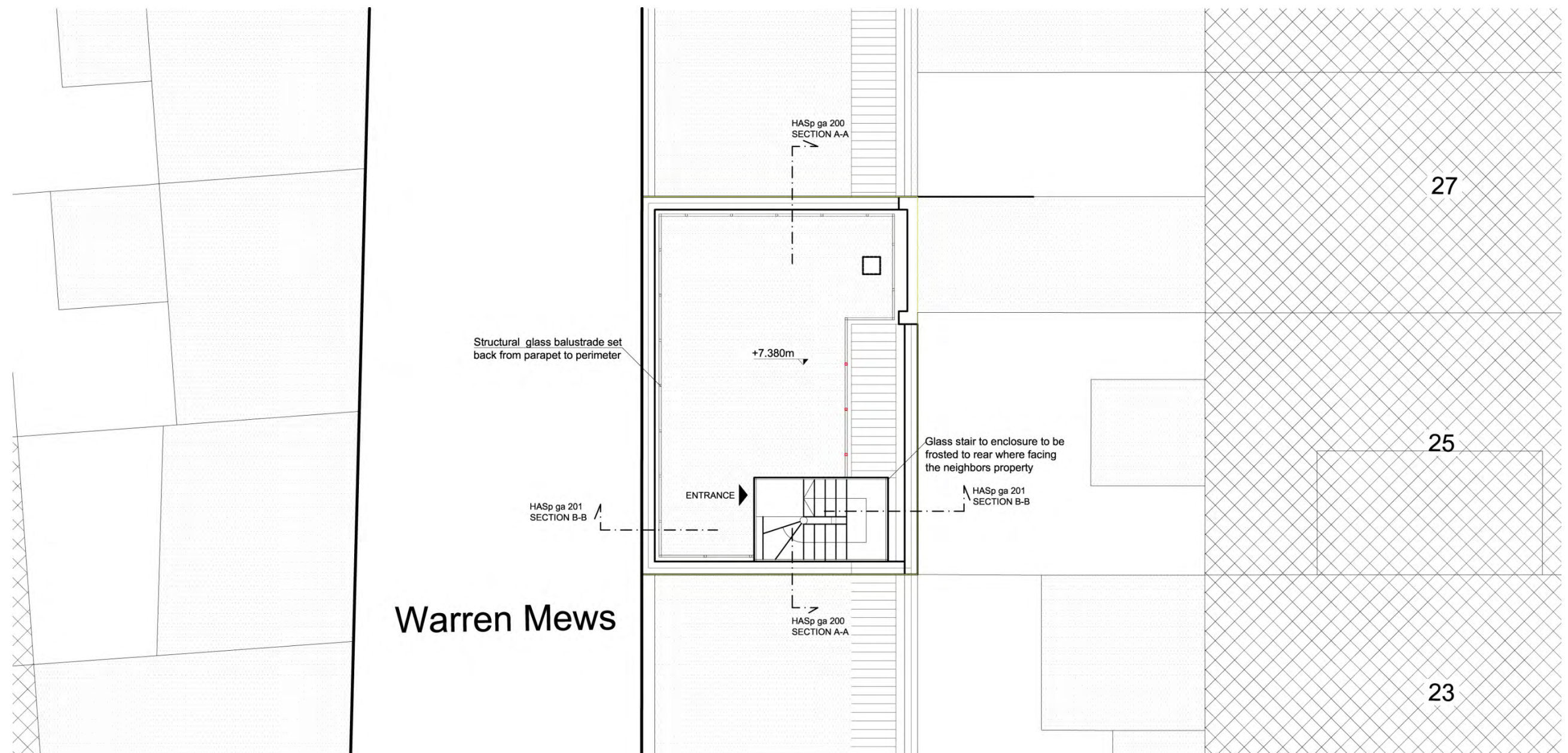
Roof Terrace on Warren Mews

Design Consideration

1. Planning Statement – Policy CPG1

5.25. The proposed terrace is set back from the front elevation to protect the buildings proportions. The Parapet heights have not been modified as part of this proposal. This terrace has been designed so that no additional overlooking will be created to adjacent properties due to the set back nature of the parapet.

The proposed stair has been designed as a glass box with a frosted glass facade facing the property to the rear.



Rear Treatment

The proposed balustrade has been designed in clear toughened glass set back behind the parapet to prevent the visual bulk being added to the building from street level.





Materials

The stair core and balustrade are proposed to be in glass as this will have a lightweight appearance and will therefore reduce the impact of the terrace on the conservation area.

Grey decking will be used to minimise the view of the terrace from neighboring properties.



Glazed box sliding access rooflight.



Glazed balustrade to roof terrace.