

Our Ref: EM_Design Access Statement

Your Ref: 25a Elizabeth Mews. Design Access Statement

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REF: Design and Access Statement Accompanying Planning Application.

Flat 3, 25a Elizabeth Mews, London, NW3 4UH

Roof level extension to enlarge existing dwelling.

Introduction

This design and access statement covers both the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with and resolved.

The Design Process

This application has been developed through close consultation with the client and reflects their desires and needs for a larger property and outdoor space. They have, we believe obtained planning permission for a development of this type before but subsequently decided not to proceed with the work since they were not satisfied that the design was of a sufficiently high standard.

The Proposal

Context

The existing property is a upper floor single storey apartment with 2 sash windows to the street elevation and 2 sash windows to the rear mews elevation.

The property falls towards the end of a terrace of houses which are located above retail units along Englands Lane.

Background

Their neighbour has in the last few years obtained planning permission for and extension which has been built and our design reflects those principles adopted by the neighbouring development.

The Extension and Mansard Roof

The proposal here is to create a rooftop extension which is set back from the street elevation and affords a section of terrace to the south. This design device permits valuable outside space whilst also setting back the new building line resulting in the new work not being barely visible and certainly unnoticeable from the street level below.

Essentially the proposal is to reflect that approved and built by the neighbouring owner.

Scale

We feel the proposals are in scale with the existing building and do not extend to an unreasonable height. The proposal is to line through with the existing height of the neighbouring building.

Areas

The existing flat is 63m². The proposed extension will create 45m² of new internal space and 18m² of new external space.

Layout

The layout of the existing flat will be reconfigured to provide 2 bedrooms to the existing living level both with ensembles and a single kitchen dining living space to the new roof level.

Appearance

The front elevation of the existing property remains unchanged and the new roof level extension will be fronted with full width sliding glass panels.

Landscape

The new terrace area will be finished with timber decking.

Access

The access arrangements to the property will remain as existing and the new stair to the roof extension is to have winders top and bottom and will conform to building regulations.