

DESIGN AND ACCESS STATEMENT

For proposed garage conversion and alterations at 14a Elizabeth Mews NW3 4TL

DESIGN

Process

The property is a 3-storey mid terrace late 20th century house. The house fronts Elizabeth Mews in the Belsize Park conservation area. Planning permission is being sought for the conversion of an integral garage and the following external alterations. The garage door is to be replaced with a pair of powder coated aluminium windows and rendered wall infill below. Existing upvc windows to the front and rear facades on first and second floor levels are to be replaced with powder coated aluminium windows. Existing upvc rear glazed door and kitchen window are to be replaced by powder coated aluminium glazed doors. Railings to the 1st floor patio are to be replaced with a glazed stainless steel balustrade. A retractable glazed canopy is proposed over the rear courtyard patio

Use

The use of the property will remain as a single residential dwelling house. The converted garage space would be used as an additional habitable room within the house

Amount

The total additional habitable floor space created by converting the garage would be 11 sq.m although the total area of the house would remain as existing

Layout

The layout of the existing building in relationship to the site would remain as existing

Scale

The windows are of a comparable

Landscaping

The rear courtyard patio would be retiled

Appearance

The aluminium windows would be similar to those of the adjacent house (no.14b) which would match the size and frame lines of the existing windows

ACCESS

Inclusive Access

The floor level of the converted room would be raised to the level of the existing ground floor to eliminate the current steps down into the room from the hall