

## **Design and Access Statement**

### **14 Maryon Mews, London NW3 2PU**

#### **History**

Maryon Mews is part of an award winning development of houses built behind the main street frontage and almost invisible to the public areas surrounding. The development is in a Conservation Area but has been designed more akin to an Italian hill top town than a London street with narrow winding pedestrian access to a series of individual houses. The style of the houses is, I would say a typical 1970's re-interpretation of a stripped down vernacular style backed up by the unusual approach to planning. The development is popular with the residents, sits well in the townscape and generally has been a success both in terms of design and function. My clients' house - number 14 - is situated in the south-west corner of the site and which in order to maintain the single level street access to all houses has been sunk into the existing slope of the ground at this point and is virtually invisible from the gardens outside the development boundaries.

There have been two recent planning applications on this house - the conversion of a flat roof into a terrace at First Floor and the alteration of the existing roof pitch to enable an attic type storey to be created. Both applications were rejected due to either design issues or the potential impact the changes may have on the neighbours.

#### **Proposals**

In order to increase the amount of living space my clients are seeking to enlarge the existing kitchen and dining areas with a single storey lightweight extension at Ground Floor supported on the existing reinforced concrete retaining walls supporting the earth behind the change in level achieved in this location of the original development. In addition my clients are seeking to extend the second bedroom at First Floor Level over part of the new extension in order that it can accommodate a double bed for guests. Lastly my clients are also seeking permission to add three new velux roof lights over both existing bathrooms and one over the loft access hatch in order to provide additional daylight in dark areas and in the case of the bathrooms also to increase the achievable ventilation rates in these rooms.

## **Design**

The design has been carried out to reflect the original design with matching bricks, roof-tiles, windows and doors and also respecting the stepped form of the original design. These proposals are hardly visible outside the development - certainly at Ground Floor and from only limited vantage points at First Floor. My clients have consulted with their neighbours at number 13 with regard to the proposals as they are the only resident that will see the additions and no objections were raised at the time.

## **Existing Tree**

There is an existing self seeded sycamore tree with two trunks in one corner of the garden that will partly overhang the new extensions. Both my clients and the neighbours at number 13 are keen to have this tree or trees removed as it cuts out much of the natural light for these properties and this is to be the subject of a separate application. These proposals as they involve no ground works (as they are founded on the existing retaining wall) and are covering an impermeable terrace area currently drained into the mains sewers - will have no effect on this tree. It is not considered necessary to have a tree survey commission for this application - although we are consulting an arboroculturalist in our separate application to have it removed.

## **Standards of Construction**

The extension works are being built to the highest standards of insulation and it is hoped that the extra glazed roof area will lead to some solar gains in order to reduce the heating requirements for the living area as will the general upgrading of insulation and new matching high performance windows that are being fitted throughout the house.

## **Security**

Each house overlooks a neighbour which together with the gated nature of this community allows it to self police the development. The new proposals are situated on existing boundaries to private adjacent properties with high secure fencing and walls on the boundary, so security should not be an issue, although all new windows will be fitted with secure locks to increase the security afforded by the burglar alarm system.

## **Access**

My clients are semi-retired and have chosen this location as a long-term new home as it is close to public transport links, local shops, restaurants and parks allowing the occupiers to live a car-free life if this became necessary. The close-knit community in this development also is a big factor in the choice of home. The development has a parking area remote from the house and access is pedestrian only via shared internal streets between the houses. As part of the proposals the hallway is being widened to allow for possible future wheelchair access and the new enlarged kitchen/living and dining areas will also allow for the required turning circles should this become necessary. In addition there are sufficient drainage connections at Ground Floor to add a bathroom at this level if required. There is no immediate need for these precautions but my clients want this flexibility built into their new home to allow for this possible eventuality.