

Design Statement
Proposed refurbishment of existing first floor conservatory and
Erection of part front and part rear dormer at
11 Old Brewery Mews, London, NW3 1PZ

1.0 Introduction

- 1.1 This design statement accompanies a full planning application for proposed refurbishment to an existing first floor conservatory and erection of a part front and rear dormer to the above property, namely 11 Old Brewery Mews, London, NW3 1PZ, which is located within the Hampstead Conservation Area.
- 1.2 As this is a proposal for an 'extension', aspects such as the social, economic and landscaping contexts are of limited applicability.

2.0 Design Principles

- 2.1 The principle of the part dormer extension is to raise part of the existing roof in order to gain sufficient head height internally to create a mezzanine floor level within the property to provide an additional bedroom.
- 2.2 The proposed dormer consists of a flat roof to the centre finished in asphalt with small glazed walls running full width of the property, both front and back to provide natural light into the mezzanine level. Above this glazing will be a small pitched roof section finished in tiles to match the main roof. Our proposal has been designed so that the profile of the new roof to the part dormers matches the existing brick parapet wall profile and it was also critical that our proposal will not extend above the existing brick parapet wall.
- 2.3 Due to the close proximity between No. 11 and the opposite property, the visibility of our proposal will be minimal from street level within Old Brewery Mews and we therefore feel this will have no impact upon the surrounding properties/neighbourhood.
- 2.4 The refurbishment of the existing first floor conservatory will generally consist of replacing the existing glazed facade with glazed sliding doors and windows of a more modern and contemporary style. As this conservatory is existing, we do not feel our proposal will have any significant impact upon the adjacent properties and feel that this design will provide better aesthetics than present.
- 2.5 Having reviewed the Hampstead Conservation area statement, we feel that our proposed part dormers are in no way intrusive to the existing roof construction and, as such, our design retains the majority of this original pitch. Therefore we feel we are in keeping with the recommendations within this statement.
- 2.6 We feel it is worth noting that at least 2 similar dormers currently exist to the adjacent properties within Old Brewery Mews, one of which can be viewed on the attached photo. Other photos attached include views from the front and rear of the site along with a photo looking out from the inside of the existing conservatory.

3.0 Consultations

- 3.1 We do not feel any consultation is required for this development.

4.0 Conclusion

- 4.1 In conclusion, the proposed works are purely a part dormer extension to the existing dwelling and refurbishment of an existing conservatory and therefore the design principles are to ensure that our proposal is sympathetic to the existing building appearance and surrounding conservation area, yet providing our client with the additional space required.







