

Project Ref: 316EG_Dormer
10 March 2010

PLANNING APPLICATION - DESIGN & ACCESS STATEMENT

PROJECT ADDRESS

Residential Unit, 20 Eton Garages
Hampstead, London NW3 4PE

AS EXISTING :

The submitted Planning Application deals with the Residential Unit called 20 Eton Garages NW3.
See GRA drawings 316/EG 00-001 to 00-005 inclusive plus Location Plan 00-100.

- THE SITE :

The site of No.19-20 Eton Garages is approximately 12.9 metres deep and approximately 11.8 metres wide.

The net site area is 151.8m² and includes private access road and building footprint.

The building footprint is approximately 8.2 metres wide x 9.1m deep and comprises of a two storey brick building with pitched slate roof. There is a side and front access roadway that is part of the Eton Garages Mews complex. No 19-20 forms the start of terrace along Lambolle Place and includes the north access road into the mews itself. The rear of the building is set against the back edge of pavement along Lambolle Place. The frontage is within Eton Garages mews. The mews also discharges onto Lancaster Grove at the other end between Unit 10 and Unit 11 of the two parallel terraces that form the mews. This common roadway gives both vehicular and pedestrian access to No. 19 and the rest of the mews units.

There is no ground level amenity space attributable to No 20 Eton Garages. Planning permission for a small rear terrace at roof - attic level on Lambolle Place side was granted under Application 2009/2242/P dated 27 July 2009.

No 19-20 Eton Garages is within the Belsize Conservation Area (Eton Avenue Subsection).

- THE BUILDING :

No.19-20 Eton Garages is a start-of-terrace Victorian brick building with slate pitched roof that is located in a mews bounded by Lambolle Place and Lancaster Grove. The original building comprised of ground floor stables with livery residential space above. Over time the building has been modified, adapted and altered. All of the mews units have been modified and adapted. The building is constructed in London yellow stock brick with typical Victorian detailing. The building has been extensively renovated and altered. There are different types of timber windows (see drawings)

The building is in single ownership and currently is divided into two separate units with two different uses. No.19 is the Ground Floor that is a compartmented office with entrance via one of the two glazed panelled Shopfronts. No 20 is the First and Attic Floors forming a three bedroom residential maisonette with separate ground floor entrance access.

There is parking for two cars along the front elevation.

FRONT ELEVATION / ETON GARAGES - The front Ground Floor elevation also has two large glazed panelled Shopfronts which differ in size with soldier course lintols. The larger left hand side Shopfront (19/18) has the access doors to the separate office unit. There is a separate central entrance door to the upper residential floors. One will see red stock brick stringers and arched window lintols to the front mews elevation. The First Floor windows are large timber sash windows with a central smaller timber casement window that has opaque privacy glass infill. The front pitched slate roof has two existing velux type rooflights. The roof-wall junction is a typical eaves overhang detail.

REAR ELEVATION / LAMBOLLE PLACE - The Lambolle Place elevation is again part of a continuous 'wall' elevation which has two brick arches in red stock brickwork articulating No.19's elevation. These arches are

repeated along the mews terrace elevation that abuts Lambolle Place. This elevation has a parapet junction with coping which masks views of the slate pitched roof at second floor level. The rear elevation has four strip windows at ground floor level that comprises of three glass panels each. Each strip window has a soldier red brick lintol. There are also two timber casement windows with curved heads at the first floor set at the underside apex position of each brick arch and centred over each pair of ground floor strip windows. The Slate roof has three protruding velux type rooflights to emulate dormers in this elevation. There is also a single lower rooflight which is visually masked by the parapet at street sightline.

SIDE ELEVATION / ACCESS TO MEWS - The side elevation is a gable end with parapet detailing. This wall is rendered with ashlar work set into the render to emulate stone.

EXISTING MATERIALS

The existing building materials and finishes are predominantly :

- Yellow stock brickwork to front and rear external walls
- Red stock brickwork detailing
- Slate Roofing
- Different sized timber glazed sliding sash windows with rectangular panes, all painted white
- Different sized timber glazed casement windows with rectangular panes, painted white or green
- Slate Roof with velux type rooflights
- Timber Doors and timber shopfronts painted green

- **GROUND FLOOR : OFFICE USE**

The ground floor area is currently a separate compartmented office unit that is unoccupied due to the difficult prevailing economic conditions. This area remains 'as existing' and forms no part of this planning application.

- **FIRST FLOOR & ROOF ATTIC SPACE: RESIDENTIAL USE**

The Residential unit over the first and roof attic floors with direct ground floor access has a gross floor area of approximately 118m². The existing first floor layout has three bedrooms with two bathrooms and separate stairs linking all floors. The Roof attic space has a floor area of approximately 48.2m² and forms an open plan living room with kitchen and dining areas. Planning permission for a small rear terrace at roof - attic level on Lambolle Place side was granted under Application 2009/2242/P dated 27 July 2009.

- **EXISTING ACCESS & MOBILITY**

EXTERNAL ACCESS - The existing configuration across the granite sett roadway is uneven and level change from pavement entrance across the front garden and up the stepped entrance to the used by both pedestrians and vehicles. The front door is raised above the outside area level and is neither conducive nor allows for unassisted mobility and egress as required by persons with restricted and impaired mobility or wheelchair users.

INTERIORS - The existing interiors are linked by a two stairs split between floors at First Floor level. All door widths and corridor spaces are unable to achieve wheelchair user and lifetime homes requirements. These existing layouts do not allow for unassisted mobility and access between floors and between rooms as required by persons with restricted and impaired mobility.

THE PROPOSAL :

See GRA drawings 316/EG 00-101 to 00-105 inclusive.

See Schedule of Proposed Works, Materials and Finishes on above drawings

- PROPOSED WORKS : GUIDING PLANNING POLICIES

The submitted proposal and identified works have been designed carefully and sensitively in order to be compliant with London Borough of Camden Replacement Unitary Development Plan 2006 listed policies

- S1 Sustainable Development
- S2 Sustainable Development
- SD6 Amenity for Occupiers and Neighbours
- B1 General Design Principles
- B3 Alterations and Extensions
- B7 Conservation Area

- PROPOSED WORKS : INTENT & DESIGN CONSIDERATIONS

Our Client's intention is to enhance the existing dwelling at the upper living area that also houses the open plan kitchen and dining spaces located in the pitched roof attic through altering the existing slate pitched roof on the mews side frontage and forming two new dormer windows.

The existing roof pitch and interior sloping height renders a large proportion of the attic level floor area unusable and restrictive. The new dormers would help alleviate this problem and allow more of the attic level to attain more standing height and more usable space.

Each dormer will be 2.7m wide with new matching slate cheeks and flat patinated lead sheet roofs.

Each dormer is to have a pair of painted timber sliding sash windows with double glazing.

The existing south east facing velux windows on the mews frontage would be removed and replaced with the proposed dormers.

All materials used will be environmentally responsible materials and all construction methods will include sourcing recycled materials where appropriate and FSC rated timber from sustainable sources and non-toxic paints.

The proposed dormers are designed to be sympathetic to the aesthetic and period of the Victorian mews buildings forming Eton Garages. They also try to respect the environmental quality of the Belsize conservation area. The proposed dormers differ from a number of existing dormers that currently exist on both sides of Eton Garages Mews as these are seen to offer little sensitivity to either the mews or the conservation area.

- PROPOSED WORKS : ACCESS & MOBILITY

EXTERNAL ACCESS - There would be level threshold construction junction between the small terrace and the interior living room spaces.

The front door is raised above the outside area level and is neither conducive nor allows for unassisted mobility and egress as required by persons with restricted and impaired mobility or wheelchair users.

INTERIORS - The existing interiors are linked by a two stairs split between floors at First Floor level. All door widths and corridor spaces are unable to achieve wheelchair user and lifetime homes requirements. There is no change to the interior and as such these existing layouts do not allow for unassisted mobility and access between floors and between rooms as required by persons with restricted and impaired mobility.

End

Attached:

- Drawings (as existing and as proposed)
 - CD Photographs
- Planning Application Listed Building Forms with Certificates
 - Planning Application Fee