

**ALTERATIONS TO 23 PERRINS WALK, HAMSTEAD, LONDON, NW3**

**DESIGN AND ACCESS STATEMENT**

**9th December 2009**

***Design Proposals***

The existing house at 23 Perrins Walk is a three storey mid terrace house built in what was originally the garden to the larger property on Church Row. Perrins Walk was the original mews to the main properties on Church Row to the north. The house like the others in Perrins Walk is unique in its design and layout and faces the Mews to the south.

Number 23 unlike the other properties in Perrins Walk does not have any garden at the rear and as such has only a small terrace as amenity space. The front elevation is uniform in its design with white painted timber sash windows on all floors. The original garage doors on the ground floor have long since been replaced with large sash windows and timber panelling has been added to the front elevation to improve its general appearance.

Each property along the mews have individual details relating to entrance canopies, pilasters, windows and corncicing. The mews itself is a private dead end road with a barrier at its entrance to give privacy and to control vehicular movement at the entrance off Heath Street. The mews is owned by the owners of the individual properties addressing it and the right of passage is given to all owners along the mews across each part. Sufficient space is available to provide two parking spaces to number 23 Perrins Walk outside the front door.

The rear elevations of the houses vary as much as the front elevations. The rear elevation to 23 Perrins Walk looks onto the long rear garden of the house on Church Row. Other properties along the mews have private rear gardens of varying lengths but number 23 is the only property which does not have a rear garden. Apart from the small terrace at the second floor level to the rear of number 23, the only outdoor amenity space is the mews to the front. This is not private and is not suitable for outdoor entertaining or general enjoyment.

Planning consent was granted in January 2007 for a small extension on the roof to provide access to the existing roof terrace. This consent also included for the inclusion of perimeter railings and planting boxes to the edges of the roof at the front and rear. The railings to the sides are higher to provide privacy to and from the adjacent properties at 22 and 24 Perrins Walk. These works were completed in the Spring 2007 and have been a successful addition to the house as well as providing good amenity space for the occupiers of the house.

***Rear Extension***

This application is for the extension at the rear of the house to enclose the small terrace at 2<sup>nd</sup> floor level. This terrace has become somewhat redundant now that the roof terrace has been completed. The second floor terrace suffers from a lack of direct sunlight being the north of the property and is hardly used at all.

The proposal here is to extend the rear bedroom and ensuite bathroom at second floor level onto the full width rear terrace. In doing this the proposal is also to extend the roof terrace above and enlarge the roof top conservatory proportionally with the new terrace.

The existing French doors that are used for the bedroom and ensuite which open onto the 2<sup>nd</sup> floor terrace would be re-used in the extension with black painted metal railings as Juliet balconies in front of each French door. The garden to the rear of the property is part of the different property on Church Row to the north. There would not be any loss of privacy in including these re-positioned French doors and the house on Church Walk is some

considerable distance away. Indeed removing the full width rear terrace and replacing it with three narrow French doors which vastly improve the privacy between the two properties and reduce the sense of over looking which can arise from large terraces. The garden is also heavily planted with tall and mature trees and bushes which give a very high degree of privacy between the properties.

The alterations to the windows and doors below on the 1<sup>st</sup> floor will be carried out under permitted development and are not part of this application.

The design of the extended structure on the roof is based on the original idea of creating a small lightweight box which will float above the heavy brick mass of the main building below. The box is glazed on three sides and has fully opening full height doors onto the terrace. Only the party wall itself is solid, built of brick and render with reconstituted stone copings. The box is set back into the middle of the roof and to the left hand side directly above the main internal staircase. This position means that the box is not seen from the mews or the immediate ground floor level around the building. The only places that the box is seen are from the further vantage points at the houses to the front and rear of the property. The addition of the box then continues in the tradition of the irregular and varied roofscape to the houses along the mews. This is in keeping and is very much part of the character of this part of Hampstead.

The privacy onto and from the roof terrace has been achieved successfully with the metal balustrade and screens built onto the existing structure and fabric of the roof and party walls. The screens to the sides of the property, built on the party wall, are 1800mm high and constructed of a timber trellis on which climbing plants are growing. These plants have further increased the privacy. The extension of the terrace to the rear will have the same metal railings and timber planting boxes as the existing scheme and will have the same relationship with the rear party wall as the existing. The higher metal railing to the side party wall will be extended proportionally to the rear as well, therefore maintaining privacy to the adjacent properties on either side.

The metal balustrades to be constructed to the rear elevation will be set back approximately 1100mm from the parapet wall, the same as the existing. The balustrades are positioned away from the edge of the roof so as not to be seen from ground level below. This will in turn make no difference to the main elevation of the property when viewed from anywhere along the mews. The setting back of the usable floor area for the terrace will also mean that no overlooking can occur from the terrace into the neighbours' gardens immediately below. Planters will be positioned between the balustrade and the edge of the roof to contain mid level shrubs and bushes. These plants will further add to the privacy issue from the terrace and help soften the impact of the terrace itself.

### **Access**

The proposals as part of this application do not change the majority of access points into the house. The front door to the house from the mews – Perrins Walk, is level and gives good access for disabled or wheelchair users.

The proposals give good and safe access for the users of the house onto the roof terrace amenity space. This existing provision has not been suitable for everyday use and as such the roof space has not been used continually. The new access will allow the users to use the roof terrace as much needed amenity space, directly connected to the house.