



ARCHITECTURAL PARTNERSHIP LLP

40 CAMBRIDGE ROAD  
HASINGDS EAST SUSSEX  
TN34 1DT  
T: 01424 200222  
F: 01424 200333  
E: [quinn@arch-and-m.co.uk](mailto:quinn@arch-and-m.co.uk)

**DEMOLITION OF EXISTING EXTERNAL PLANT ROOM AND**

**EXTENSION TO EXISTING GARAGE.**

**NEW WINDOW OPENING IN EXISTING GABLE WALL.**

## **3 OLD BREWERY MEWS**

**HAMPSTEAD**

**LONDON NW3 1PZ**

### **DESIGN AND ACCESS STATEMENT**

**INCORPORATING**

**FLOOD RISK STATEMENT**

**WASTE MINIMISATION STATEMENT**

CLIENT:  
PROJECT REF:  
ISSUE:  
DATE:

MS C TURNS  
2984/GL/EF  
ONE  
11.08.09

A LIST OF MEMBERS MAY BE INSPECTED AT:  
REGISTERED OFFICE: 29 WATTON ROAD  
BRIGHTON-ON-SEA EAST SUSSEX TN9 1EE  
LLP REGISTERED NO: 00333150  
VAT NO: 474 7867 52

**DESIGN AND ACCESS STATEMENT  
DEMOLITION OF EXISTING EXTERNAL PLANT ROOM,  
EXTENSION TO EXISTING GARAGE AND NEW  
WINDOW OPENING IN EXISTING GABLE WALL  
3 OLD BREWERY MEWS, HAMPSTEAD  
LONDON NW3 1PZ**

**1.00      INTRODUCTION**

- 1.01      3 Old Brewery Mews is a three storey dwelling constructed in the 1960's in a "modern" style but using traditional masonry (brick) construction.
- 1.02      The property is located at the left hand (western) end of a terrace containing 6 No. houses of the same design.
- 1.03      Old Brewery Mews is accessed from Hampstead High Street and Willoughby House.

**2.00      PROPOSED WORKS**

- 2.01      The proposed works include the following: -
- a      Removal of redundant air conditioning and mechanical ventilation plant and demolition of the lightweight timber enclosure originally built to house this.
  - b      Removal of metal access stair linking first floor terrace (roof of existing garage) with the rear courtyard/lightwell.
  - c      Infill retained courtyard behind existing garage as extension to garage and enclosed store. Roof as built up felt to match existing garage.
  - d      Form new feature window in existing west facing gable wall. Window to be at high level in existing first floor sitting room.
- 2.02      Garage
- a      The extension to the garage as storage allows this space to be used for covered and secure parking.
  - b      Access to the retained courtyard or lightwell for maintenance will be via the access door to be constructed at the rear of the extended garage.
  - c      The proposed construction comprises an Engineer designed floor slab, lightweight concrete block wall with timber joists, deck and built up felt weathering over. The new construction will be independent of the existing and retained boundary walls.
  - d      Alterations to existing foul or stormwater drainage is not envisaged.



**PROPOSED WORKS** (continued)

2.03 **New Window**

- a The existing first floor sitting room is located between north facing conservatory and south facing ancillary accommodation. The resulting room appears dark.
- b The formation of a modest feature window opening at high level would greatly enhance this space.
- c The proposed window is at high level, cill approximately 3100mm above existing floor level making overlooking of adjoining property unlikely.
- d The proposed window will open in to facilitate cleaning.
- e The proposed window will be white within header brick surround.

2.04 3 Brewery Mews is located in a Conservation Area. The proposed works by reason of their location (garage extension) and minimal size (windows) have no significant impact on the special architectural interest of the area.

**3.00 FLOOD RISK STATEMENT**

3.01 Environment Agency mapping confirms that this site is outside any identified area of flood risk.

3.02 Because the garage extension effectively covers existing hard paved areas there will be no additional requirement for stormwater drainage.

**4.00 WASTE MINIMISATION**

4.01 Redundant mechanical plant will be removed from site.

4.02 Demolition materials will be carted off site to regulated landfill if they cannot reasonably be incorporated in the new works.

**5.00 CONCLUSION**

5.01 We consider that these proposals show modest alterations to the existing house that will significantly increase the useable garage space and enhance the existing living accommodation.

We trust that the Planning Authority will find these proposals acceptable.

Enc. Photographs as existing.





