

## **DESIGN and ACCESS STATEMENT**

**Prepared by D'Soto Architects 24-04-2009**

**10A Wavel Mews, London NW6**

### ***DESIGN:***

#### **The Process:**

**Description:** The existing terraced house is within the Swiss Cottage Conservation Area and is one of two. It was constructed in the early 60's and went through an extensive refurbishment in 2001 in which most of the interior was upgraded and all external timber windows were replaced with new double glazed units in stainless steel frames. The property was originally built over two floors with a flat roof.

The property is situated within Wavel Mews which is accessed both through Acol Road and Priory Road. The house rear garden faces the deep gardens of the properties on Acol Rd. which extend up to the solid rear walls of the Mews houses in the rest of Wavel Mews.

No 10B Wavel Mews has an existing ground floor rear extension.

**Brief:** To refurbish and expand this existing terraced house to accommodate a growing family and take advantage of the existing setting of the property.

**Intention:** After consultations with the duty planning officer at Camden Planning Department, Building Control, Structural Engineers, and assessing the sun path through the site it was decided that the best solution to meet the clients brief was to carry out the following alterations and additions to the house:

- New basement floor.
- Alterations to existing Ground Floor and new extension to match that of No.10B.
- Alterations to 1<sup>st</sup> floor and new extension to rear bedrooms with small balcony.

**Design:** Careful consideration has been given to the design of both the interior and external appearance to the property to enhance and preserve the existing overall appearance of the buildings, to maximise lighting to all floors and to add architectural interest to the interior and exterior of the house.

- Amenities:** There is no loss of amenities to neighbouring properties and the small loss of rear garden to No. 10A will be more than compensated by purchasing part of the neighbour's rear section of their garden plus the small 1<sup>st</sup> floor balcony.
- Usage:** Single family home as existing.
- Layout:** Layout of proposed rear extension and basement has been dictated by the constraints of the site and to match in volume the existing rear extension to No. 10B. The proposed alterations and extensions to the building are as follow:
- Construct new basement level to accommodate, living room, playroom, bedroom, shower room and utility area.
  - New ground floor rear extension same size to existing rear extension to No. 10B Wavel Mews. This floor will accommodate a larger entrance hall, access to basement front bedroom and also to act as required 2<sup>nd</sup> means of escape from basement, new kitchen and dining area. Void at front and back for direct natural light from ground to basement and to act as architectural feature.
  - New 1<sup>st</sup> floor rear extension not full depth, to extend both rear 1<sup>st</sup> floor bedrooms to accommodate extra storage space and better size bedrooms for growing children with small balcony. General improvements to plan.
  - The property is quite secluded. There is no overlooking to the houses on the left hand side of the property (Acol Road) which are quite far away and their gardens finish on the solid wall of the Mews houses to the right hand side of the property and these have no rear windows overlooking Acol Road gardens or the property in question. Refer to site plan
- Scale:** The proposed alterations to the rear of the building are within the planning guidelines and do not extend beyond the existing rear extension to No. 10B Wavel Mews. The new basement extends partially under the existing garden but this does not have visual impact to the exterior of the houses. The scale of the rear extension has been decided on with reference to the scale of the existing block forming No. 10A and 10B together with rear extension to No.10B.
- Appearance:** The following design criteria have applied to the proposals to preserve and enhance the property:
- Ground floor rear extension will be constructed in brick to match existing and the existing rear stainless steel sliding doors will be carefully re-positioned in the new extension.
  - 1<sup>st</sup> floor rear extension will constructed in timber and clad in timber boards to give a feeling of lightness and enhance the property design. The windows will be glass/stainless steel units to match existing, with a glass balustrade on stainless steel balusters to eliminate any heaviness to the design.
  - The sun path will avoid any shadows produced by the 1<sup>st</sup> floor rear extension on No. 10B Wavel Mews thus avoiding any reduction in their amenities.

## **ACCESS**

### **Vehicular access:**

No alterations to vehicular access through Wavel Mews are affected by proposals.

### **Inclusive Access:**

Access to the property is directly from pavement and this will not alter. The ground floor is raised by two steps and this cannot change due constraints of the building.

### **Accessibility and Disabled Access:**

Accessibility to the building will be greatly improved by the changes to the ground floor, there will be a bigger entrance hall and a larger door will be installed to the ground floor guest toilet for easier disabled access. It is impossible to change the level of the ground floor which is two steps up from pavement but a portable ramp could be easily be used to facilitate disabled access.

### **Does Proposal have impact on the street scene.**

No impact to street scene.

### **Sustainability:**

The proposed alterations will allow for great improvement to the overall condition of the house through improved thermal insulation, double glazed windows throughout, new heating system and future installation of roof solar panels. We will install a rainwater harvesting system to use water to irrigate the garden and to be used for feeding the WC's in bathrooms. For the construction and cladding of the 1<sup>st</sup> floor rear extension we will use timber only from sustainable sources and certified.

### **Storage of Waste and recyclable material**

All as per Camden Council requirements and suggestions for the area.