

5 BAYNES MEWS, HAMPSTEAD, LONDON, NW3 5BH

**ALTERATIONS TO FRONT ELEVATION,
REDUCTION OF GARAGES FROM 2 NO. TO 1 NO.,
NEW ROOFLIGHTS AND INTERNAL ALTERATIONS**

DESIGN & ACCESS STATEMENT

This design statement has been prepared in accordance with the CAGE Guide to design and access statements, and uses their suggested subsections for the assessment of the design, as detailed below.

The design element of the assessment is therefore as follows:

1 The Design Process

- 1.1 This building is currently very much as originally built, although it has been re-roofed, new roof lights have been installed, and interior re-modelled some 15-20 years ago.
- 1.2 There are currently problems with the use of the ground floor of the building, in that it is not possible to drive modern vehicles into the garage at the very end of the Mews, due to restricted turning areas, and the lack of hammerhead.
- 1.3 Given the current restricted living accommodation on the first floor, and the need for more bedrooms, moving the kitchen to the ground floor was one of the prime design decisions in tackling the refurbishment of this property, and most of the subsequent design decisions flow from this.
- 1.4 As only one car parking space is needed, the loss of the second parking space is not of any great consequence. When this is taken with the inability to drive a large vehicle into the garage at the extreme end of the Mews, and lack of turning to get a vehicle out of that space, removal of this notional parking facility is not a significant loss.
- 1.5 Having made the decision to convert the one parking space into living accommodation, the alterations to the front elevation flowed from that, and we have used a combination of traditional details, to infill the space left by the redundant garage door.
- 1.6 In order to retain the Mews house aesthetic, we have retained the existing door beam, and that will be rendered and painted to match the rest of the house.
- 1.7 We have then in-filled the original garage door space with a triple sash window combination, similar to that used in other Mews houses in the vicinity. We have also taken the opportunity of moving the front door slightly, and of reducing the oversize width of the second garage, so that the garage itself, and the doors to it, suit a large modern vehicle.
- 1.8 At first floor level, the existing window openings are to be retained, but the sashes which are in poor condition, are to be replaced with high performance double glazed sash windows of the same design as the existing.

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- 1.9 On the rear roof slope, the existing roof lights are to be enlarged, and more roof lights are to be introduced to bring light into the back of the building, this being in an area which cannot be seen from the Mews, and can only be seen peripherally from the houses above and beyond the Mews.
- 1.10 One small roof light is to be introduced on the front roof slope, which we take to be acceptable in principle.
- 1.11 Although the building is not Listed, we have included the internal alterations, in the description of this Application, because the interior and the exterior of the building are closely linked, not because the Planning Authority has any control over the interior.
- 1.12 As a matter of interest, the interior contains no original features worthy of note, save for one small fire place which is being retained.

2 Use

- 2.1 The building remains as a single family dwelling, and there is no change of use intended, as both garages were originally part of the residential accommodation.
- 2.2 The whole of the building is to be used as a single family dwelling, by the owner-occupiers, for their own use. The proposed alterations are therefore to accommodate the owner's family, and to make better use of the floor space available.

3 Amount

- 3.1 As the external envelope of the building cannot be changed, and no new floor area is being proposed, there is no change in the overall amount of floor area.
- 3.2 Although the floor area of the second garage is being added to the living area, this is simply a re-allocation of spaces within the existing dwelling.
- 3.3 Although one of the garages is being converted into living accommodation, this does not constitute a change of use, as both garages were part of the original dwelling, there being no commercial use attaching to the property.
- 3.4 Due to the reduction in the garaging, the amount of floor area in use for living accommodation is increased, but the overall floor area of the dwelling has not changed.

4 Layout

- 4.1 The layout of the exterior of the house has not changed, as there are no external extensions proposed to the property.
- 4.2 The internal layout is to be substantially re-modelled, in conjunction with the conversion of the one garage space to living space, and the moving of the kitchen to the ground floor. This is strictly not a Planning issue, because all of the property is already in residential use, however it is relevant in that the living areas have a relation to the front elevation of the building.

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- 4.3 As the ground floor is completely surrounded by other buildings, there is of course no day lighting to the rear of the ground floor, hence the positioning of the utility room, staircase and kitchen in this area.
- 4.4 The provision of day lighting is being maximised by means of the triple window being introduced on the front of the building, and the large roof lights being positioned over the staircase and over the rear bedrooms in the first floor of the building.
- 4.5 Moving the kitchen to the ground floor has freed up more space on the first floor, for bedrooms, with the result that the whole of the first floor has been re-modelled, save for the living room, which remains much as existing.
- 4.6 None of these matters pertaining to the internal layout are Planning matters.

5 Scale and Detailed Design

- 5.1 The only changes readily noticeable from the Mews are those relating to the layout of the fenestration and the doors at ground floor level at the front of the building.
- 5.2 Special efforts have been made to retain a Mews house aesthetic in designing the alterations to the front elevation, with the use of the multiple sash window combination, and traditional Mews house garage doors.
- 5.3 Although the doors to the garage are somewhat smaller than existing, and the front door somewhat larger than existing, this does not detract from the appearance of the building, but rather helps to balance the front elevation, where the remaining garage door was previously over large, compared with the size of the house.
- 5.4 The existing door lintel is to be retained, being part of the Mews house aesthetic, and this is to be rendered to make it waterproof, and then painted to match the brickwork on the front elevation.
- 5.5 On the rear roof slope, the new roof lights cannot be seen from the street, so standard velux roof lights are being proposed.
- 5.6 Due to the problems of burglary, the velux roof lights on the rear roof slope are to be installed with security shutters, but these will not be obtrusive, due to the enclosed, concealed area in which they are situated.
- 5.7 On the front elevation, only one small roof light is being proposed, and that is intended to be a standard velux roof light also, but without a security shutter.

6 Landscaping

- 6.1 There is no soft landscape at present, and none can be provided, save for a few potted plants, which are already installed on the paving in the front of the building.
- 6.2 The hard landscaping is only in front of the building, and as that is part of the surfacing of the Mews, so is not under our control, and will remain as existing.

7 **Appearance**

- 7.1 Given the detailed design described above, the appearance of the front elevation should be more balanced than existing, and should be less austere than existing, but perfectly acceptable in terms of Mews house aesthetic.
- 7.2 No change is envisaged to the first floor front of the building, given that the front windows are to be replaced with matching sash windows.
- 7.3 On the rear roof slope of the building, that cannot be seen from elsewhere, and so is deemed to be relatively insignificant. Nevertheless, the introduction of simple velux windows should be acceptable in principle.

8 **Access**

- 8.1 Access to the front of the building is as existing, save that the front door is moved slightly, and enlarged to allow furniture to be brought into the building.
 - 8.2 The number of garages is reduced from two to one, but access to the remaining garage is much better than that of the garage being lost, and one parking space is maintained for the use of the occupants.
 - 8.3 Vehicle usage should nevertheless be minimal, because the vehicle will not be used for driving round London, but mainly used to drive out of London to visit relatives in the country.
 - 8.4 Access to local shops and Belsize Village is a short walk away.
 - 8.5 Access to the main transport hub at Swiss Cottage is also a short walk away, so vehicle usage on a regular basis should be unnecessary.
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