

## **Design and Access Statement**

**25 Elizabeth Mews London NW3 4UH**

This Design and Access Statement is intended to aid the understanding of the design intent expressed in the drawings and support material, submitted as part of the planning application for alterations to number 25 Elizabeth Mews London NW3 4UH

### **1.0 Introduction.**

The proposed works consist of a new roof terrace to the main roof of the property which is to access by a new internal staircase. In addition, it is proposed to add an extra bedroom to the existing first floor of the property.

The design retains the front and rear parapets to the main roof and due to the position of the proposed roof terrace, it will not be visible from ground level.

### **2.0 Relationship and Context.**

The property is located within a mews of terraced houses of similar properties, which, due to the topography of the site and the scale of the terrace means that the roof terrace cannot be seen from the front of the building. Also due to the topography of the surrounding buildings, the roof terrace is only visible from the rear upper floors of certain properties to the north.

As the proposed roof terrace is intended for the sole use of the current homeowner, it will enhance the living quarters at this property and the high quality refurbishment will improve both the visual and structural amenity of the roof/building.

### **3.0 Character of the Conservation Area.**

The design of the proposed roof terrace respects the specific character of the conservation area, principally by having no visual impact on the existing building from ground level.

The integrity of the mews has been compromised by a number of roof extensions to the mews which have been carried out previously, many of which are of inappropriate design or poor quality materials. In contrast, the proposed roof terrace is a design sensitive to context.

The applicant intends to develop the proposed roof terrace for her own use and the materials to be used will be high quality, durable, natural materials. The materials are to be selected to be of low embodied energy and from environmentally sustainable sources.