

EGM/X/DA/01
28.01.2008

DESIGN AND ACCESS STATEMENT

1 Eglon Mews
Primrose Hill
London
NW1 8YS

No. 1 Eglon Mews is a terraced mews property located off Berkley Road in Primrose Hill. It is a five bedroom dwelling house which, typical for mews houses, has no external amenity space. The applicant wishes to convert a small top floor bedroom to form a roof terrace so to provide some external amenity space for the dwelling.

This proposal, to form the roof terrace, was part of a previous application 2007/1866/P however that element of the application was withdrawn at the request of the planning officer on the grounds of design. The council's records indicate that the specific design issues were not established.

This proposals differs from the previous in that it is set entirely below the existing ridge line of the front roof, and consequently the front elevation, facing the mews is unchanged in the proposal. The rear mansard roof will also be retained as existing and only the existing Velux dormer window will be removed to form an opening to the new roof terrace. Otherwise the proposed terrace is set discreetly within the volume of the existing building and is formed simply by removing a section of the existing flat roof above the existing bedroom. The inner walls of the roof terrace will be rendered and painted. The floor of the terrace will be timber decking.

Enclosed with this application are two sheets of photographic images which illustrate that the adjoining properties in or surrounding the mews are proliferated with balconies and roof terraces in an area where there are virtually no other form of external amenity space. In particular the very substantial development to the roofscapes of no's. 2 and 3 Eglon Mews, are examples.