

DESIGN AND ACCESS STATEMENT

For: The Old School House, Mayfair Mews, 77 Regents Park Road, NW1

A Brief History of The Site

The current building has occupied the Mayfair Mews site since some time after Second World War. The site and its surroundings were extensively damaged, either by bombing or fire, and the site cleared sometime between the blitz of 1942 and 1944.

Before the Second World War, the site was known as Primrose Yard, and there was a building that occupied the South West corner on the site of the existing property.

Pre-1939 the strip of land running parallel with Regents Park Road, containing Erskine Mews and Primrose Yard was mainly used for light industrial buildings. Records show that there was a mineral water factory converted into a plating works, and that it existed as a factory until sometime into the 1960's.

The style and size of the original pre-blitz building is not known, but we can make certain assumptions regarding its construction, most likely masonry walls with a conventional pitched slate roof over.

Use

The building is currently used as a single dwelling, over two floors. Accommodation schedule comprises living, dining and kitchen, with an entrance hall and w.c. at ground floor level. First floor comprises two bedrooms each having their own en-suite bathrooms.

We intend to keep the accommodation schedule the same as the existing scheme, although the arrangement of rooms internally differs slightly.

Amount

The volume of the building will not be changed, and the schedule of accommodation remains the same as the existing property.

Layout

The layout of the house on the site remains unaltered.

Scale

The height of the newly re-built front façade will remain exactly the same as the original property. There will be no variation from the existing property.

Landscaping

The entrance court is shared by a number of neighbours and so the issue of landscaping is not relevant. The courtyard is not part of our client's demise.

Appearance & Design

We are proposing to demolish the existing front façade as certain structural concerns have been raised in a report compiled by the client's engineers - reference number 06051, We include this report for your information.

The intention therefore is to re-build the façade to the same height, adjusting the window and door positions subtly, re-modeling the façade to give it a better proportioned harmony.

The style of the front façade has been modified to include for new box sash windows and timber French doors with fanlights over. These window and door types are more in keeping with the style of the surrounding area and will be painted white. The front wall will be rendered, the front entrance lobby will be retained, although the render and its rustications will be removed and replaced with smooth render so that it sits sympathetically with its adjoining neighbour (whose façade is smooth render). All rain water hoppers and downpipes will be in black cast iron in keeping with the surrounding area.

With reference to 'Lifetime Homes Standards'. We are proposing that the ground floor level be kept at the same level as that of the existing dwelling. The open plan nature of the ground floor makes for ease of turning in a wheelchair. There is an existing ground floor w.c. which could be converted at a later date to include for a shower. All thresholds to the shared courtyard will have mobility thresholds designed in accordance with approved document M1 Paragraph 6.21 and 6.23. There is no vehicular access to the site and likewise no parking provision for all of the dwellings that form the mews.