



Design and Access Statement

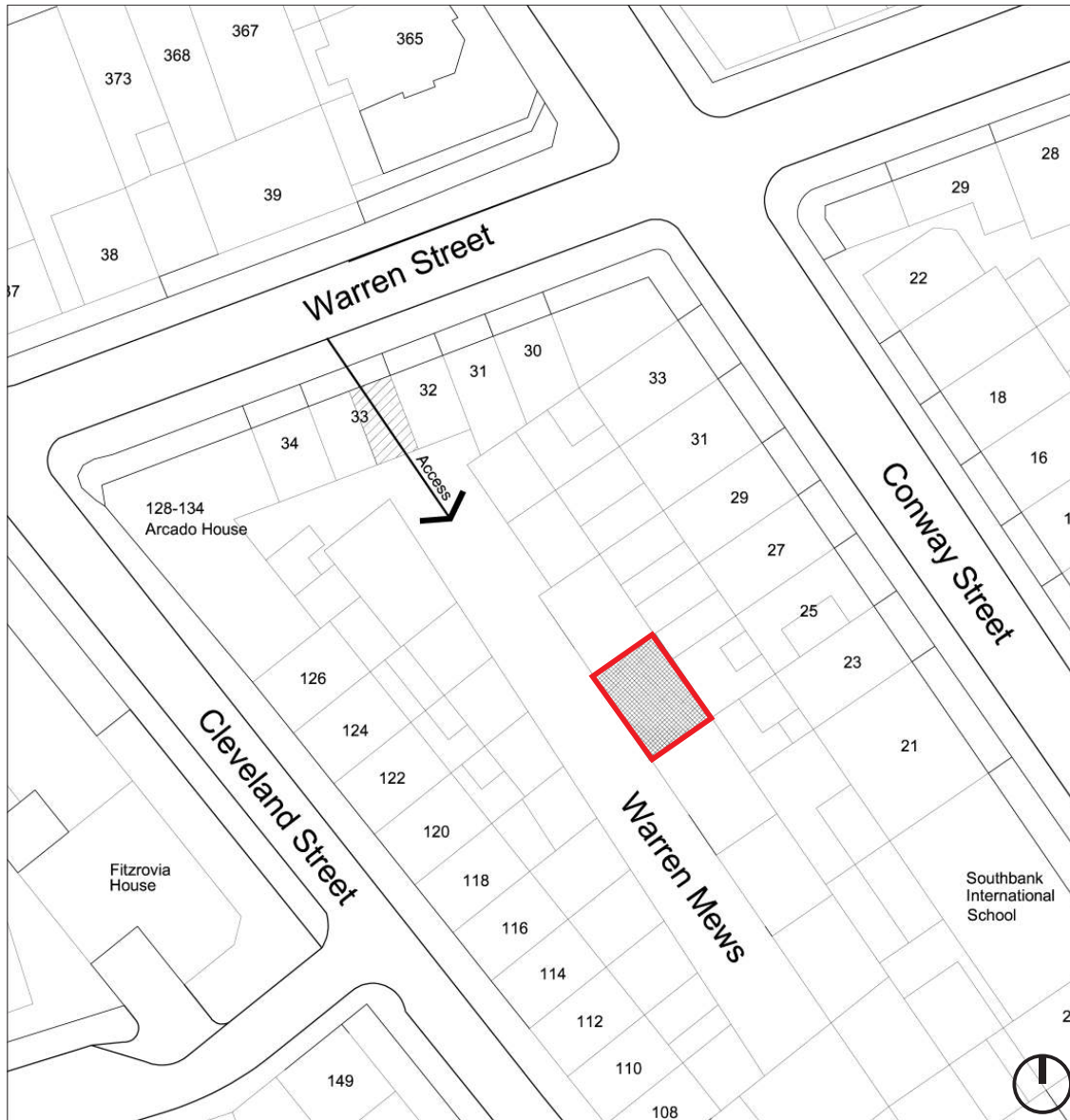
Proposed Roof Terrace at 4 Warren Mews.
W1T 6AW.

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2.0 Location Plan

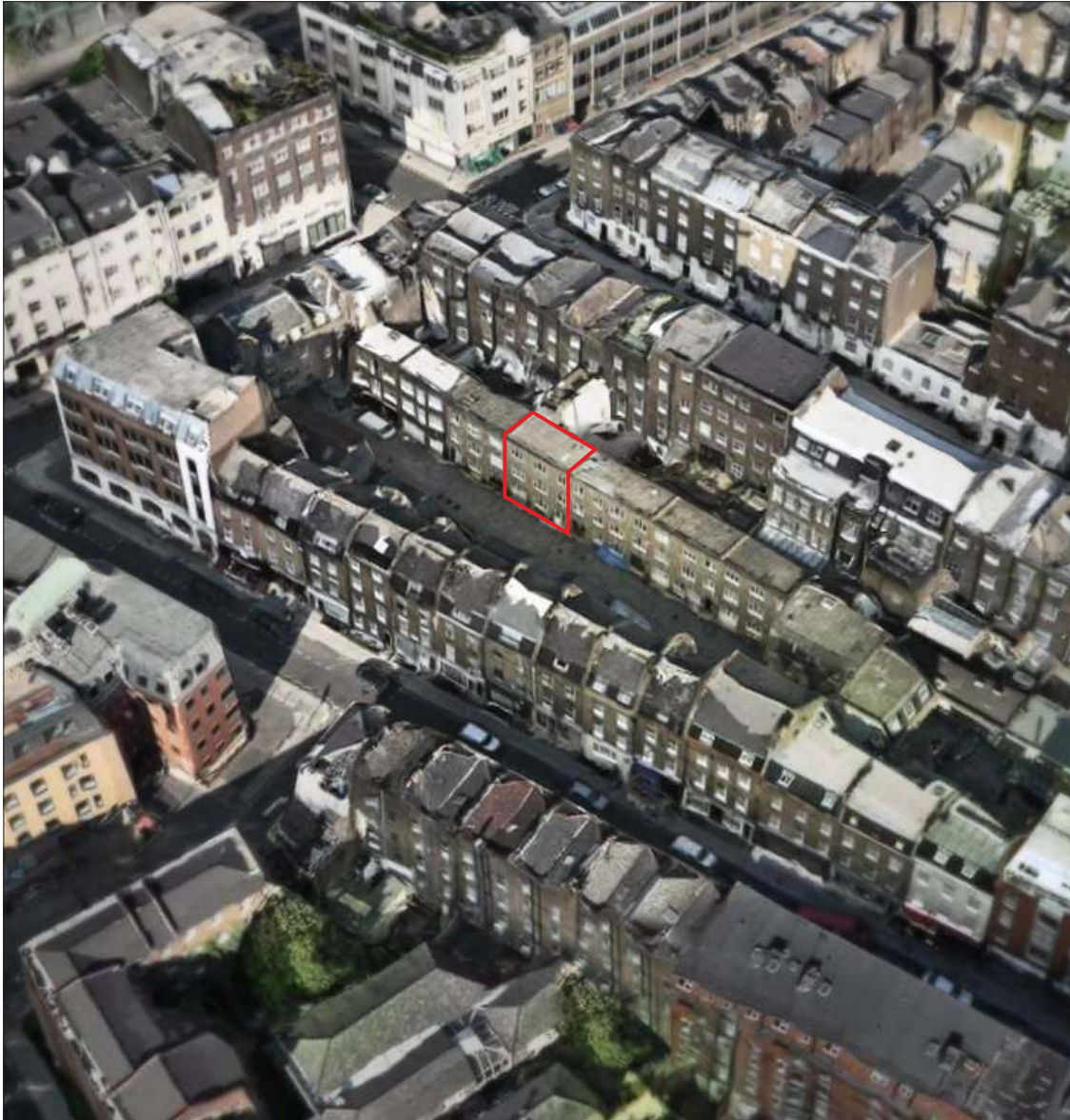
□ Site Location: Map



- The building is located at Warren Mews which is accessible from Warren Street, in the Borough of Camden. Warren Mews is a mix of residential units along with rear garages to the surrounding streets. Conway and Cleveland Street appear to be residential with commercial space at ground floor.

No.4 Warren Mews is a three story masonry structure with a flat roof. There is a mansard roof to the rear of the building facing back to back with the rear of properties on Conway Street.

□ Site Location: Aerial View



3.0 The Context and Existing Mews

- Warren Mews is surrounded by large period properties on Conway Street, Warren Street and Cleveland Street. To the rear of the surrounding buildings there are garages and former stables blocks, some of which have been converted into offices and homes including associated roof terraces.

No.4 Warren Mews is one of a number of buildings in a contemporary terrace. The buildings have been built in brickwork that compliments the nature of the surrounding historical buildings.

The Mews retains its granite set pavements.

4.0 Local Photographs

□ View from Warren Mews



□ View looking West, towards Warren St.



□ Rear to Cleveland Street



□ View from the Rooftop, looking West



□ View from the Rooftop, looking at the rear of the Conway St.



□ View from the Rooftop, looking East



5.0 Local Precedents - Roof Terraces

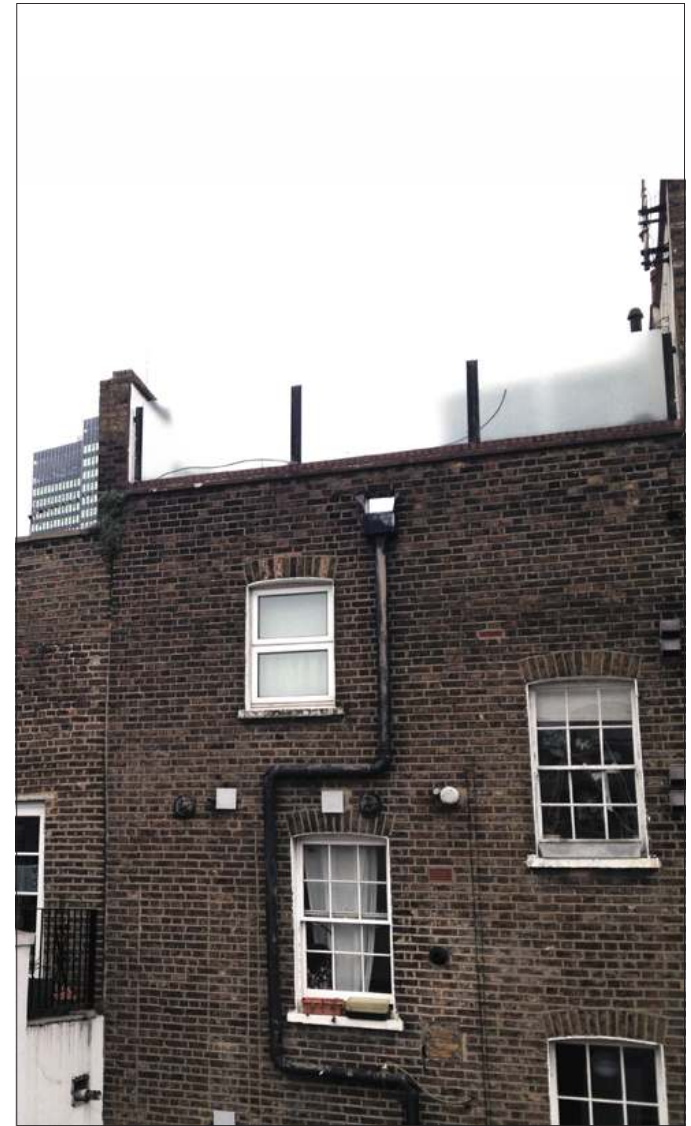
□ Roof Terrace on Warren Street



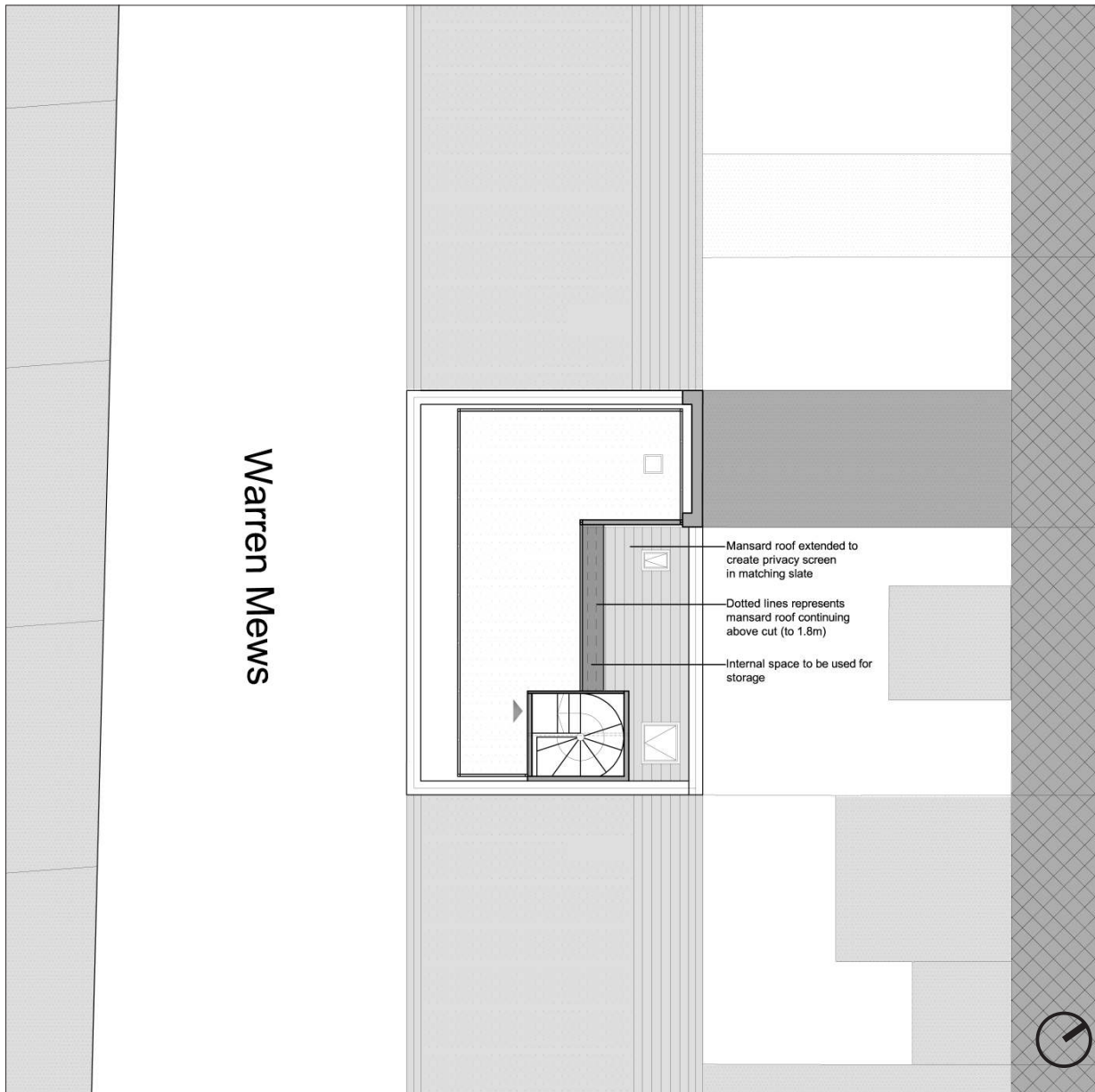
□ Existing Roof Terrace on Warren Mews



□ Existing Roof Terrace on the rear of Conway Street



□ The Proposal: Roof Level



6.0 The Proposal - Plan

- This proposal involves the conversion of an existing flat roof over a 3 storey Mews Terrace House into an external amenity space in the form of a roof terrace.

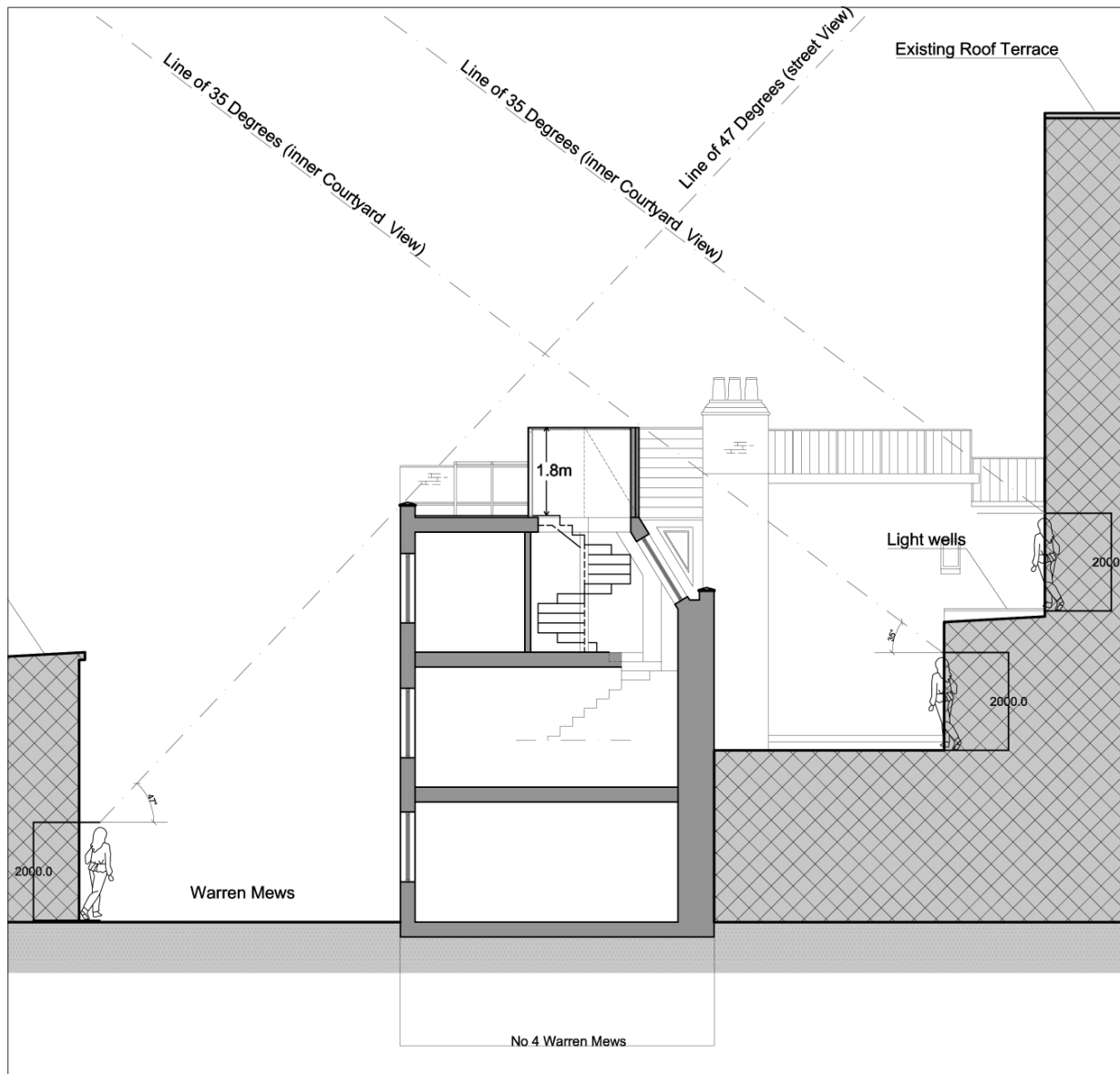
The host building is of recent masonry facades and an asphalt roof. The Mews Terrace is densely built and is surrounded by large period buildings on Conway Street, Cleveland Street and Warren Street.

A number of terrace spaces exist on the Mews and on surrounding properties, particularly at the lower level buildings that we assume to be former coach houses and garages.

The proposed terrace is set back from the neighbouring parapets to prevent overlooking to and from neighbouring properties. The proposed balustrades are set back so they are not visible from Warren Mews.

6.1 The Proposal - Section

□ The Proposal: Section a-a

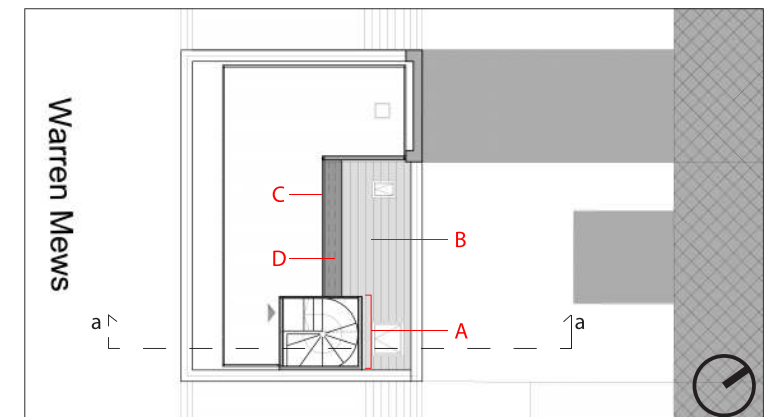


- The proposed terrace is set back from the front elevation to protect the building proportions, as well as not to distort the view from Warren Mews street level. The parapet heights have not been modified as part of the proposal. This terrace has been designed so that no additional overlooking will be created to adjacent properties due to the set back nature of the parapet.

The proposed roof terrace is accessed through a spiral staircase, which is enclosed by a 1.8m high structure (A). The facade facing the courtyard is clad in the same material as the existing mansard roof, to ensure continuity and to maintain privacy (B). The rest of the stair enclosure is glass as the remaining facades do not affect the surroundings.

The rear mansard has also been extended to a height of 1.8m above the terrace to prevent loss of privacy to the rear of properties on Conway Street. The material on the terrace facing side of the extension of the mansard roof is to be a similar material to the decking (C). The internal space of this element can be used as storage to ensure the terrace is kept tidy (D).

□ Diagrammatic Plan of the proposed terrace



6.2 The Proposal - Elevation

The Proposal: 4 Warren Mews, Back Elevation

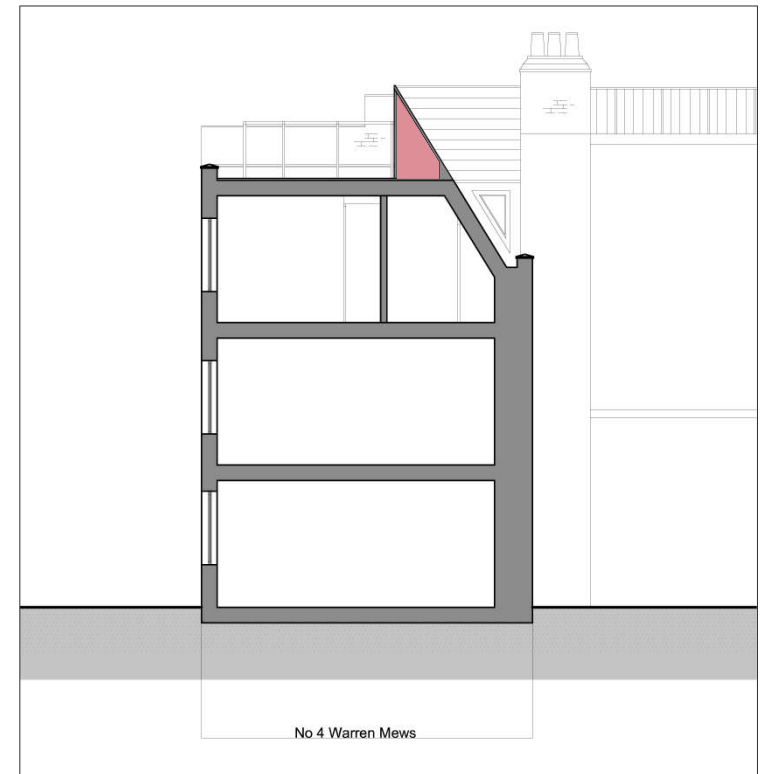


- The proposed balustrade has been designed in clear toughened glass set back behind the parapet, to prevent the visual bulk being added to the building from street level.

The materials on this facade of the extension are glass and some form of wooden panelling to match the decking on the terrace. Due to the design of the structure being set back from the front facade, these elements will not be seen from the street level of Warren Mews (refer to WARm ga 203).

Where the mansard roof is extended up, it creates an area that is ideal for storage (highlighted red in the section below). This maximizes the use of the extension space and ensures the occupants can maintain a tidy appearance to the roof terrace.

Section demonstrating potential storage area



7.0 Precedents

- The proposed structure enclosing the stairs will be similar to these precedents in terms of how it enters the roof level and how it opens, but will use appropriate materials that are specific to the project. The balustrade is proposed to be in glass, as this will have a lightweight appearance and will reduce the visual impact of the terrace on neighbouring properties.

□ Sliding box entrances to roof terraces



□ Glazed Balustrade to Roof Terrace



8.0 Appendix

Existing Drawings

WARm ga 001
WARm ga 100
WARm ga 101
WARm ga 200
WARm ga 201
WARm ga 202
WARm ga 203
WARm ga 300
WARm ga 301

Proposed Drawings

WARm ga 100
WARm ga 101
WARm ga 200
WARm ga 201
WARm ga 202
WARm ga 203
WARm ga 300
WARm ga 301