

# Design and Access statement

## 8 Old Brewery Mews

Revision B

26 August 2013



**Picture 1** View of proposed works area

### **Design statement:**

#### ***Context***

Old Brewery Mews is a 70's mews development of some character just off Hampstead High Street. It is in the Hampstead Conservation area but is not listed. The buildings are typically white rendered facades separated by masonry party walls and all have pitched roofs with grey concrete tiles. Windows are aluminium.

The rear of the property in question has a small garden, and there is a close collection of adjoining properties with differing levels and complex adjacencies. A site visit is recommended to get a full understanding of these.

### ***Proposal***

The owners have an approval to remove the existing garden store and construct a storey high extension to the rear, as indicated in the proposal plans and sections. This application seeks to add a window to the rear garden from this.

The application also seeks to enclose the rear balcony overlooking the garden with a glazed sun room which the owners intend to use as a study.

Finally, the application seeks to insert a new door in the side elevation to accommodate internal changes that they seek to make. Other internal re-arrangements are proposed for the ground and first floors, but these will have no effect on the elevations.

### ***Justification***

The addition of a new window to the new rear extension will allow the owners to site their kitchen in this space. As the window is below the level of the surrounding parapet wall, there can be no loss of privacy for the surrounding owners.

The new sun room encloses an existing external balcony and accompanies the removal of a spiral staircase. As the space is becoming enclosed in this proposal the proposals should effectively enhance the privacy of the surrounding properties. The materials selected will match or complement the existing materials so that the new works should appear to be part of the original construction.

The new opening to the side elevation will allow access and a view from a proposed new bedroom on the first floor to this terrace. As the terrace and railings are permitted, it is not expected that this application will change the way the balcony is currently used or result in a loss of privacy to the neighbouring properties.

The current arched access from the rear balcony to the side balcony is changed to a concrete lintel: this is to allow insertion of a door from the new sun room: the current arch does not provide sufficient headroom for this.

### **Access Statement:**

The proposed works will have no effect on the current access within the building.

END