



12B Princess Mews NW3 5AP

Design and Access Statement

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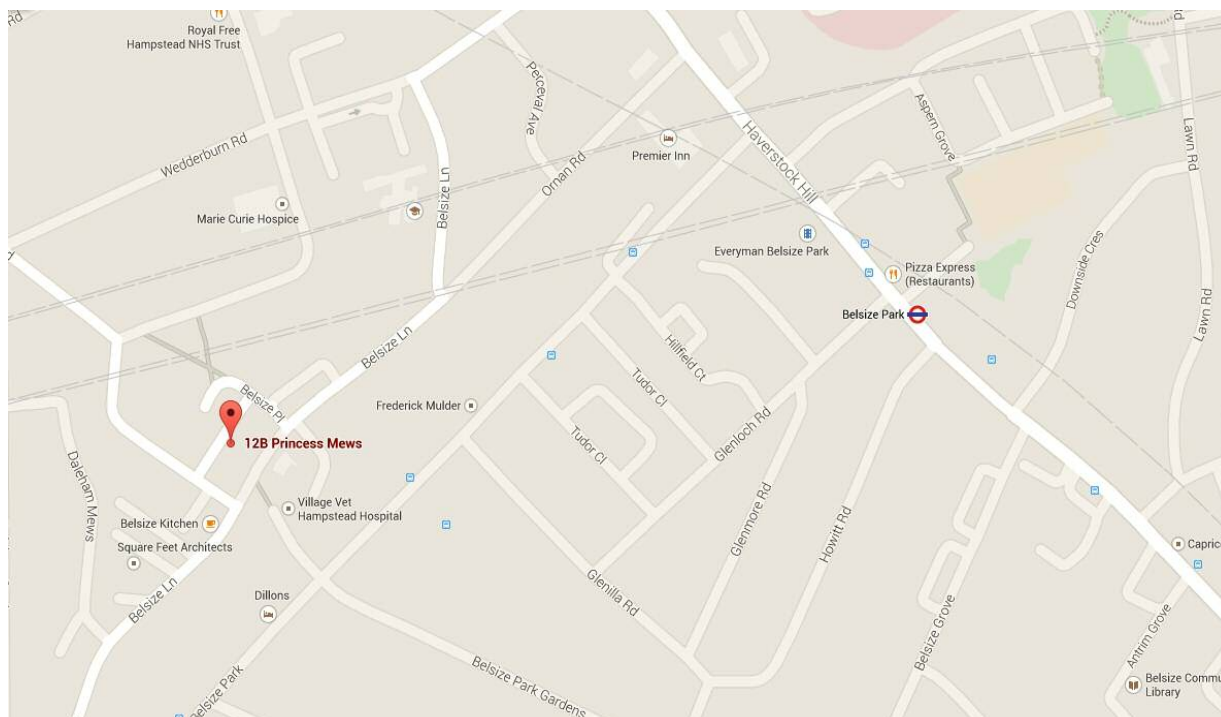
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Introduction

This document describes the proposed conversion of the existing garage to habitable room with sun tunnel.

Site Location

Located in the heart of Belsize Conservation Area, the proposed site is a two storey single family dwelling which forms a part of highly desirable mews houses presenting intricate architectural design. The site is close to local amenities with convenient public transportation links.



Location map - n.t.s.

Existing Context



View of front façade



View showing variation of façades treatment along the same row



Close up view showing an example of garage conversion along the same row



Street view showing variety of architectural design along Princess Mews



Further example of local architecture with garage conversion



Further example of local architecture with garage conversion



Further example of local architecture with garage conversion



Close up view of the site from the public road



Internal view of the garage with its current use as storage

Design Proposal

The proposed scheme presents a modest garage conversion which will provide additional heated living space with full height door matching the width of bay window above.

The alterations are minor and do not deviate from the prevailing pattern of the ongoing developments along Princess Mews as well as the wider context with the following planning precedents of garage conversion:

- 3 Princess Mews, ref. no. 2004/1976/P;
- 4 Princess Mews, ref. no. 2007/0957/P.

Use

The existing use of the property shall remain as a residential unit.

Materials

The proposed garage conversion entails matching bricks and high quality timber door and alum. glass door to ground floor.

Floor Area

There are no changes to the existing gross external area with this proposal. The internal area of the garage is approximately 16m².

Scale and Appearance

There are no changes to the existing building profile with minor façade alteration to the ground floor. The proposed design is in keeping with the existing properties and consistent with the variation of façade design along the mews.

Landscaping

There is no garden to the mews house.

Access

The existing vehicle access will be made redundant with pedestrian access to the property unchanged.

Car Parking

The proposal will result in the loss of the existing garage space which has been utilised as storage through the years.