

Proposals for the Front Elevation Alterations

**1a WEST HAMPSTEAD MEWS,
LONDON NW6 3BB**



Planning Application

Design & Access Statement

Prepared by:



February 2015

1A WEST HAMPSTREAD MEWS DESIGN & ACCESS STATEMENT

LOCATION AND CONTEXT

West Hampstead Mews links West End Lane and Broadhurst Gardens, close to West Hampstead tube station.

It is located in the north west of the South Hampstead Conservation Area; an area basically established within the boundaries of the Maryon Wilson Estate, the former landowner. The Estate had largely remained as fields until development started in 1879 when the Metropolitan and St Johns Wood railway opened a station in West End Lane. 2 other lines opened stations in 1880 and 1888 and the area became fully established as a suburb in this period.

West Hampstead Mews is generally a typical mews that was probably largely stables originally and retained much of this character when it became workshops and car repair premises in the middle of the last century. Now many of the buildings have been converted to residential and office use within the original built form and there are some modern infill buildings. 1A West Hampstead Mews is noted to be a 'positive contributor' in the Conservation Area Character Appraisal and Management Statement of February 2011.





THE EXISTING BUILDING

No 1 West Hampstead Mews has retained its original built form but its larger openings at ground level are now infilled with late 20th century glazed screens. The rear of the building backs onto a strip of garden at a lower level adjacent the long back garden of nos 113 and 113a Priory Road.

The building is now referred to as nos 1 and 1A. No 1A, at ground floor level, is currently a vacant office space with permission to convert to residential use under Permitted Development Rights. On the first floor is a residential apartment, no 1.



THE PROPOSAL

The current proposal relates to no 1A and seeks to refurbish the outdated front elevation at Ground Floor.

As part of the works, it is proposed to replace the existing glazed screens to the front facade with more traditional openings, windows and doors to preserve and enhance the Conservation Area.

Existing Front Elevation



Proposed Front Elevation

ACCESS

There is no change to the existing access arrangements.