

Design and access statement

21 – 22 West Hampstead Mews London NW6 3BB

Drawings: DS563/ S01, S02, S03, PR01, PR02, PR03

Existing Site:

21 – 22 West Hampstead Mews are a pair of purpose built, Victorian Mews buildings situated in the Mews of similar properties.

The upper floors are residential each with access to a rear terrace. The ground floor is currently used as car workshops. An application has recently been granted for changing the frontage. In conjunction with this it is proposed to change the internal use of the ground

The rear of the properties are flanked by Nos 19 and 23 West Hampstead Mews, photos 4 & 5, the rear of 153 – 159 Broadhurst Gardens, photo 6 and to the rear the high blank wall to Lilian Baylis House, photo 7.

21-22 viewed from the mews.



Proposals:

In 2011/ 12 an application to provide a rear dormer window to No.22 was submitted and approved. However, the design of the new dormer is considered impractical for proper use and that a wider dormer window should be considered. Although its design followed the councils design guide, it did not take into consideration the wider context to propose a larger dormer for the council's consideration.

The proposals submitted here are for larger rear dormers across both properties. Taking into consideration its setting within a conservation area, its neighbours and that the rear of the properties cannot be viewed from the mews or neighbouring streets.

More width to a traditional narrow dormer seeks to maintain an acceptable degree of headroom over a more usable room area. To achieve this a higher and wider dormer is proposed to a scale that would not be overbearing to the scale of the rear of the properties or detrimental to the conservation area although as stated above cannot be viewed from the surrounding streets.

The cheeks of the dormers would be lead clad. The windows powder coated dark grey metal to maintain a slimmer, almost industrial profile. The roofs would be retiled using natural slates.

The intended use of the upper floors is to retain as residential as illustrated on the drawings. No 22 already has a bathroom in the roof space. The dormers across both properties will improve the balance and quality of the residential units which both have access to a private rear roof terrace.

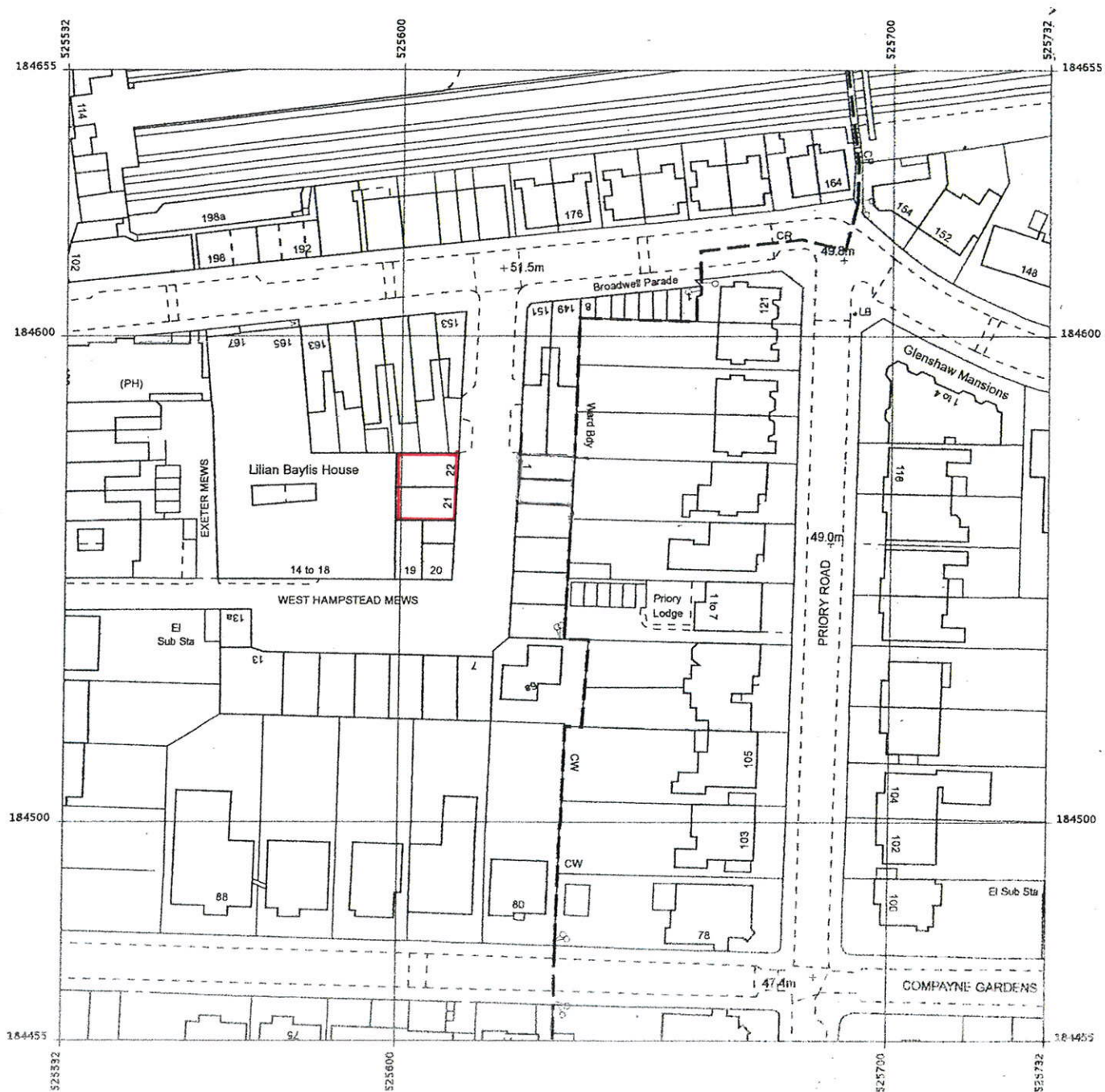
Photographs 4-7 are included to illustrate the surrounding buildings as viewed from the existing and proposed rear flat roof terraces. The dormer windows to the neighbouring rear of 19 and 23 are quite large. The rear of Broadhurst Gardens buildings flank the northern aspect, the blank wall to Lolian Baylis House to the west.

Conservation roof lights have been proposed to each of the front roof slopes.

The rear flat roof terraces would be landscaped to provide secluded private amenity spaces. [The relocated rear flat roof lights have been approved in the recent proposals to change the ground floor use to offices.]

Access:

Improved internal ground floor access entrance hall is proposed. Vehicular access and Mews parking remains the same. The property is within walking distance to bus routes, underground and main line links of West Hampstead.



SITE LOCATION PLAN

21-22 WEST HAMPSTEAD MEWS
LONDON NW6 3BB



2. Rear 22 West Hampstead Mews



3. Rear 21 West Hampstead Mews



4. Rear of 19 West Hampstead Mews viewed from the roof terrace



5. Rear of 23 West Hampstead Mews viewed from the roof terrace 21-22.



6. Rear of 153-159 Broadhurst Gardens, terraces to 21-22 in foreground.



7. Rear of Lolian Baylis House as viewed from the flat roof terraces of 21-22