

6/10/15

## Design Statement

**Site Address:** 28 St Pauls Mews, Camden London NW1 9TZ

**Proposal:** The proposal is to:

- 1 Remove the existing up and over garage door and replace it with more functional side hinged doors to match the colour and style of the existing.
- 2 Remove the existing rear double doors leading to the rear garden, that are in a poor state of repair, and replace them with more efficient aluminium double glazed windows to match the style and appearance of the existing.
- 3 Remove the existing doors and timber panels leading to the rear garden and replace them with more efficient aluminium double glazed doors, to match the style and appearance of the existing.

**The Site:** This property is located within a gated mews, off St Pauls Crescent, comprising of 3-Storey brick built townhouses, constructed in the late 1980's and designed by Architect Piers Gough.

## Design Principles: Design in Context

The design takes the existing into consideration and proposes minimal amendments that would have no impact on the buildings setting or appearance.

It should be noted that similar changes have been approved and carried out to several properties within the Mews without detrimental effect to the surroundings.

## Design Principles: Scale & Appearance:

The up and over garage door will be changed to a side hinged double door with concealed lock. The style and colour will match existing.

The rear doors are currently single glazed with one set having 2 fixed timber panels between them. They are in need of repair and we propose to replace them with double glazed aluminium sliding doors and windows to match style and appearance of the existing. The width of brick openings to these two is unaffected.

**Conclusion:** The proposed works to this property compliments the existing building and takes into account other similar approved alterations within the Mews. They make no visible change to the front elevation or any significant alteration to the appearance of the building from the private garden to the rear.

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