

Design & Access Statement 4&4A Daleham Mews NW3 5DB

Use

Number 4 and 4A Daleham Mews are two interlinked flats both owned and lived in by Mark and Valerie Steyne by virtue of the planning approval of Part 3 Class J of the GPDO.

Numbers 4 and 4A are part of the Western terraced group of properties with first floor overhanging oriel windows and garage doors at street level. The houses are three floors and are accessed directly from the Mews Daleham Mews it is proposed to keep both the wicket garage doors and the existing front doors.

The property is on the West side of the Mews towards the Northern end.

There is an existing ground floor consisting of a garage kitchen and dining area with a rear spiral stair and enclosed entrance hall leading up to the first floor. The first floor consists of two bedrooms and two bathrooms the larger rear bedroom linked to the rear spiral. The second floor consists of an open plan kitchen dining area.

Amount

The proposals will provide No additional space on the ground, first floors and second floors.

Layout

The proposal would necessitate alterations to partitions on the ground floor to form a large entrance hall and removal of the rear and part of the side wall of the garage to form the garage into a storage area and provide space for a dining area in the open plan ground floor. There are no alterations proposed for the first floor. On the second floor it is proposed to remove the kitchen and form a bathroom and use the room as the Master bedroom thus making a three bedroom single family dwelling.

Scale

There would be no alteration to the scale of the property.

Landscaping

The proposals would require no additional landscaping over and above that that has been carried out on site.

Appearance

The proposals would involve alteration to the external front door to number 4A so it matches the front door to number 4 this door will then be redundant on the front elevation. There are no other external alterations proposed.

Access

Access at the front of the property would remain the same with the existing front door and garage doors. There is parking in the Mews. There is level access via the Garage doors into the property and a small ramp for access into the ground floor. There is then a double access to the upper floors via the spiral stairs or main staircase.