

03 PROPOSED DESIGN

3.1 DESIGN STRATEGY

This design proposes an extension and refurbishment of the existing house, in a similar fashion as the neighbouring properties.

The design calls for:

- Changing the ground floor entrance
- Changing the internal configuration and layout
- Adding a full 2nd floor within roof space
- Adding a half width rear dormer with skylight
- Adding a front dormer

The design philosophy is contextual and sensitive to the historic character of the house and of the Mews as a whole.

The Conservation Statement favours the consistency of the Mews. Therefore, adding the front dormer will add to the overall appeal of the Mews.

The new front dormer will be similar to the existing dormers of the neighbours.



EXISTING FRONT FACADE

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3.2 PLANNING HISTORY

Steeles Mews North No. 7 has undergone a remodelling in 1983, changing the ground floor frontage and internal configuration.

All other houses in the Mews had full width rear dormers and partial width front dormers added to create a fully usable 2nd floor. All houses have had their facades altered in one way or another.

Though the front dormers are all different, they share some characteristics:

- front dormers are not full width
- top of dormers are in line with ridge of roof

FEBRUARY 2016 PLANNING APPLICATION

In February 2016 a planning application was made for the addition of a partial front dormer and a full width rear dormer. The proposal can be summarised as:

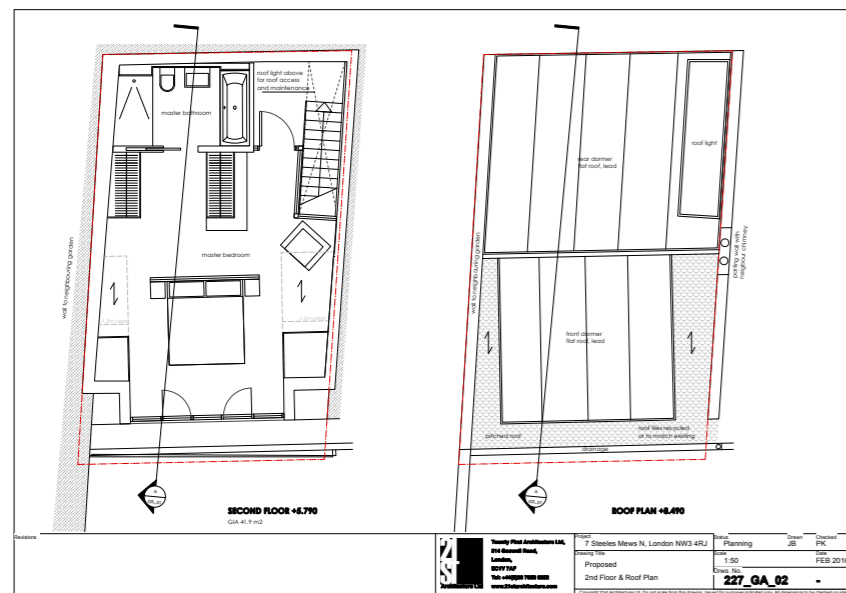
- a 4165mm front dormer with modern fenestration
- a full width rear dormer

The following comments were received:

- concerns about the impact of the proposal on neighbouring amenity (Haverstock Hill). Specifically: loss of outlook, light and increased sense of enclosure.
- Introducing a cut-out in the rear dormer, in line with the back neighbour wall, was considered vital to the scheme achieving permission.
- the principle of a front dormer is acceptable, however the detailed design does not accord with the GPG1. The dormer at Steeles Mews North No. 5 is mentioned as being of appropriate scale.
- The windows do not relate to the façade below in terms of 'form, scale and pane size' and are not 'of a size that is clearly subordinate to the windows below'



FEBRUARY 2016 PROPOSED ELEVATION



FEBRUARY 2016 PROPOSED 2ND FLOOR AND ROOF PLAN

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3.3 FRONT DORMER DESIGN

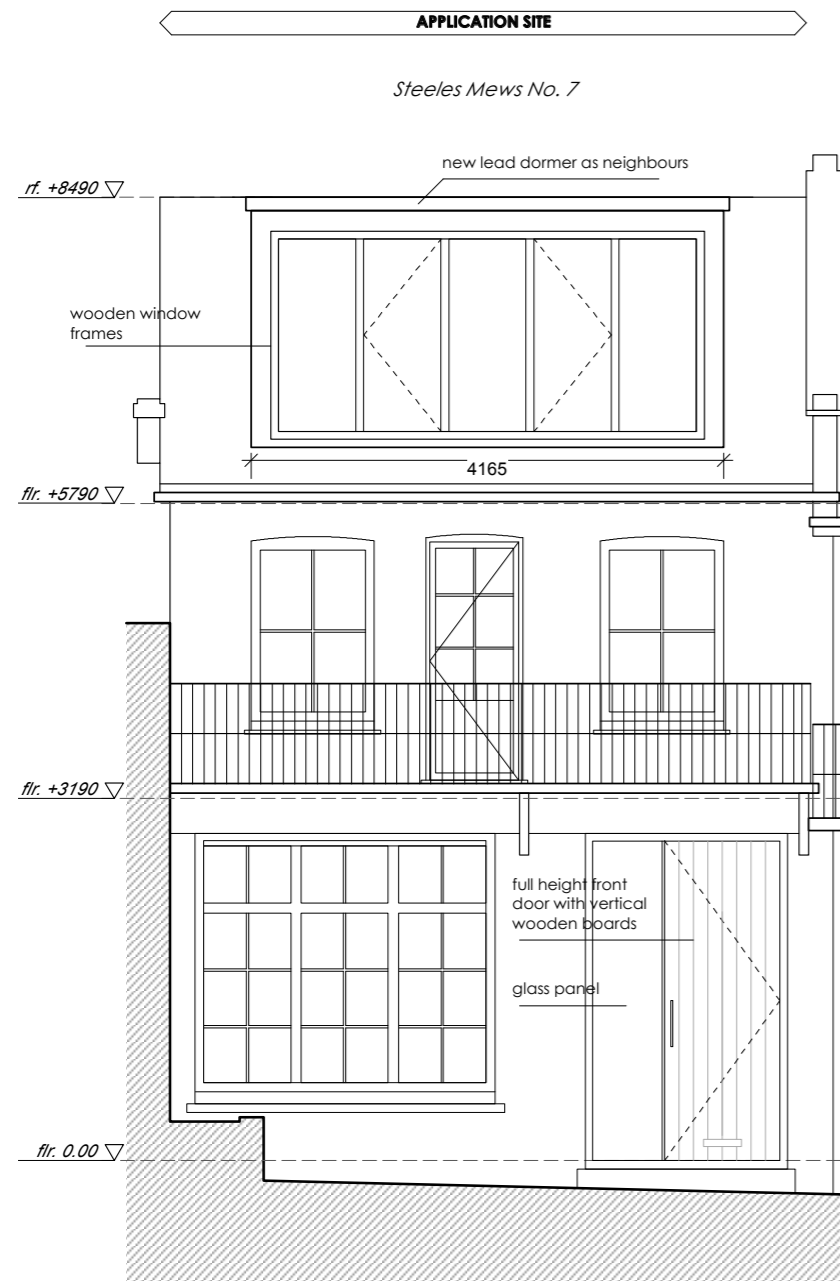
In a previous planning application, the new front dormer has been subject to controversy for several reasons (see Chapter 2.7).

The CPG1, chapter 5 notes:

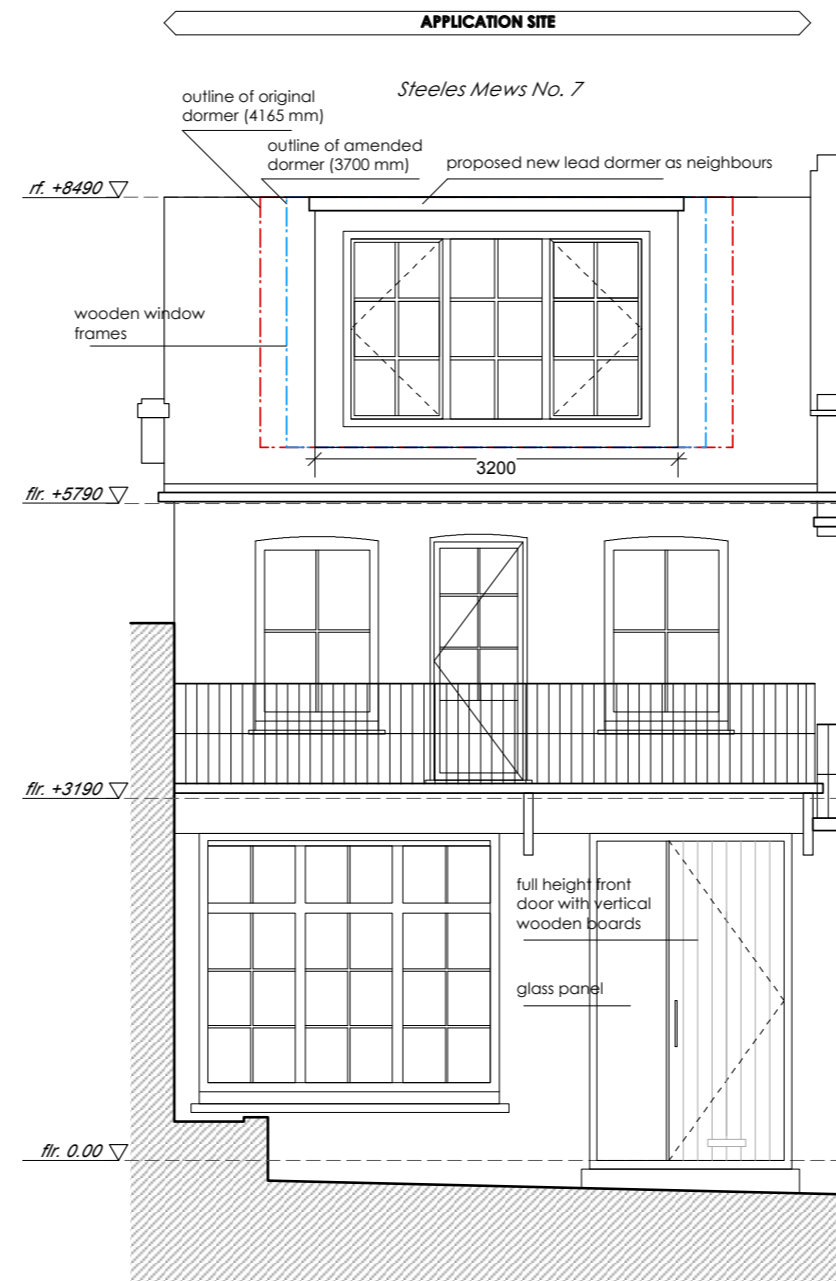
"Additional storeys and roof alterations are likely to be acceptable where: - there is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape. [...] - There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm." (page 39-40)

We have incorporated the critique as follows:

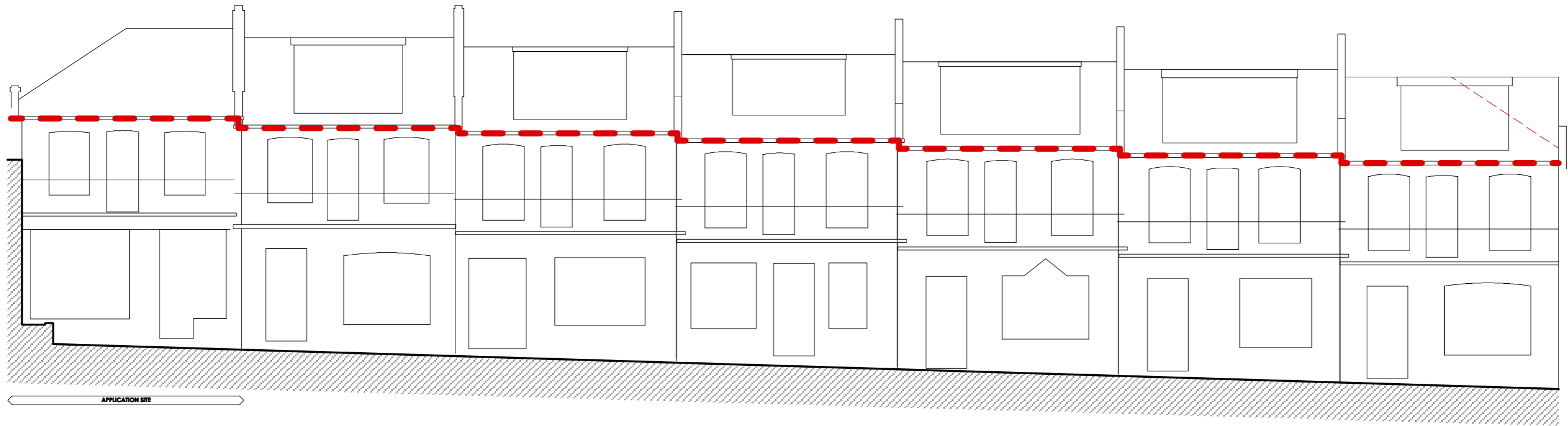
- dormer width reduced from 4165mm to 3700
- fenestration changed from contemporary to contextual
- continue the established pattern by aligning the top of the dormer to the ridge of the roof - as neighbours
- offset from gutter/ eave is equal to that of neighbours
- the characteristic stepping nature of the mews is preserved



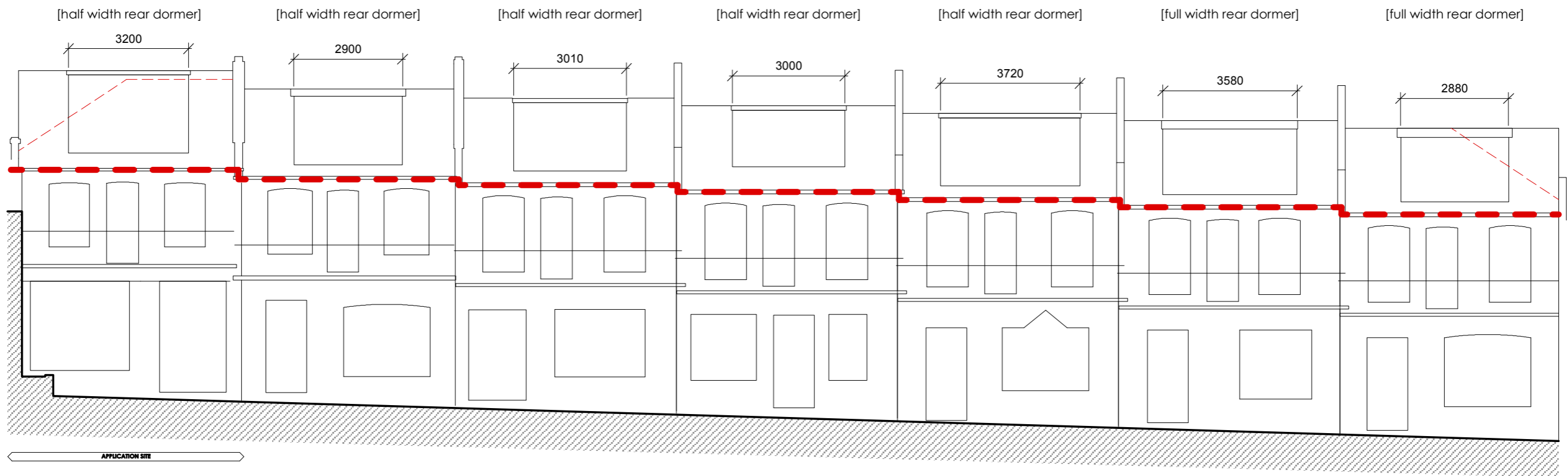
FRONT DORMER PROPOSAL PLANNING APPLICATION FEB 2016



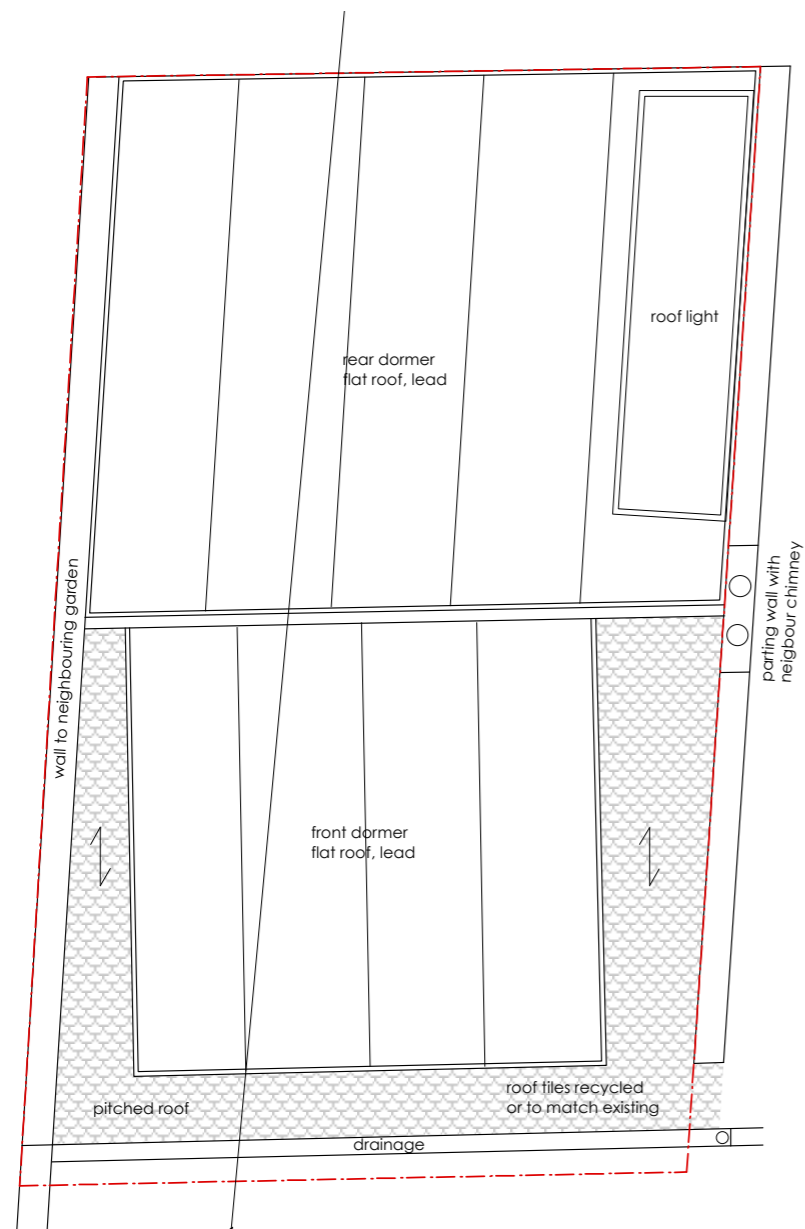
REDUCED FRONT DORMER PROPOSAL



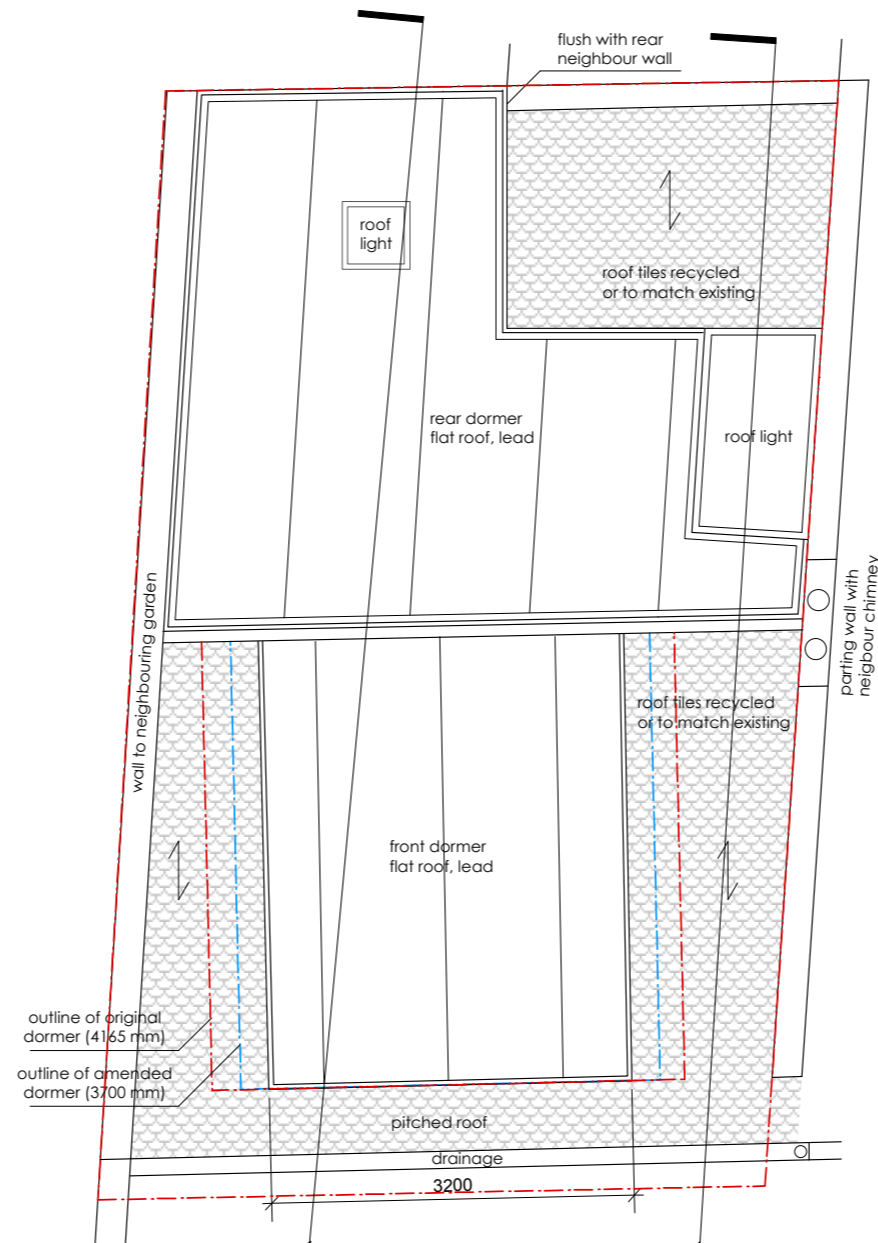
EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



REAR DORMER PROPOSAL PLANNING APPLICATION MARCH 2016



REDUCED REAR DORMER PROPOSAL

3.4 REAR DORMER DESIGN

In a previous planning application, the new rear dormer was full width, which raised issues about neighbour amenity (see Chapter 2.7).

We have incorporated the critiques as follows:

- reduced the rear dormer to a half dormer, flush with rear neighbour wall.
- cut-out is as deep as the rear dormer at No. 6.



EXISTING ROOF LOOKING AT BACK NEIGHBOURS



REAR NEIGHBOUR LIGHTWELL - TOP



EXISTING ROOF SHOWING REAR NEIGHBOUR LIGHTWELL



REAR NEIGHBOUR LIGHTWELL - BOTTOM

3.5 FLOOR PLANS

Existing situation Ground Floor and First Floor internal fabric to be demolished and replaced with new layout.

New straight staircase to replace winding staircase with partial open treads and a full size skylight above.

Second Floor will house a master bedroom en-suite to be separated from staircase by glass wall.

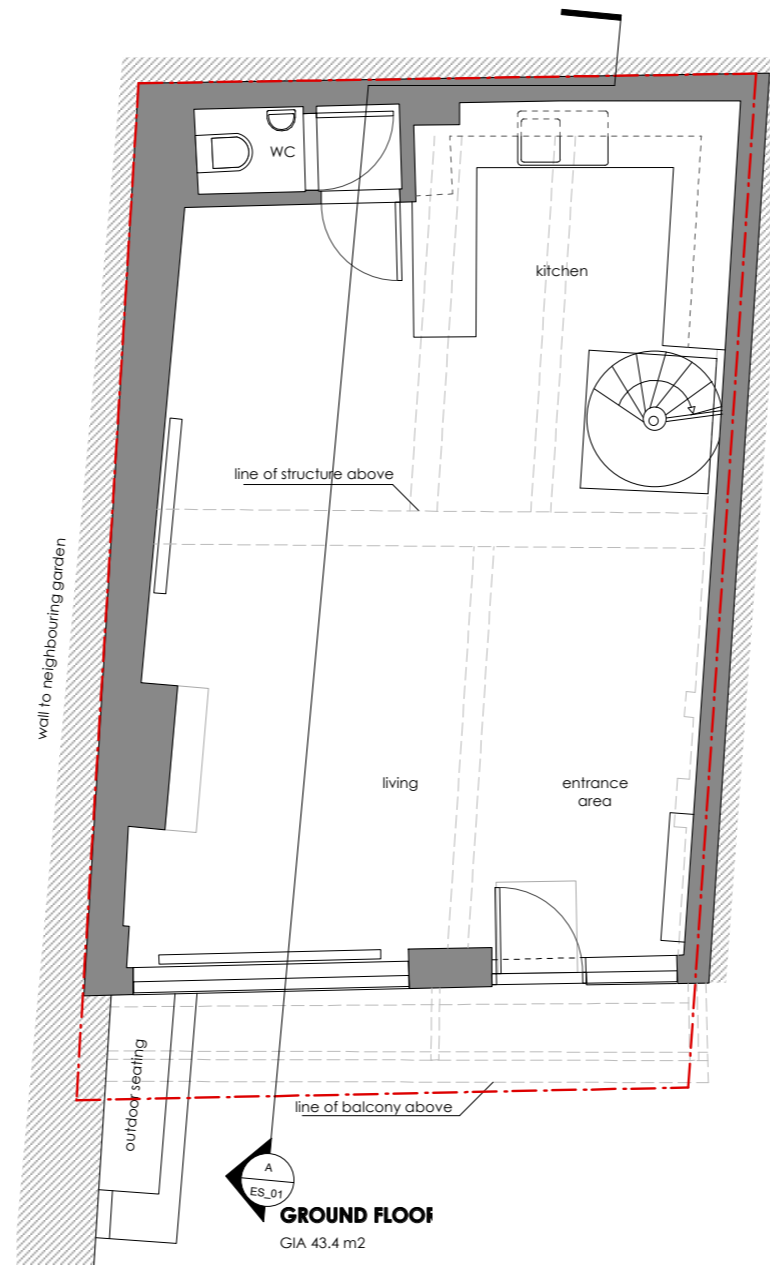
Car and cycle parking as existing: with resident permits parking in Mews, in front of the house.

Refuse collection as existing: bins are located within Mews, next to entrance arch.



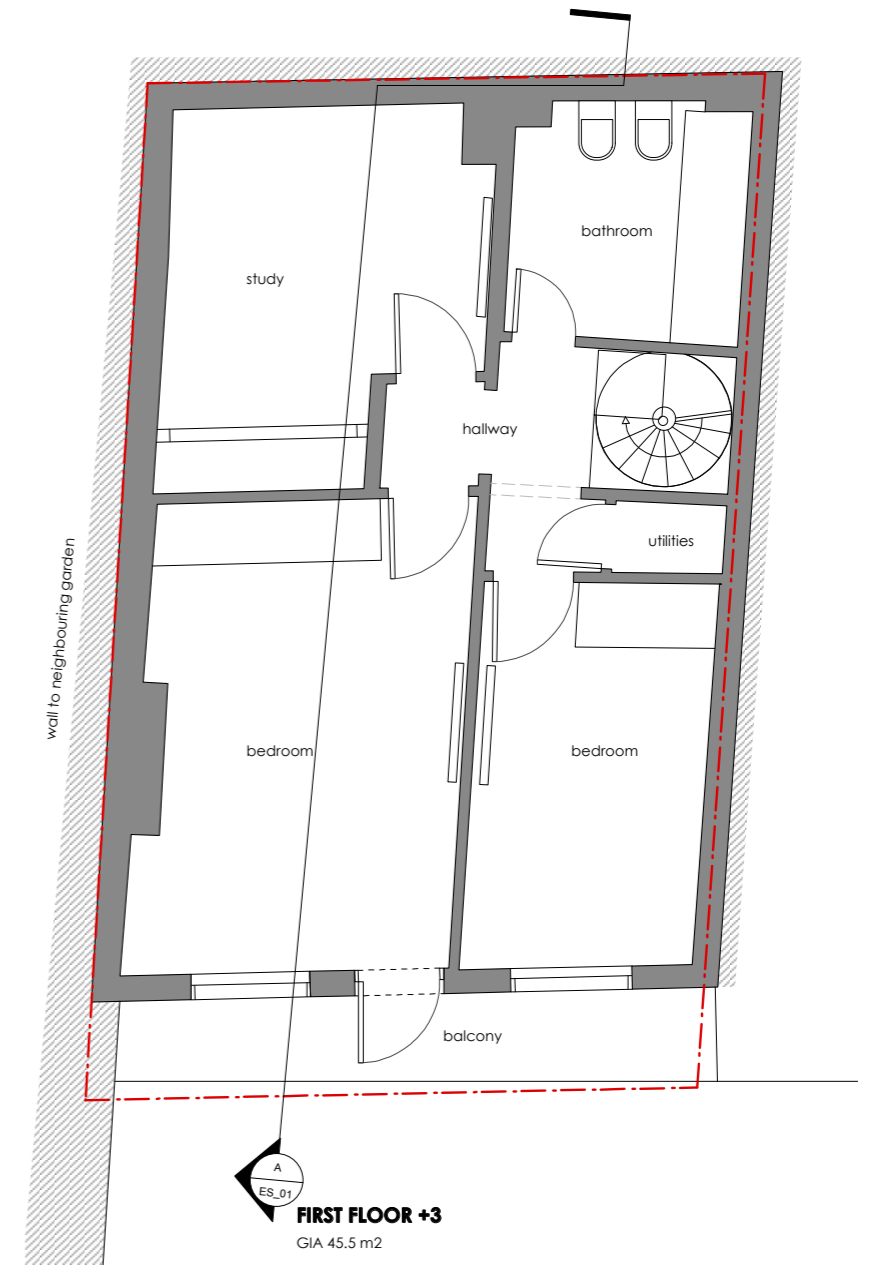
SITE PLAN

SCALE 1:1250



EXISTING GROUND FLOOR +0.000

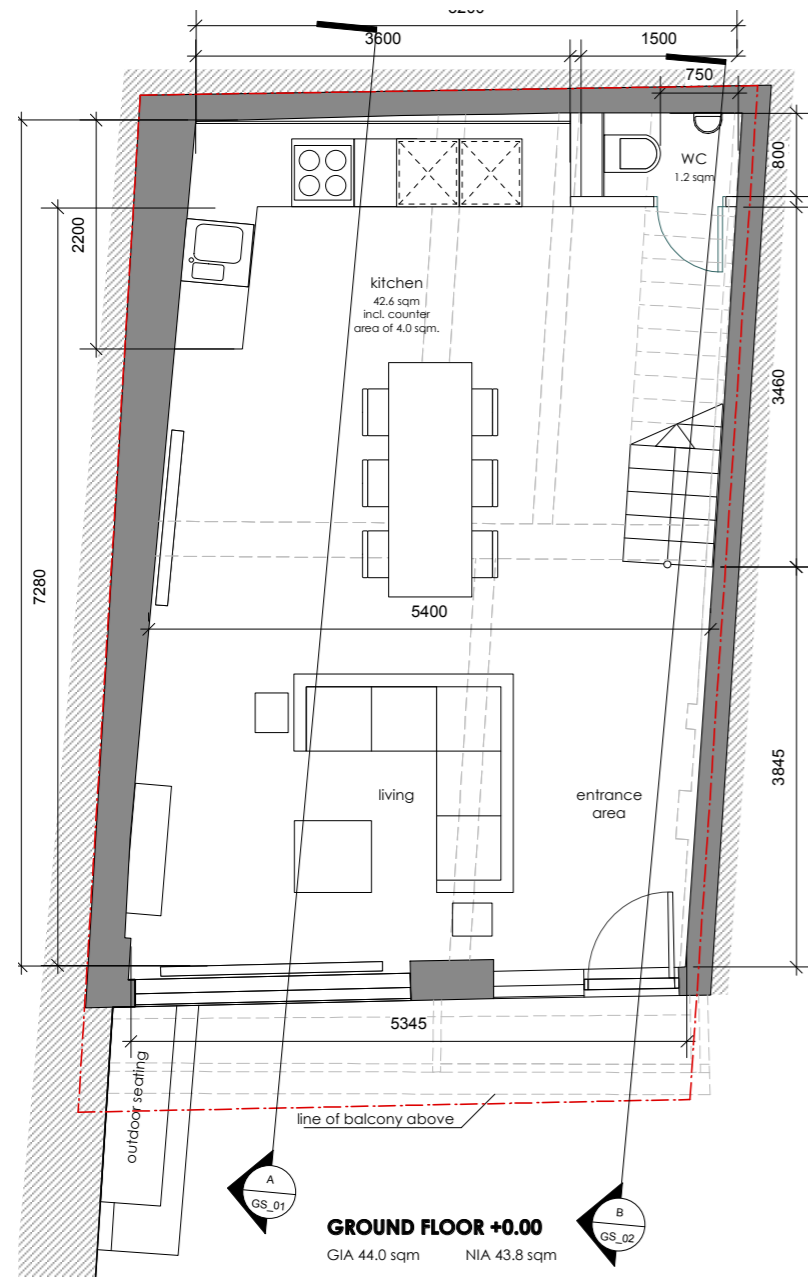
GIA 43.4 m²



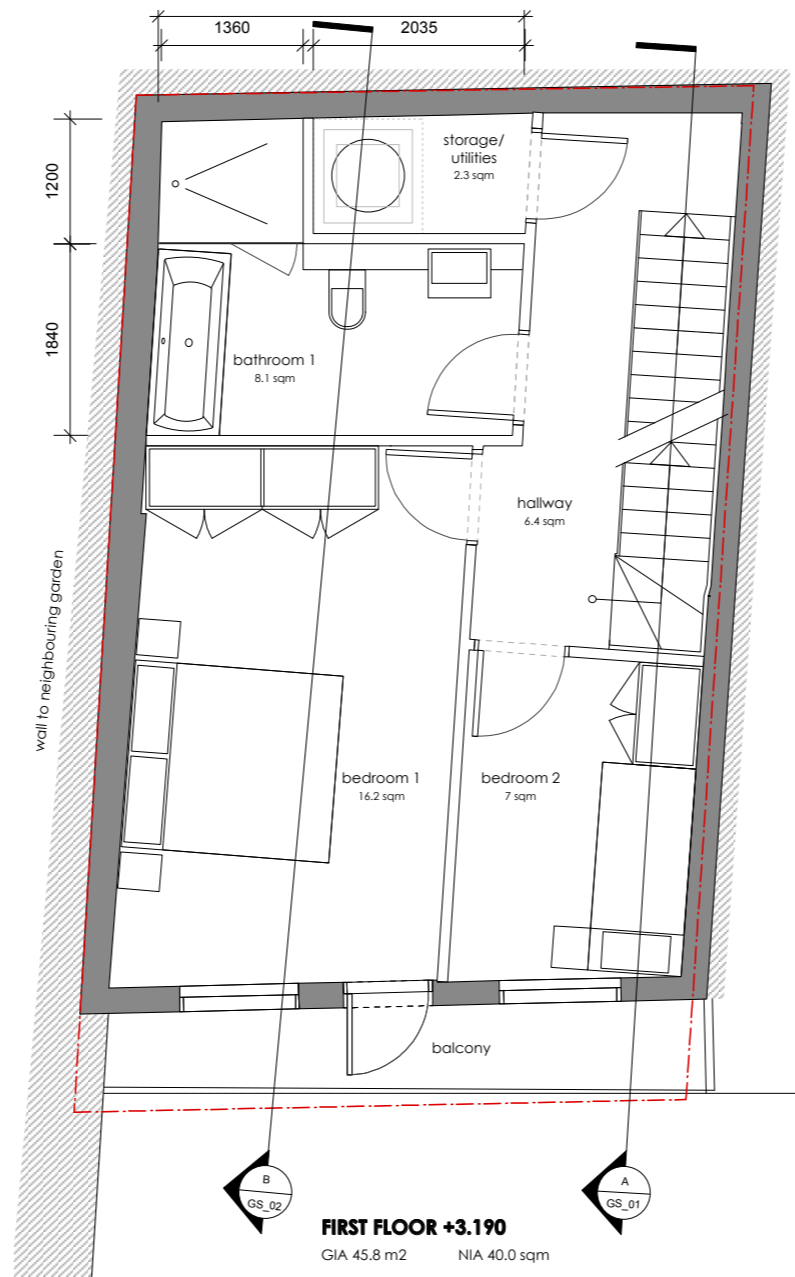
EXISTING FIRST FLOOR +3.190

GIA 45.5 m²

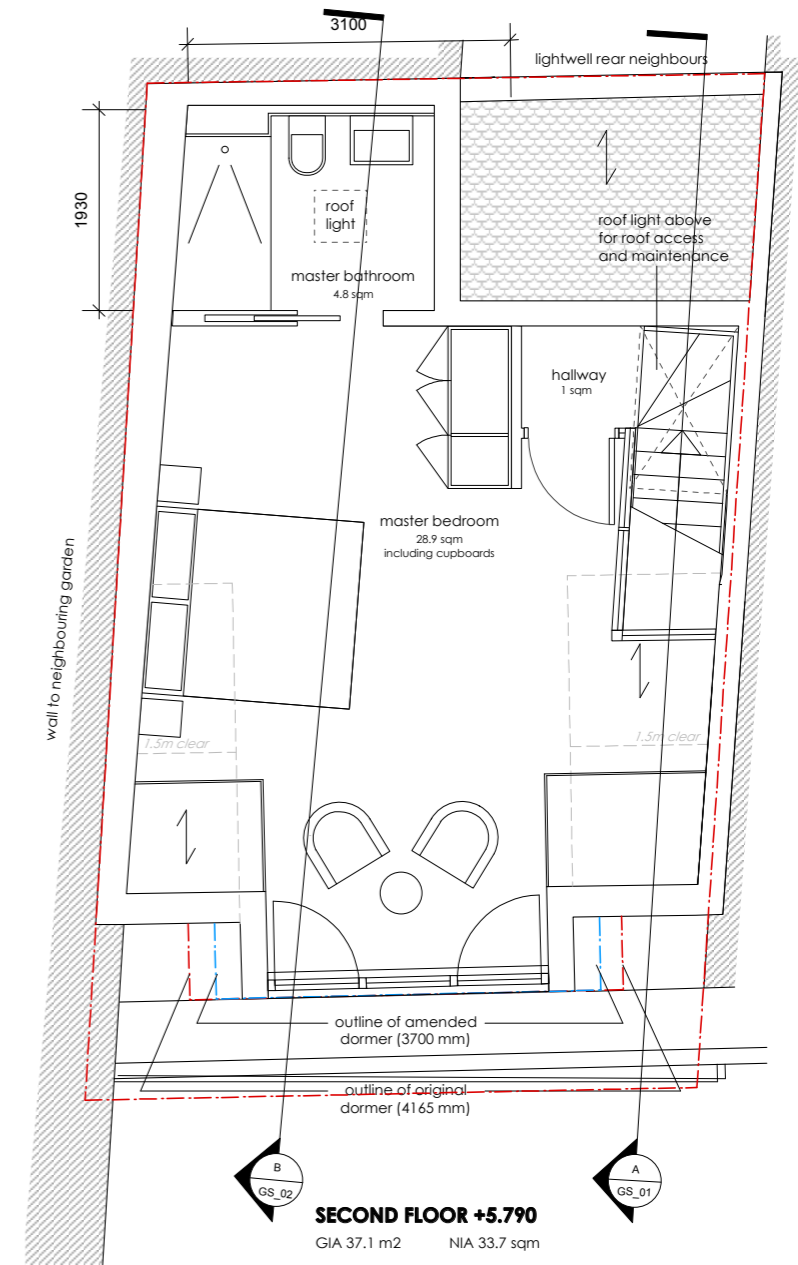
03 PROPOSED DESIGN



PROPOSED GROUND FLOOR +0.00
 GIA 44.0 m²



PROPOSED FIRST FLOOR +3.190
 GIA 46.0 m²



PROPOSED SECOND FLOOR +5.790
 GIA 37.1 m²

3.6 ELEVATION

The existing pitched roof will be replaced by a new roof to same pitch with two new dormers.

The existing entrance will be replaced by a contemporary entrance.



EXISTING FRONT ELEVATION

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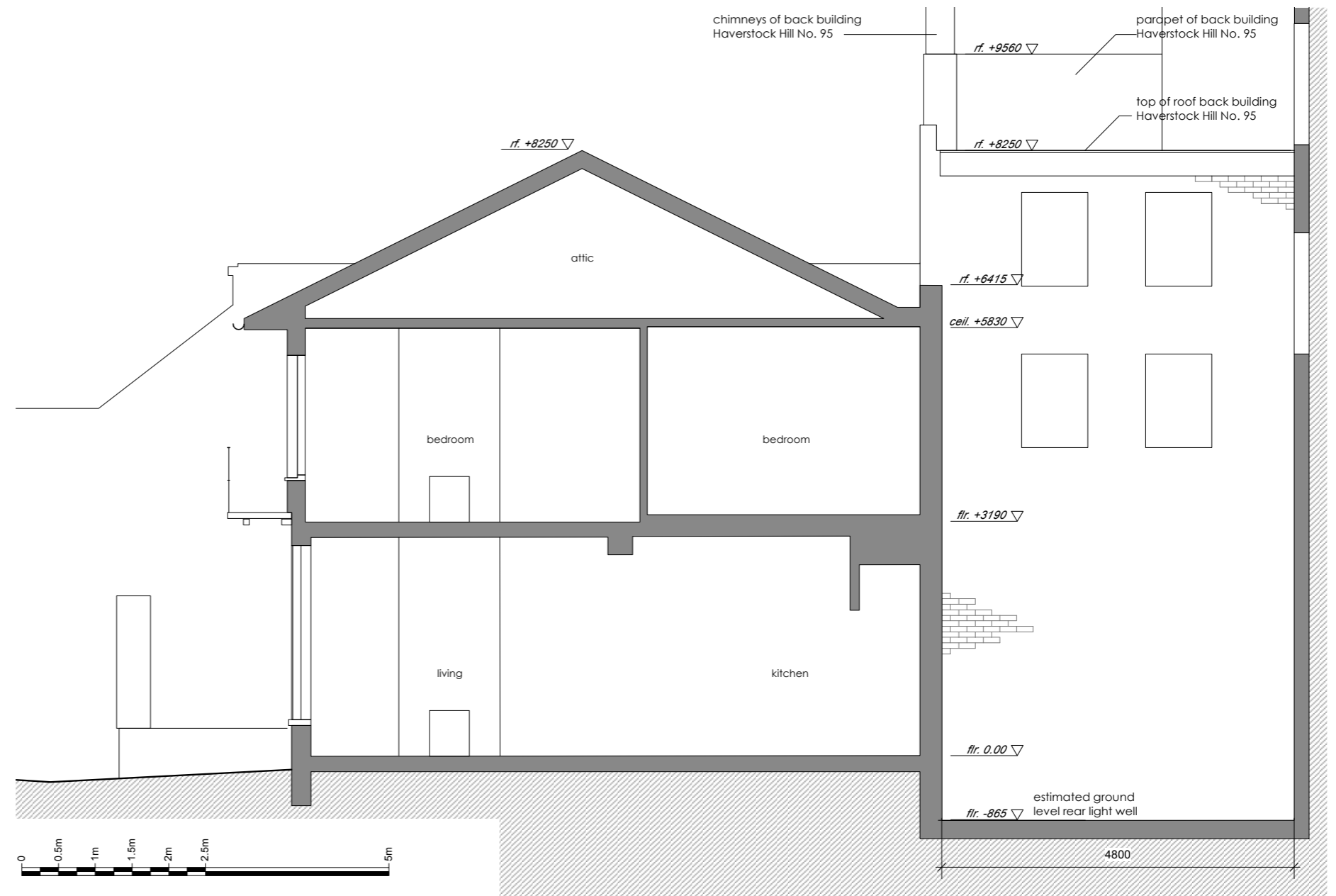
PROPOSED FRONT ELEVATION

3.7 SECTIONS

Section A showing floor levels and the addition of the front and rear dormers.

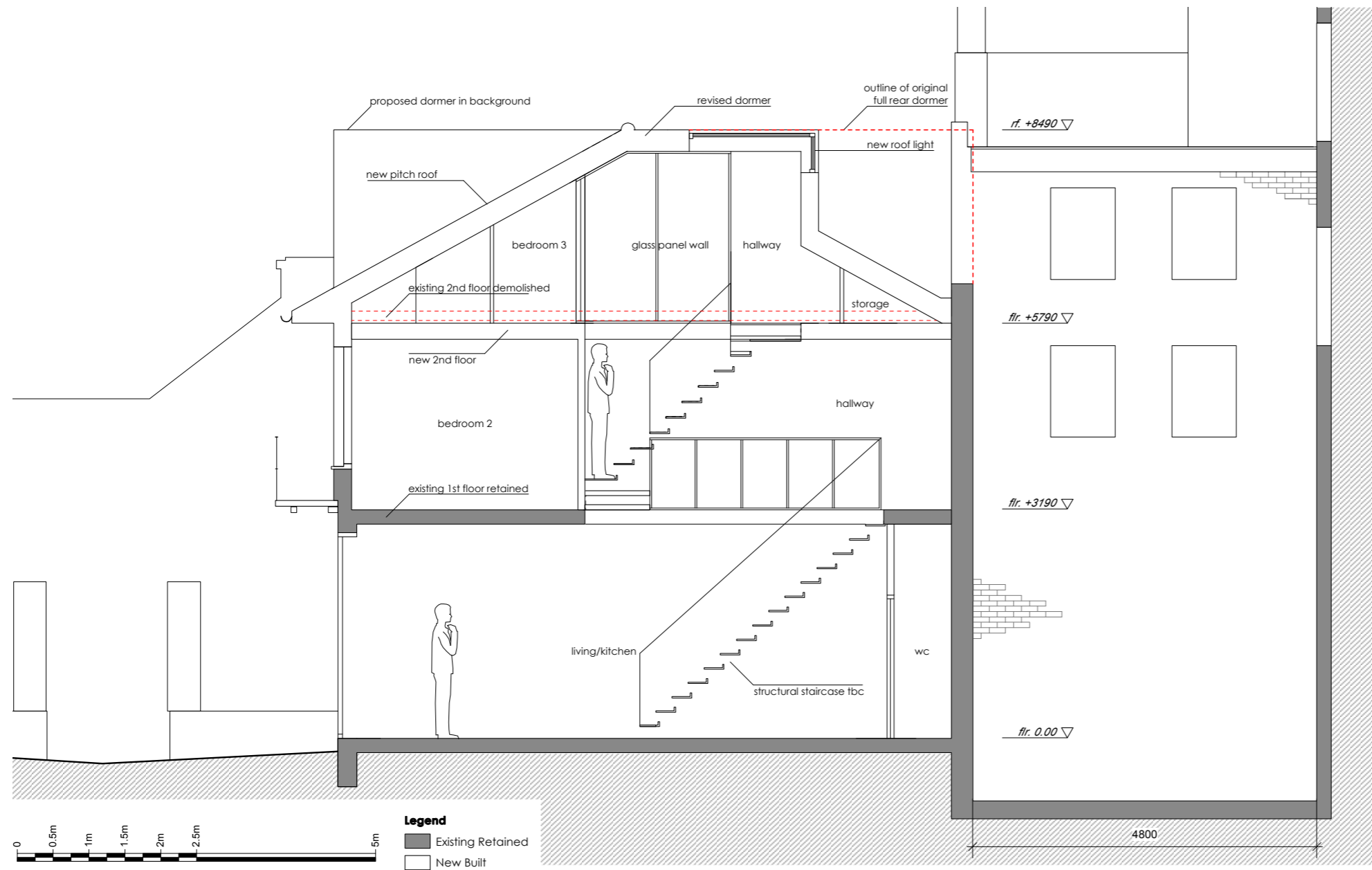
First floor ceiling to be demolished and lowered to accommodate new second floor.

New internal layout.



EXISTING SECTION A

03 PROPOSED DESIGN



PROPOSED SECTION A



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