

**Tranley House, Tranley Mews,
Fleet Road, London NW3 2DG
Design and Access Statement 22.07.2016**



Mews elevation

Summary of Proposals

The application is for the construction of a ground floor single storey extension together with an external escape stair serving the third floor enclosed in glass.

Planning History

An application for a 96m² single storey ground floor extension was approved on 11.06.04 ref 2004/1019/P. This consent was never implemented.

Use

Tranley House is an office building and the extensions are ancillary to its use as an office building. The proposals would provide for additional office space and therefore employment opportunities within the Borough.

The existing arrangement of internal escape stair and lift shaft is very inefficient as a proportion of the nett office floor plate. The lift has never been operational since the occupants, QS Ltd moved into the building in 2003. The existing lift shaft is of inadequate size for a disabled standard lift.

Scale

The extensions at ground floor level would evidently be single storey and would be contained within the existing brickwork boundary walls to the rear of the gardens to 140-142 Fleet Road and 16-18 Constantine Road. The effect on the neighbours would be negligible and it is worth noting that the Council have previously granted consent for a much larger extension in the same area.

The proposed escape stair would be located within the centre of the building in the position of the existing prominent projecting bay window at first floor level and above which it would replace.

Appearance

The existing building envelope will be retained however the central projecting bay window which changes in profile from ground to third floors will be replaced with a fully glazed clear glass staircase.

The existing building is nondescript in character and of no architectural merit. The intention of the design of the staircase is to provide a simple elegant lightweight enclosure of contemporary appearance.

The ground floor extension will be 'flat roofed'

Landscaping

There is no existing landscaping on site and no opportunity to provide any.

Access

The access arrangements into the building will be unchanged. There is an existing stepped change of level from the front entrance and it is not possible to change this without losing an entire floor to the building.

The proposed new stair will be to fully ambulant disabled standard – which the current stair is not.

Car Parking

There are currently 12 off-street parking spaces on site and this will remain unchanged.

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