

Design Statement
Proposed erection of first floor conservatory and
erection of part front and part rear dormer at
10 Old Brewery Mews, London, NW3 1PZ

1.0 Introduction

- 1.1 This design statement accompanies a householder planning application for the proposed erection of a first floor conservatory and a part front and rear dormer to the above named property, namely 10 Old Brewery Mews, London, NW3 1PZ, which is located within the Hampstead Conservation Area.
- 1.2 As this is a proposal for an 'extension', aspects such as the social, economic and landscaping contexts are of limited applicability.

2.0 Design Principles

- 2.1 The principle of the part dormer extension is to raise part of the existing roof in order to gain sufficient head height internally to the mezzanine floor level to provide an additional bedroom.
- 2.2 The proposed dormer consists of a flat roof to the centre finished in asphalt with small glazed walls running full width of the property, both front and back to provide natural light into the mezzanine level. Above this glazing will be a small pitched roof section finished in tiles to match the main roof. Our proposal has been designed so that the profile of the new roof to the part dormers matches the existing brick parapet wall profile and it was also critical that our proposal will not extend above the existing brick parapet wall.
- 2.3 Both No's 9 and 11 have had near identical extensions carried out and we therefore feel this will have no impact upon these neighbouring properties and the general neighbourhood.
- 2.4 The proposed first floor conservatory will generally consist of glazed sliding doors and windows of a modern and contemporary style. We do not feel our proposal will have any significant impact upon the adjacent properties and feel that this design will be aesthetically pleasing in appearance.
- 2.5 Having reviewed the Hampstead Conservation area statement, we feel that our proposed part dormers are in no way intrusive to the existing roof construction and, as such, our design retains the majority of this original pitch. Therefore we feel we are in keeping with the recommendations within this statement.
- 2.6 As previously mentioned, similar dormers currently exist to the neighbouring properties and also to adjacent properties within Old Brewery Mews. Aerial views of the street have been included and form part of this application.

3.0 Consultations

- 3.1 We do not feel any consultation is required for this development.

4.0 Conclusion

- 4.1 In conclusion, the proposed works are purely a part dormer extension to the existing dwelling and erection of a conservatory and therefore the design principles are to ensure that our proposal is sympathetic to the existing building appearance and surrounding conservation area, yet providing our client with the additional space required.