

FELIXDB

14/12/2016

Wavel House, 1a Wavel Mews, London NW6 3AB

SUPPORTING DESIGN AND ACCESS STATEMENT

Introduction

The property is 1970s detached house designed by the Architect Ted Levy, the plot was originally part of the large garden to 59 Priory Road. The house has an usual multilevel layout with in each floor. The rooms are arranged around a central spiral stairs wrapping around the cylindrical chimney stack. The exterior walls are constructed from yellow / brown imitation stock bricks. The roofs are covered with eternit slate tiles. The existing windows have brown stained timber frames. The property is within the South Hampstead conservation area but was constructed before the conservation area was created in 1988. The design of the house does not follow the style of the conservation area. The current owners have an expanding family and elderly parents, they wish to extend the house to accommodate their needs rather than enter an oversubscribed housing market.

Design

We proposed to build two single storey side extensions to house. These would have sloping roofs to minimise the height where they meet the boundary with the neighbouring properties. The east side extension will form a dining room and day room with lots of natural light from the morning sun. There will be large glazed doors and a small garden beyond for natural ventilation. The extension to the west side will be an additional bedroom with ensuite bathroom. The height of this extension is limited to 2016mm which is 150mm below the neighbours side window at 1 Wavel Mews. The design of the extensions refer to the original 1960s architecture with matching brick exterior walls, large glass doors and windows, internal steps, and sloping roofs.

The new extensions will be almost invisible from public property and so do not detract from the conservation area or surrounding buildings. As single storey extensions that are less than half the width of the original house the proposed extensions are subservient to the main house. They are designed to not be inconspicuous and preserve the character of the neighbouring period properties of interest to the conservation area.

The neighbours amenities should not be adversely affected as the boundary walls are kept to a minimum height. We intend to keep the existing garden boundary wall to the east side and build the new extension beside this to minimise the disruption to the neighbour at 59 Priory Road. The new extension wall will only extend 800mm above this existing wall.

Access

No access considerations are needed for this extension and alterations to an existing domestic residence in which the current occupants have no access problems.

Conclusion

The extensions respect the conservation area and period properties by being as inconspicuous as possible not disturbing the Mews properties design and scale.

The extensions minimise the adverse impact on the neighbours amenities to light and space with a low roof profile.

The proposal is therefore in line with adopted planning policy.

Please see enclosed existing and proposed plans, elevations and sections illustrating the design of the extension.

If there is any additional information or amendments that you require please do not hesitate to contact me.

Regards,

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