

DESIGN & ACCESS STATEMENT

For

Application for Planning Permission

For

Conversion to Single Dwelling and External Alterations

to

7 and 7A St. Georges Mews, London NW1 8XE

On behalf of

Victor Benigson

By:

Sue Timney Limited

Job No. 332

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1. INTRODUCTION

- 1.1. This document is intended to support an application seeking Planning Permission for the conversion of 7 & 7A Georges Mews into a single dwelling together with associated minor external alterations.

The existing property is divided into 2 residential units comprising the following:

- 7 St Georges Mews: Ground floor studio flat
- 7A St Georges Mews: First floor studio flat

- 1.2. This document is to be read in conjunction with the following drawings:

- 332-T1: Existing Ground & First Floor
- 332-T2: Existing External Elevations
- 332-T3: Existing Roof Plan & Section
- 332-T4: Proposed Ground & First Floor
- 332-T5: Proposed External Elevations
- 332-T6: Proposed Roof Plan & Section
- 332-T7: Location and Site Plan

1.3. SITE LOCATION

- 1.3.1. The property is situated to the south side and western end of St Georges Mews and is within the Primrose Hill Conservation area.
- 1.3.2. The building is not Listed.
- 1.3.3. Photographs of the front of the existing property are provided below for general reference.



2. DESIGN

2.1. RESPONSE TO CONTEXT

- 2.1.1. The property is currently generally in poor condition and in need of refurbishment and updating.
- 2.1.2. Elements of the current building, such as; the UPVC windows, recent facing brick infill to the 1st floor front elevation, concrete lintels and felt roof coverings do not contribute to the conservation area.
- 2.1.3. The ground floor window and door arrangement is confused and uncoordinated comprising a mixture of what appear to be found architectural components.
- 2.1.4. The gross internal floor area of both units does not meet the standards set by the current Nationally House Standards – Nationally Described Space Standard:
 - Unit 7 is 29.7m² and therefore falls short of the standard by 7m².
 - Unit 7A is 37.7m² and therefore falls short of the standard by 20m².
- 2.1.5. The overall gross internal floor area of the 2-storey premises is 68.8m², which is more than sufficient to meet the 58m² requirement for a single residential, 2-person, 1-bedroom flat as proposed here.

2.2. AMOUNT

- 2.2.1. The application does not propose any expansion to the gross internal floor area.

2.3. USE

- 2.3.1. The proposal seeks the retention of residential use with the conversion of the property into a single dwelling.

2.4. LAYOUT

- 2.4.1. The proposed layout is to comprise open plan ground floor living space with stairs leading to a single first floor.
- 2.4.2. The layout generally is configured with rooms facing the Mews as there are no windows proposed on the rear wall facing into the properties at the rear of 9 and 10 St. Georges Terrace.
- 2.4.3. The existing rear roof slope has single rooflight and it proposed to add a further to bring natural light into the proposed shower room. The angle and height of the rooflights are such that these will not create a loss of privacy from mutual overlooking between and applicant property and the rear of 9 and 10 St. Georges Terrace.

2.5. SCALE

- 2.5.1. The proposals will not effect the scale of the property when viewed from the street or the private garden space to the rear with 9 and 10 St. Georges Terrace.
- 2.5.2. The proposed 1st floor French windows respect the proportion and scale of the property and the general rhythm of the fenestration of the remaining street scene.
- 2.5.3. The screen glazing to the ground floor utilises the existing structural opening and balances the more punctuated form of the 1st floor windows.

2.6. APPEARANCE

- 2.6.1. The following alterations are proposed to the front elevation:

- Removal of existing timber frame windows and doors to the ground floor and replacement with double-gazed, Crittall-type painted steel frame window and entrance door.
- Removal of existing UPVC window and outward opening delivery doors and associated concrete lintels and surrounding contemporary masonry. Form new openings with soldier course headers and install double-gazed, Crittall-type painted steel frame windows set back into brick reveals.
- Re-build sections of masonry where former London Stock brick have been replaced with red stocks.
- Remove airbrick.
- Clean and re-point existing London stock brick to front elevation. Rear masonry to remain as existing as no right of access assumed.
- Existing felt roof coverings and associated perimeter flashings to be removed and replaced with natural slate tile with lead flashing to copings.

2.7. LANDSCAPING

2.7.1. Not applicable

2.8. ACCESS

2.8.1. Access to the property will be amended to comprise a single door forming part of the screen glazing.

3. HERITAGE STATEMENT

3.1. The proposals have been assessed with reference to the following relevant policy guidelines listed in the Primrose Hill Conservation Area Statement 5:

- 3.1.1. PH1: The development will enhance the conservation area by generally bringing the building back into a state of good repair and appearance.
- 3.1.2. PH2: The established residential use it be maintained and de-intensified in line with current national standards.
- 3.1.3. PH10 & PH11: The property has been considerably modified in the past and much of its original features removed and replaced with a discordant variety of elements. The scheme proposes the refurbishment and replacement of key material elements of the building, primarily the masonry and roof coverings to respect the conservation area generally.
- 3.1.4. PH12: New masonry and pointing will match the London stock brick of the original property.
- 3.1.5. PH22: No proposed alterations are to the detriment of the appearance of the roof. The existing front and rear roof pitches have a single Velux window and the scheme proposes two further roof windows to suit the proposed internal arrangement. The overall appearance of the roof will be greatly enhanced by the replacement of the felt roof coverings with natural slate and lead.
- 3.1.6. PH48: The two satellite dishes associated with each residential units will be reduced to a single dish and this will be relocated to the rear roof slope.