



Design & Access Statement
The Gatehouse, Mayfair Mews
NW1 8UU

27/02/2017

Contents

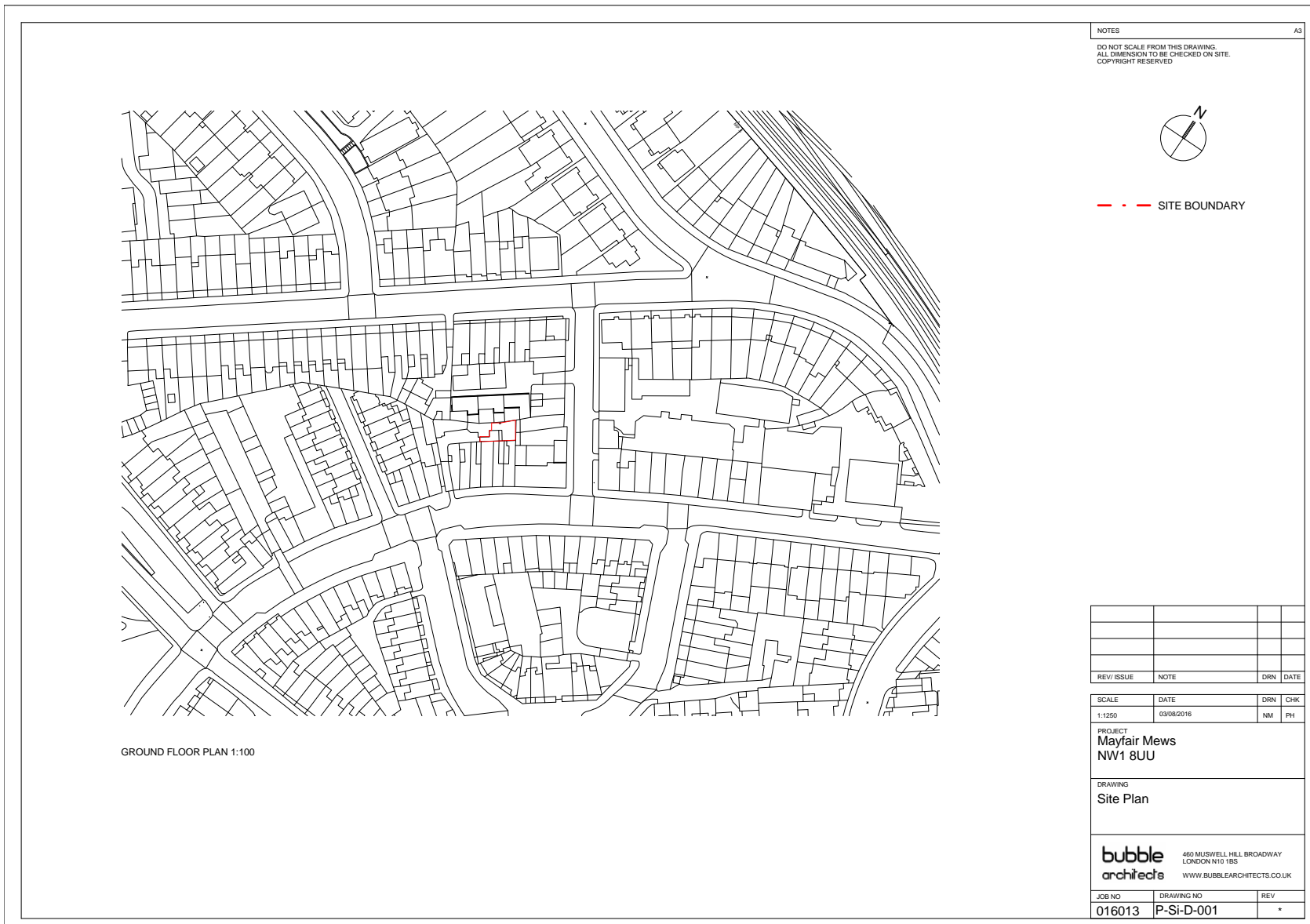
1. Introduction
2. Site
3. Existing Plans
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5. Planning Consultations
6. Precedents
7. Conclusion

This document is written in support of a Full Planning Application for our proposal to extend an existing loft at Mayfair Mews in London NW1 8UU.

The existing property is three storeys, two storeys plus a gallery in a terraced family house. The house is accessed from the front of Regents Park Road. The proposed scheme will retain the existing access.

The scheme proposes an extension to the gallery level at the second floor as the current accommodation at that level is compromised. The proposal would create a traditional mansard roof set back behind the external walls below.

The design has been developed by carefully considering the neighbouring properties at Mayfair Mews, Regents Park Road and Erskine Road.



The Gatehouse, Mayfair Mews



Primrose Hill Conservation Area



Aerial View



Entrance to the building from Mayfair Mews



Entrance



View to the North



View to the South



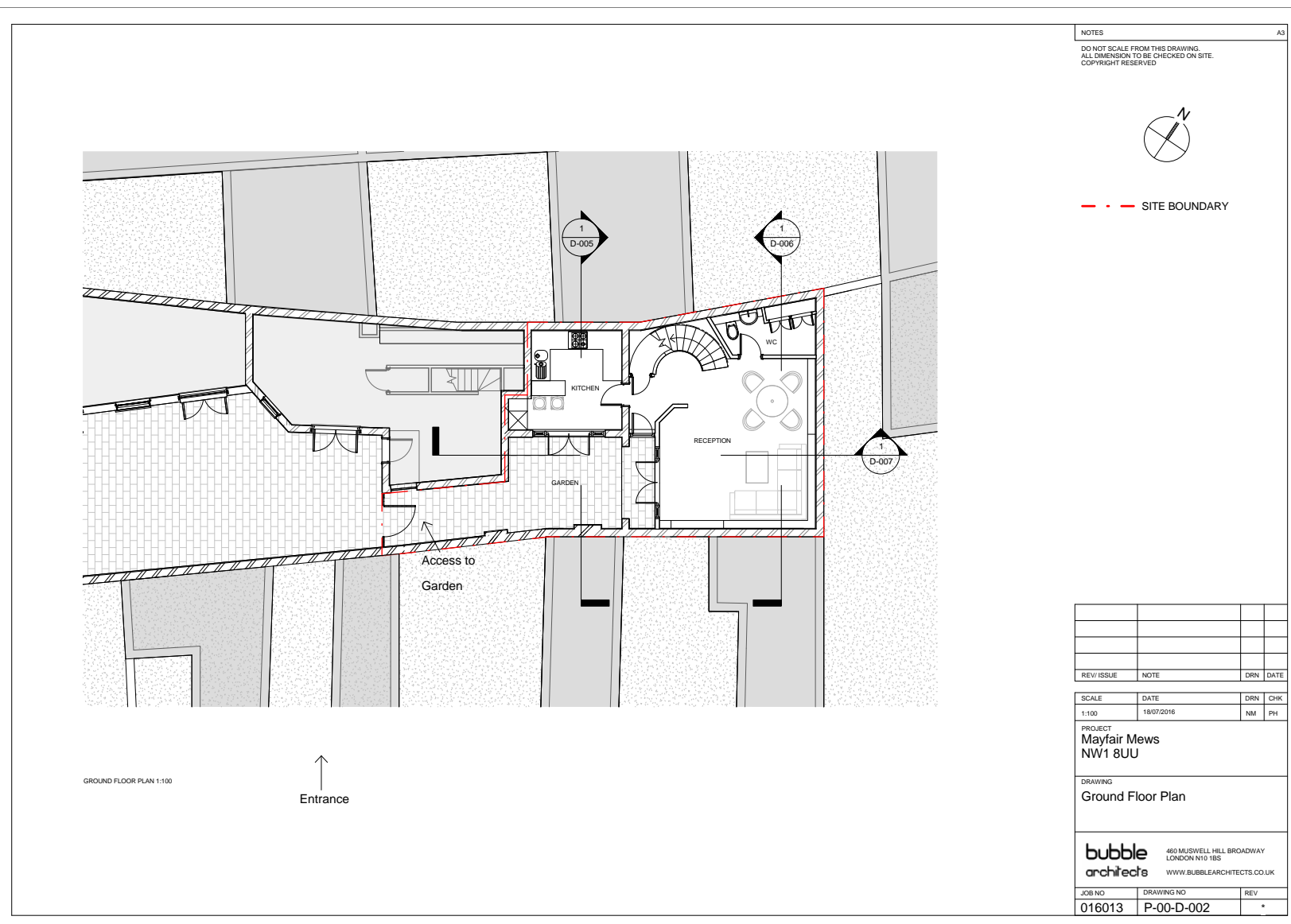
View to the East



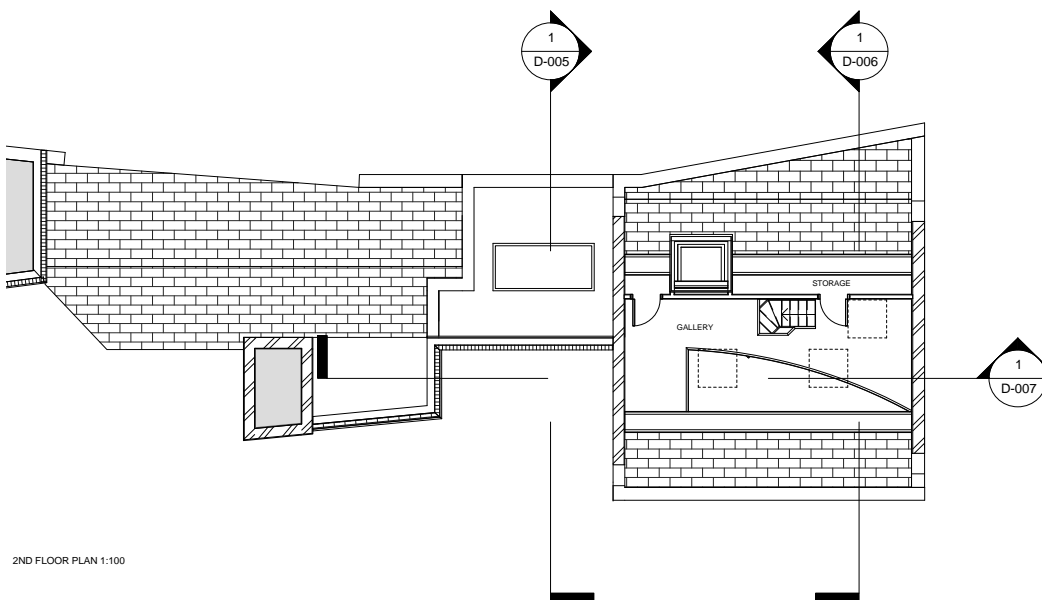
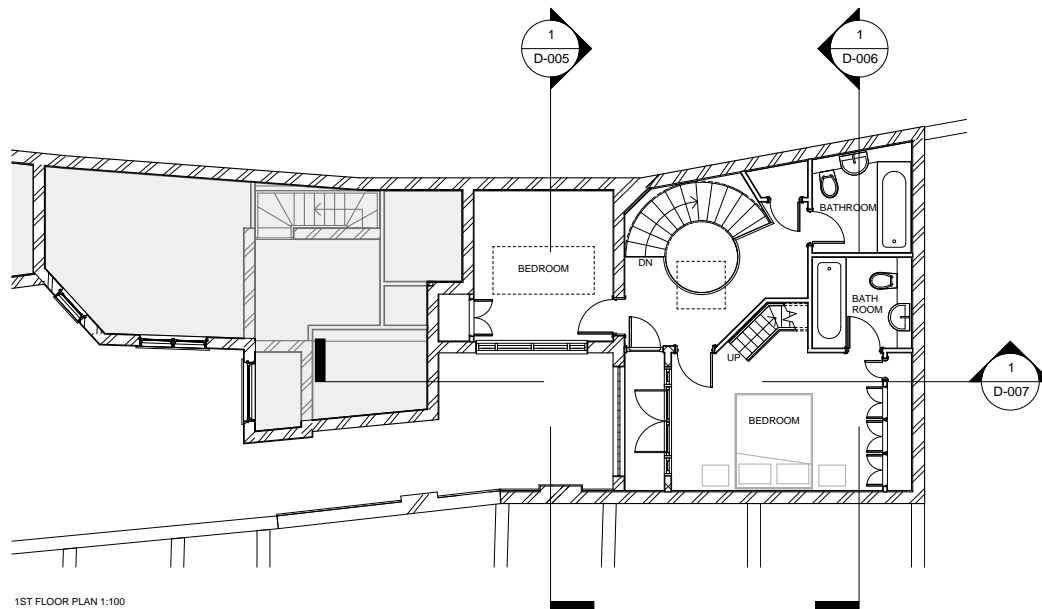
View to the West

Existing Plans & Photos

3



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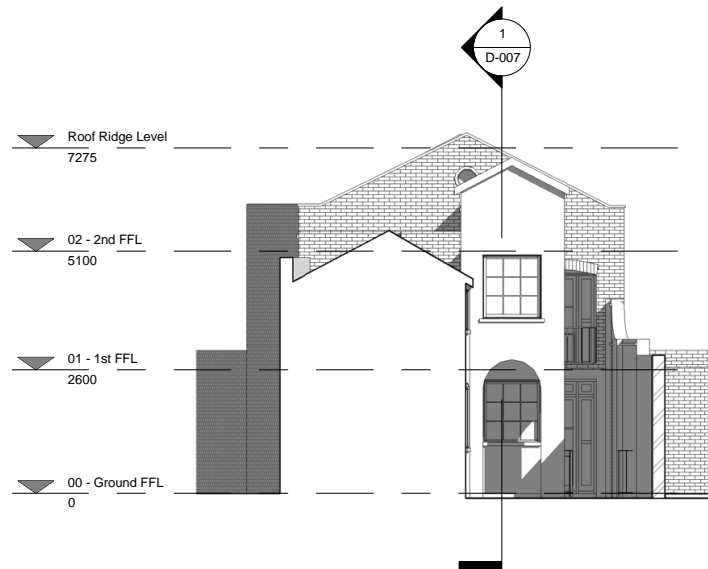


REV/ISSUE	NOTE	DRN	DATE
SCALE	DATE	DRN	CHK
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PROJECT Mayfair Mews NW1 8UU			
DRAWING Upper Floor and Roof Plans			
bubble architects 460 MUSWELL HILL BROADWAY LONDON N10 1BS WWW.BUBBLEARCHITECTS.CO.UK			
JOB NO	DRAWING NO	REV	
016013	P-01-D-003	*	

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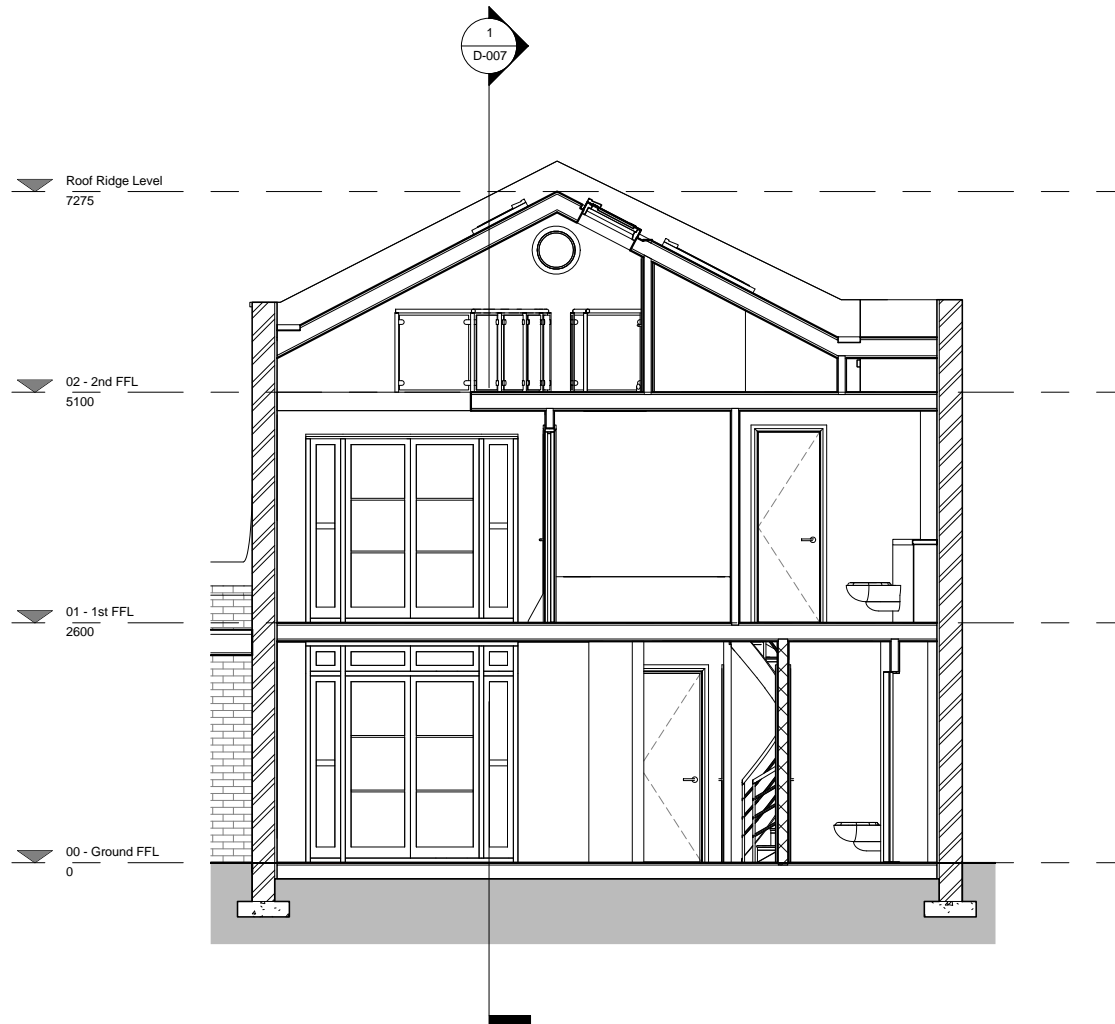
SIDE (WEST) ELEVATION
1:100



FRONT (SOUTH) ELEVATION
1:100

REV/ISSUE	NOTE	DRN	DATE
SCALE	DATE	DRN	CHK
1:100	18/07/2016	NM	PH
PROJECT Mayfair Mews NW1 8UU			
DRAWING Elevations			
bubble architects 460 MUSWELL HILL BROADWAY LONDON N10 1BS WWW.BUBBLEARCHITECTS.CO.UK			
JOB NO	DRAWING NO	REV	
016013	E-N-D-004	*	

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SECTION AA
1:50

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PROJECT Mayfair Mews NW1 8UU			
DRAWING Section BB			
bubble architects		460 MUSWELL HILL BROADWAY LONDON N10 1BS WWW.BUBBLEARCHITECTS.CO.UK	
JOB NO	DRAWING NO	REV	
016013	X-BB-D-008	*	



Narrow and steep stair from 1st floor to 2nd floor gallery

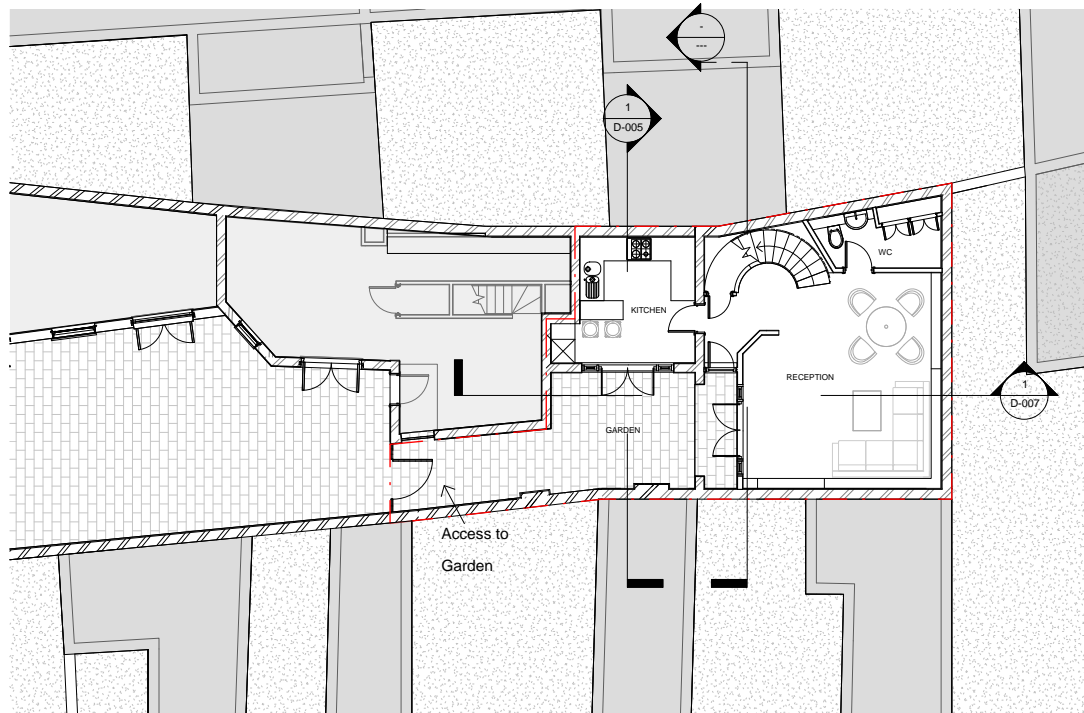


Floor to ceiling height is 1,900mm. The space is not usable and is currently used as storage only.

2nd floor gallery

Proposed Plans

4



GROUND FLOOR PLAN 1:100

↑
Entrance

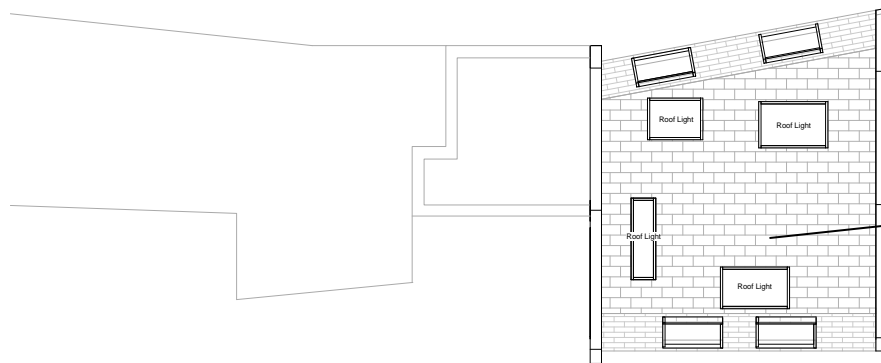
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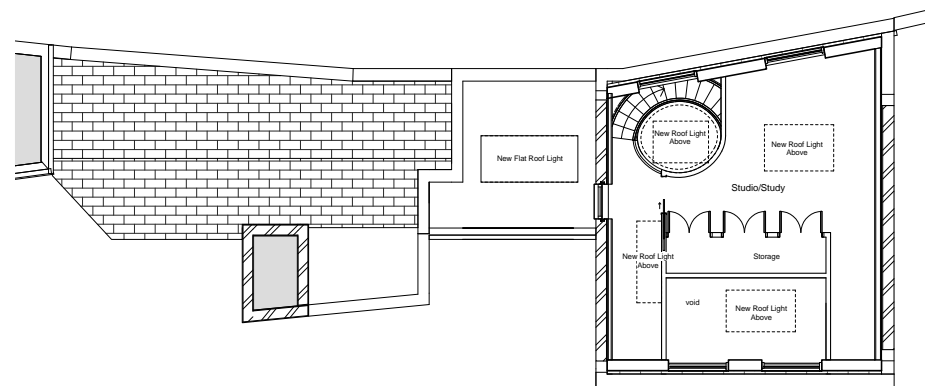
--- SITE BOUNDARY

REV/ISSUE	NOTE	DRN	DATE
SCALE	DATE	DRN	CHK
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PROJECT Mayfair Mews NW1 8UU			
DRAWING Ground Floor Plan			
bubble architects 460 MUSWELL HILL BROADWAY LONDON N10 1BS WWW.BUBBLEARCHITECTS.CO.UK			
JOB NO	DRAWING NO	REV	
016013	P-00-D-002	*	

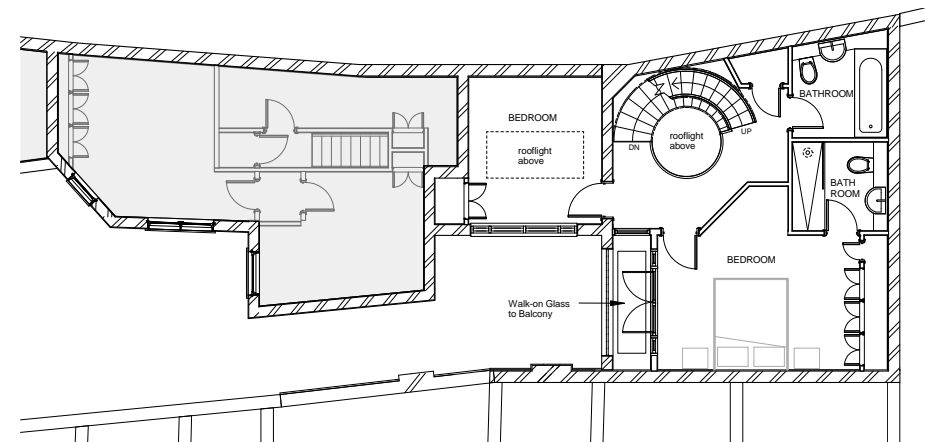
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ROOF PLAN 1:100



2ND FLOOR PLAN 1:100



1ST FLOOR PLAN 1:100

A	Planning officer's comments addressed	SR	05/01/17
REV/ISSUE	NOTE	DRN	DATE

SCALE	DATE	DRN	CHK
1:100	03/08/2016	NM	PH

PROJECT
Mayfair Mews
NW1 8UU

DRAWING
Proposed Upper Floor and Roof
Plans Option 1

bubble architects 460 MUSWELL HILL BROADWAY
LONDON N10 1BS
WWW.BUBBLEARCHITECTS.CO.UK

JOB NO	DRAWING NO	REV
016019	P-01-D-003 OPT1	A

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SECTION AA
1:50



A	Planning officer's comments addressed.	SR	05/01/17
REV/ ISSUE	NOTE	DRN	DATE

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1:50 @ A3	03/08/2016	NM	PH

PROJECT
Mayfair Mews,
NW1 8UU

DRAWING
Section AA and West
Elevation

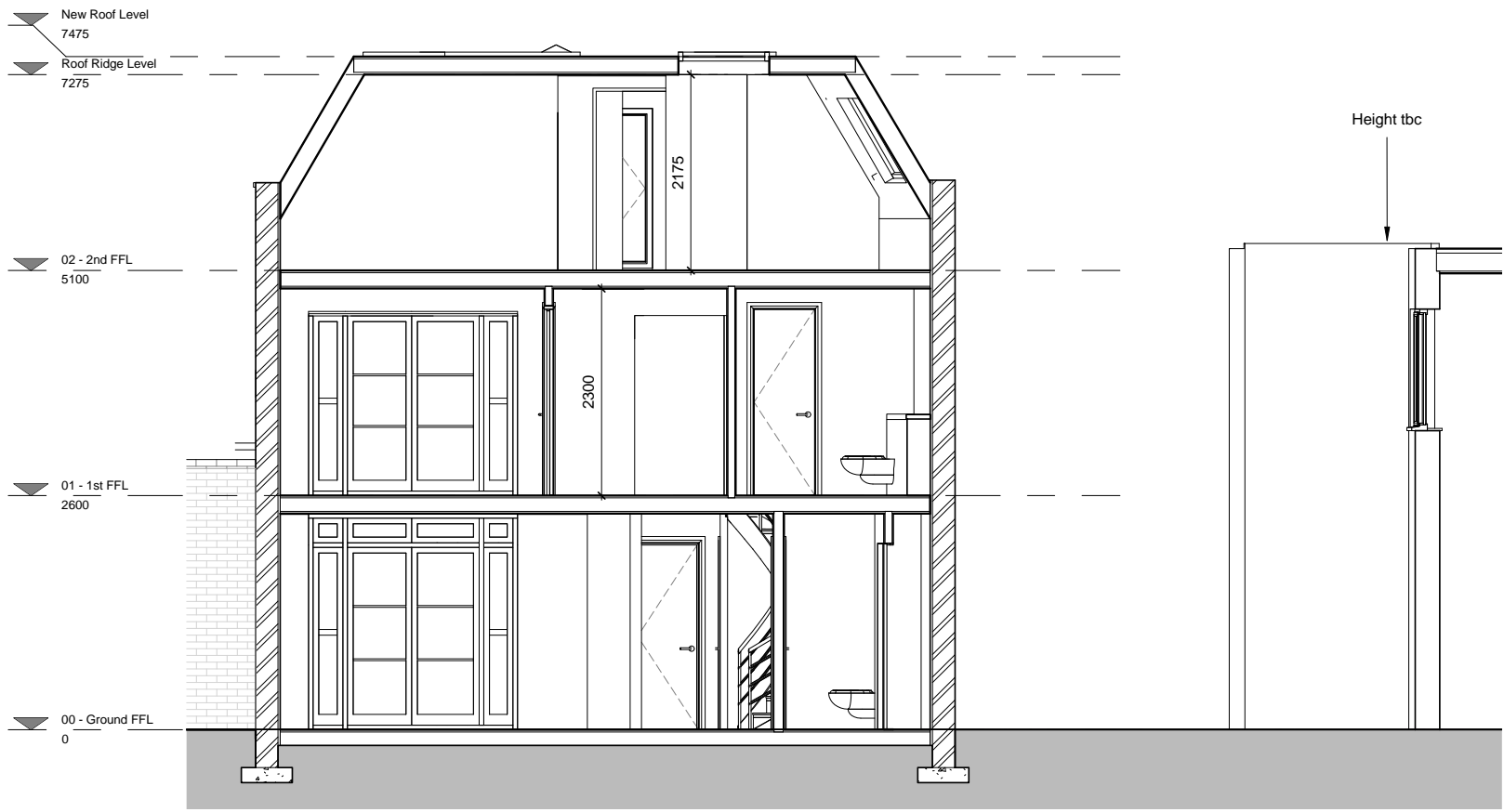
bubble
architects 460 MUSWELL HILL BROADWAY
LONDON N10 1BS
WWW.BUBBLEARCHITECTS.CO.UK

JOB NO	DRAWING NO	REV
016019	X-AA-D-005	A



A	Planning officer's comments addressed	SR	05/01/17
REV/ISSUE	NOTE	DRN	DATE
SCALE	DATE	DRN	CHK
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PROJECT Mayfair Mews NW1 8UU			
DRAWING Proposed Elevations			
<div> <div>bubble architects</div> <div> 460 MUSWELL HILL BROADWAY LONDON N10 1BS WWW.BUBBLEARCHITECTS.CO.UK </div> </div>			
JOB NO	DRAWING NO	REV	
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SECTION AA
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SCALE	DATE	DRN	CHK
1:50@A3	03/08/2016	NM	MH

PROJECT
Mayfair Mews
NW1 8UU

DRAWING
Section BB

bubble
architects

460 MUSWELL HILL BROADWAY
LONDON N10 1BS
WWW.BUBBLEARCHITECTS.CO.UK

JOB NO	DRAWING NO	REV
016019	X-BB-D-008	A



1 Entrance



2 Street View

A	Planning officer's comments	SR	05/01/17
REV	ISSUE	NOTE	DRN DATE
SCALE	DATE	DRN	CHK
NTS	03/08/2016	PH	
PROJECT			
Mayfair Mews			
NW1 8UU			
DRAWING			
Proposed Street level Views			
bubble architects			
460 MUSWELL HILL BROADWAY			
LONDON W10 1BS			
WWW.BUBBLEARCHITECTS.CO.UK			
JOB NO	DRAWING NO	REV	
016019	D-012	A	

A Request for Pre-Application Advice has been submitted to Camden Council on 27/09/2016. A response has been received on 09/12/2016, ref 2016/5327/PRE. Below is a summary of comments which states that the roof extension is in principal acceptable. However, further comments have been made with regards to the windows and terraces which have been addressed as part of this application.

Camden City Council Development Management Regeneration and Planning Services states that

Design & Conservation

- The constraints of the internal arrangement of this site are also considered and it is acknowledged that the property could benefit from some enlargement in order to allow more head height for use of the existing loft space and generally a better internal arrangement as a result.
- The proposed roof extension would increase the bulk and mass of the roof. However, the change would have limited visual impact on the character of the conservation area, this is mainly due to the property being located centrally within the mews. The building was constructed in late 1990's and it's considered that the design of the roof extension could be acceptable subject to being of a quality design.
- The symmetry and composition of the host building when looked at in context with the surrounding properties would support a roof addition in this instance, this is due to the form and scale of the extension proposed.

Rear fenestration design

- The fenestration of the rear elevation would benefit from 2x timber framed windows that are proportionate in size and positioned to minimize any neighbouring impact. *The rear elevation has been amended to install two timber framed windows proportionated in size and positionated to minimize the neighbouring impact.*

Roof terraces

- The creation of high level terraces where they would be visually intrusive would not be supported in principle. *Both roof terraces have been omitted.*
- The proposed first floor extension to the west of the roof extension would be of an unacceptable design. *There is no first floor extension to the west of the site. We believe that the drawing has been misread.*

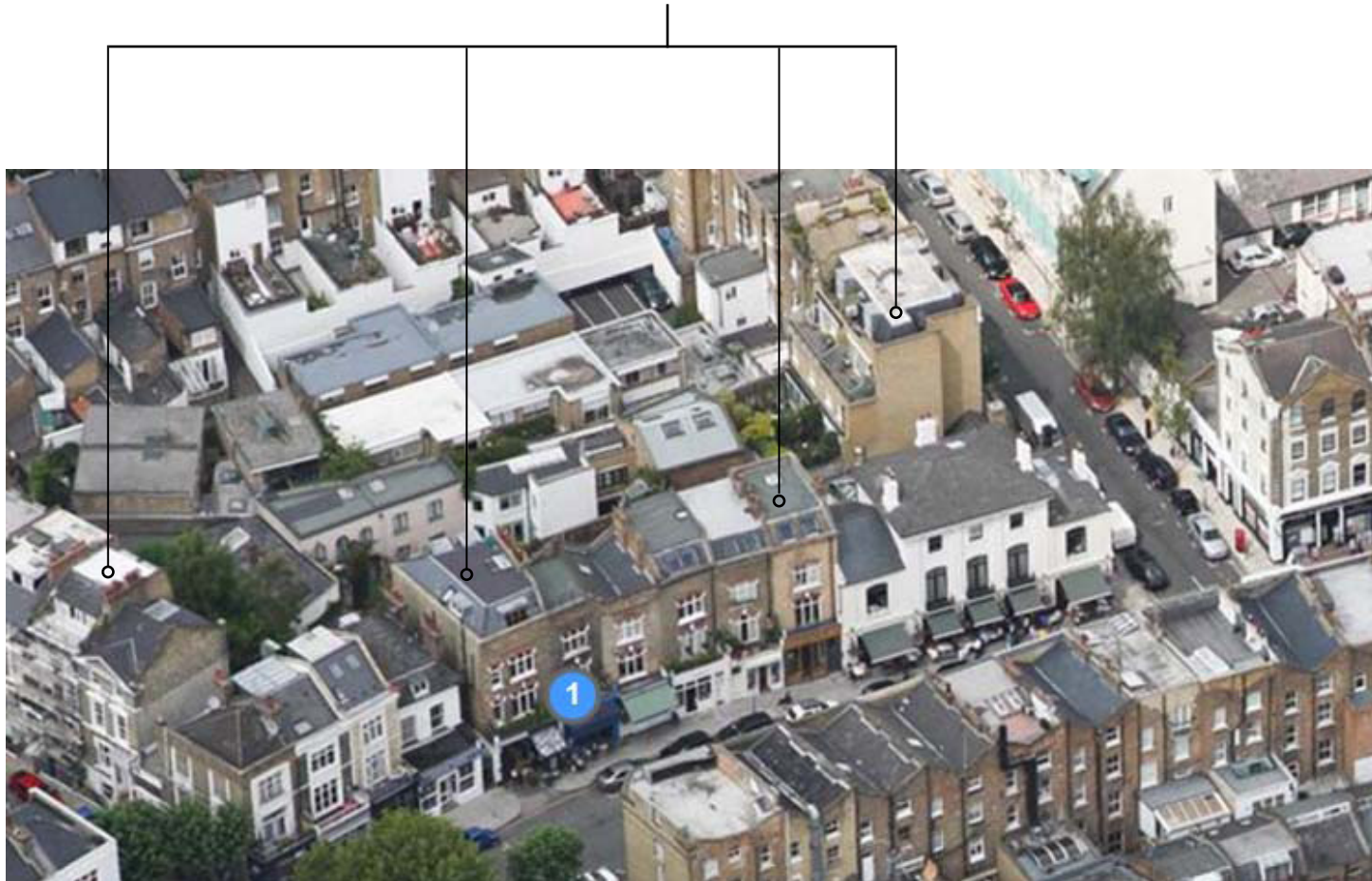
Amenity

- The roof extension may have an impact on daylight/sunlight levels currently enjoyed at no 1 Erskine Mews. A daylight/ sunlight impact assessment should be submitted. *A daylight/ sunlight impact assessment forms part of the application. A daylight/ sunlight study has been carried out by Right Of Light Consulting on 22 February 2017. The study confirms that the proposed development satisfies all of the requirements set out in the BRE guide 'Site Layout Planning for Daylight and Sunlight'.*
- The rear window may result in the loss of privacy. This should be designed to protect the amenity of the neighbour's property and as discussed with the agent it is recognised and obscured glazing would be proposed. *The rear window will have obscured glazing to protect the amenity of the neighbour's property.*

Summary

The proposal for a roof extension could be considered acceptable.

Existing mansard roofs to neighbouring properties within Primrose Hill Conservation Area.



Existing mansard roofs to neighbouring
properties within Primrose Hill
Conservation Area.



The proposed mansard would be in keeping the character of the existing building. It's impact on the surrounding properties is minimised as it slopes back from the boundaries and obscured glazing is proposed. The roof has been designed to compliment the adjacent buildings and the roofscape within the Conservation Area.

The proposal will create more space in a small one-family home for a young growing family.