

PMA –STUDIO

DESIGN STATEMENT AND ACCESS STATEMENT IN SUPPORT OF PROPOSED WORKS TO 20 GRAFTON MEWS LONDON W1T 5JG.

20 GRAFTON MEWS, LONDON, HERTS W1T 5JG.
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Location and context: No.20 Grafton Mews is a ground floor flat within Duchess House. Duchess House is located on the south side of Warren Street. 20 Grafton Mews has its own entrance from Grafton Mews and is two bedroom mews home measuring 144 square meters arranged over two levels. There is currently inadequate ventilation to the kitchen, dining area and reception room.

The property is located within a Conservation Area.

Proposal: The proposal is to amend the two existing fixed lights on the main elevation with opening windows. The new windows will be made to fit within the existing frame and will be centre pivoted. The opening will be controlled electrically from the inside.

There are no proposals to amend the access arrangements.