



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

26/10/2017

# Contents

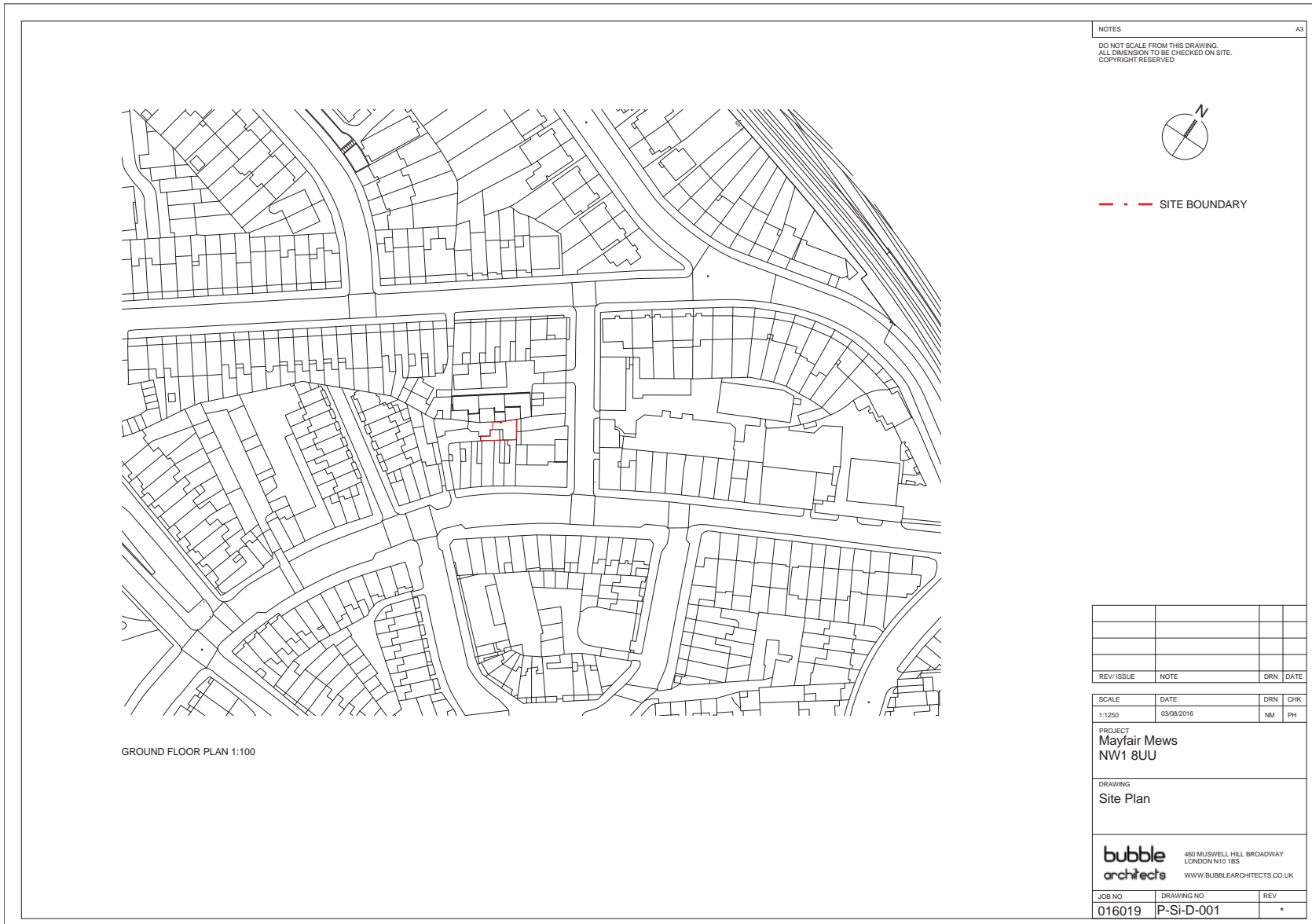
1. Introduction
2. Site
3. Existing Plans and Photos
4. Approved Plans
5. Proposed Plans/ 3D Views
6. Conclusion

This document is written in support of a Full Planning Application for our proposal to relocate a balcony door at Mayfair Mews in London NW1 8UU.

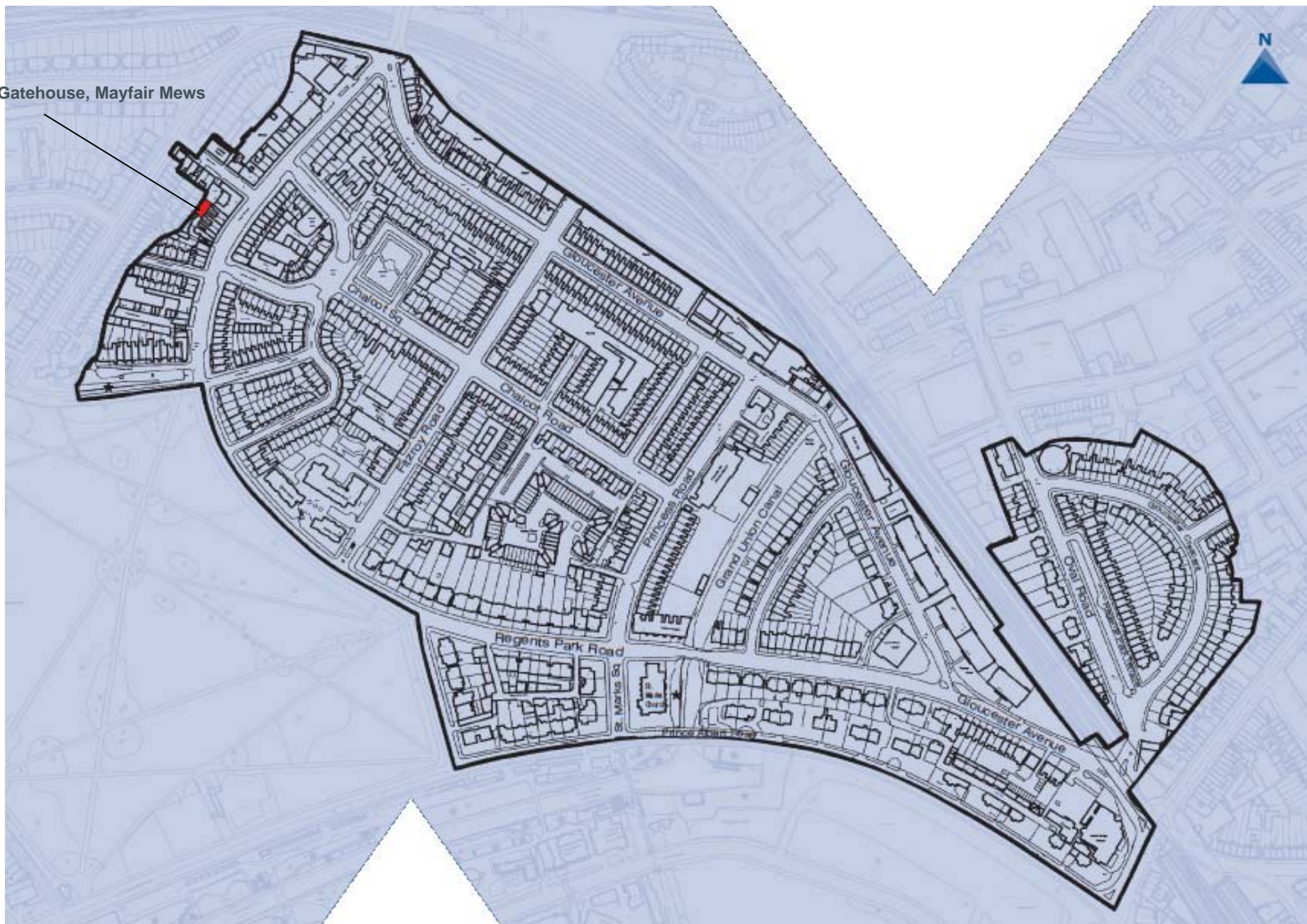
The existing property is three storeys, two storeys plus a gallery in a terraced family house. The house is accessed from the front of Regents Park Road. The proposed scheme will retain the existing access.

The scheme proposes the relocation of the first floor balcony door. This will be moved forward to increase the area to the main bedroom of the house.

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



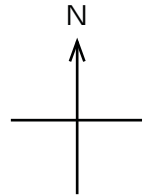
The Gatehouse, Mayfair Mews



Primrose Hill Conservation Area



The Gatehouse, Mayfair Mews



Aerial View



Entrance to the building from Mayfair Mews



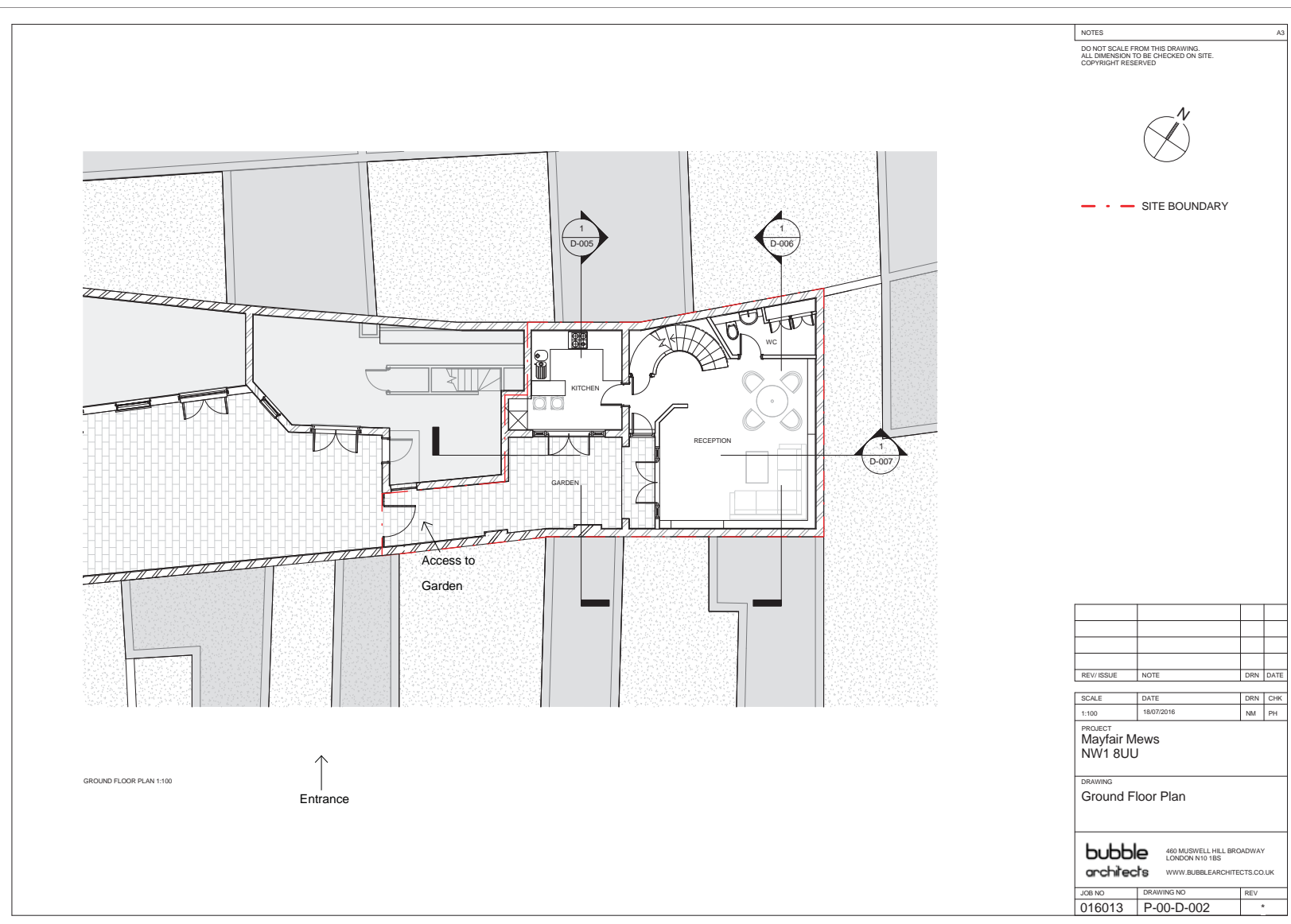
First Floor Balcony Doors

Entrance



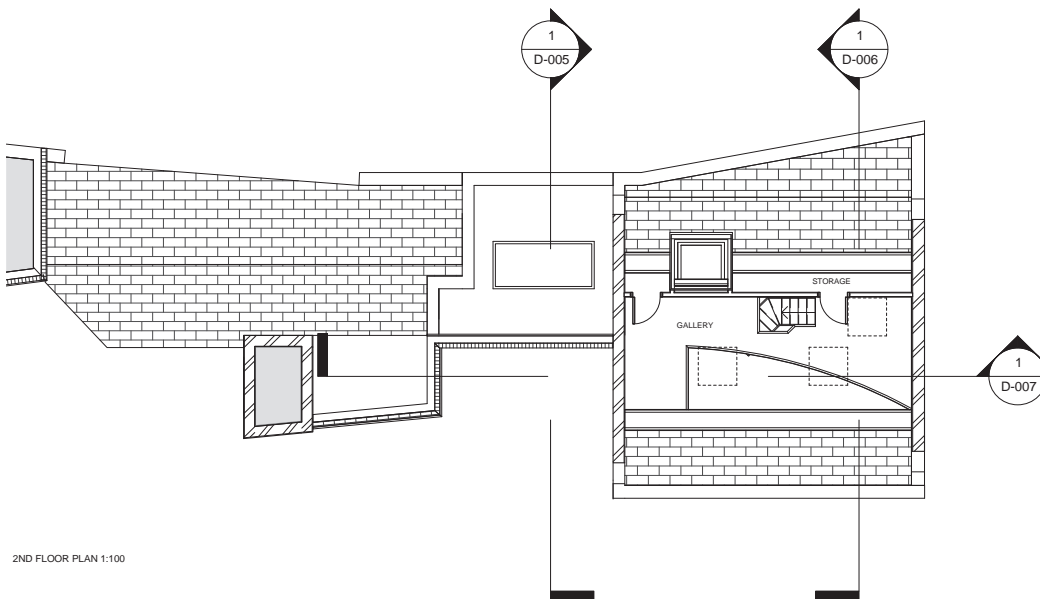
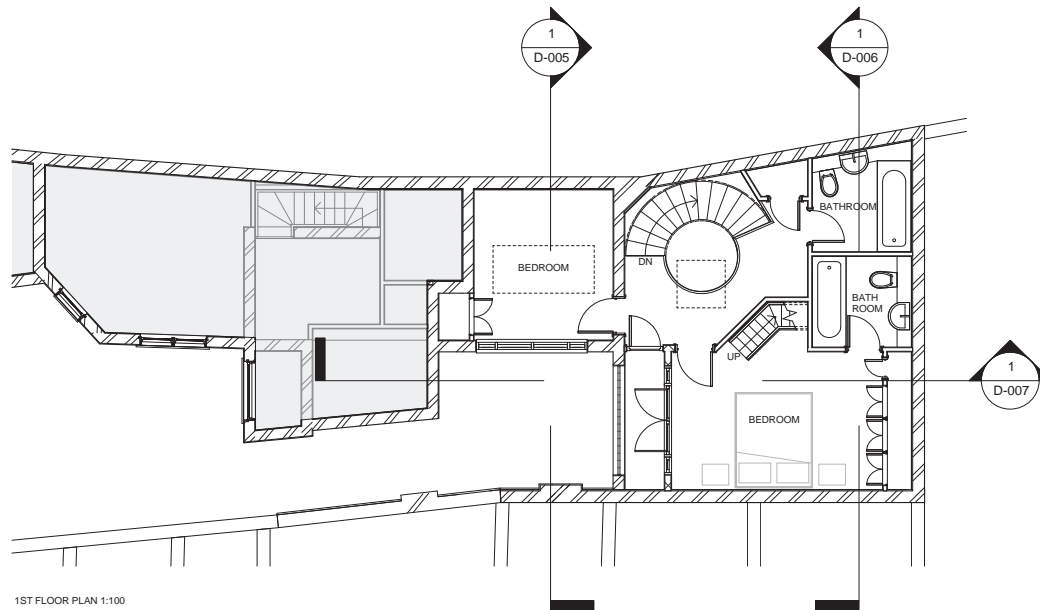
# Existing Plans & Photos

3





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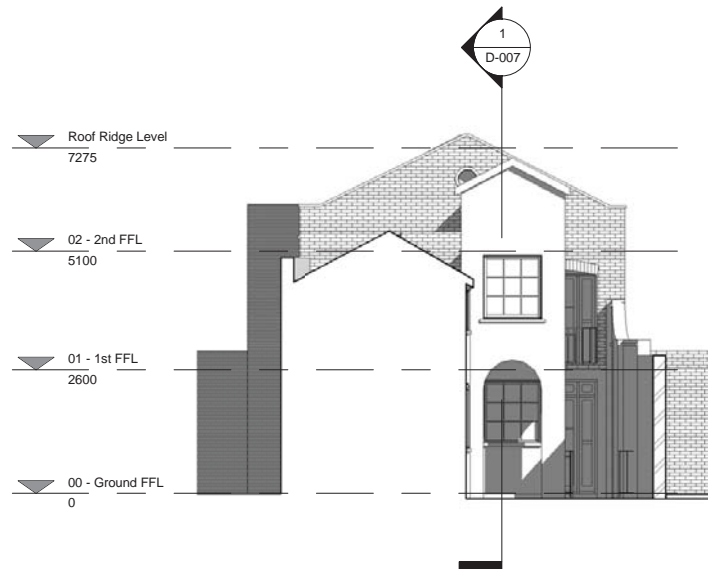


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PROJECT Mayfair Mews NW1 8UU			
DRAWING Upper Floor and Roof Plans			
<b>bubble architects</b> 460 MUSWELL HILL BROADWAY LONDON N10 1BS WWW.BUBBLEARCHITECTS.CO.UK			
JOB NO	DRAWING NO	REV	
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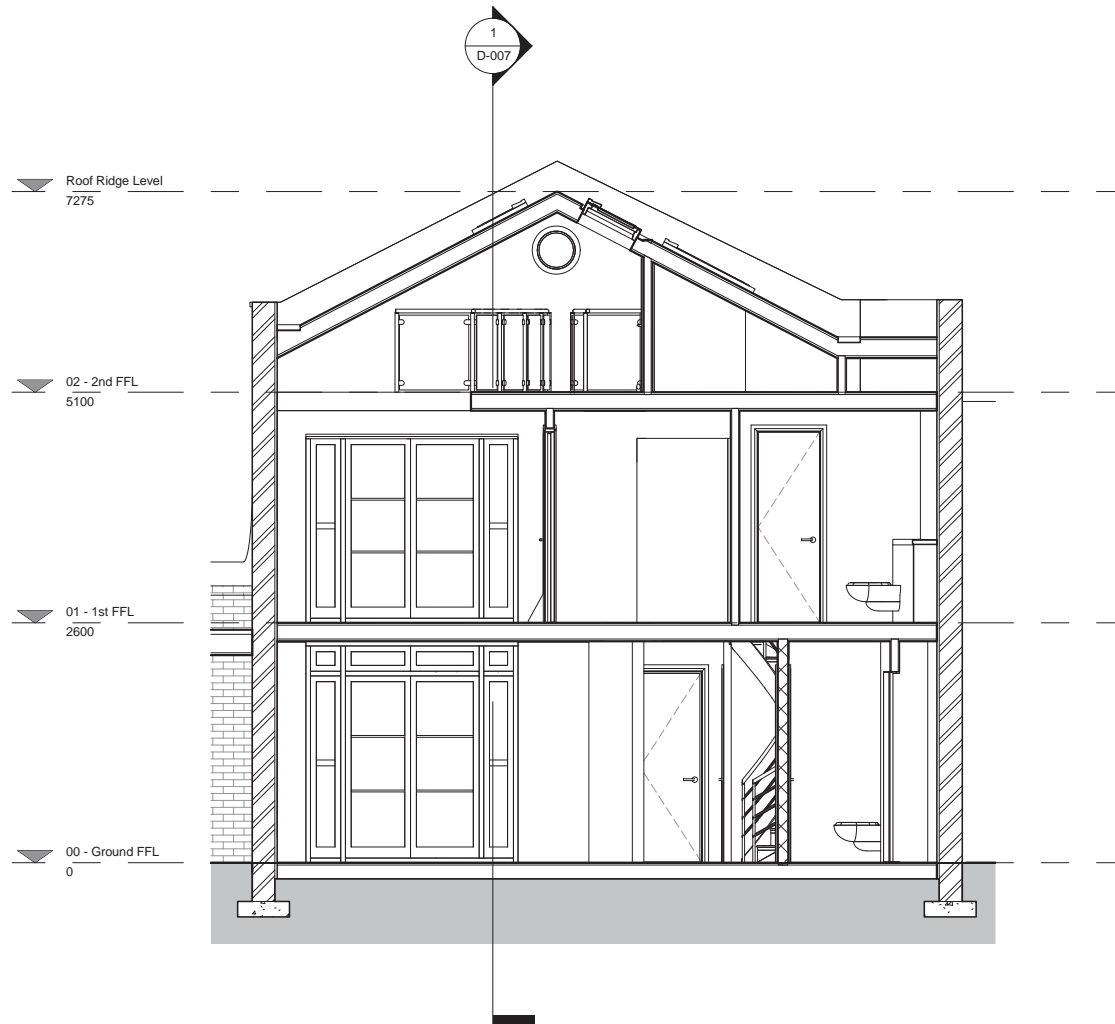
SIDE (WEST) ELEVATION  
1:100



FRONT (SOUTH) ELEVATION  
1:100

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DRAWING Elevations			
<b>bubble architects</b> 460 MUSWELL HILL BROADWAY LONDON N10 1BS WWW.BUBBLEARCHITECTS.CO.UK			
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SECTION AA  
1:50

REV/ISSUE	NOTE	DRN	DATE

SCALE	DATE	DRN	CHK
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PROJECT  
**Mayfair Mews**  
NW1 8UU

DRAWING  
**Existing Section BB**

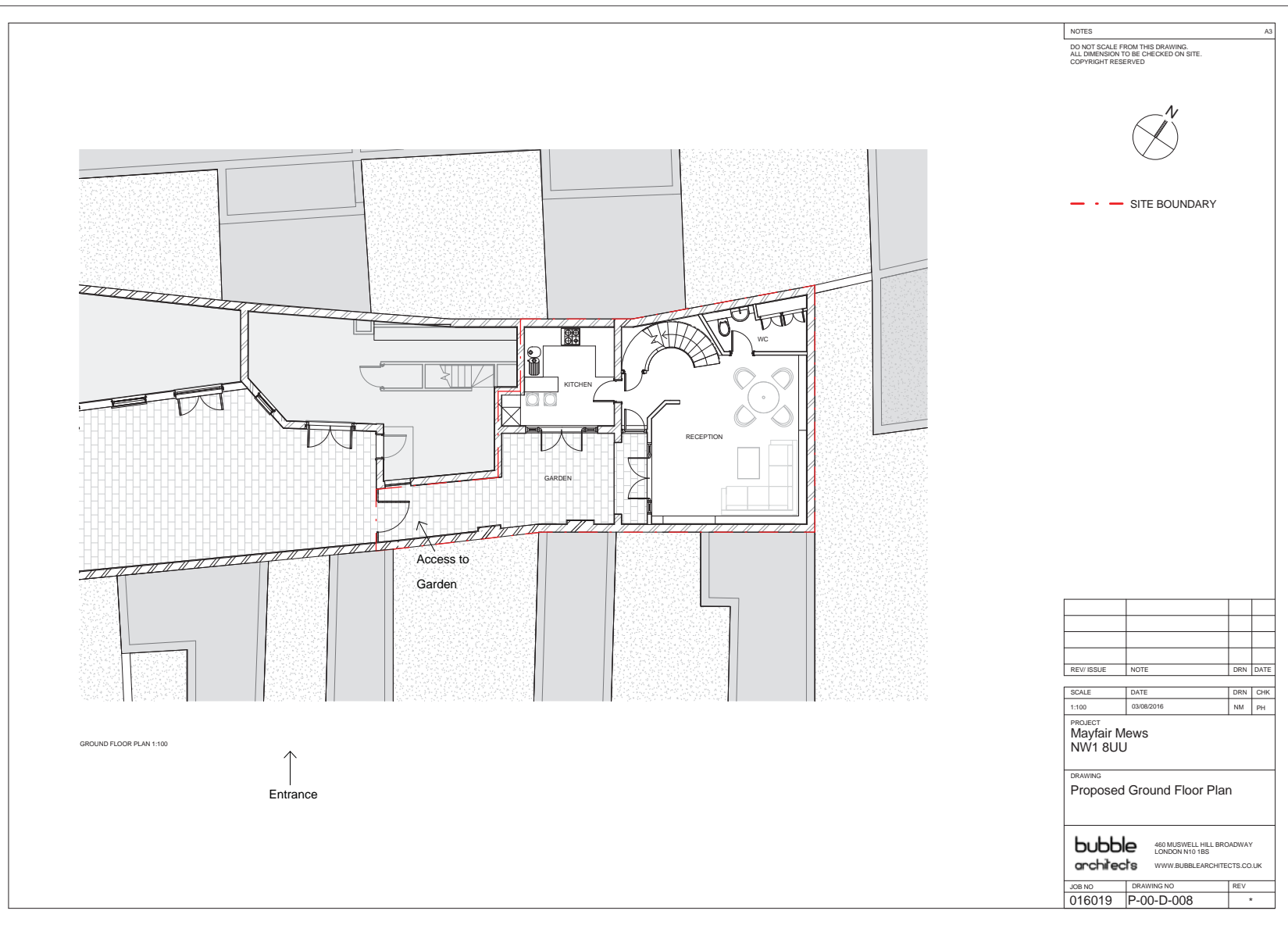
**bubble**  
architects  
460 MUSWELL HILL BROADWAY  
LONDON N10 1BS  
WWW.BUBBLEARCHITECTS.CO.UK

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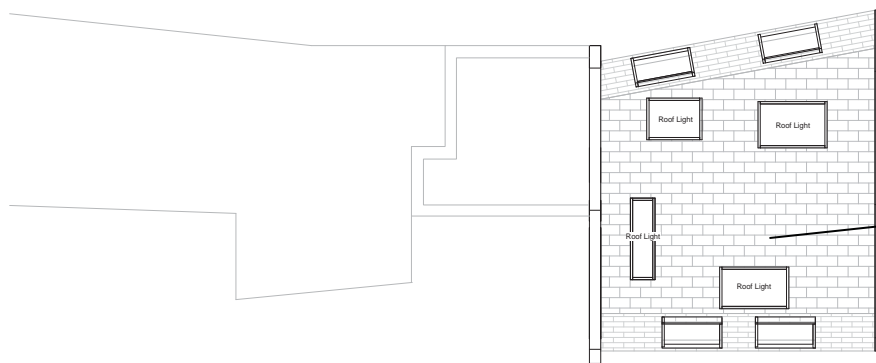


First Floor main bedroom

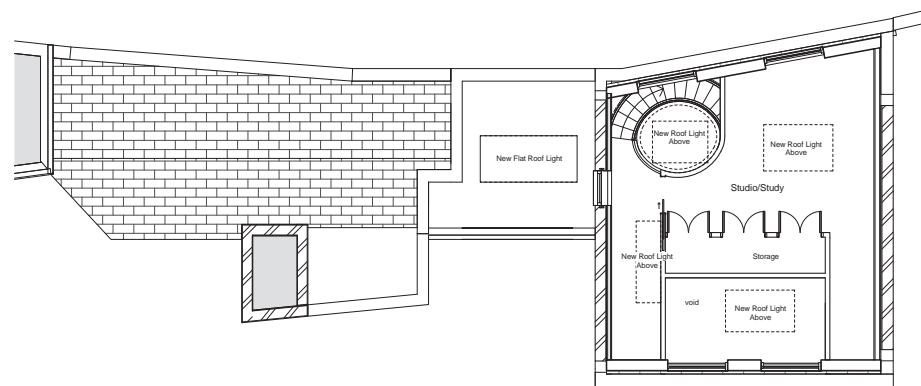




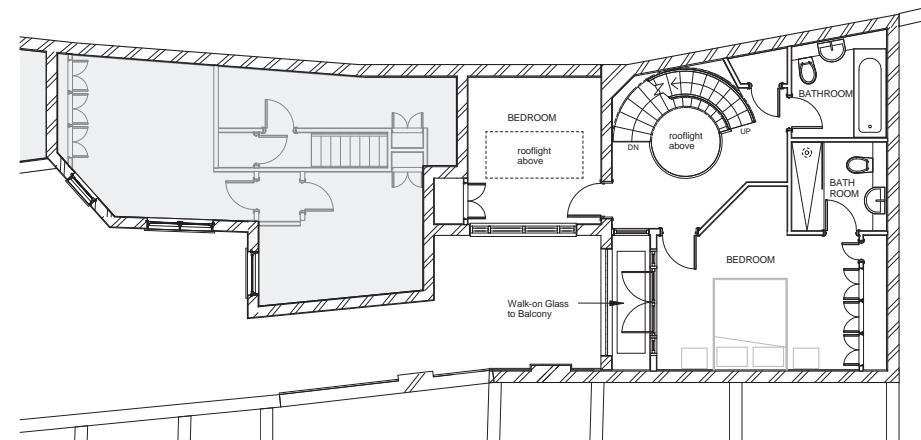
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ROOF PLAN 1:100



2ND FLOOR PLAN 1:100



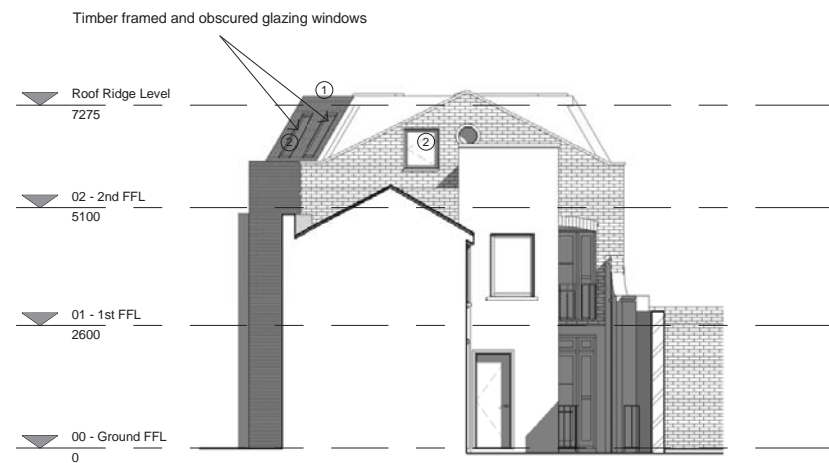
1ST FLOOR PLAN 1:100

A	Planning officer's comments addressed	SR	09/01/17
REV/ ISSUE	NOTE	DRN	DATE
SCALE	DATE	DRN	CHK
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PROJECT Mayfair Mews NW1 8UU			
DRAWING Proposed Upper Floor and Roof Plans			
<b>bubble architects</b> 460 MUSWELL HILL BROADWAY LONDON N10 1BS WWW.BUBBLEARCHITECTS.CO.UK			
JOB NO	DRAWING NO	REV	
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SIDE (WEST) ELEVATION AND SECTION  
1:100



FRONT (SOUTH) ELEVATION  
1:100

#### MATERIAL KEY

- ① MANSARD CLAD IN SLATE TILE TO MATCH EXISTING
- ② BLACK TIMBER DOUBLE GLAZED WINDOW TO MATCH EXISTING

B	2nd Floor Window adjusted	SR	11/05/17
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 Elevations**

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

JOB NO	DRAWING NO	REV
016019	E-N-D-004 OPT 1	B

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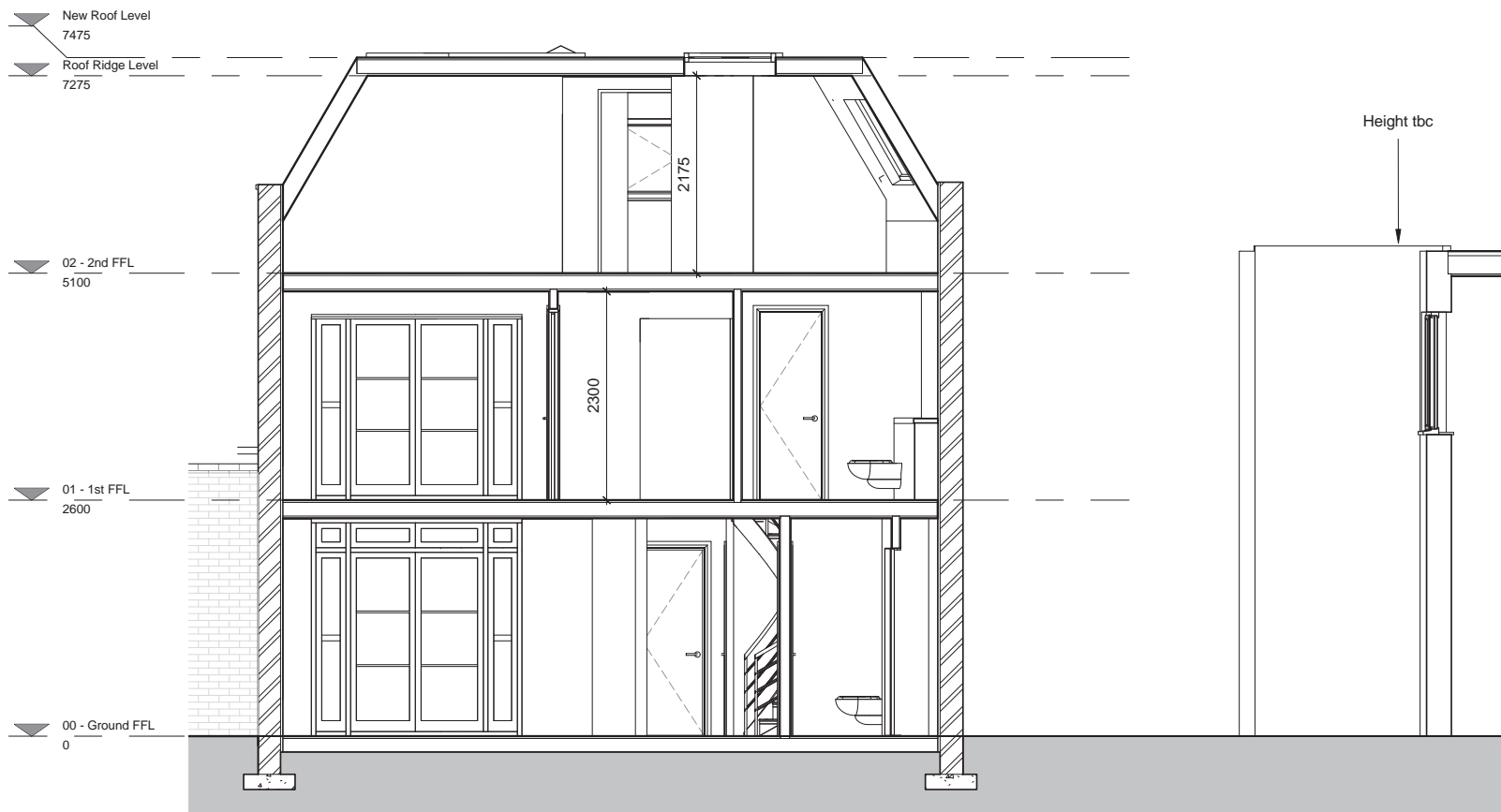


SECTION AA  
1:50



B	2nd Floor Window adjusted	SR	11/05/17
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			
Section AA and West Elevation			
<b>bubble</b> architects         460 MUSWELL HILL BROADWAY LONDON N10 1BS WWW.BUBBLEARCHITECTS.CO.UK			
JOB NO	DRAWING NO	REV	
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SECTION AA  
1:50

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B	2nd Floor Window adjusted	SR	11/05/17
A	Planning officer's comments addressed	SR	05/01/17

SCALE	DATE	DRN	CHK
1:50@A3	03/08/2016	NM	MH

PROJECT  
**Mayfair Mews**  
**NW1 8UU**

DRAWING  
**Proposed 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	B

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SECTION CC  
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REV/ ISSUE	NOTE	DRN	DATE

SCALE	DATE	DRN	CHK
1:50@A3	03/08/2016	NM	MH

PROJECT  
Mayfair Mews  
NW1 8UU

DRAWING  
Section CC

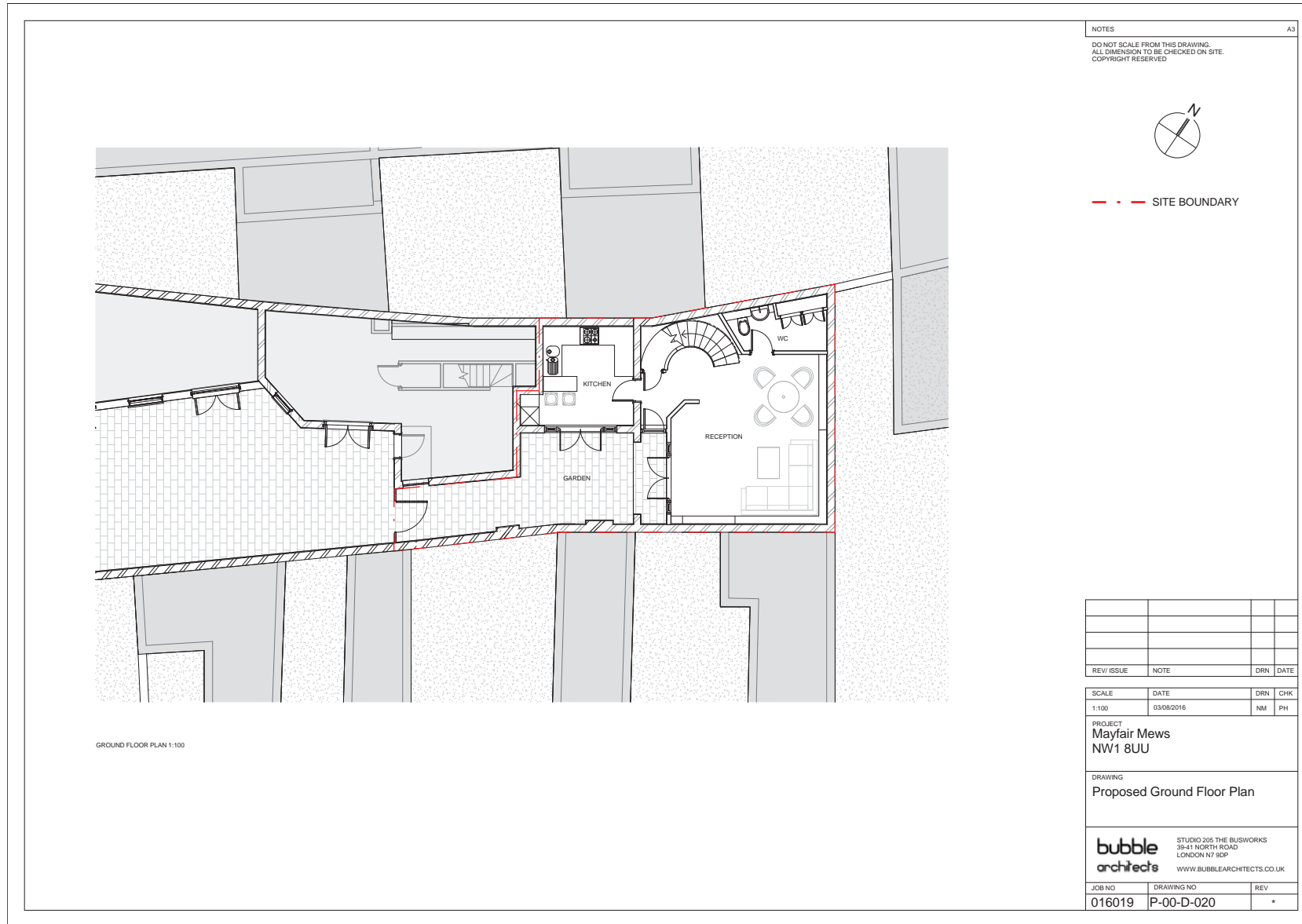
**bubble**  
architects

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

JOB NO	DRAWING NO	REV
016019	X-BB-D-009	A

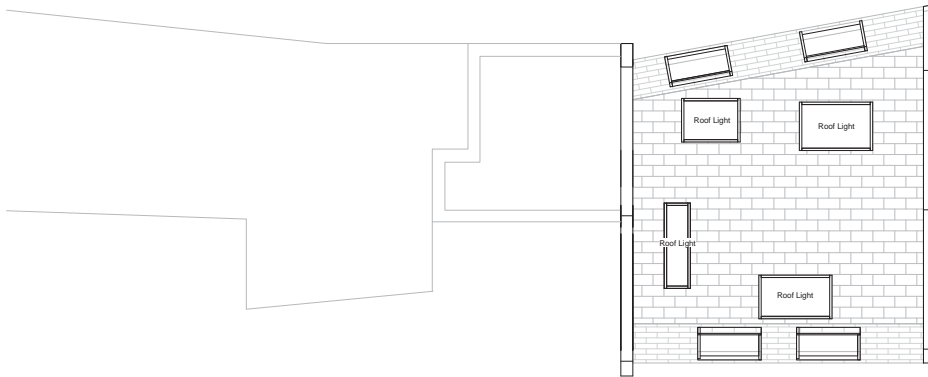
# Proposed Plans

5

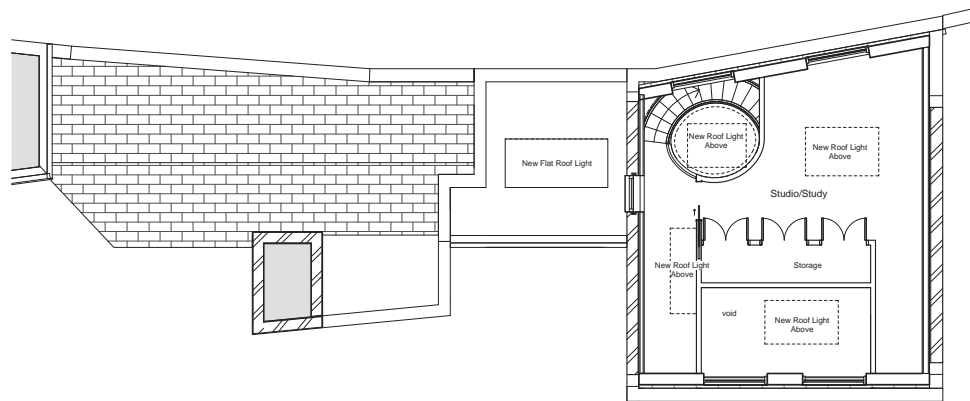




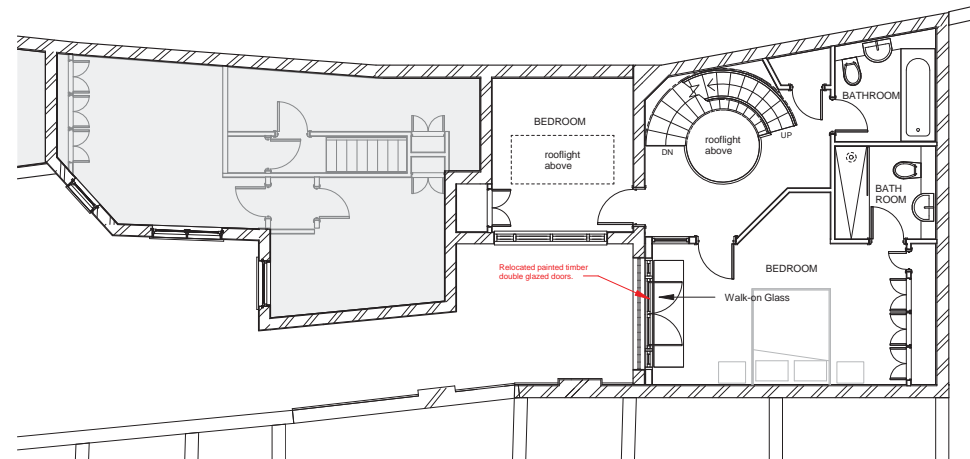
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ROOF PLAN 1:100



2ND FLOOR PLAN 1:100



1ST FLOOR PLAN 1:100

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**

**bubble architects** STUDIO 205 THE BUSWORKS  
39-41 NORTH ROAD  
LONDON N7 9DP  
WWW.BUBBLEARCHITECTS.CO.UK

JOB NO	DRAWING NO	REV
016019	P-01-D-021	*

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SIDE (WEST) ELEVATION AND SECTION  
1:100



FRONT (SOUTH) ELEVATION  
1:100

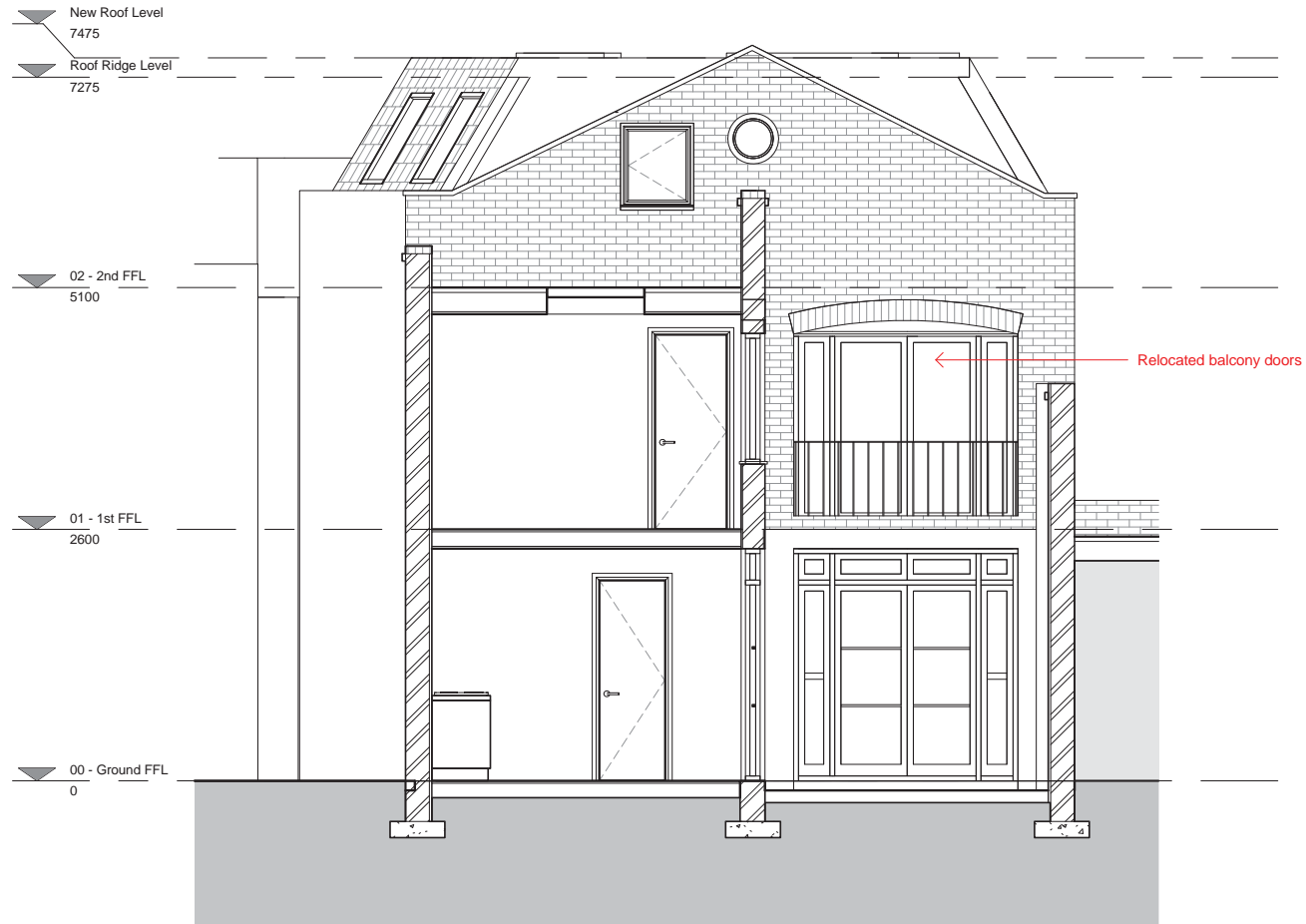
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PROJECT Mayfair Mews NW1 8UU			
DRAWING Proposed Elevations			
bubble architects		STUDIO 205 THE BUSWORKS 39-41 NORTH ROAD LONDON N7 9DP WWW.BUBBLEARCHITECTS.CO.UK	
JOB NO	DRAWING NO	REV	
016019	E-N-D-022	*	



SIDE (WEST) ELEVATION  
1:100

REV/ ISSUE	NOTE	DRN	DATE
SCALE	DATE	DRN	CHK
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PROJECT Mayfair Mews NW1 8UU			
DRAWING Proposed Elevations			
<b>bubble</b> architects		STUDIO 205 THE BUSWORKS 39-41 NORTH ROAD LONDON N7 9DP WWW.BUBBLEARCHITECTS.CO.UK	
JOB NO	DRAWING NO	REV	
016019	E-S-D-023	*	

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SECTION AA  
1:50



REV/ ISSUE	NOTE	DRN	DATE

SCALE	DATE	DRN	CHK
1:50@A3	03/08/2016	NM	PH

## PROJECT

Mayfair Mews,  
NW1 8UU

## DRAWING

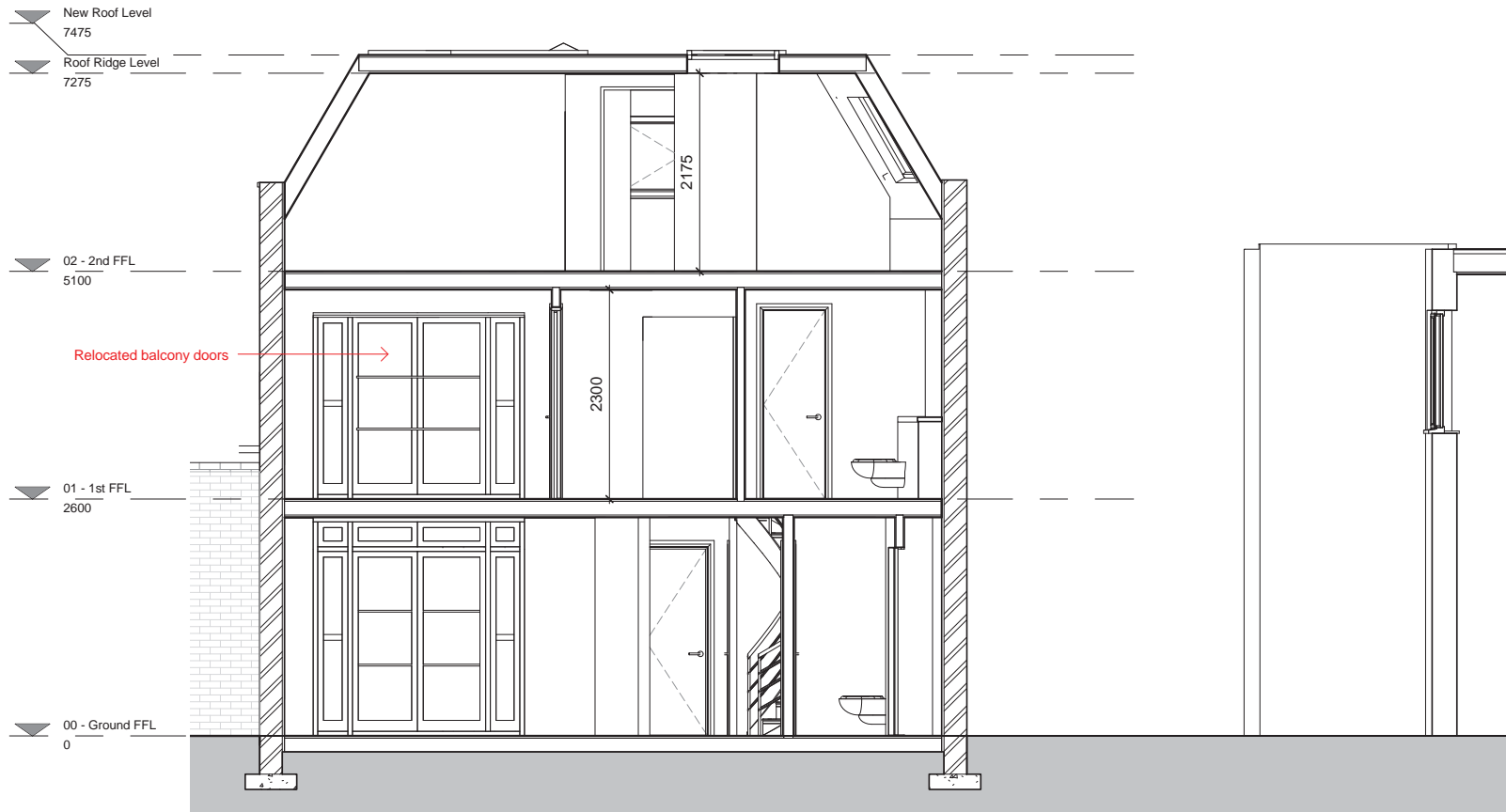
Section AA and West  
Elevation

**bubble**  
architects

STUDIO 205 THE BUSWORKS  
39-41 NORTH ROAD  
LONDON N7 9DP  
WWW.BUBBLEARCHITECTS.CO.UK

JOB NO	DRAWING NO	REV
016019	X-AA-D-024	*

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SECTION AA  
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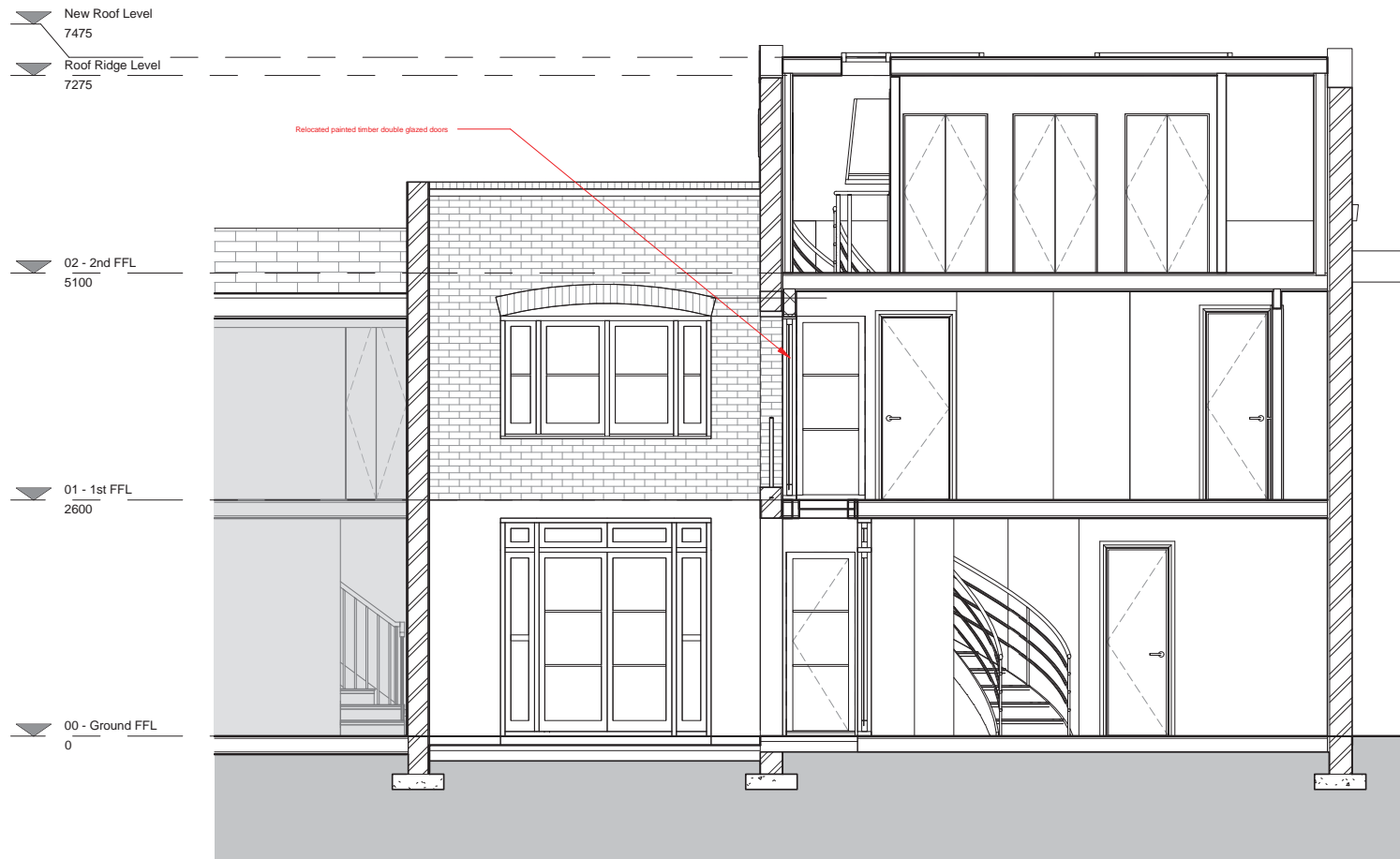
PROJECT  
**Mayfair Mews**  
**NW1 8UU**

DRAWING  
**Proposed Section BB**

**bubble**  
architects  
STUDIO 205 THE BUSWORKS  
39-41 NORTH ROAD  
LONDON N7 9DP  
WWW.BUBBLEARCHITECTS.CO.UK

JOB NO	DRAWING NO	REV
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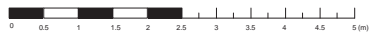
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DRAWING Section CC			
bubble architects		STUDIO 205 THE BUSWORKS 39-41 NORTH ROAD LONDON N7 9DP WWW.BUBBLEARCHITECTS.CO.UK	
JOB NO	DRAWING NO	REV	
016019	X-CC-D-026	*	





1 Entrance



2 Street View

REV/ISSUE	NOTE	DRN	DATE
SCALE	DATE	DRN	CHK
NTS	03/08/2016	PH	
PROJECT			
Mayfair Mews NW1 8JU			
DRAWING			
Proposed Street level Views			
bubble architects			
460 MUSWELL HILL BROADWAY LONDON N10 1BS WWW.BUBBLEARCHITECTS.CO.UK			
JOB NO	DRAWING NO	REV	
016019	D-027	*	

The proposed balcony door would be in keeping the character of the existing building. The impact on the existing building is minimal.

The proposal will create more space in the main double bedroom to the first floor.