

# WEBB MIEHE ARCHITECTS

## DESIGN & ACCESS STATEMENT

**10 Old Brewery Mews  
London  
NW3 1PZ**

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TO BE READ IN CONJUNCTION WITH DRAWINGS:

2206-01-01 -Site and Location Plan

2206-01-02 -Existing Ground Floor Plan  
2206-01-03 -Existing First and Mezzanine Plan  
2206-01-04-Existing Roof Plan  
2206-02-01 -Existing AA Section  
2206-03-01 -Existing Elevations

2206-01-12 -Proposed Ground Floor Plan  
2206-01-13 -Proposed First and Mezzanine Plan  
2206-01-14 -Proposed Roof Plan  
2206-02-11 -Proposed AA Section  
2206-03-11 -Proposed Elevations Elevation

**15-11-2017**

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## 1.0 CONTEXT

### 1.1 Existing Property

The existing property is a two storey plus mezzanine, terraced single private house within a development built in the 1970's. There are three matching properties with two storeys on the same side of the mews and four on the other side, which have three storeys. The property is on Old Brewery Mews, within the Hampstead Conservation Area. It has a rear garden and a garage with access from both ends of the mews. The garage and the house are connected through this garden, although at the moment this connection is blocked by an outbuilding in the garden.

The prominent features of the development are the parapet walls separating each building, providing a recessed pattern of plan of each property within the terrace.

The main elevation has brickwork on the ground floor, rendered at the first floor, and has a slate roof. Windows are aluminium framed. There is a previous single storey external outbuilding in the rear garden of the property with no architectural value. There is a small terrace at the rear of the first floor overlooking the garden.

### 1.2 Proposed Development.

- Demolition of a single storey external building at the rear garden of the property.
- Erection of first floor extension to rear elevation of existing house
- Extension at roof level to create improved height to the mezzanine floor, involving the raising of the roof ridge and installation of two windows at front and rear and one roof light at rear.
- Replacement of existing aluminium windows and door to the rear elevation with double glazed aluminium windows and door.

### 1.3 Site

The site lies within the Hampstead Conservation Area and as such, appropriate guidance has been sought to contribute to the design of the extension.

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## 1.4 Planning History.

A previous planning application with a similar proposal was made on 02/10/2013 by the previous homeowner and it was granted on 14/01/2014. This has never been implemented. Planning permission has been granted for similar developments in the immediate neighbouring properties in the recent past.

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## **1.5 Planning Policy**

The proposal has been designed to respond to the various policy guidances:

- London Borough of Camden Planning Design Guide. (CPDG)
- Hampstead Conservation Area Design Guide (HCAD)
- Hampstead Conservation Area Statement (HCAS)

According to CPDG, additional storeys and roof alterations are likely to be acceptable where:

*“There is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape”*

*“Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form.”*

*“There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.”*

## **2.0 DESIGN**

### **2.1 Use**

The property is a two storey semi-detached house and will remain unchanged in this respect.

### **2.2 Demolition of a single storey external building at the rear garden of the property.**

The existing external building at the rear garden of the property has no architectural value. It features a flat roof and contemporary PVC and glass doors and windows. It has been used as studio by the previous owner. It blocks the access between the garage and the main house. It is proposed to demolish it in order to recover this connection and the original amount of garden area.

### **2.3 Erection of first floor extension to rear elevation of existing house.**

It is proposed to infill the rear terrace with a one-storey extension measuring 2.9 metres from finished floor level to finished roof level. The extension will be roughly 2 metres deep. The roof is to be flat and lower than the eaves of the pitched roof of the original house, and so subservient to the main house. Sliding glazed full-height windows are to be installed in this rear elevation together with a Juliette balcony. This infill would not have an impact on the sunlight and privacy currently enjoyed by any of the neighbouring houses, as it will not protrude from the

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existing sidewalls of the property in any dimension. Issues of overlooking will not be increased from the existing situation. The extension infill of the terrace will include demolition of existing iron stair and balustrade.

## **2.4 Extension at roof level to create improved height to the mezzanine floor, involving the raising of the roof ridge and installation of two windows at front and rear and one roof light at rear.**

Consistent with the development of many other properties in the mews, it is proposed to raise the roof ridge by approx. 0.5 metres in order to create improved accommodation at the top of the property complying with all the building regulations. This height will be in line with the surrounding properties. The proposed dormer consists of a pitched roof to the ridge finished in slate with clerestory windows running full width of the property, both front and rear to provide natural light. The raised roof will match the existing brick parapet wall profile height. The pitch of the roof will remain the same. The extension will be visible only from the opposite buildings and from a few positions on the ground, as the property is located in a narrow street.

It is proposed to open a roof light over the new staircase, facing the rear elevation. This roof light will be flush with the roof surface and with the same pitch. This roof light will not increase the light pollution or diminish the privacy of any of the surrounding properties as it sits at the highest roof level.

## **2.5 Replacement of existing windows.**

Existing windows will be replaced with aluminium-framed, double glazed windows to be consistent with the existing ones.

## **2.6 Amenity**

In terms of privacy and sunlight, the proposed extensions will not affect the surrounding properties, as none of them protrudes from any of the existing parapet walls in length or height. Moreover, demolishing the existing external building at the rear of the house will add more green surface to the existing development.

## **2.7 Setting with conservation area**

The proposed development is consistent and similar to those carried out by owners of different houses of the mews. It will enhance the quality of the house without compromising the privacy of any of the surrounding properties. Even proposing new windows at the rear façade and roof, the surrounding properties will not suffer an increase of light pollution, being protected by the parapet walls mentioned before.

By demolishing the existing external building, some extra garden amenity will be gained. There are no trees or hedges to suffer any damages or to be removed during the construction period

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## 3.0 ACCESS STATEMENT.

Within the constraints of an existing building the works to the house have been designed to allow ease of accessibility and use. The design complies as follows with the 16 Lifetime Homes Standards:

### **-01 Car Parking:**

There is currently a garage within the property limits that will be maintained.

### **-02 Access from car parking:**

A partition wall currently blocks direct access from the parking to the property. This wall will be removed and the access cleared.

### **-03 Approach:**

Access from the car to the rear garden will be direct. Access from the street to the house is stepped.

**-04 External entrances:** The entrance is illuminated by overhead lights as existing.

### **-05 Communal Stairs:**

Being a single ownership home, there are no communal stairs in this property.

### **-06 Doorways and Hallways:**

Any new internal doors will have a minimum 750mm clear opening width.

### **-07 Wheelchair accessibility:**

Access to the house is stepped without the inclusion of a lift. A ramp could be provided in the future if required.

### **-08 Living Room:**

A large open plan living room is featured on the entrance of the house.

### **-09 Bed space at the ground floor:**

Bedrooms will be allocated on the upper floors of the house.

### **-10 WC at ground floor:**

A toilet with wc is proposed at ground floor.

### **-11 Bathroom walls:**

Walls in the new bathrooms will be constructed with timber stud plywood and plasterboard finish that would be capable of supporting adaptations such as handrails if required in the future.

### **-12 Lift:**

The inclusion of a future lift within the building has not been considered.

### **-13 Main Bedroom:**

There are three well-sized bedrooms. Any of them can be considered as the main room and could be adapted for future needs.

### **-14 Bathroom Layout:**

The main bathroom is generous in size and could be adapted in the future for access requirements.

### **-15 Window Specification:**

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Any new window will match the original windows as located in a conservation area.

**-16 Fixtures and Fittings:**

New switches, sockets, ventilation and service controls will be located at a height that is between 450mm and 1200mm from the floor where applicable.

## 4.0 SITE PHOTOS





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