



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

Application for an External Terrace and Replacement of Windows/Doors 28/02/2018

Contents

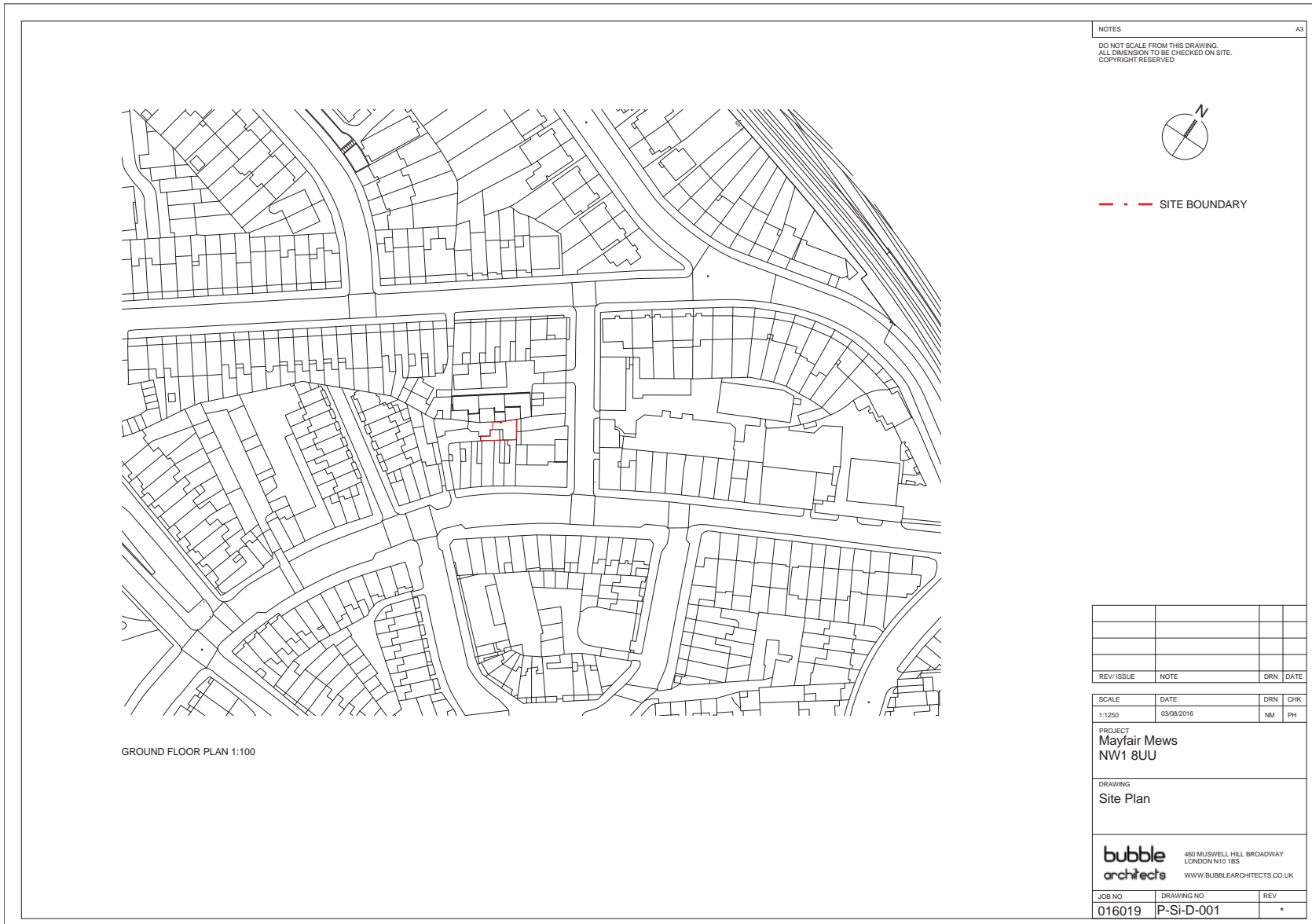
1. Introduction
2. Site
3. Existing Plans and Photos
4. Approved Plans
5. Proposed Plans/ 3D Views
6. Precedents
7. Conclusion

This document is written in support of a Full Planning Application for our proposal to accommodate a terrace at second floor level with access door from second floor landing at Mayfair Mews in London NW1 8UU. Additionally this application proposes that the timber windows and doors will be replaced with aluminium. The appearance/ look of the windows and doors remain as existing.

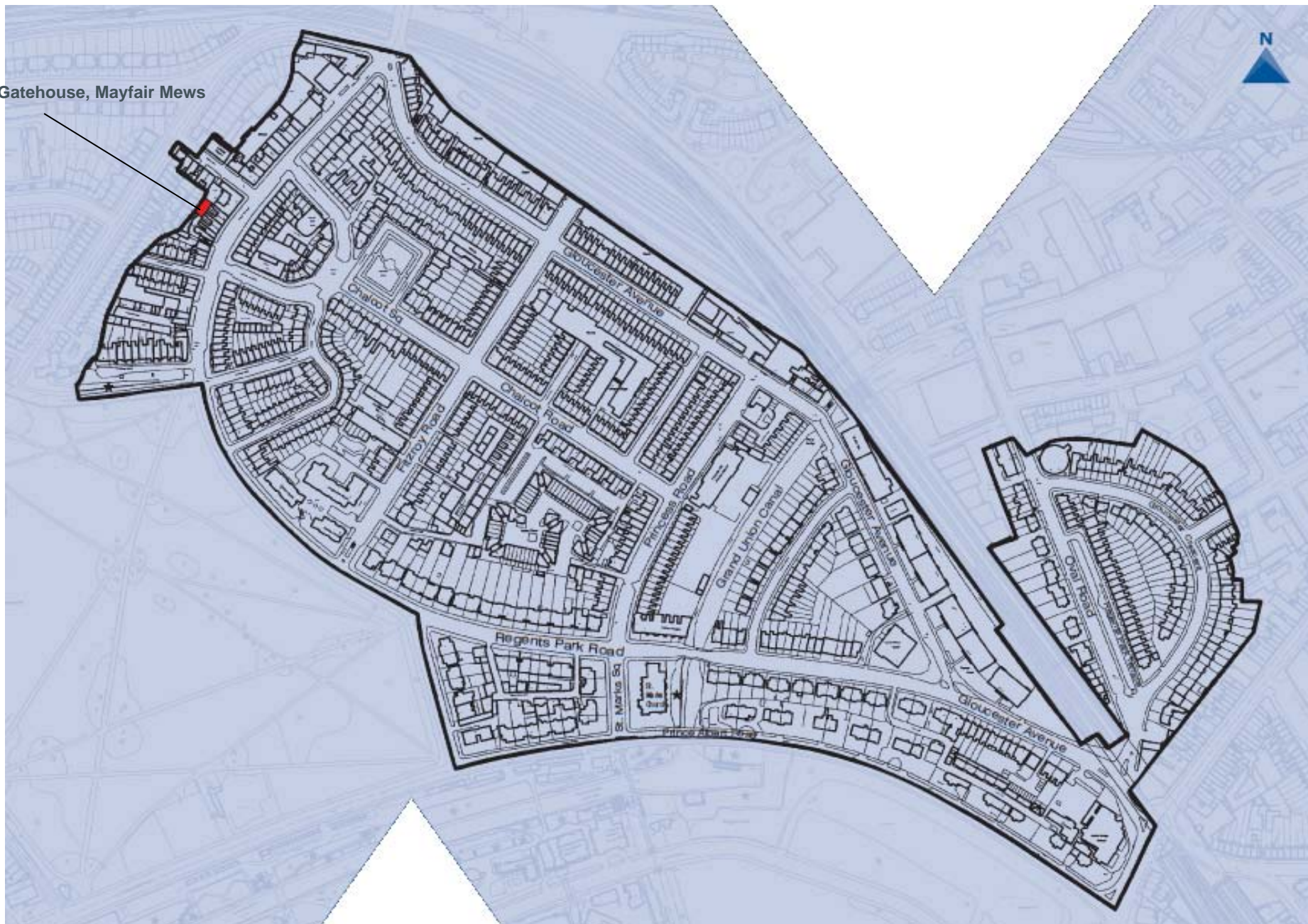
The existing property is three storeys, two storeys plus a gallery in a terraced family house. The house is accessed from the front of Regents Park Road. The proposed scheme will retain the existing access.

The scheme proposes a small second floor terrace which would give a young family amenity space which they don't have.

The design has been developed by carefully considering the neighbouring properties potential overlooking issues at Mayfair Mews, Regents Park Road, Erskine Road and Chamberlain Street. Precedents are all around the mews with reference to chapter 6 of this document.

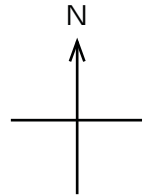


The Gatehouse, Mayfair Mews



Primrose Hill Conservation Area

The Gatehouse, Mayfair Mews



Aerial View

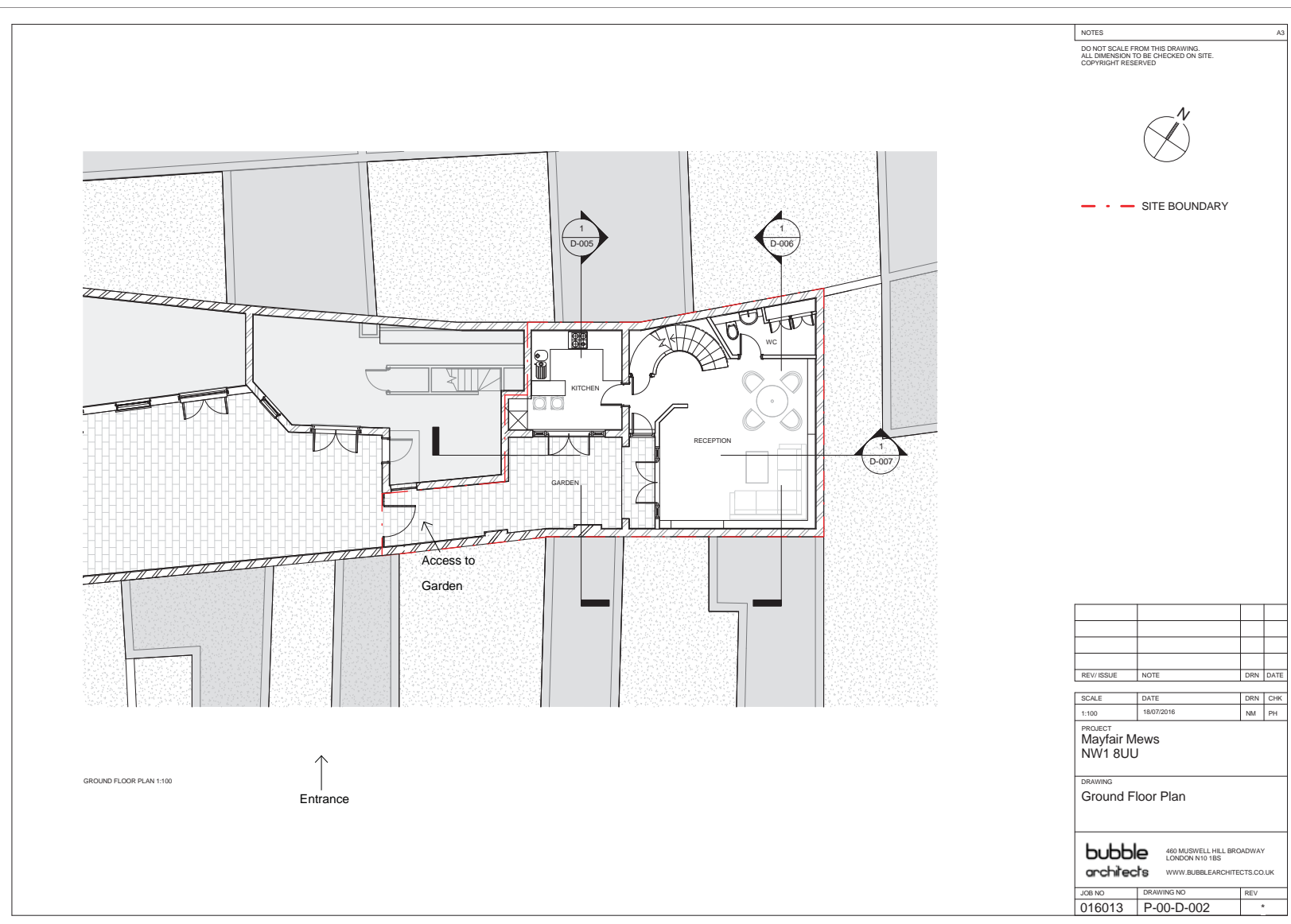


Entrance to the building from Mayfair Mews

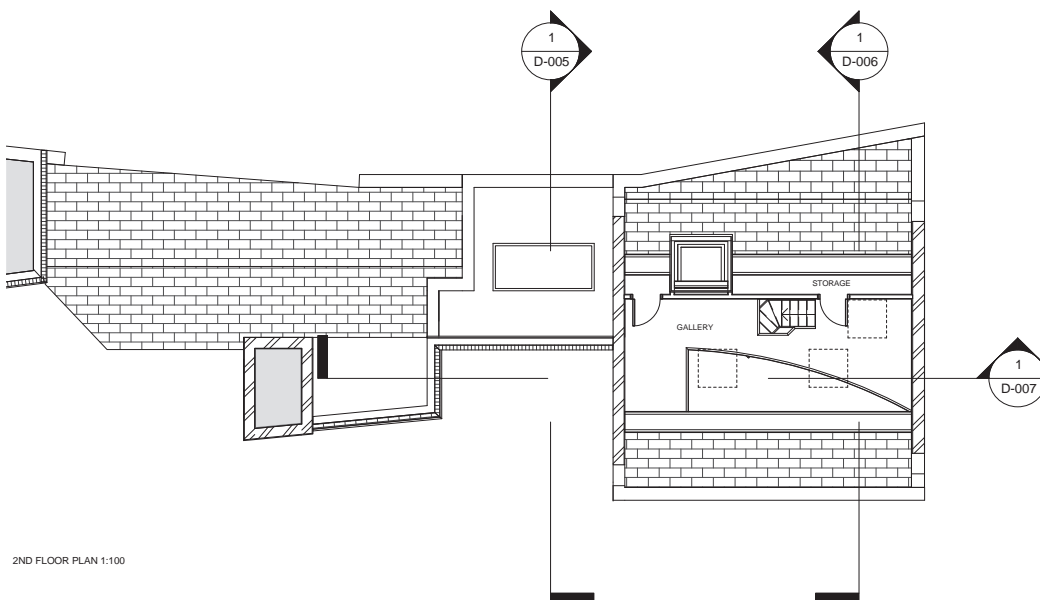
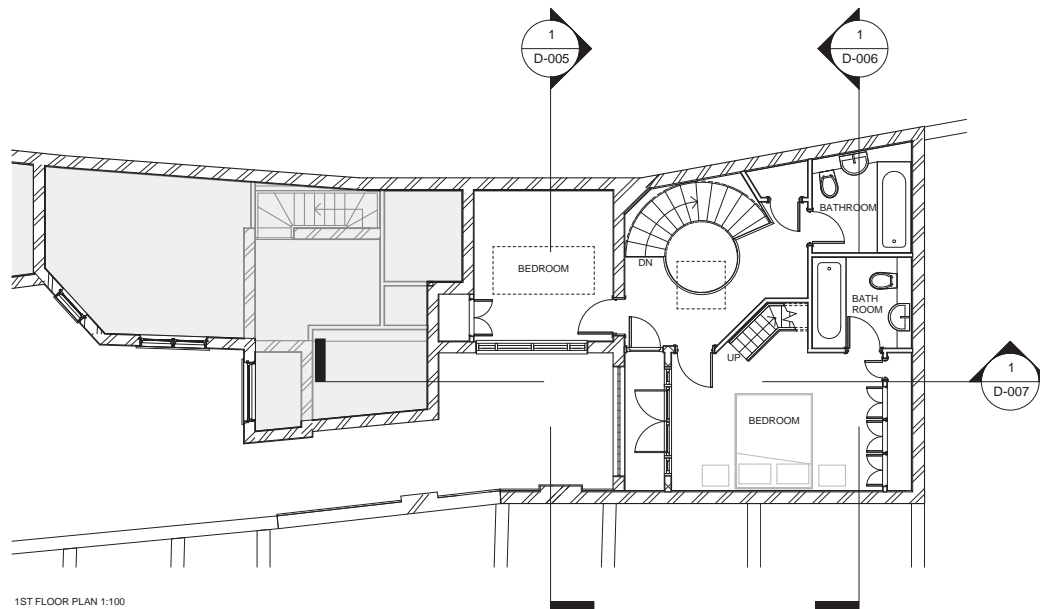


Existing Plans & Photos

3



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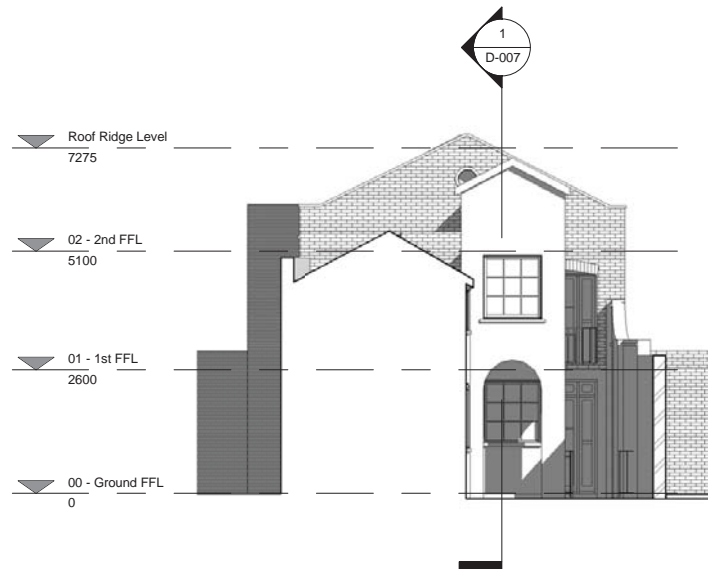


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bubble architects 460 MUSWELL HILL BROADWAY LONDON N10 1BS WWW.BUBBLEARCHITECTS.CO.UK			
JOB NO	DRAWING NO	REV	
016013	P-01-D-003	*	

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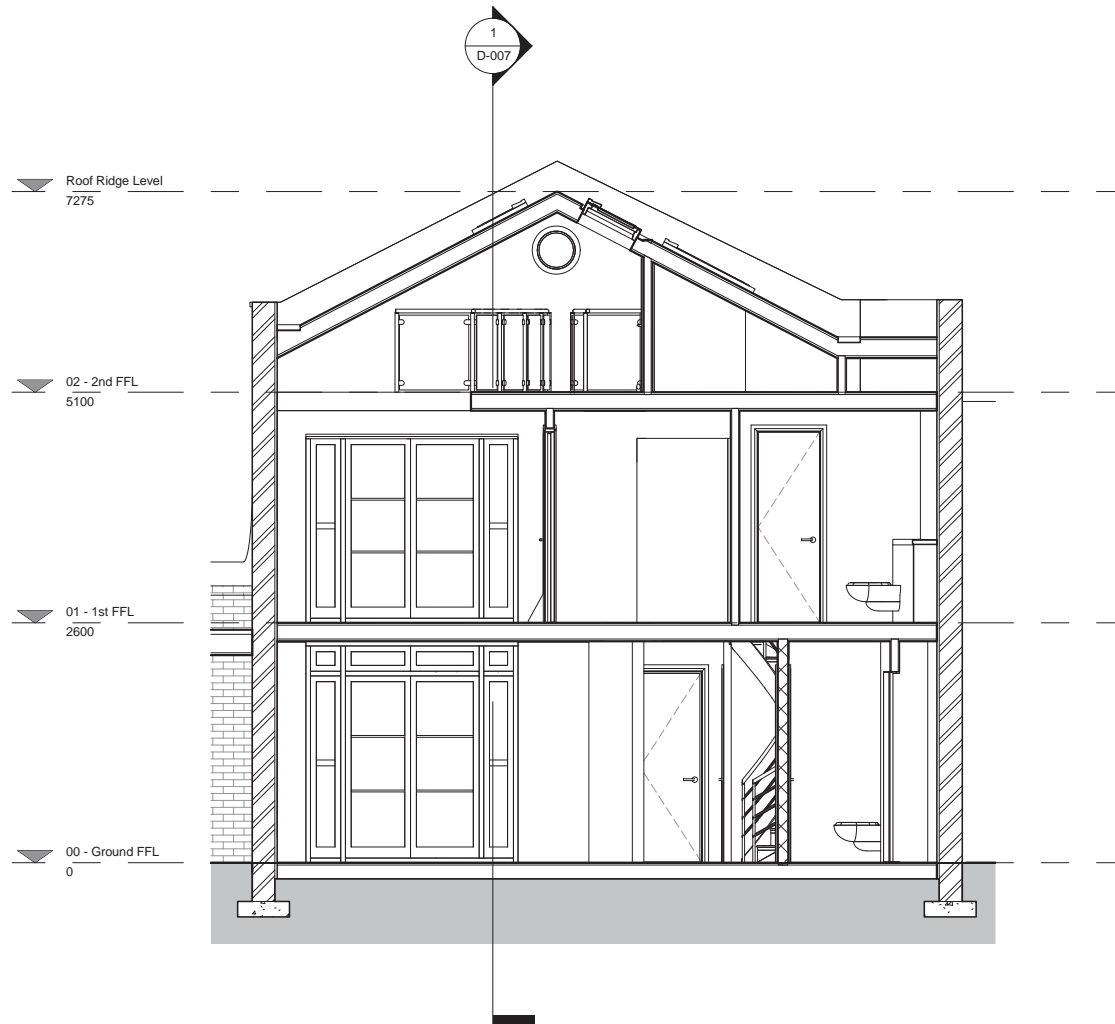
SIDE (WEST) ELEVATION
1:100



FRONT (SOUTH) ELEVATION
1:100

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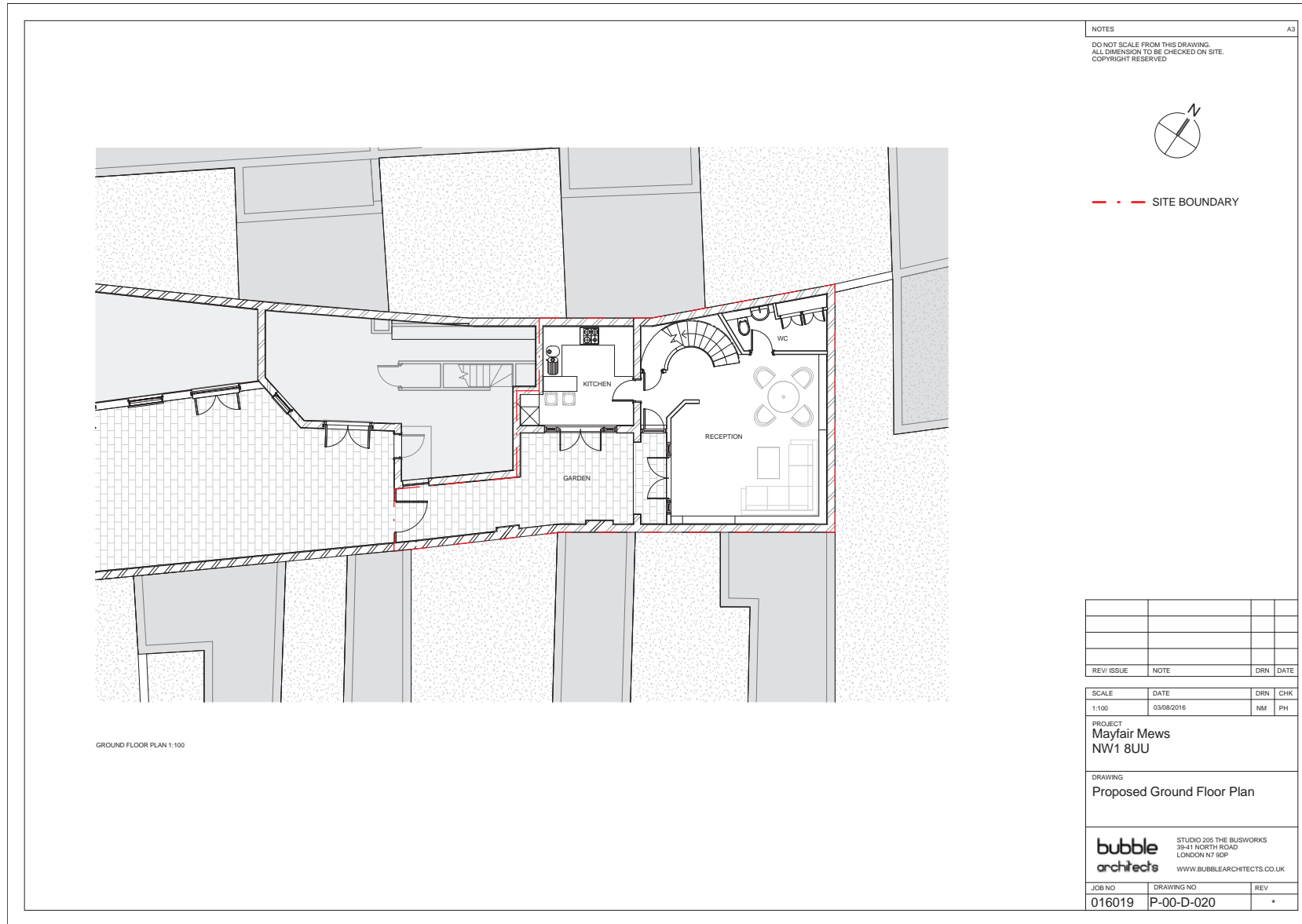


SECTION AA
1:50

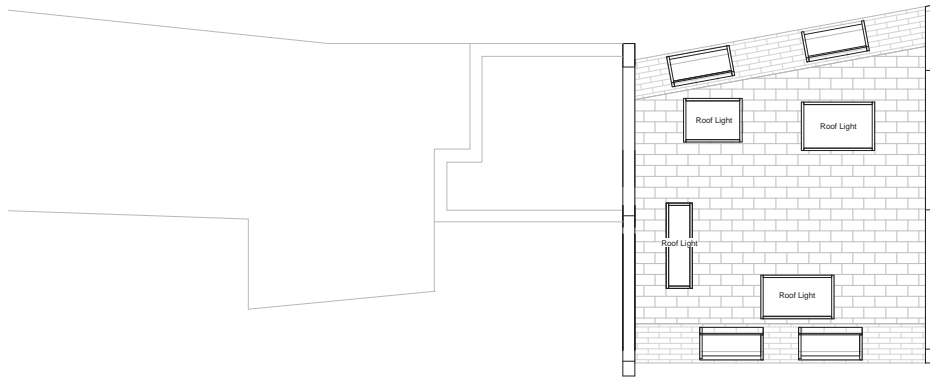
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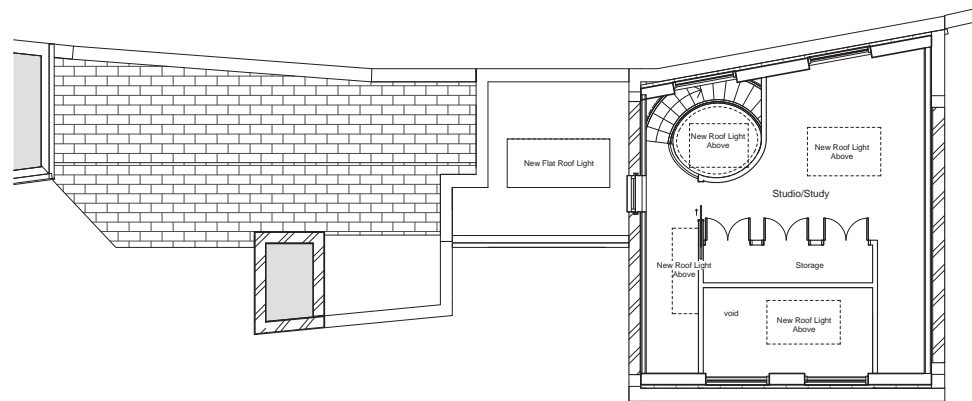
First Floor main bedroom



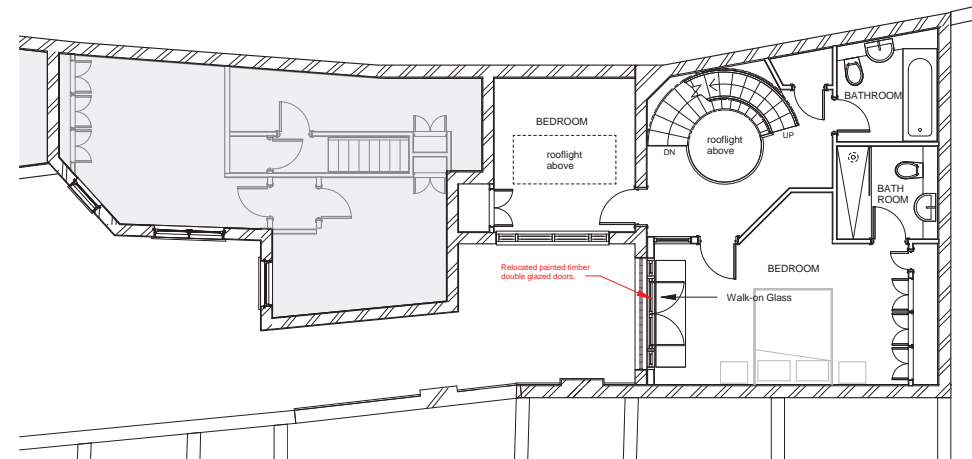
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ROOF PLAN 1:100



2ND FLOOR PLAN 1:100



1ST FLOOR PLAN 1:100

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

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SIDE (WEST) ELEVATION AND SECTION
1:100



FRONT (SOUTH) ELEVATION
1:100

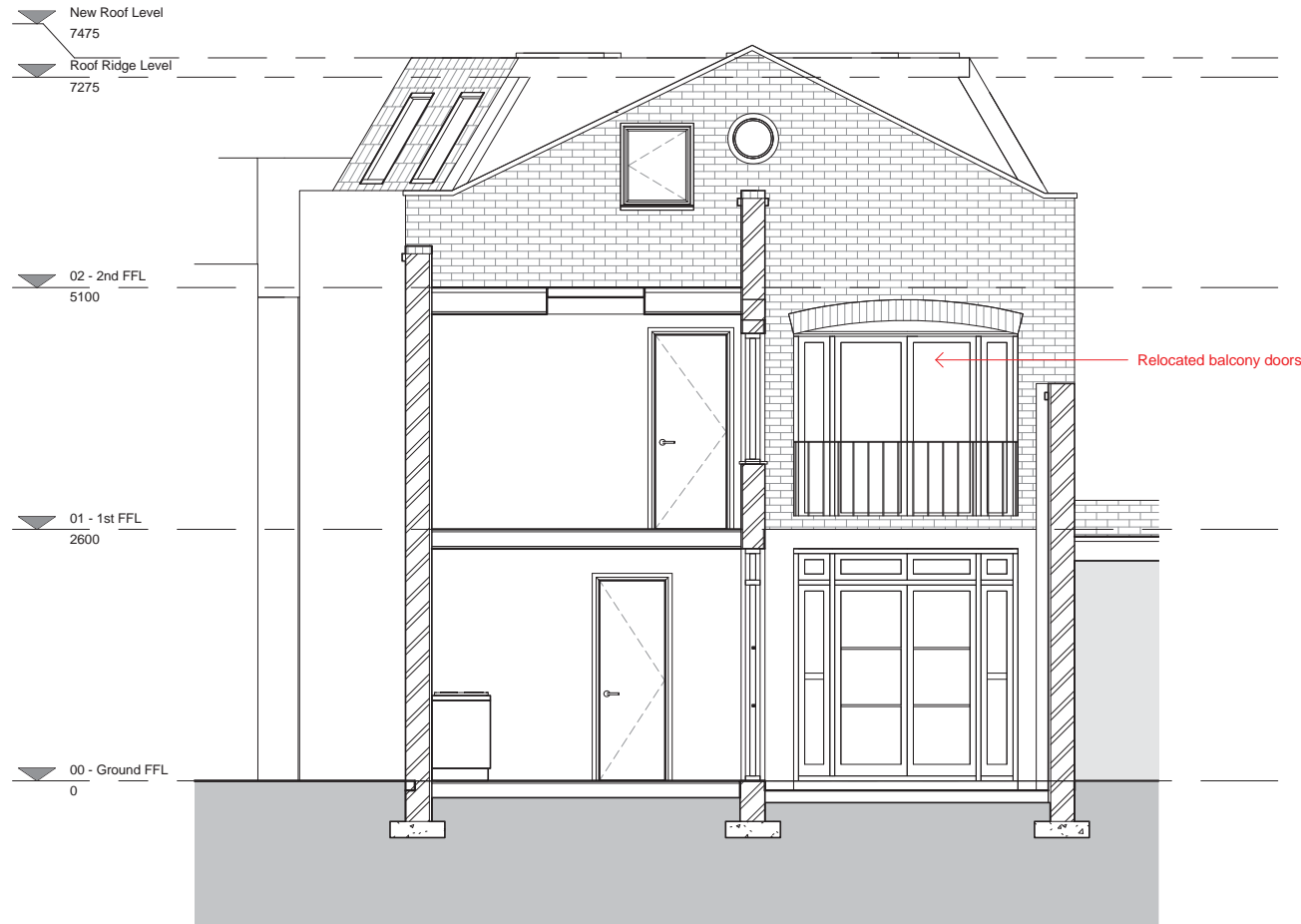
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bubble architects		STUDIO 205 THE BUSWORKS 39-41 NORTH ROAD LONDON N7 9DP WWW.BUBBLEARCHITECTS.CO.UK	
JOB NO	DRAWING NO	REV	
016019	E-N-D-022	*	



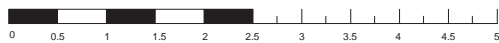
SIDE (WEST) ELEVATION
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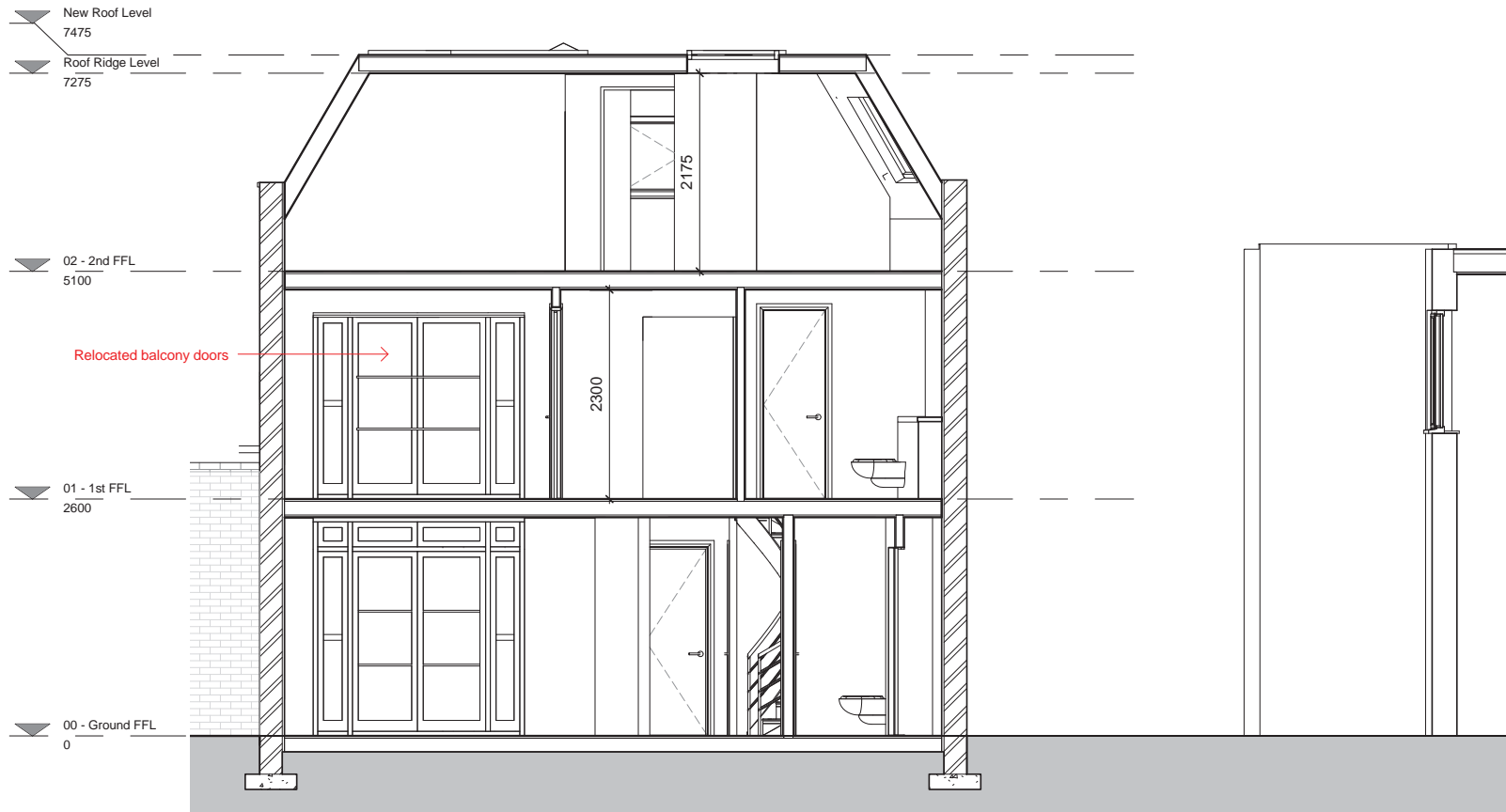
PROJECT
Mayfair Mews,
NW1 8UU

DRAWING
Section AA and West
Elevation

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architects
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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
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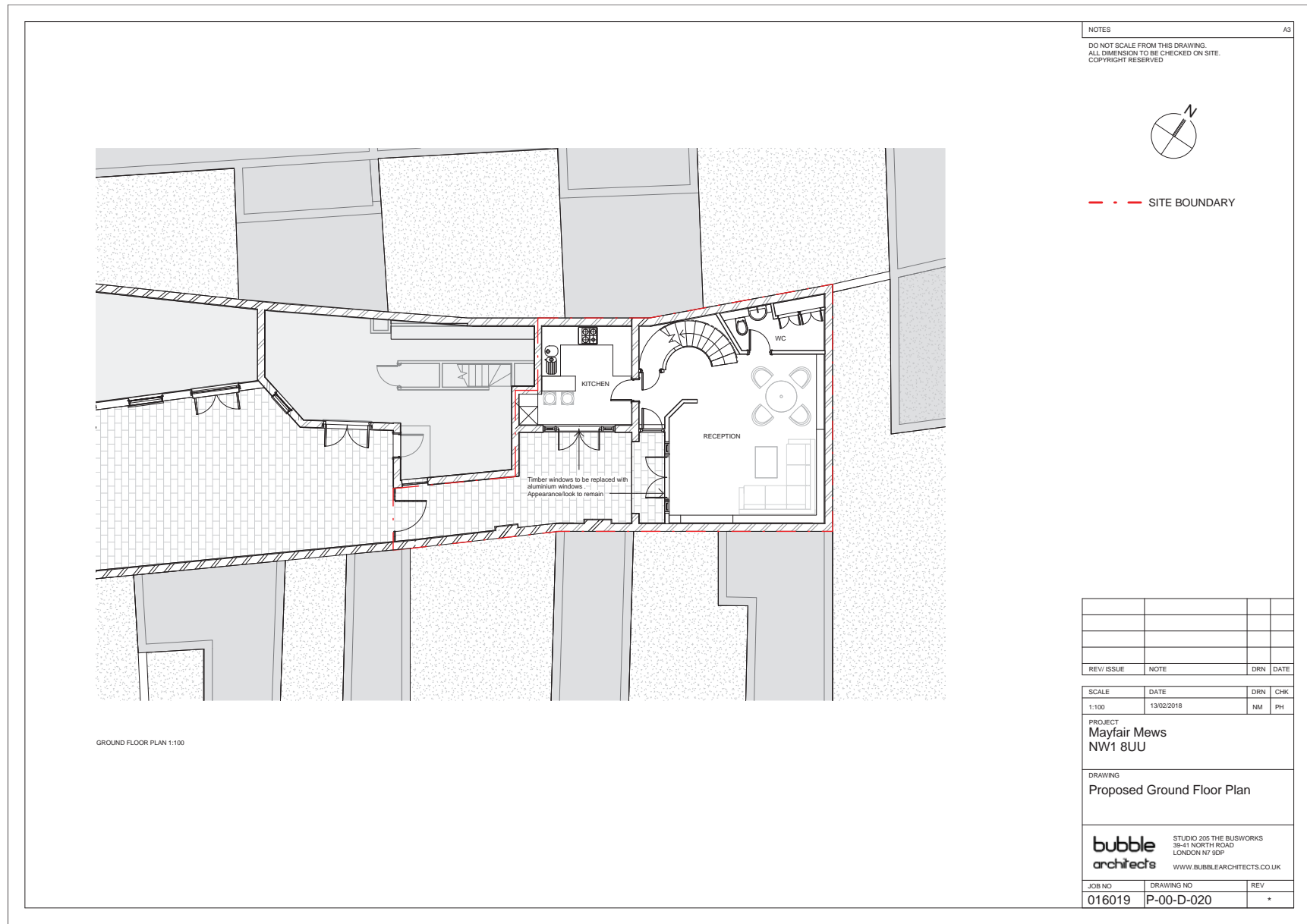


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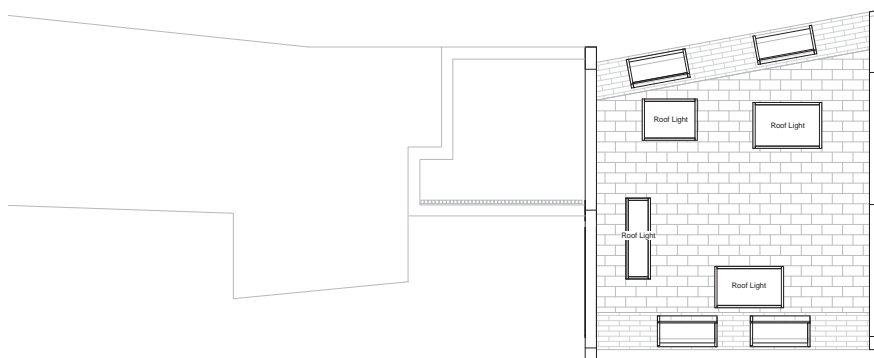
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DRAWING Section CC			
bubble architects		STUDIO 205 THE BUSWORKS 39-41 NORTH ROAD LONDON N7 9DP WWW.BUBBLEARCHITECTS.CO.UK	
JOB NO	DRAWING NO	REV	
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Proposed Plans

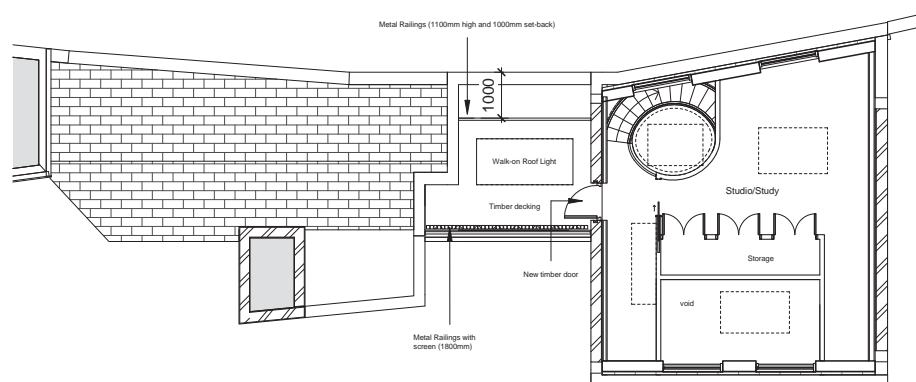
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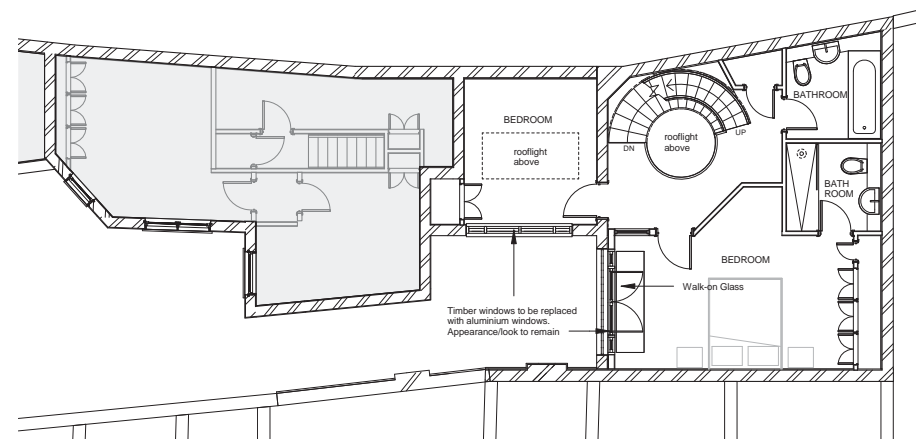
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ROOF PLAN 1:100



2ND FLOOR PLAN 1:100



1ST FLOOR PLAN 1:100

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Mayfair Mews
NW1 8UU

DRAWING
Proposed Upper Floor and Roof Plans

bubble
architects

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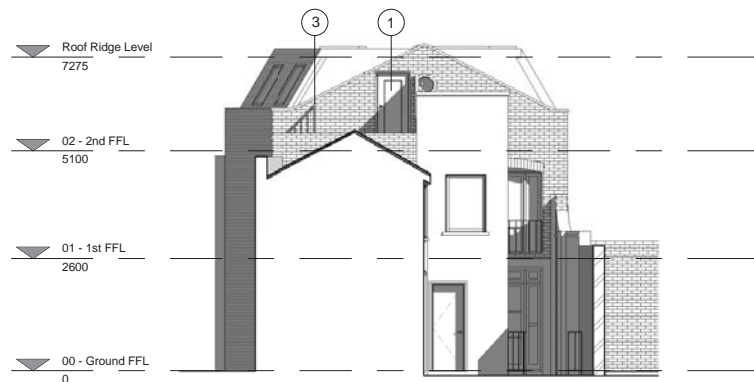
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NOTES
A3

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SIDE (WEST) ELEVATION AND SECTION
1:100



FRONT (SOUTH) ELEVATION
1:100

MATERIAL KEY

- ① Black painted timber door to match existing
- ② Metal railings with opaque screen
- ③ Metal railings

REV/ISSUE	NOTE	DRN	DATE
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1:100	13/02/2018	NM	PH
PROJECT Mayfair Mews NW1 8UU			
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A3



SIDE (WEST) ELEVATION
1:100

MATERIAL KEY

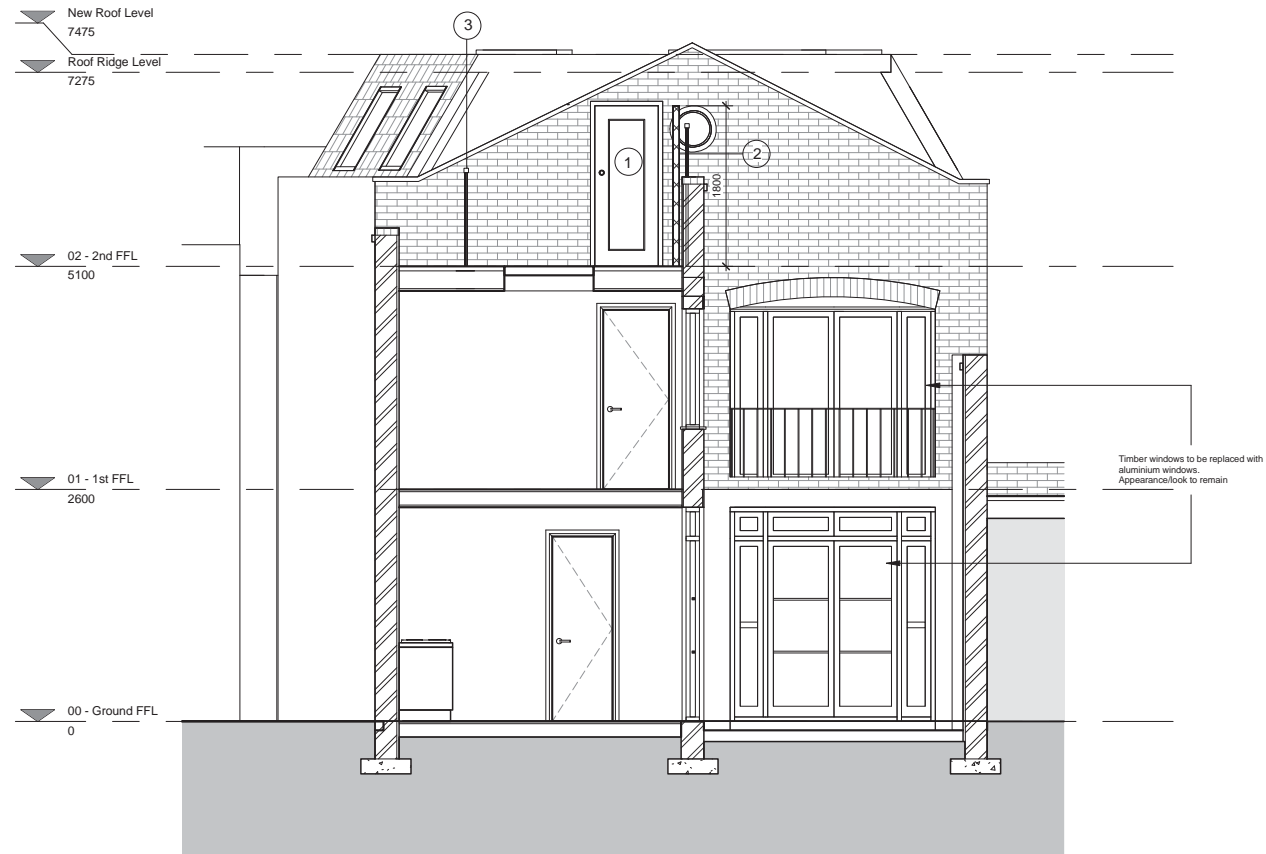
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- ② Metal railings with opaque screen

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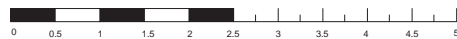
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MATERIAL KEY

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SECTION AA
1:50



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PROJECT

Mayfair Mews,
NW1 8UU

DRAWING

Section AA and West
Elevation

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



North View from proposed terrace - no overlooking



West View from proposed terrace

Properties along Erskine Road are min at 31m distance

Properties along Erskine Mews will be screened with 1.6m high fence which is 1m set back from the boundary line.



South View from proposed terrace

Properties along Chamberlain Street are min at 39m distance



East View from proposed terrace

Properties along Regents Park Road will be screened with 1.8m high fence





View 3



View 2



View 1



View 4

As illustrated on the photos there are many precedents of roof or upper level terraces around Mayfair Mews

Overlooking to and from the proposed terrace has been eliminated to the south and north side. There are no overlooking issues to the west and east side.

The proposal will create amenity space for a young growing family which they currently don't have.

For the reason above we believe that the application should be approved.

