Design & Access Statement

4 The Mount, NW3 6SWZ

**Description:**

The property comprises an originally detached four storey house, now semidetached to a later period house, dating from the mid 18th century and fronts onto The Mount, positioned on an elevated sloping site below The Holly Bush public house. Front elevation is rendered, main flank wall overlooking No 5, is of stock brick finish. Rear elevation is of a mainly painted brick finish. The front building line is set back from the adjoining house and includes a long front garden making it remote from the street boundary. North flank wall overlooks but is remote from the adjoining house at No 5. Main features include unique fenestration pattern to front elevation and cast iron balustrades to first floor windows. Three pairs of pitched roofs, running parallel to main elevations and separated by valley gutters.

**Design Principles:**

Reduction to height of rear chimney stack over north flank to minimise visual impact and to improve roof profile. The massing of the chimney stack is disproportionate to the volume of the house.

**Use & Layout:**

The current residential use and layout will remain unaltered by the proposals.

The remnants of the stack will be largely hidden from view to the north elevation. Top of stack will extend three brick courses above the north flank parapet coping.

All materials used and finish details will be to match existing, except concrete capping to remnants of stack, required to render weather tight.

There will be slight change to the view from the adjoining property at No 5 although minimal due to its distance from the flank wall and the steep slope of the mature tree planted garden.

Impact on the public house first floor window view will be to increase natural light penetration and improve roof scape.

**Access:**

Access to the site will be unaffected by the alterations.

When designing the proposed alterations, the architectural character has been taken into account and the removal of the stack is considered to have minimal impact on the visual appearance of the building from the street, the adjacent and the adjoining buildings.

PD Styles, FRICS

Date: 6 July 2018