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Regeneration and Planning
Supporting Communities
London Borough of Camden
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Dear Charlotte Meynell

Re: Design & Access Statement for 5 & 6 Whittlebury Mews West

I hereby electronically submit a full planning application for the proposal for the erection of a glazed roof at first floor level to enclose 2x existing rear basement courtyards.

The design intention of our proposals is to provide all year-round weather cover to the courtyards. The courtyards will not be hermetically sealed, allowing for normal ventilation to the habitable bedrooms and living spaces beneath the new canopy, via means of passive louvres and openable portions of the glazed roof.

Currently the courtyards are underutilised due to the lack of cover, making them damp undesirable spaces. Please see evidence of this in the photograph on the next page.



View from 5 Whittlebury Mews West courtyard.

The construction will be of a standard and a materiality that is sympathetic to the host building, using the same dark grey colour of metal framing for the new framing of the glazed structure.

Please see an artist's impression of the design standing within the courtyard of 5 Whittlebury Mews west, on the next page.



Artists impression of the new glazed roof and improved courtyard treatment, standing within the courtyard of 5 Whittlebury Mews West.

A glazed partition will be introduced between the two properties (5 & 6 Whittlebury Mews West), to provide sound and some visual privacy whilst still allowing sunlight to still penetrate through.

We believe our proposal will not significantly alter the original conditions in terms of privacy or design impact to the existing arrangements. The new structure would only be visible from the immediate adjacent properties on Whittlebury mews west (no 4 & 7), and not visible from any of the adjacent properties on Gloucester Ave, which run parallel south of the proposal, due to the tall retaining wall between them. Nor will it have an impact on the older context buildings due to its non-visible sunken location.

Please see evidence of this in the photograph looking at the courtyards from above, on the next page.



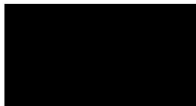
View looking North West across both courtyards of 5 & 6 Whittlebury Mews West, showing tall retaining (party wall) between the Whittlebury West and Gloucester Ave properties.

The introduction of new glazing to the courtyard would only marginally reduce the amount of natural light to the spaces below.

With regards to cleaning the proposed glazing units, the exterior faces can be easily accessed from the fully openable windows above the glazed canopy and cleaned with the use of a water-fed pole cleaning system. The box gutter can be cleaned using the same technique but from the flat accessible roofs which flank the courtyard.

We believe that the proposals will have no impact on access, transportation or existing services, all of which will be maintained due to the domestic nature of the house and the fact that there is very little material change to the existing arrangements.

Regards



Bernard Zammit

Xami Founder