

Date: 06 August 2019

our ref: 369-1/02

DESIGN AND ACCESS STATEMENT
for
2 PRINCE ARTHUR MEWS,
LONDON NW3 1RD



This Design and Access Statement has been developed in accordance with the guidance and requirements of Camden Council for validation of the planning application. The document has been prepared following a viewing of the site and surroundings. The proposals for the site are considered in the following text and the accompanying drawings.

SUMMARY PROPOSALS

This Design and access Statement supports a Planning Application, and an application for Conservation Area Consent, to carry out works in and around the property at 2 Prince Arthur Mews.

The works are grouped in the following parts:

- Front yard
- Front elevation
- Rear elevation
- Roof

SETTING AND THE CONSERVATION AREA

The property is situated in the center of Hampstead village but somehow away from main public routes. The access to No. 2 Prince Arthur Mews is from the mews and Perrin's Lane, a very quiet lane with the variety of picturesque structures of a different age.

Constructed sometime in the middle of the nineteenth century as a part of the original mews development, the property is single aspect, back to back, three storey dwellings. It is surrounded in all directions by the buildings of three storeys and higher. Most, if not all of the properties on the north-west side of Perrin's Lane are three storey buildings with Mansard roofs behind the parapet walls.

The mews development is a mixture of six different architectural types of buildings surrounding two Victorian properties, one of which is the subject of this application and the other has relatively recently received a roof extension. Every one of the building types has different architectural features, with the red brickwork being the only common material.

Most of the buildings are forty years old and have neither discernable architectural merit nor any architectural features requiring special attention or need to be preserved.

With its profound symmetry, the front rendered elevation of the property for which the planning permission is south, creates a strong sense of a single architectural presence. The main elevation is contributing to the general feel of traditionally looking, cottage type houses in Perrin's Lane. Within this context, the adjoining building and its side elevation on the right side of the front of no. 2 is of an alien shape.

There are a now mature trees in the vicinity of the site.

The location belongs to the densely built, Hampstead Conservation Area and Heath Street/High Street sub area, with its diversity of the urban form, and is also an archaeological priority area. Overall contribution of the mews architecture to the conservation area is questionable and certainly some architectural features would not be granted conservation area consent were they to be judged by today's planning standards and criteria.

Character of the area*

Perrin's Lane used to be the main route from the High Street to St John's Parish Church in Church Row and has a consistent two storey cottage character. The south side of the Lane was partly redeveloped for housing in the 1970s by L.Michaels, whilst the north side retains its historic buildings. No.8 is a terraced cottage dated 1746 (listed) and Nos.12-26 are early 19th century terraced cottages (listed). The King William IV public house (1830 - listed) marks the entrance to Perrin's Lane from the High Street.

*Hampstead Conservation Area Appraisal by London Borough of Camden, page 19

The property is constructed in the middle of nineteenth century and it is in need of detail refurbishment.

THE SITE

The property is a typical Victorian cottage type house constructed in the middle of nineteenth century. The house is three storey with top level being within the roof space. It is positioned at the rear of an irregularly shaped plot of land with the access yard and the side garden in front. The front access yard is mainly used for private car parking. To the right of the front yard is the private garden surrounded with the masonry wall fronting Perrin's Lane and cast iron railing overgrown in hedges and other greenery along Prince Arthur Mews.

The access to the property is through the entrance porch. Either side of the porch are two low level dwarf masonry walls over which there are cast iron railings in need of repair. To the left side flank wall of the Prince Arthur Court there is a small masonry accretion which used to contain waste bins, but it has not been used for some time due to its size. The porch itself has been altered over the time on both sides insofar to have right hand side converted into the doorway and the left side window blocked.

The front ground floor porch and three windows above create general impression of a symmetrical elevation. The symmetry of the elevation is disturbed only by the ground floor arrangements where to the left of the porch, the opening is the patio door while the right side opening is the window.

Each front elevation window is surrounded with stucco moulding and projecting timber cills. The third storey is located within the mansard roof space. The eave of the front roof starts immediately with the projecting fascia board oversailing the heads of the first floor windows. Three dormer windows with large window heads are positioned over the first floor windows adding to the overall symmetry of the elevation. The white painted, rendered front facing elevation and its elements probably retain original appearance.

The property is almost single aspect overlooking Prince Arthur Mews, save for one small high level window on the rear elevation which is projecting over the butterfly roof of the adjacent property backing the rear of the building.

The rest of the roof behind the front mansard slope is in very shallow angle sloping towards the rear of the building and the adjacent property. This part of the roof contains a water tank enclosure, clad in roofing felt. There is also a small rooflight providing natural light to the stairwell at the rear of the building. The mansard roof cover is plain clay tiles while the shallow pitch roof is covered with roofing felt.

THE PROPOSALS

The proposed works described below form part of a larger project to restore the appearance of the dwelling and upgrade the living accommodation to modern-day standards. This application relates to façade alterations proposed mainly to the front at the ground floor and to the forecourt as well as to the roof.

Need for Alterations

- To improve dwelling in general in line with the modern standards of living and current building regulations.
- To enhance and repair appearance of the weathered and defective elevation.
- To improve in particular practicality and performance of the main entrance porch and ground floor layout.
- To provide daylight to the rear space of the building and improve mechanical and electrical services.

Form and Appearance

The proposal does not propose sweeping changes to the existing elevations and their appearance, but instead seeks to introduce modifications addressing the needs identified to develop quality of living as well as insure continuous long term use of the building.

The proposed works are in the following areas:

- *Front yard*
 - Removal of the small masonry bin enclosure on the side flank wall of the Prince Arthur Court. The enclosure is disused and too small to have any bins housed within.
 - Installation of two automatic remote controlled parking bollards are required in order to mitigate current situation where cars which do not belong to the applicants are often parked on the private land.
- *Front elevation*
 - Removal of the right side porch door and reinstatement of window is required to reinstate the original appearance of the porch and enhance security by reducing unnecessary point of entry,
 - Reinstatement of the currently blocked, left side porch window is required to reinstate the original appearance of the porch and provide additional daylight into ground floor accommodation,
 - Removal of the solid flat roof behind parapet wall of the porch and introduction of a glass rooflight in order to provide and maximize additional daylight into relatively dark and deep ground floor accommodation.
 - Lowering of the right ground floor window cill and installation of patio door to match the existing on the left hand side in order to reinstate elevation symmetry and to provide secure access to the side garden.
 - Replacement of all single glazed metal sash windows with new 16mm thick double glazed timber sash windows in order to enhance thermal performance of the building in line with the Building Regulation requirements as well as to reinstate original window frame material.
 - Repair to the existing render and moldings

- Rear elevation
 - o Replacement of the existing louvered metal frame window with new 16mm thick, double glazed timber top hung casement window.

- Roof
 - o Introduction of new roof light in order to provide daylight to the rear of the property,
 - o Enlargement of the existing roof light over the stairs in order to maximize daylight penetration into the rear stairwell,
 - o Enlargement of the existing water tank enclosure in order to secure adequate mains provisions for various service,
 - o General refurbishment of the roof structure and roof cover together with repairs to the aged existing dormer windows and rainwater goods.

Access statement

The site is accessible via Perrin's Lane and Prince Arthur Mews.

All pedestrian and car arrivals enter the site through the existing access arrangements.

The proposed entrance porch design remains unaltered and as such integrates the needs of disability access, flexibility and adaptability for various family requirements and for all ages and circumstances as far as possible within the existing historical context.

Traffic systems and restrictions

Perrin's Lane is a one way traffic road entrance from Fitzjohn's Avenue and with exit to the High Street. The road is a narrow lane with traffic restrictions and limited parking only at the top end of the lane.

Summary

The property would benefit from improvements and the proposals outlined in this statement are not detrimental to the setting of the conservation area and to the users of the surrounding buildings or general public. The works to be carried out will meet the applicant's desire to provide good quality accommodation and to enhance and preserve quality of the building and the building stock in the area in general.

The proposals are of modest and careful design and will not adversely affect the setting of the dwelling in the context of the conservation area and the wider context in general.