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**Our Reference:** FGN/22

**Site Address:** 4 Whittlebury Mews West, London, NW1 8HS

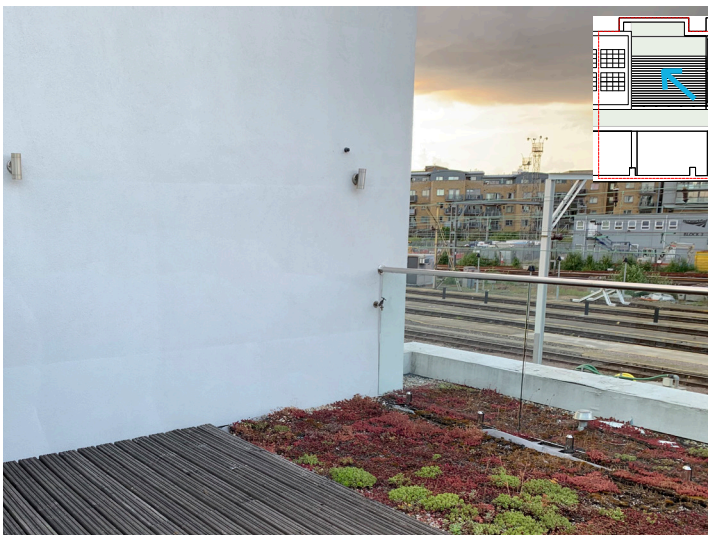
### Site Overview

Whittlebury Mews West is a privately accessed mews consisting of 6no. dwellings in Primrose Hill. No. 4 Whittlebury Mews West is a 2 bedroom house over 4 floors owned and occupied by a young couple who are seeking to make modest improvements to their home.

### Planning History

Planning consent for the wider site, previously known as Dumpton Mews, was granted in 2014 for the development of the site, including the erection of 6no. residential houses. The buildings were completed in 2015 with occupation taking place at various times for each of the

The site regarding this application No. 4 Whittlebury Mews West has no individual planning history.



View of existing external wall from which to build new extension



View across landing towards existing roof terrace access



View of party boundary which will create extent of extension



Detail showing delamination & water penetration of existing render

## **Proposed Works**

A new extension is proposed at the second floor level, which will act to 'infill' the existing roof terrace. The extension will form a new master bedroom for use by the owner/occupants of the house. The master bedroom will be serviced by a new en-suite bathroom and storage space.

The existing external wall leading on to the roof terrace will be demolished allowing for the new extension walls to be built onto the existing walls which will remain, and following the same planform as the first floor below. The landing adjacent to the staircase will be removed to create a double height space between the first floor and the ceiling of the second floor.

A new internal partition wall will be constructed to allow for the creation of a new en-suite bathroom. Waste services will connect into the existing SVP which rises through the same location. Water feeds are also available on the second floor.

The roof finish to the existing second floor stairwell will be recovered, the existing photovoltaic cells located here will be retained and their use continued.

## **Justification for Works**

A new master bedroom & en-suite bathroom is desired by the owners and occupants of the building for their use and thereby allow for extended members of their family the opportunity to stay overnight.

Latent defects have become apparent within the external building fabric which necessitate repair works to be undertaken, specifically to the external render which has delaminated. The intention is to carry out these essential works at the same time as constructing the extension and thereby ensure that a good quality finish is attained.

Security concerns are raised by the occupants of the building as a result of a serious break-in October 2017 where access to the interior of the building was gained by forceable entry from the roof terrace. By 'infilling' the roof terrace and thereby removing external access the security of the building is increased for the concerned occupants.

In order to maintain privacy, both for the occupants of No.4 and to prevent overlooking of neighbouring residents, obscured glazing is proposed for the new fenestration on the South Elevations.

## **Materials**

The extension is to be constructed from a timber frame which will be affixed directly to the existing building, also constructed from timber frame. The proposed extension will be rendered using Dryvit Sand Pebble Finish in china white 310 to match the existing render.

Windows are to be constructed from powder coated aluminium in RAL7016 matt to match the existing profile and will be a combination of clear and obscured glazing as denoted on the drawings.

The roof to the proposed extension is to be covered in bituminous felt, coloured grey to match and lap in with the existing roofing felt.

## **Access**

Access to enter the building remains unchanged, however the extension will remove roof access. Service access is still available within the demise of the property via the green roof on the South Western side