

**Proposed Extension and Alteration of
10b Wavel Mews, London, NW6 3AB**



Design and Access Statement

April 2020



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1.0 Introduction

This design and access statement describes the proposal for the extension and alteration of 10b Wavel Mews London. The property is located in the west of Wavel Mews as shown on the location plan opposite. Wavel Mews is to the south of South Hampstead Conservation Area (formally known as the Swiss Cottage Conservation Area). In brief the proposals would provide an increased level of accommodation to the house from three to five bedrooms and include the following:

- side extension to the ground and first floor;
- first floor infill extension to the rear;
- internal alterations; and
- alterations of the fenestration to the front façade of the house.

1.1 Background and Planning History

The site was the subject of a planning application for a replacement dwelling in 2016 reference 2016/5492/P. Following a pre-application consultation and a full planning application process, the proposals were recommended for approval by Camden Council and granted permission by the planning committee subject to conditions however, the application was withdrawn 12 months after the committee decision due to funding issues relating to the S106 agreement.

The design of the proposed new house evolved through a number of meetings with Planning and Conservation Officers to address issue relating to the form, scale and mass of development as well as the general architectural approach and Heritage issues. A strong theme running through the consultation process was that the building should remain in character with the local Mews House typology and should be of high architectural quality to justify the removal of a building that is categorised as providing a positive contribution to the conservation area.

Following that consultation process officers advised that they would support the proposals in principle stating that:

“The proposed development of a new dwelling house would result in less than substantial harm to the conservation area and is considered to represent an enhancement of the conservation area, while still preserving the prevailing mass and character of the mews”.



Site Location Plan

The Site

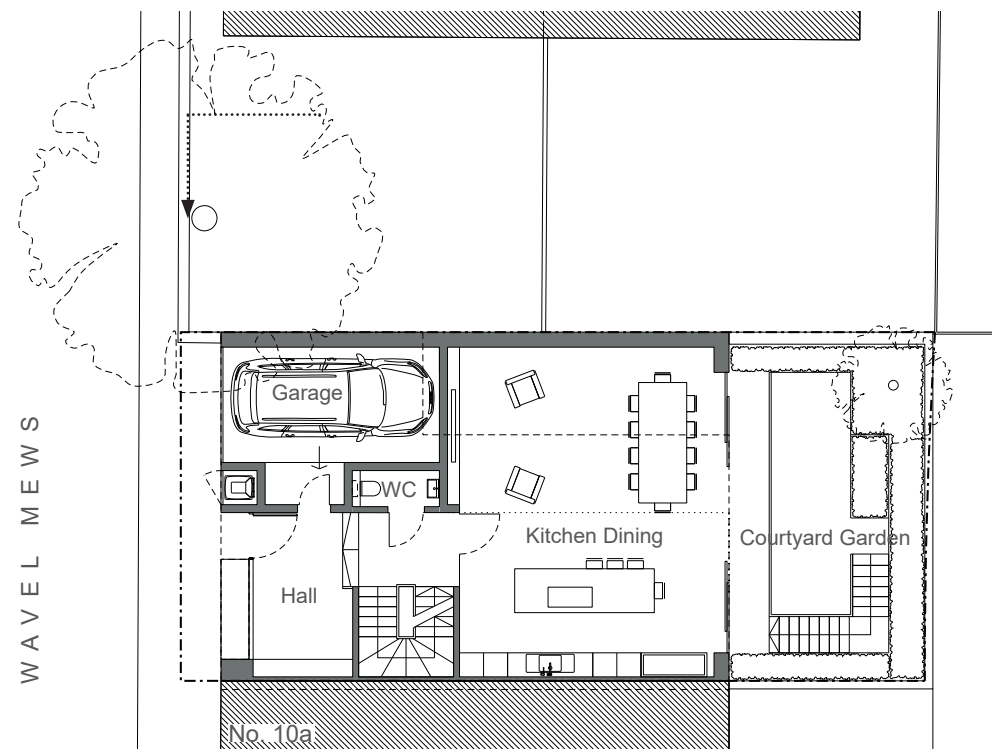
With the exception of the foregoing there are no other notable planning applications for development of the site. The neighbouring property at 10a has previously received planning permission in January 2010 (application ref 2009/2253/P) to extend the rear of the house and construct a full width basement.

1.1.1 Previous Proposal

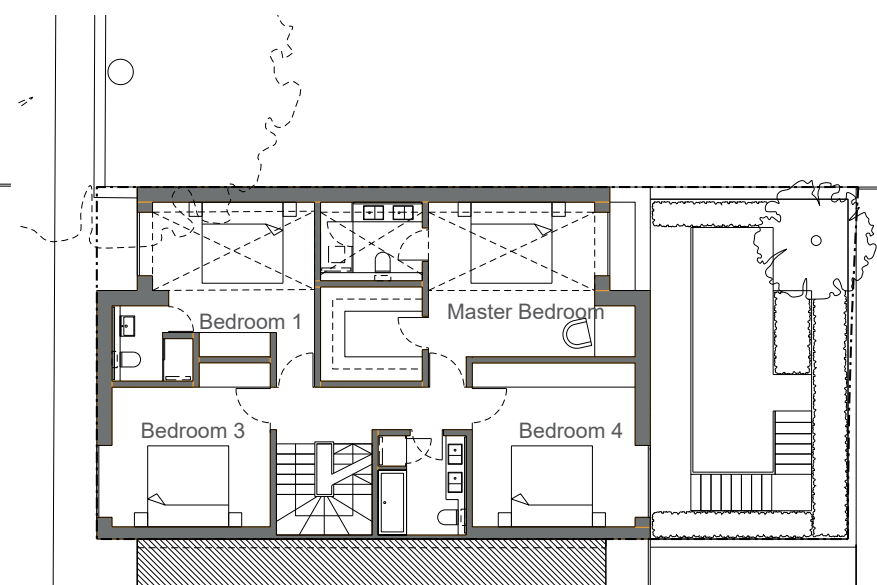
The previous application for a replacement dwelling proposed a larger house on the site than currently exists with a new basement. The scheme proposed

to build along the boundary with neighbouring properties at 13 and 15 Acol Road and to the rear alongside 10a Wavel Mews at first floor. In addition, the proposals increased the height of the existing house on these boundaries. Those discussions are important to the context of this application as they go some way to establishing the principle that while the existing house contributes to the conservation area positively as part of a group of buildings in the mews, architecturally the building has little or no merit. It is therefore proposed to improve the architectural quality of the existing house so that it might enhance the conservation area and the character of the mews. The page opposite provides an overview of the previous design.

Extract of proposals from the previous application for a replacement dwelling.



Proposed Ground Floor Plan



Proposed First Floor Plan



Artists Impression



Proposed Street Elevation to Wavel Mews

2.0 Existing House and Site

2.1 Existing House

The house at 10a Wavel Mews is a semi detached end of terrace house similar in appearance to 10b having both been built as infill development in the late 1970's. They are not architecturally significant and do visually enhance the architecture of Wavel Mews or the conservation area.

2.1.1 Materials

The existing house is a load bearing masonry and concrete construction finished externally in a red/ brown brick. Windows are metal framed double-glazed units with opening casements. The front door and glazed side screen frame are timber. Window openings to the first floor have a recessed painted board/ concrete panel detail from the window head up to parapet level. There are two garages both with painted metal doors. A metal/ fabric awning is attached to the front of the house at first floor spanning across both first-floor windows.

The house has a flat roof finished in bitumen felt with a small parapet upstand to the perimeter finished with a metal coping.



View A: 10b Wavel Mews from the South



Key Plan



View B: 10b Wavel Mews from the North

2.1.2 Fenestration

The openings to the front façade are relatively large and regular with some symmetry between ground and first floor. The facade is without ornamentation or a porch and is visually dominated by the two garage doors. Generally the house has no obvious architectural merit as illustrated in the photographs on the previous page.

The side elevation facing the rear of the properties to Acol Road (north) is a two-storey blank brick façade with the exception of the kitchen window and window to the living room at ground floor overlooking the gardens. The rear elevation steps between the ground and first floor with a large glazed opening to the ground floor.

2.2 Site Layout and Plot Size

The site is a rectangular plot approximately 14m long running east to west and 8.5m wide north to south. The site is bounded to the north by the gardens of 15 and 13 Acol Road and the garden of 11 Acol Road to the east and therefore there is a relatively open aspect on these two boundaries.

As illustrated on the site plan opposite the semi-detached house is set back from the front of the plot facing the street creating a building line with 10a Wavel Mews. There is access along the side of the house (not connected to the street) to a rear courtyard garden which is paved. A single storey garage sits between the northern boundary and the house to the front of the plot.

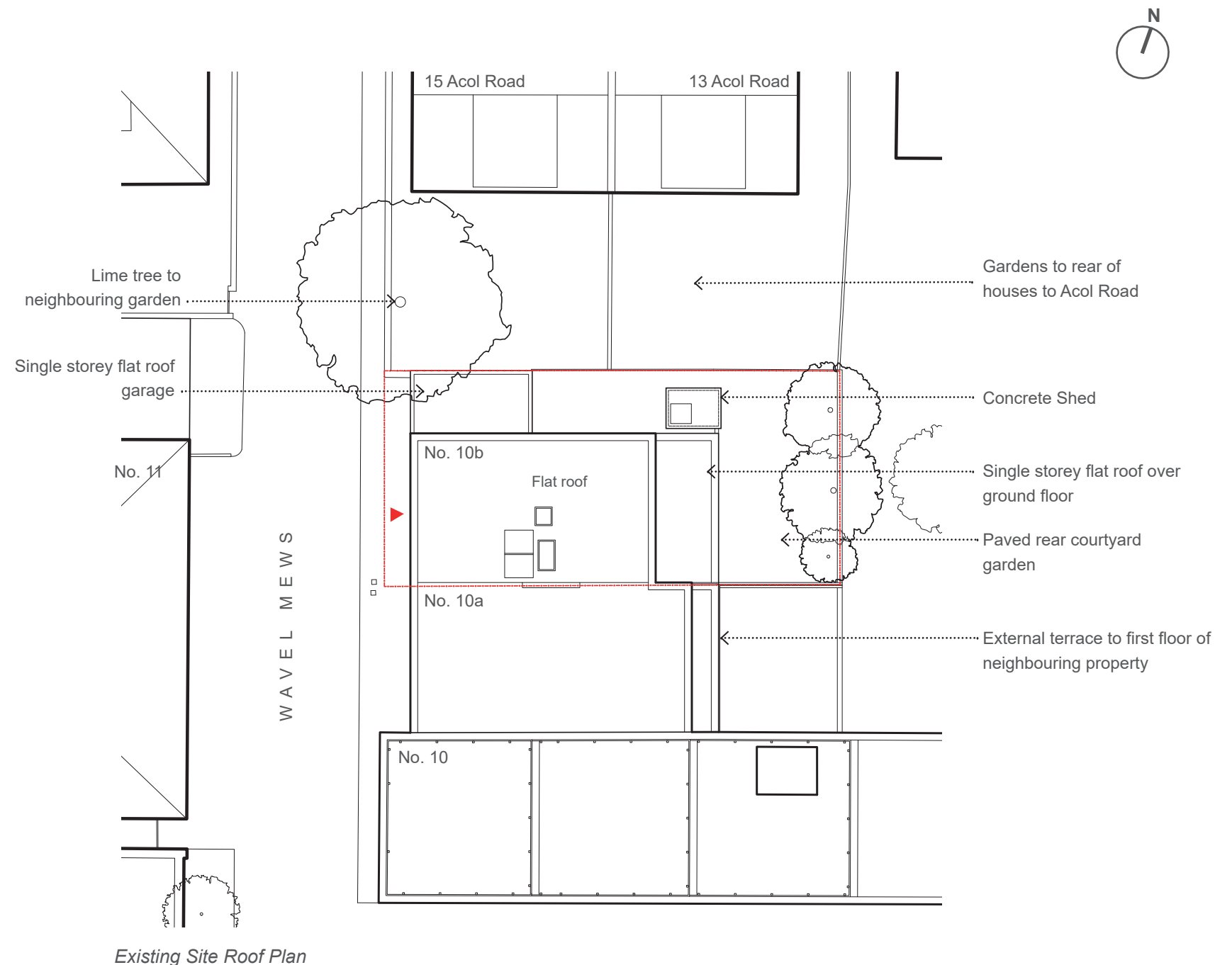
The existing house has three bedrooms and is constructed over two storeys with a flat roof. At ground floor there is a second garage built within the envelope of the main body of the house. The estimated gross internal floor area for the property is as follows:

- Ground floor (including garage) = 77m².
- First floor = 54.5m².

The existing floor plans are illustrated on the following page.

2.3 Constraints and Opportunities

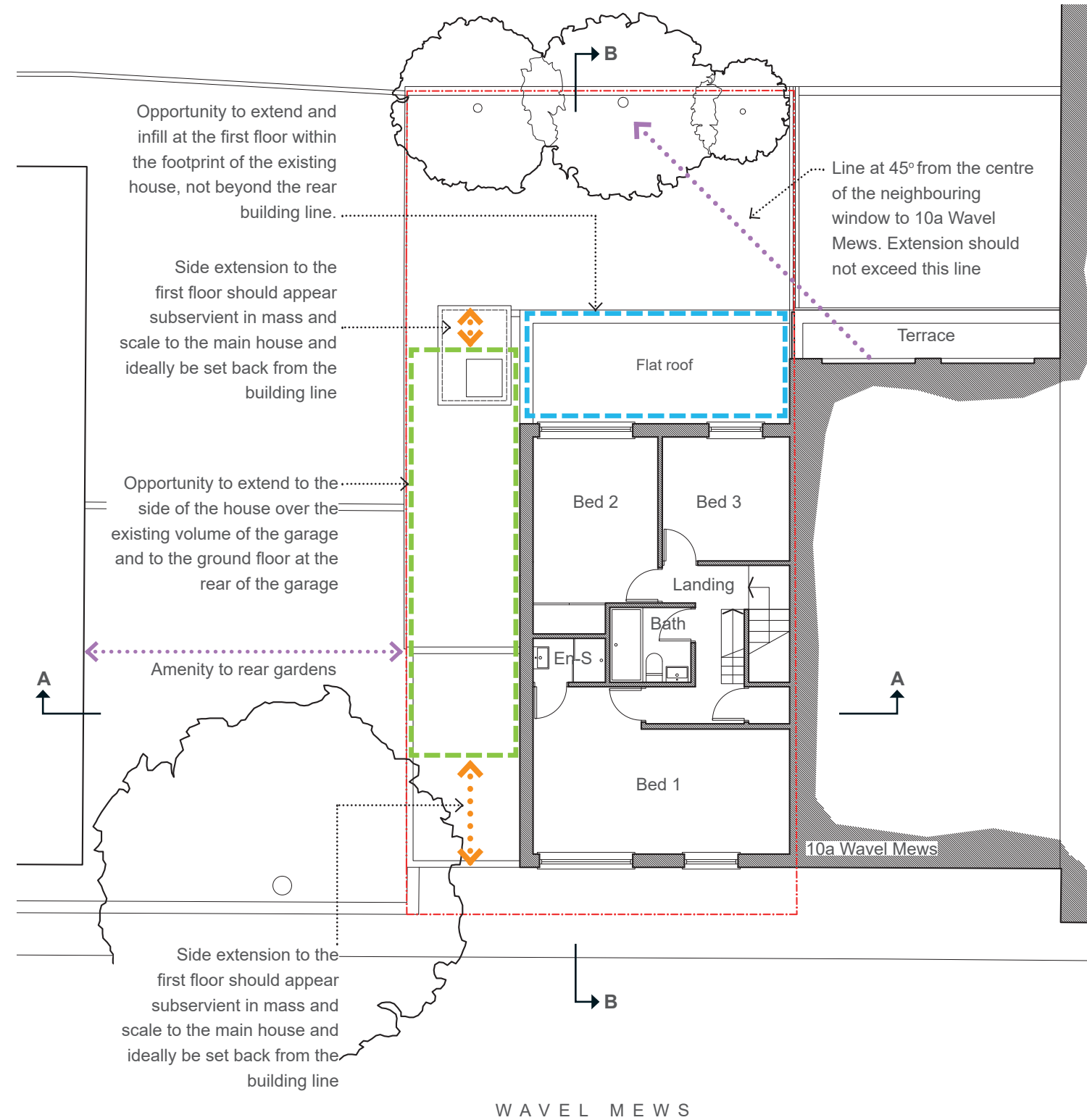
There are opportunities to extend and alter the existing house that must be carefully considered in the context of the conservation area and the amenity of the neighbouring properties. Our client's aspiration is to extend and alter the existing house to enhance and improve the existing building architecturally



and provide a family home with improved living accommodation of up to five bedrooms with modern living spaces.

The proposed building envelope has been created by analysing the built context of the mews generally and neighbouring buildings. The outcome of

discussions had with Camden Council through the pre-application process for the previous application for a replacement dwelling have also informed the design. The existing floor plans over the page illustrate where the opportunities are to extend the house and the constraints that might inform the design.



Existing Ground Floor Plan

Existing First Floor Plan

2.4 Scale, Mass and Height

The existing houses at 10a and 10b Wavel Mews are modest in scale being smaller in height and mass than other buildings adjacent to them and indeed most others buildings in the mews. Any additional mass that might be added to the existing building envelope would need to be carefully considered both in the context of the immediate neighbouring buildings and the Mews generally.

There is an opportunity to increase the mass of the building while maintaining the character and appearance of the house in the Mews. The house at 10b essentially 'bookends' the terrace leading from number 10. The side of the house is visible as you move down into the mews from Acol Road and therefore there is an opportunity to express this relationship architecturally

both visually and formally. The existing sections below illustrate how volume might be added to the house based on existing constraints and datums relating to daylight/ sunlight and amenity from adjacent existing buildings to the north, heights set by the parapet roof level of the existing house, building lines and adjacent existing development to 10a Wavel Mews.

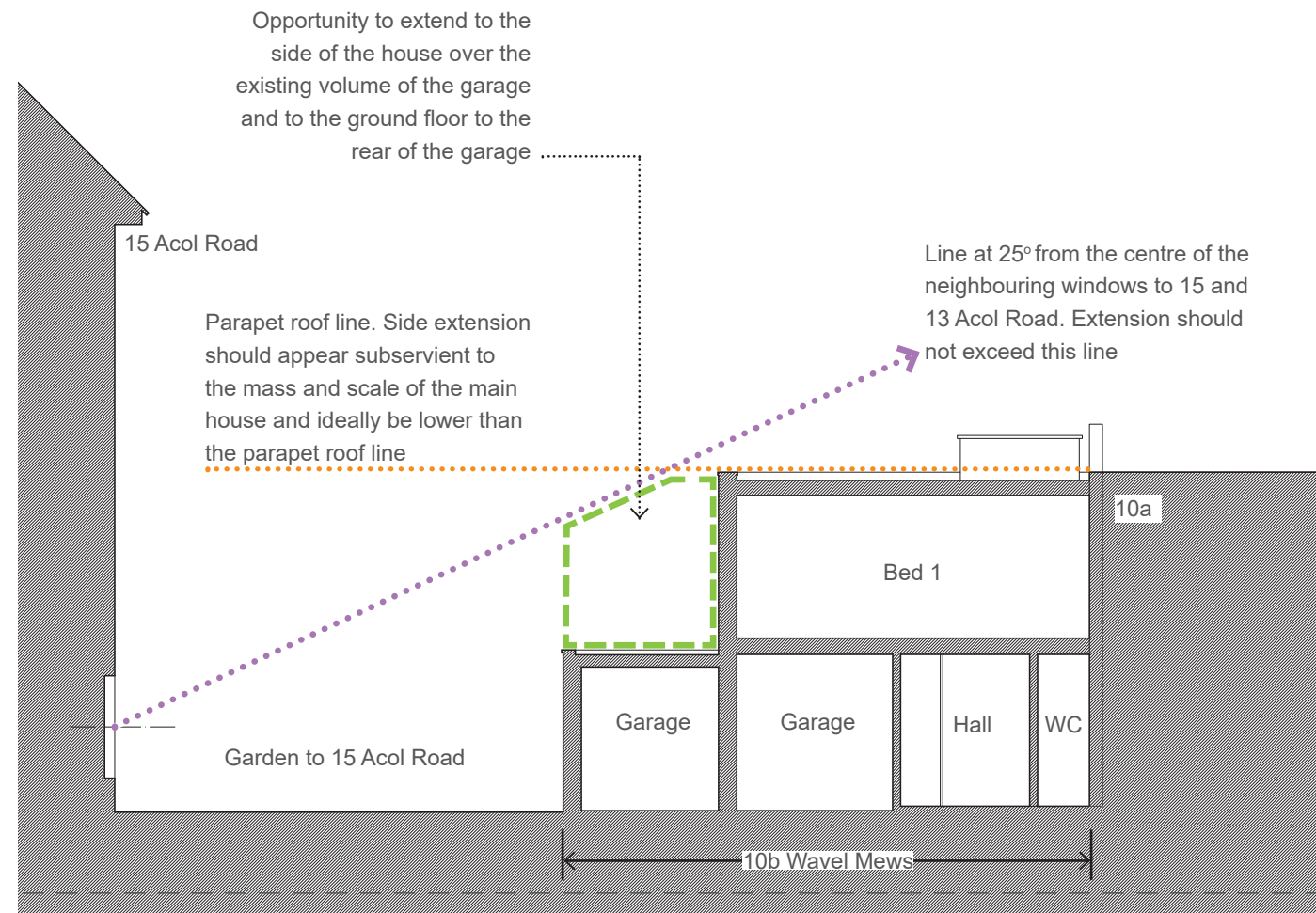
2.5 Building Form

Buildings in the mews are generally formally uncomplicated and robust. The same can be said for the existing house. While some buildings have been altered and adapted there is an underlying simplicity and honesty in their appearance. We have considered this when designing the form and mass of the new building envelope. It is evident that future development should be

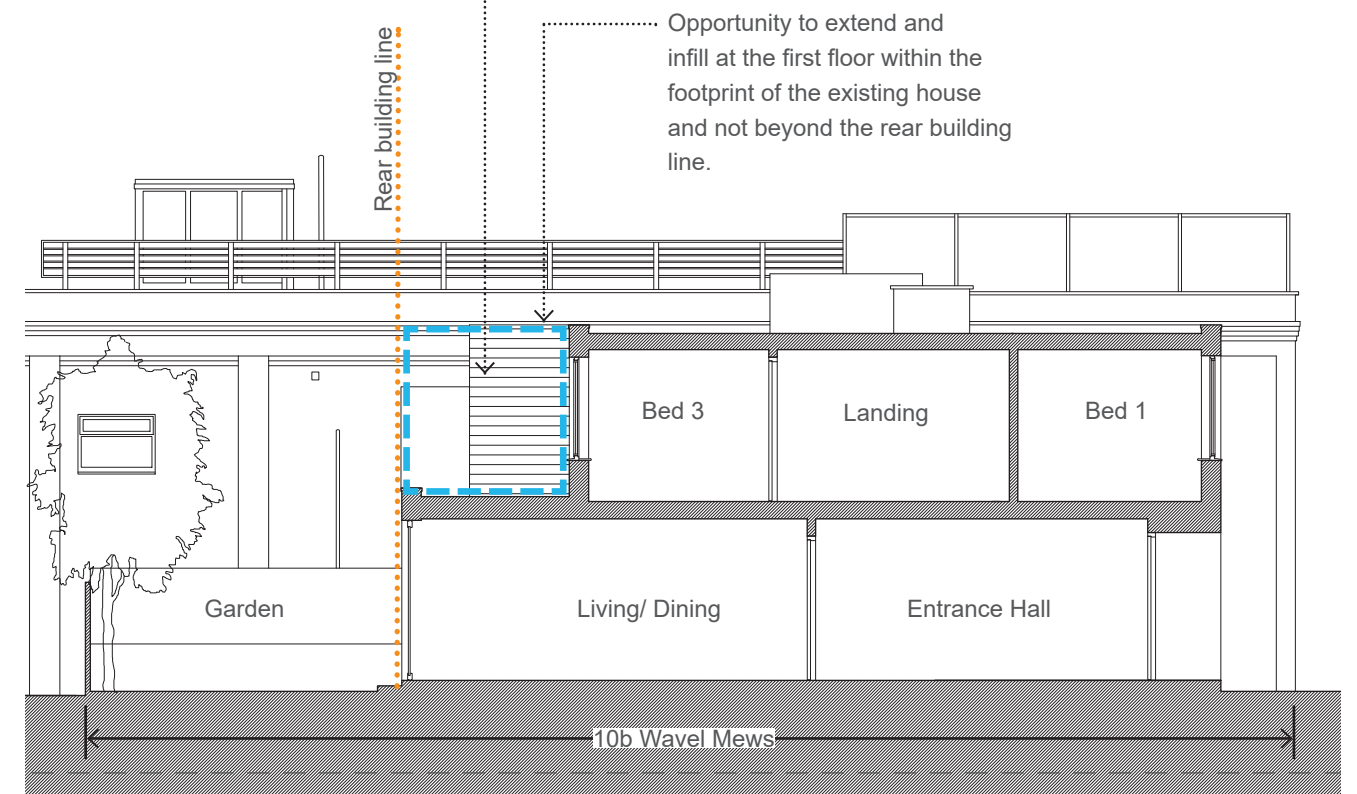
First floor extension and terrace with privacy screen to 10a Wavel Mews



View from the Garden of 10b to the Rear of 9, 10 and 10a Wavel Mews



Existing Section AA



Existing Section BB

carried out in a restrained and sensitive manner. The use of ad-hoc or overtly expressive building forms to add new volume and space would be inappropriate in this location. Such an approach would unbalance the relationship between buildings and the street in the Mews. Our approach would be therefore to design additions to the existing building that are uncomplicated and formally strong without the use of arbitrary architectural forms that would lead to a lack of legibility and visual clutter.

2.6 Materials Palette

We believe well designed modern buildings eschew superfluous details and ornamentation focusing instead on materiality, proportion and formal composition. Our approach to the design of alterations to the existing facades and the appearance of the new additions to the building would be, to express the simplicity of the Mews form with careful consideration to materials detailing.

The materials of the mews are predominantly masonry with brickwork to the walls of the houses and boundary/ garden walls, this is reflected in the surface materials of the public realm (road) with the use of stone cobble sets.

Window frames, doors and door frames are a mix of timber, plastic and metal. Flat roofs are the predominant roof type in the mews with 1a, 11, 12 and The Coach House being the exception with pitched slate roofs. Many of the buildings in the mews have been painted white which provides a degree of visual uniformity. The colour of unpainted brickwork varies from yellow to dark brown and red-brown. The variety of painted finishes and types of brickwork gives the mews a visually rich appearance.

The materials of the new extensions should seek to further enhance the rich visual appearance of the mews but also to show how traditional materials can be reinterpreted and used in a modern idiom.



Existing Front Elevation to Wavel Mews



Existing Rear Elevation

3.0 The Conservation Area and Mews

3.1 Conservation Area Statement

The property is located in the west of Wavel Mews to the south of South Hampstead Conservation Area (formally known as the Swiss Cottage Conservation Area). The property is not listed however within Camden Council's document entitled; South Hampstead Conservation Area Character Appraisal and Management Strategy February 2011, the property is noted as providing a positive contribution to the conservation area along with its neighbour at 10b and other buildings at 1 to 10, 11, 12 and 14 Wavel Mews. It is our understanding that these buildings provide a positive contribution based on their grouping, scale and mass in the mews context. There is no mention in the document of the architectural qualities of these buildings.

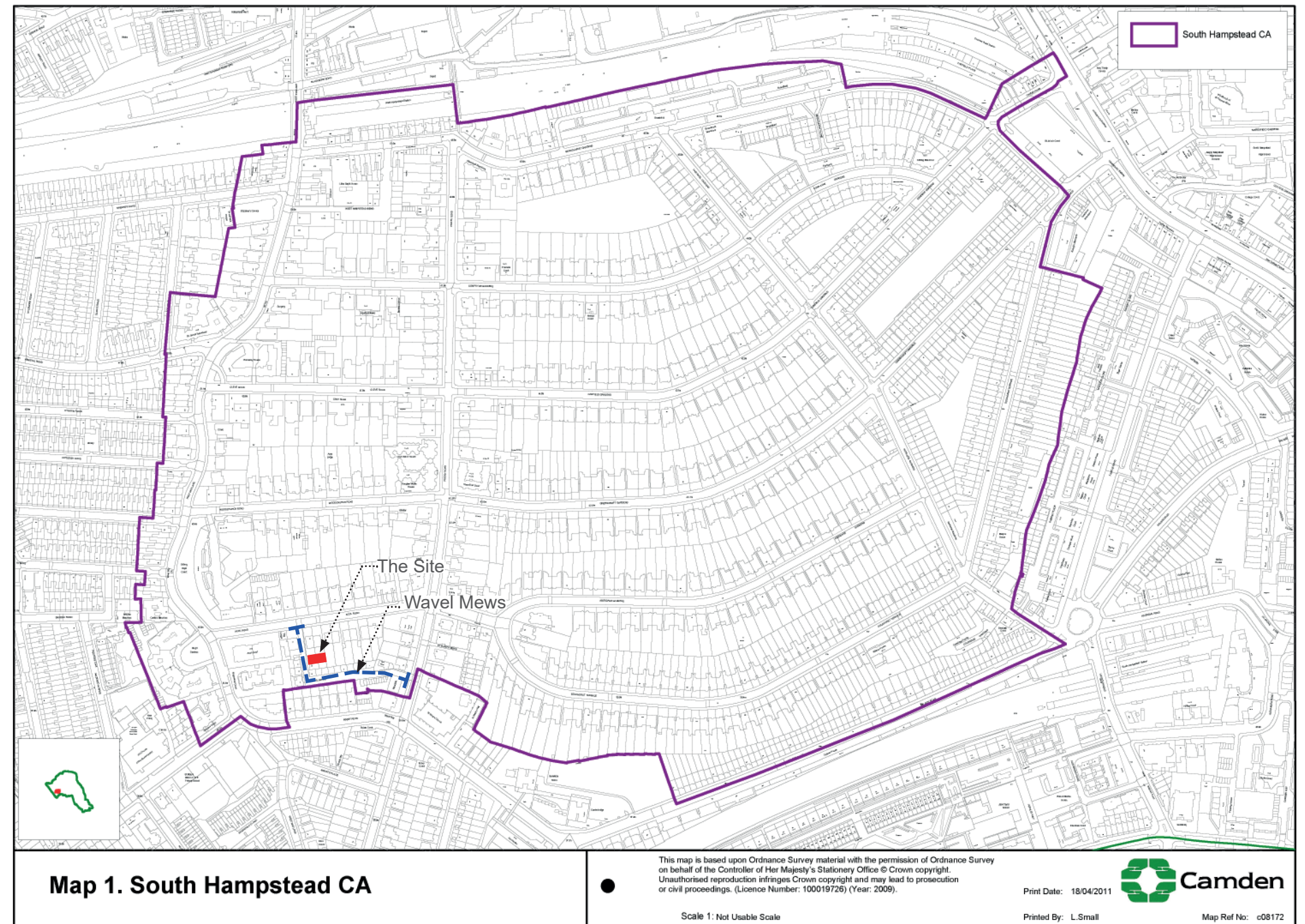
The conservation area Character Appraisal states the following when describing Mews development:

“There are two traditional mews in the CA: West Hampstead Mews and Wavel Mews. These properties are generally two storeys with pitched roofs hidden behind parapets and attractive simple elevations in keeping with their original function as garages, workshops and stables. As is typical in mews properties, the front elevation is not set back”.

There are two Mews developments in the conservation area, West Hampstead Mews and Wavel Mews. Upon visiting both of these Mews it is clear that the description above is of West Hampstead Mews and not Wavel Mews which is not described in the Conservation Area and Management Strategy document. We have therefore provided a general description of Wavel Mews followed by a more detailed analysis of the existing built context.

3.2 Mews Typology

Mews buildings traditionally would have been built for stables and/ or parking carriages with living accommodation above at the first floor. These buildings would often be located at the rear of a larger house fronting a main street and therefore would have been subservient in both architectural form, style and use, possibly serving the owners of the main house. The relationship of numbers 1 to 10 Wavel Mews and the houses to the north of them fronting Acoll Road linked by gardens is an example of this relationship. Over time these buildings have been changed and adapted for use as houses often sold into separate ownership.



South Hampstead Conservation Area Map

3.2.1 Wavel Mews

There is a variety of domestic building style and type in Wavel Mews including detached, semi detached and terraced houses, however most are two storeys with flat roofs with some exceptions. Adhoc additions such as roof terraces enclosed by fences and privacy screens with some built enclosures thought to be over internal stair access to the roofs can be found on the terrace of buildings at numbers 1-10 Wavel Mews. Four buildings have pitched roofs but none are behind parapets. There is evidence of three storey buildings with accommodation in the roof spaces at numbers 11 and 12 Wavel Mews. In addition there are a number of buildings where the front elevations are set back from the street. These being The Coach House and No's 1a, 10A,10b,11,12 and 14 Wavel Mews. All these buildings are set back from the back of the pavement (public realm) and have recessed entrances.

3.3 Existing Scale and Form of Development

There are several comparatively large scale properties that face the principle roadways on Acol Road and Abbey Road. The Mews is subservient in scale to these properties and therefore there is a distinct contrast in scale, mass and form of buildings between the Mews and elsewhere in the immediate context of the conservation area. This is illustrated in the diagram opposite that shows the hierarchy of building heights between main streets and the Mews. This clearly defines the contrast in built form of the urban block bounded by Acol Road, Abbey Road and Priory Road.

The buildings that comprise Wavel Mews vary architecturally. The period properties that form the long terrace (at numbers 1 to 10) of two storey buildings identified in the bottom diagram opposite are similar in character and appearance. with ad-hoc amendments to the roofs, ostensibly used as private terraces. Other mews buildings have different roof forms. The diagram on the previous page identifies the variety of building types.

3.4 Relationship of Buildings with the Street

The majority of the houses in the mews have front doors that open directly to the street in-that they do not have front gardens, the two exceptions being number 1a, The Coach House and possibly number 14. The main part of the mews running east to west from numbers 1 to 10 is a relatively wide street. The proportion of (low) building height to (wide) street width creates a feeling of openness at this point of the Mews (see photograph below).



Hierarchy of building height between main streets and the Mews



- One two and three storey buildings to Wavel Mews
- 4 to 6 storey (plus) buildings to main roads surrounding Wavel Mews



Variety of building heights and type in the Mews



- Single storey garages
- Two storey infill houses
- Two storey (plus) Mews Houses
- Two storey detached houses
- Two to three storey semi detached houses

The street turning north towards the junction with Acol Road provides a more intimate relationship between the houses and the street. This is emphasised by the scale of 11 and 12 Wavel Mews which are the tallest buildings in the mews.

3.5 Architectural Form of the Mews

The buildings at 10a, 10b, 11, 12 and 14 Wavel Mews are different to those at 1 to 10. These buildings are architecturally more modern in form and appearance as are No's 11, 12 and 14 that form the west side of Wavel Mews. All these buildings appear to be infill development and do not have what might be considered a traditional relationship with neighbouring properties as those at 1 to 10.

Numbers 10a and 10b are different again architecturally to any other building in the Mews however they are not architecturally significant in their own right. These two buildings are attached directly to the rear of 10 Wavel Mews and sit on what would have been the Garden of numbers 13 and 15 Acol Road and



View South into Wavel Mews from Acol Road



View North and West along Wavel Mews

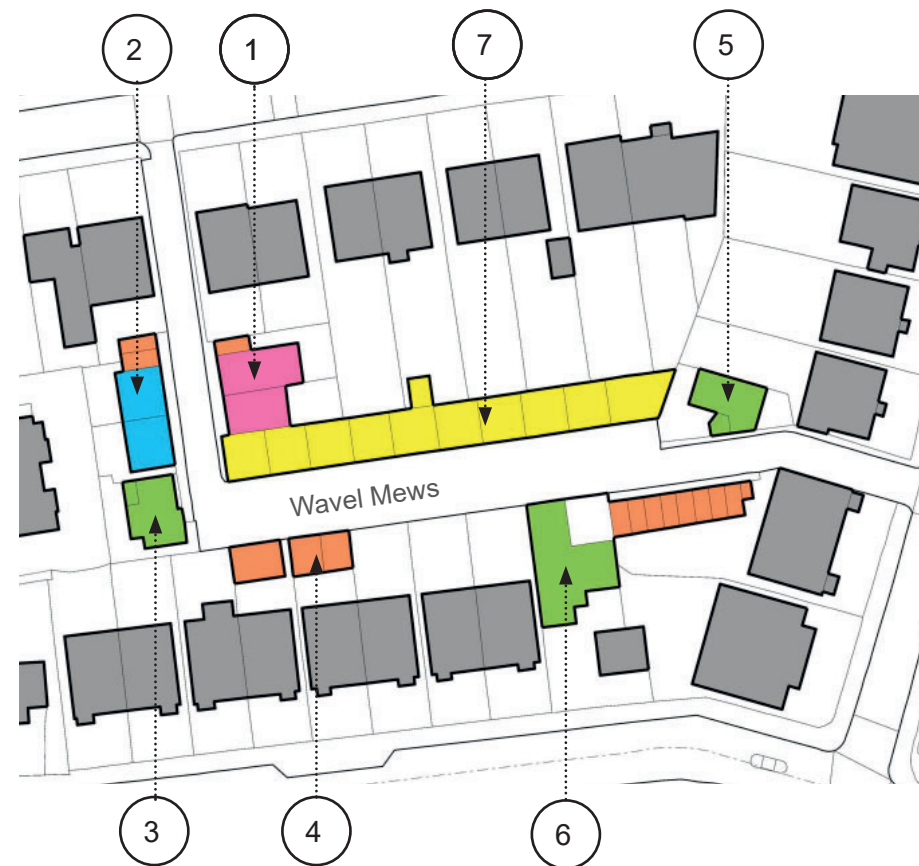
in this particular context constitutes infill development. The same can be said of 1a Wavel Mews, however this building is formally different from any other in the Mews with a varied architectural composition.

The architecture of the Mews varies considerably. The examples shown on the following two pages show the variety of building forms and type. With the exception of the garages all are residential buildings of between two and three storeys in height. Buildings have been changed and adapted, this is most notable on numbers 1 to 10 where ad-hoc additions to the flat roofs provides private amenity space and in some cases small enclosed structures providing a day room, plant or storage space. This has the effect of increasing the height of the buildings.

11 and 12 Wavel Mews are a semi-detached pair of houses with hipped roofs. They are two storeys high in appearance with rooms in the roof space making

for a third storey and are the tallest buildings in the Mews sitting opposite 10a and 10b. Architecturally they are not typical of a mews style house and have a more suburban appearance.

14 Wavel Mews is a detached house with a significant amount of glazing to the façade facing the street. It appears to be the largest dwelling in the mews formally different from adjacent buildings.



Key plan



1 10a and 10b Wavel Mews



2 11 and 12 Wavel Mews



3 14 Wavel Mews



5 1a Wavel Mews



4 Garages to the south of Wavel Mews



6 The Coach House (Wavel Mews)



7 Example of Mews Houses at 1 to 10 Wavel Mews

4.0 Proposed Design

It is proposed to extend and alter the existing house to create a 5 bedroom family home with modern living accommodation. In addition, it is the intention to greatly improve the architectural quality of the house and therefore enhancing the conservation area.

4.1 Accommodation

The proposed alterations and extensions would provide for living accommodation over two floors as follows:

Ground Floor:

- secure bicycle and refuse storage;
- new entrance hall;
- accessible WC at entrance level (part M compliant);
- study;
- guest bedroom;
- utility room and cloaks;
- open plan kitchen, dining and living room.

First Floor:

- four double bedrooms with storage
- two en-suite bathrooms
- family bathroom

The proposed plans are illustrated on the opposite page

4.1.1 Garages, Bicycle and Refuse Storage

The proposals include for the conversion of the two garages into living accommodation. The garages are currently used for storage including bicycle storage. It is proposed to provide a new dedicated secure cycle store and refuse store accessed externally adjacent to the front door. Car parking would be retained under the current parking permit allocation for the property.

4.2 Mass, Scale and Height

It is proposed to extend the existing house to the side at ground and first floor and to infill the first floor at the rear above the existing ground floor. The side extension would be visible from the public realm on the front elevation and partially from the side as you travel into Wavel Mews from Acol Road.

It is important that the side extension remains subservient in height and scale to the existing house appearing secondary to emphasise the scale and proportion of the house as part of the wider group of buildings in the Mews.

We believe the rear and side extensions must work together to create a formally strong and legible piece of architecture with the existing house clearly expressed without appearing cluttered by adhoc additions.

4.2.1 Side Extension

The floor plans on the opposite page illustrate how the side extension has been designed to step back from the existing front and rear building line at ground floor level and further again at first floor level. The step in the front elevation has introduced a clear definition between the main house and the side addition that currently does not exist with the existing side garage. Similar can be said of the rear elevation at ground floor.

The first-floor side extension sets back further again from the existing front and rear facades. In addition, the roof level of the side extension has been

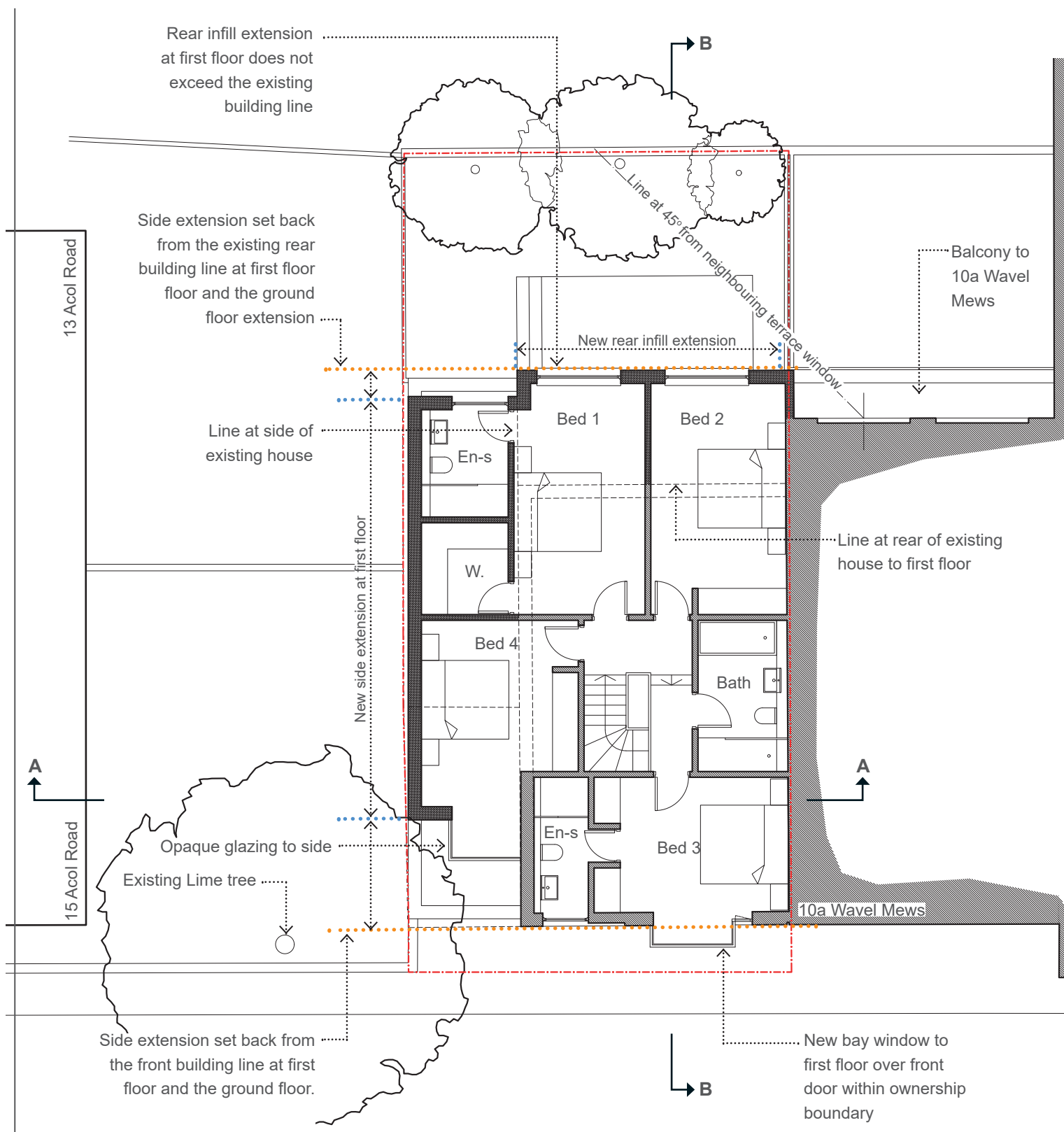
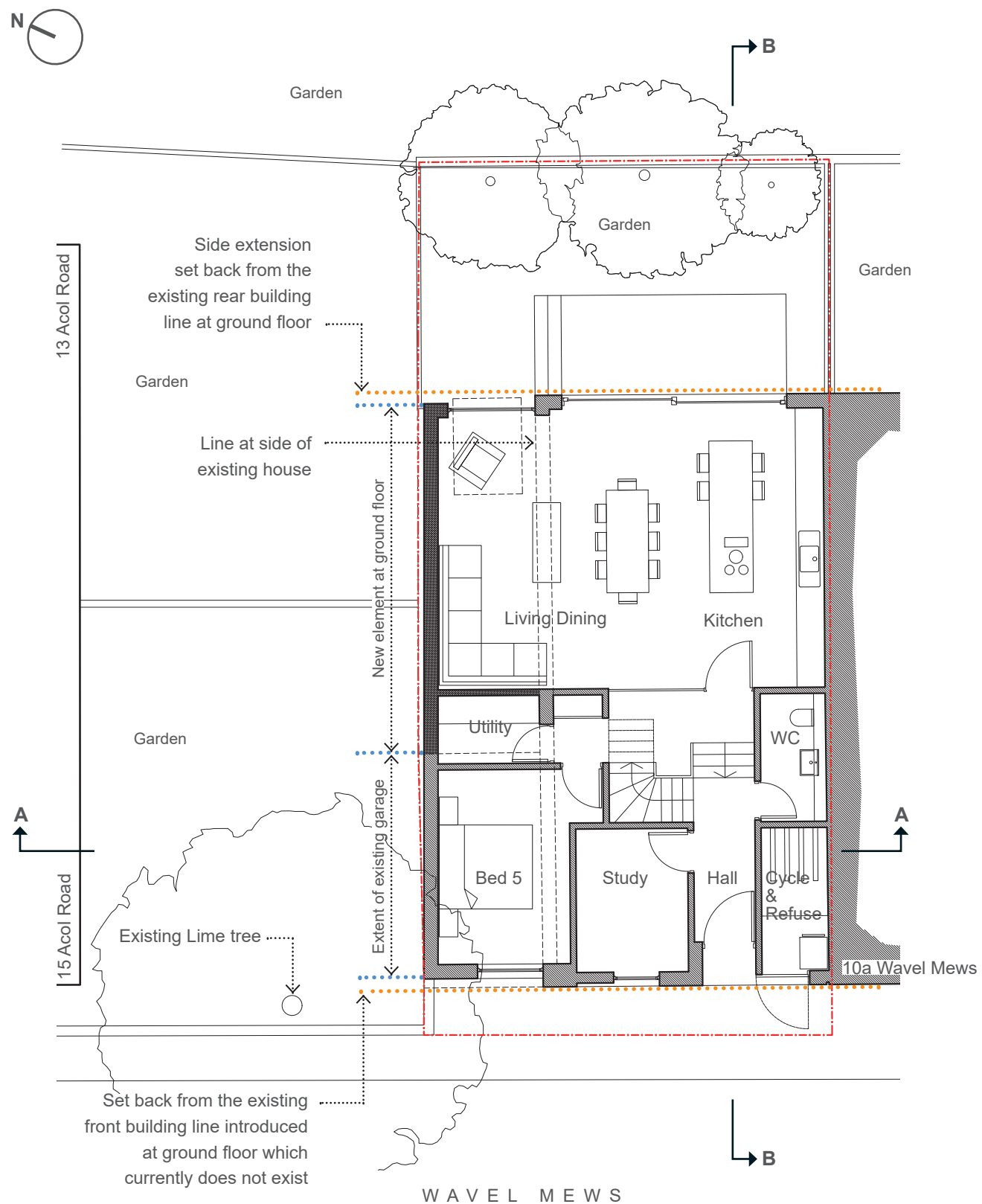
kept significantly lower than the existing roof parapet level. The reasons for this are:

- to minimise any impact on the amenity to the neighbouring gardens and properties at 13 and 15 Acol Road, roof level keeping below the 25° line subtended from the neighbouring windows for daylight and sunlight as per BRE guidance and local planning policy;
- to comply with the findings Daylight and Sunlight Study dated 24/03/2020 carried out by Right of Light Consulting (submitted in support of this application);
- to enhance the setting of the existing building within the conservation area by ensuring the ex-tensions appear secondary to it;
- to remove the side windows to the kitchen, Living and Dining Room to stop overlooking of neighbouring gardens, and
- enhance the appearance of the existing building to the side elevation when traveling into Wavel Mews from Acol Road by adding variety of materials and form to the external wall at first floor level.

Proposed Section AA below illustrates how the side extension remains below the 25° line from the neighbouring windows to 13 and 15 Acol Road.



Proposed Section AA



Proposed Ground Floor Plan

Proposed First Floor Plan

4.2.2 Rear Extension

The extension to the rear of the house at first-floor would infill the space over the existing ground floor adjacent to the neighbouring first floor extension and external terrace. The extension would not continue beyond the existing rear building line of the house and would create a new section of side wall to the rear of the house at first floor level.

The rear extension would remain within the 45° line subtended from the centre of the nearest window to 10a Wavel Mews to ensure compliance with BRE guidance and local planning policy for daylight and sunlight.

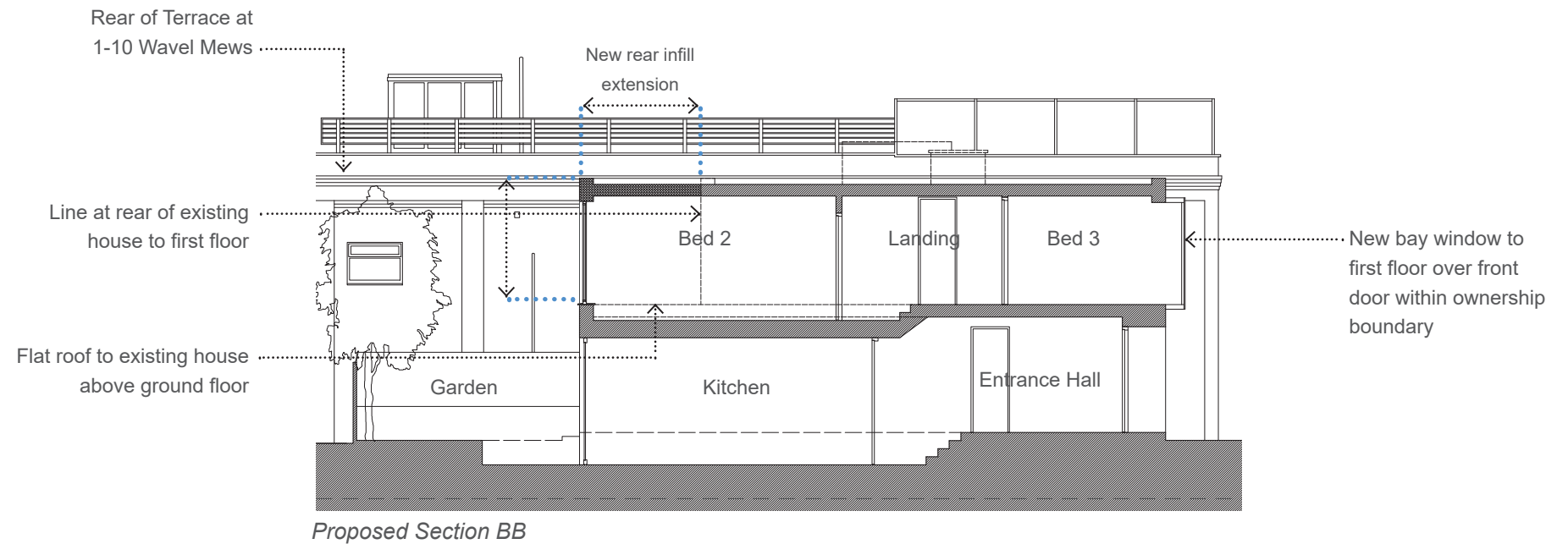
As illustrated on the proposed elevations below, the mass and scale of the existing house would appear unchanged due to the formal arrangement of the side extension appearing secondary to the main mass of the existing building when viewed from the side and rear to the north east. It is important to note that the rear elevation is not viewed directly from the public realm and only from the end of rear gardens to properties on Acol Road. The front of the house facing the street is clearly defined and indeed improved upon in regard to form and mass.

4.3 Form, Materials and Fenestration

4.3.1 Front Elevation

The proposed size of new window openings would be similar in scale and proportion to those openings on the existing building and those on the neighbouring building at 10a. As illustrated on the Front Elevation drawing opposite, the proposed arrangement of the windows, window reveals and front door (recess) would rebalance the façade with a more symmetrical arrangement taking the emphasis away from the large garage door openings that currently dominate the front façade. The windows to the side extension continue the rhythm and symmetry of the fenestration but would be set back so as not to detract from proportions of the façade to the existing house.

The houses at 10a and 10b do not have porches or canopies identifying where the front door to the house might be. There is not a significant amount of ornamentation or canopy structures to the front of houses in the mews generally. Rather than introduce a canopy structure identifying the entrance to the house we propose to introduce a more formal architectural element to the façade. A glazed bay window has been introduced to the first-floor bedroom



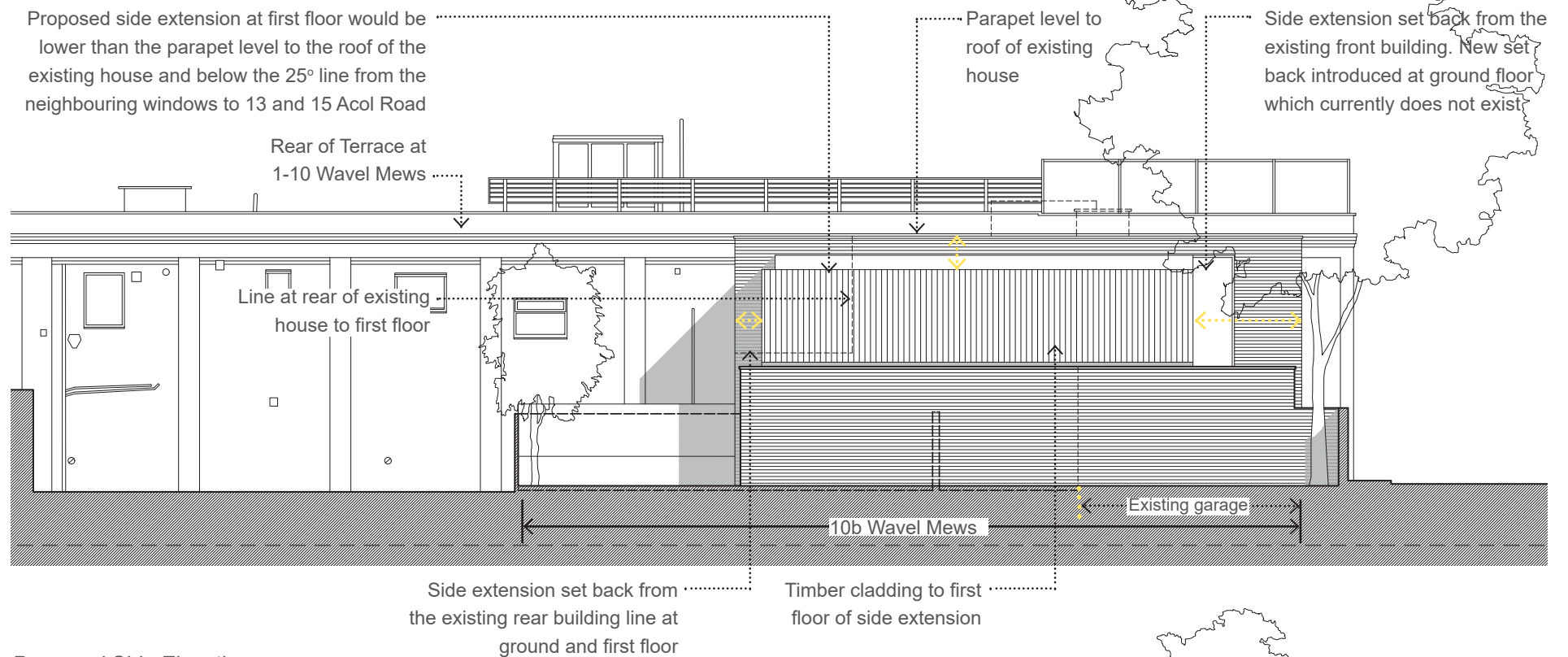
over the front door to identify the entrance to the building and provide interest to the façade that would be otherwise quite flat across 10a and 10b.

4.3.2 Side Elevation

The side of the existing house is a two-storey brickwork flank wall with two windows at ground floor. The brick garage wall is on the boundary line.

The side extension shown opposite (top), has been designed with the ground floor in a brickwork finish matching the side wall of the existing garage appearing as a continuation of it along the boundary. The first-floor element of the extension has been designed to contrast with the red/ brown brickwork of the main house and the ground floor addition. The first-floor external walls would be finished in a timber cladding. The contrast in material and form between this element and the existing house would further emphasize the subordinate nature of the side extension.

There would not be any side facing windows to the façade and therefore no overlooking into the adjoining gardens at 13 and 15 Acol Road.

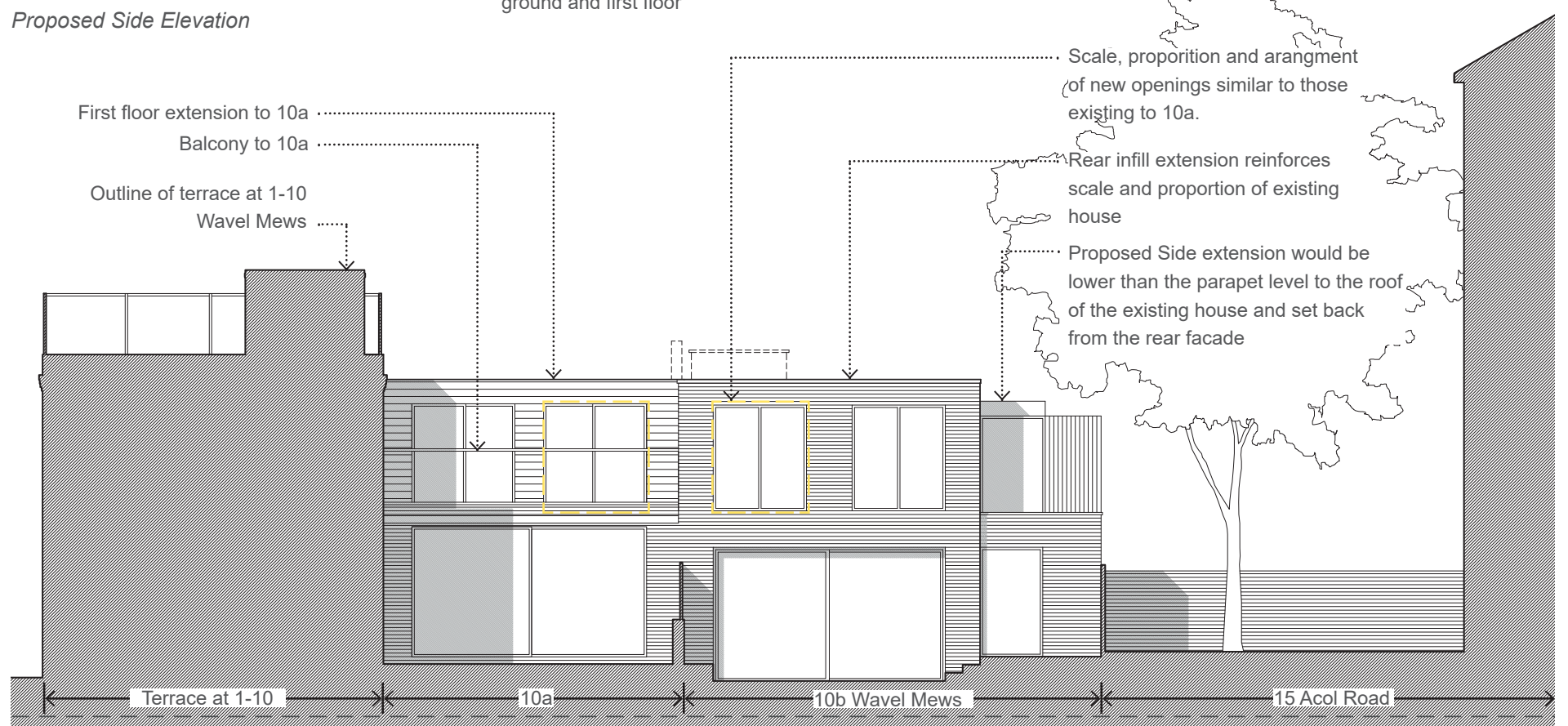


Proposed Side Elevation

4.3.3 Rear Elevation

The rear elevation shown opposite (bottom) has been designed to appear uncluttered and express the simple form of the existing building. The new extension to the rear would infill the space above the ground floor and not extend beyond the rear building line of the house. We do not believe that the rear extension would benefit the overall appearance of the house by being lower or smaller in plan than the existing footprint of the house. This would only lead to a cluttered appearance with the scale and form of the existing house being less legible. The infill would therefore match the existing parapet roof level in height giving the appearance of completing the formal composition of the house when viewed from the rear and side enhancing this view in the conservation area.

The rear addition would benefit the appearance of the house by being constructed in brick-work matching the existing external walls. New window openings are symmetrical and have a similar proportion to those at 10a giving a more uniform appearance to the rear elevation.



Proposed Rear Elevation

4.3.4 Materials

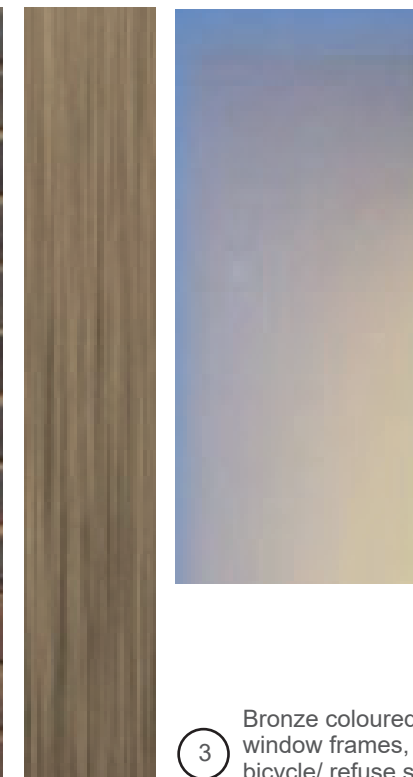
As described in section two the existing house is built externally from red/ brown brick work with metal frame windows, painted metal garage doors and concrete panel details over the first-floor windows. The proposed new materials illustrated opposite, would be new brickwork to match the existing (and where possible existing brickwork to be reused), timber cladding to the external walls at first floor level on the side extension to contrast with the existing house as described at 4.3.2. The window frames, front door and secure bicycle and refuse store enclosure would be finished in matt bronze coloured metal. The proposed materials illustrated opposite, would provide a subtle contrast in natural colour and texture working as a backdrop to the gardens surrounding the site including the lime tree to the neighbouring property

Vertical timber cladding to side extension ①



⑤ Example of brickwork reveal detail to front facade alongside windows to study and en-suite

Existing red/ brown brickwork to be cleaned and matched with new brickwork ②



④ Opaque glazing to first floor front window on side extension

③ Bronze coloured metal to window frames, front door and bicycle/ refuse store recess

Proposed Materials

4.4 Amenity

The existing courtyard garden to the rear of the house would be retained in its entirety. The space to the side of the house behind the garage is the current site of the shed. It is un-used and north facing providing limited amenity value, the new side extension would be built on this space.

The amenity to neighbouring gardens and properties has been carefully considered with regard to sun-light and daylight and the mass and scale of the new extensions. A full daylight/ sunlight assessment has been carried out by Right of Light Consulting on the impact of the proposed scheme on the neighbouring properties. The results show that the proposals would be acceptable under BRE and council policy guidelines. The report has been submitted to the council under separate cover. The side extension has been designed so that the first-floor element is limited in its length to limit any visual impact from the neighbouring properties remaining within the envelope (elevation) created by the existing house and rear infill extension.

4.5 Conclusion

We have carried out a thorough analysis of the conservation area, the local mews typology and the design and setting of the existing building to fully understand the existing context and inform on the design approach.

We propose that the resulting design of the new extensions and alterations of the façades would greatly improve, what is considered by the council to be a *'Mews dwelling of limited design value itself'* (See pre-application letter for previous application date 2016/3288/PRE dated 14/09/2016) into to a building that would enhance and improve the conservation area having followed local and national planning guidance where appropriate. We would welcome further discussion with the council should they consider it necessary.