

DESIGN AND ACCESS STATEMENT

8 April 2021

5 Old Brewery Mews, NW3 1PZ



Front elevation No. 5 Old Brewery Mews.

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INTRODUCTION

This Design & Access Statement has been prepared to support the Householder Application for Planning Permission for the proposed alterations to the mews house located at 5 Old Brewery Mews, NW3 1PZ. The proposed works include the removal of the existing single storey rear extension; new glazing and brickwork to rear ground and first floor elevations; new balustrades to rear first floor; two new rooflights to the main rear roof; replacement of existing windows and door to front elevation; reconfiguration of the interior layout including in-filling second floor void; refurbishment of existing detached garage including replacement of door and fascia panel over.

This statement should be read in conjunction with the following drawings:

- 2220.01.00 - Location Plan
- 2220.01.01 - Existing Site + Garage Plans
- 2220.01.02 - Existing Ground Floor Plan
- 2220.01.03 - Existing First Floor Plan
- 2220.01.04 - Existing Second Floor Plan
- 2220.01.05 - Existing Roof Plan
- 2220.02.01 - Existing Rear Elevation
- 2220.02.02 - Existing Front Elevation
- 2220.03.01 - Existing Section AA

- 2220.01.10 - Proposed Site + Garage Plans
- 2220.01.11 - Proposed Ground Floor Plan
- 2220.01.12 - Proposed First Floor Plan
- 2220.01.13 - Proposed Second Floor Plan
- 2220.01.14 - Proposed Roof Plan
- 2220.02.10 - Proposed Rear Elevation
- 2220.02.11 - Proposed Front Elevation
- 2220.03.10 - Proposed Section AA

1.0 CONTEXT

1.1 Site

Located in Hampstead, Old Brewery Mews is today made up of a series of two and three storey mews houses and offices which were built in the 1970's on the site of an old brewery. Access to the mews is via a private road to the north of Hampstead High Street and the west of Willoughby Road.

The prominent features of the development are the parapet walls separating each building, providing a recessed pattern of plan for each property within the mews. The main elevations consist of brickwork on the ground floor, rendered at the first and second floors with slate roofs. Windows are largely aluminium framed with slate cladding panels to front elevations. Many of the houses in the mews have undergone alterations over the years, including the construction of rear extensions and roof conversions.

5 Old Brewery Mews is located within the Hampstead Conservation Area. It is not a listed building according to both the National Heritage List and the local list. Appropriate guidance has been sought to contribute to the design of the extension.

1.2 Existing Property

5 Old Brewery Mews is a three storey mews house in a row of six, located on the north side of the mews. On the opposite/south side there are a further four mews houses each of 2-3 storeys.

Alterations to the house has been carried out over the years and include a single storey rear extension at the Ground Floor, a terrace in-fill extension to the rear First Floor and various alterations to the interior. A two storey rear extension which was built without approval has been removed. A small courtyard garden is positioned at the rear of the property and a separate single car garage is located a short distance along the mews.

1.3 Location Plan not to scale



1.4 Planning History

Council records for the site relating to this application and properties nearby indicate the following planning history:

5 Old Brewery Mews:

- * Ref. 2011/3501/P: Certificate of Lawfulness (Sept 15 2011) - granted for single storey extension at ground floor level to existing house (built);
- * Ref. 2011/3899/P: Householder Application (Sept 19 2011) - granted for first floor extension to existing house (built);
- * Ref. 2012/3324/P: Householder Application (Sept 4 2012) - refused for alterations to existing unauthorised first floor rear extension to existing house;
- * Ref. 2010/5872/P: Householder Application (Dec 23 2010) - refused and warning of enforcement action to be taken. Retention of a two storey extension at ground and first floor levels to rear of existing house (built works removed).

7 Old Brewery Mews:

- * Ref. 2013/6381/P: Householder Application (Jan 14 2014) - granted for erection of single storey extension to first floor rear terrace;
- * Ref. 2013/3347/P: Householder Application (Sept 9 2013) - granted for erection of a single storey rear extension at ground floor level; enlarged opening at first floor level and installation of 3 rooflights to rear roof pitch of existing house (built).

10 Old Brewery Mews:

- * Ref. 2013/6092/P: Householder Application (Jan 14 2014) - granted for extension at roof level to create additional mezzanine floor, raising roof ridge level and erection of single storey extension to first floor rear terrace;
- * Ref. 2017/6415/P: Householder Application (Feb 2018) - granted for extension at roof level to create additional mezzanine floor, including raising of roof ridge with front and rear associated windows and installation of 2 x new rooflights in rear roof slopes; erection of single storey rear extension to first floor terrace with new rear fenestration; replacement of all single glazed aluminium framed front windows with matching double-glazed windows (built).

1.5 Planning Policies/Guidance

The proposed alterations to 5 Old Brewery Mews seek to comply with the relevant policies of Council's Development Plan. These include in particular:

- London Borough of Camden Planning Design Guide (CPDG)
- Hampstead Conservation Area Design Guide (HCAD)
- Hampstead Conservation Area Statement (HCAS)

2.0 DESIGN

2.1 Proposed Works

External Alterations to Ground Floor:

- remove existing single storey rear extension;
- remove existing glazing and brickwork to remaining rear elevation;
- install new full-width double-glazed doors to rear elevation;
- construct new facing brick wall to side boundary with No. 6 to match existing wall to side boundary opposite with No. 4;
- replace existing aluminium framed windows and timber front door including side-light to front elevation with new to match existing. Glazing to be double-glazed.

External Alterations to First Floor and Roof:

- remove existing glazing and metal balustrades to rear elevation;
- install new facing brickwork panels (light grey-cream colour), new double-glazed windows and metal balustrades to rear elevation;
- replace existing aluminium framed windows to front façade with new double-glazed units to match existing;
- replace existing rooflights to flat roof with like-for-like units, and install two new rooflights in the main rear roof. All to be double-glazed and low-profile.

Internal Alterations to Ground Floor

- remove internal walls and construct new wall/room layout to create Living/Dining/Kitchen spaces;
- remove stair and re-orientate;
- upgrade services and redecorate throughout.

Internal Alterations to First Floor

- remove internal walls and construct new wall/room layout to create three bedrooms, bathroom and ensuite, plus Utility spaces;
- remove stair and re-orientate;
- upgrade services and redecorate throughout.

Internal Alterations to Second Floor

- extend existing floor to in-fill double height void;
- remove internal wall to ensuite and construct new wall/room layout to create master suite, including robe and eaves storage;
- new stair connection;
- upgrade services and redecorate throughout.

Alterations to Detached Garage:

- remove existing tilt-lift door plus fascia panel over which are in poor condition and replace with like-for-like;
- upgrade remaining structure to create dry and secure space, and redecorate.

2.2 Planning Impact Assessment

Ground Floor

The removal of the single storey extension to the rear brings a return to the basic original footprint of the house and improves the limited outdoor private space available to the occupants. The new full-width glazing to this elevation will improve the amount of daylight entering from this north-facing façade which is somewhat overshadowed by a high brick wall from the property to the rear and by the side boundary walls. These enclosing rear courtyard walls, however, afford the property with welcome privacy.

The existing aluminium-framed windows to the front elevation and the timber front door with obscure glass side-light are in poor condition with poor thermal performance. Therefore, the proposal is to replace these all with units to match the existing.

First Floor

The new rear façade treatment will see the existing glazed openings reduced in size to reflect the new internal room functions with solid side panels constructed of light grey/cream facing brickwork between the existing facing brick dividing walls. The existing metal balustrade will be replaced with one of similar design.

To the front façade the existing aluminium-framed windows which are in poor condition with poor thermal performance like those on the level below, will be replaced with units to match the existing

Second Floor and Roof

As for the Ground and First Floors, the existing windows to the front elevation will be replaced with like-for-like units with improved thermal performance.

The existing rooflights in the flat roof to the rear will be replaced with units to match the existing. Two new rooflights will be introduced into the main roof at the rear to allow daylight to enter the centre of the house. These are located high in the roof so will not compromise the privacy of neighbouring properties.

2.3 Amenity

In terms of privacy, overshadowing and daylight, the proposed alterations will have no impact upon the adjacent properties. The reduction in the size of glazed openings to the rear at First Floor level will actually improve the level of privacy to the rear adjoining properties. The additional rooflights in the rear main roof will be almost flush with the roof and therefore discreet, and will not permit views to adjoining properties from within or allow excessive light spill.

The replacement of the windows and door to the front façade will also have nil impact upon the mews setting. Whereas the proposed improvements to the detached garage should improve the appearance of this section of the mews.

3.0 ACCESS STATEMENT

Within the constraints of an existing building the works to the house have been designed to allow ease of accessibility and use. The design complies as follows with the 16 Lifetime Homes Standards:

- 01 Car Parking:

The proposal will not affect existing car parking facilities for this property which are provided for in a separate private garage within the mews.

- 02 Access from car parking:

Access from car parking will remain unchanged.

- 03 Approach:

Access from the street to the house is stepped.

- 04 External entrances:

There will be no changes to the external entrances to the building.

- 05 Communal Stairs:

Being a single ownership home, there are no communal stairs in this property.

- 06 Doorways and Hallways:

Any new internal doors will have a minimum 750mm clear opening width.

- 07 Wheelchair accessibility:

Access to the house remains unchanged, which is stepped without the inclusion of a lift. A ramp could be provided in the future if required.

- 08 Living Room:

The open plan Living Room on the Ground Floor remains at the same level as the front of the house and is connected to kitchen and dining facilities.

- 09 Bed space at the ground floor:

The existing bedrooms on the Ground Floor are proposed to be relocated to the First Floor.

- 10 WC at ground floor:

The existing WC on the Ground Floor will be replaced by a new WC below the stairs on the same level.

- 11 Bathroom Walls:

Walls in the new bathroom and ensuites on the First and Second Floors will be constructed either of concrete block or timber studwork with plasterboard that will be capable of supporting adaptations such as handrails if required in the future.

- 12 Lift:

The inclusion of a future lift within the building has not been considered.

- 13 Main Bedroom:

The proposed internal reconfiguration will provide one large and two average size bedrooms on the First Floor, plus a further large master bedroom on the Second Floor. Both of the two larger bedrooms, each with ensuite, can be considered as the main room and could be adapted for future needs.

- 14 Bathroom Layout:

Each bathroom and ensuite is of sufficient size to be adapted in the future for access requirements.

- 15 Window Specification:

Any new windows will match the original windows as the house is located within a conservation area.

- 16 Fixtures and Fittings:

New switches, sockets, ventilation and service controls will be located at a height that is between 450mm and 1200mm from the floor where applicable.

4.0 SUMMARY

The proposed alterations to the property have been carefully developed to improve both the internal spatial provisions within the family dwelling and also the aesthetic of the building, in particular to the rear. At the same time the alterations aim to respect the amenity of the neighbouring properties and the mews as a whole.

The removal of the rear Ground Floor extension reduces the density on the site and doubles the size of the existing courtyard which provides improved private outdoor space for the dwelling. Proposed alterations to the rear elevation result in a simplified façade treatment which respects the aesthetic of the mews.

The internal reconfiguration allows living spaces relocated to the ground floor to have direct access to this courtyard, with upper floors for dedicated to bedrooms. The additional rooflights to the rear main roof allow daylight to penetrate through the full height of the stairwell and into the top floor, improving the quality of the spaces within.

Overall the proposed extensions will have no impact upon the daylighting, overshadowing or privacy to the neighbouring properties.

5.0 SITE PHOTOS



Old Brewery Mews looking west with No. 5 on RHS.



Old Brewery Mews looking east with No. 4 on LHS of view and No. 5 adjacent.



Front elevation of upper floors to No. 5 Old Brewery Mews.



Front elevation of ground floor and entrance to No. 5 Old Brewery Mews with No. 6 on RHS.



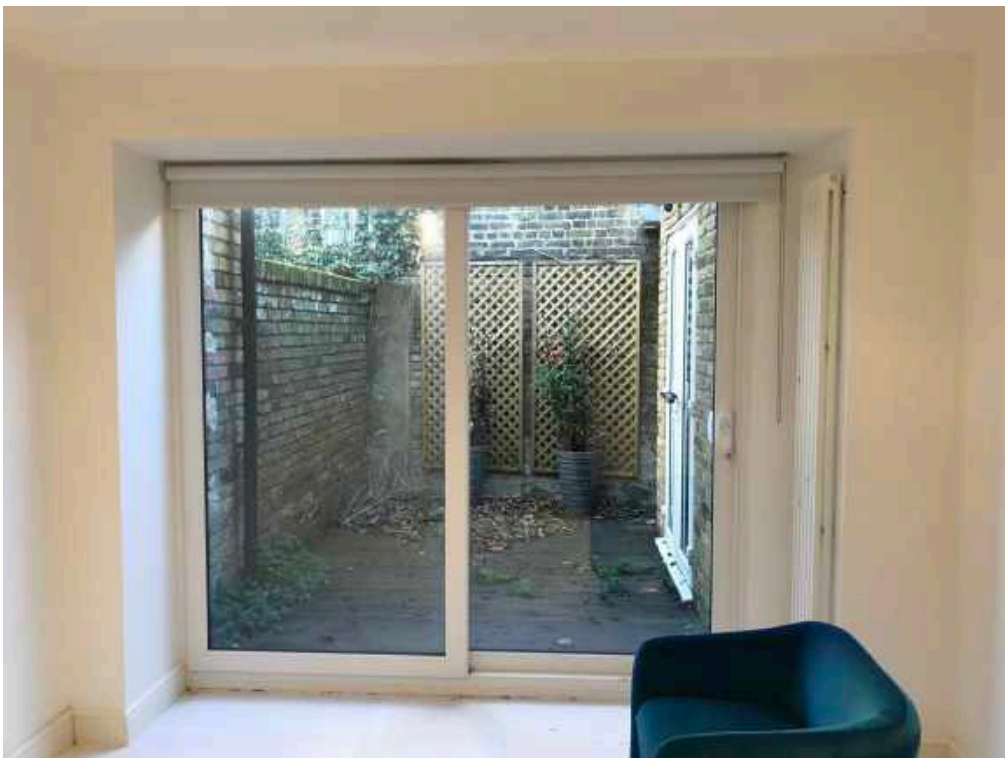
Rear elevation of No. 5 Old Brewery Mews



Rear elevation of No. 5 Old Brewery Mews showing existing rear extension



Elevation of rear extension to No. 5 Old Brewery Mews.



View of rear courtyard to No. 5 Old Brewery Mews from ground floor.



View to rear from first floor of No. 5 Old Brewery Mews.



View of rear first floor of No. 5 Old Brewery Mews with No. 4 to RHS.



View of rear of No. 6 Old Brewery Mews with No. 7 in the background taken from first floor level.



Detached garages within Old Brewery Mews with No. 5 second from RHS.