

DESIGN AND ACCESS STATEMENT

Proposed refurbishment and alterations to 9 Perrin's Lane, London NW3 1QY

Proposal

This statement is in support of a planning application for proposed alterations to extend a front roof dormer; replace a second floor flat roof with a sedum green roof; replace windows, glazed doors, cladding panels; build a cycle store adjacent the front entrance; refurbish a first floor roof terrace; build entrance ramp; carry out associated internal alterations.

Existing site

The site is located within a backland mews development built approximately early 1970s on the western side of Perrin's Lane and adjacent Prince Arthur Mews. It is within the Hampstead conservation area and Article 4 directions apply. Underground development constraints also apply. The house was extended following planning permission 2011/0741/P (renewed from 2008) for a mono pitch roof with front dormer over the front of the house to create an 2nd floor with upvc windows and glazed doors to front and rear facades and shiplap upvc cladding to the entire rear facade and part of the front facade. A part infill ground floor extension was also built following a separate planning permission 2011/0920/P. The site is not in a flood risk zone, as defined by the Environment Agency.

Access

The main entrance door is located at ground floor level. A ramp is proposed to assist wheelchair access, along with internal alterations to increase the width of the entrance hall and to improve accessibility of a ground floor toilet and shower room

Layout

The internal room layout of the building would be altered as shown on the proposed floor plans.

Scale / Appearance / Impact

The proposed extension to the roof dormer would result in the dormer remaining ancillary to the roof. The dormer faces the rear of buildings and is not visible from the road of Perrin's Lane, only from within the backland development it is located in. Dark grey and treated timber (or similar) cladding panels would match the size and scale of the existing but would form less of a contrast with the red brickwork. Slim section dark grey aluminium windows and glazed doors would also result in a reduced contrast between the frames and the red brick external wall and also new cladding to achieve a more harmonious mix of colours and materials.

Landscaping

Landscaping would include building a sedum green roof at second floor level. At first floor level, the existing patio would be re-tiled, soft planting containers installed, an extendable canopy fitted, and a timber pergola built. The existing external staircase and terrace balustrading would be replaced