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Our Reference: F/33

Site Address: No.2 Whittlebury Mews West, London, NW1 8HS

Site Overview

Whittlebury Mews West is a privately accessed mews consisting of 6no. dwellings in Primrose Hill. No. 2 Whittlebury Mews West is a 2 bedroom house over 3 floors, whereby the owner and occupier is seeking to make modest alterations and extensions to better suit their living needs and aiding comfort.

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. 2 Whittlebury Mews West has no individual planning history.



Existing 360° view of GF terrace



View of existing 2F glazed balustrade to be removed and area of terrace to receive new extension

Proposed Works and Justification

A new extension is proposed at the Ground Floor level, which consists of a fixed glazed roof and sliding glazed doors. This will see the size of the existing bedroom accommodation increased by $\approx 2.5\text{m}^2$ as well as increasing light through the rest of the room.

A solid masonry wall is proposed to replace the existing timber fencing. By way of increasing height as well as providing variation of density, the wall shall go some way toward mitigating the noise of HVAC equipment in the adjacent service yard,

A modest 11m² extension is proposed to the Second Floor which will form a new 'home office' study space, necessitated by the increasing need to work from home during the Covid-19 pandemic and in the future. This extension is to be formed of the same rendered timber frame as the existing building and will include new sliding glazed doors to access the existing roof terrace. The existing balustrade is to be removed and replaced with a metal balustrade affixed to the perimeter of the terrace so as to allow for better maintenance of the terrace as a whole.

The roof finish to the new second floor extension is to receive the relocated sedum matting so as to ensure that the SUDS strategy apportioned to the original consent is not compromised.

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.