

12 Wavel Mews
London NW6 3AB

03 September 2021

BWA Job ref: 2107

Design and Access Statement for Householder Application

Introduction

This statement has been prepared in support of the application for 12 Wavel Mews, a semi-detached single family home consisting of two storeys and a habitable loft. The property is an unlisted building and it's located on the west side of Wavel Mews within the South Hampstead Conservation Area of the Royal Borough of Camden.

The proposed alterations and materials used have been sensitively and carefully considered in order to enhance the quality of living for the residents of the property. The design is intended to enhance the modest character of the building, to be sympathetic to the area and to comply with relevant planning policies. The alterations will not affect the overall character of the road.

Planning History

No previous planning applications for no. 12 Wavel Mews were found.

Proposals

The proposals include:

Front Elevation

Drawings:

2007-PL(03)01: Front Elevation

2007-PL(02)02: Section

2007-PL(01)00 to 03: Floor Plans

- **New front entrance door to ground floor front elevation.**
The existing timber door with two fixed side glazed panels is in poor condition. It is proposed to replace it with a single leaf new entrance timber door with a metal heritage frame for the single fixed side glazed panel, providing natural light and privacy to the entrance hall. The painted metal heritage frames will match the new windows.
- **New external light fitting.**
The existing fitting is currently in poor condition and is to be removed, repositioned and replaced by a new discreet-looking fitting.

- New entrance steps.
Existing steps to be removed and replaced by three wider and shallower steps. In effect, we are adding one step only.
This change will facilitate easier access to the property.
- New timber trellis to provide privacy to the entrance.
- New low planting along front elevation.
The intention of this addition is to provide privacy to ground floor rooms and a pleasing bio-diverse environment for residents.
- New painted metal heritage windows.
All existing PVC windows and doors to be removed.
The proposed design is to extend the casements by lowering the existing openings to allow more natural light into the ground and first floor rooms. The new rectangular openings will improve the proportions of the composition of the elevation. All existing lintels are to be retained.
- New painted render panels to front elevation.
Existing render panel to be repaired and extended from the bottom of front elevation and to be aligned with the head of the ground floor windows.
- New gate to side access.
The existing timber gate is damaged. It will be replaced by a new painted timber gate. Top of new gate to align with existing gate. The bins will be stored behind the new gate.

Side Elevation

Drawings

2007-PL(03)02: Side Elevation

2007-PL(01)00 to 03: Floor Plans

- New side extension.
The proposed side extension is a single storey volume that will accommodate the new kitchen. The proposed volume is set back from front and rear elevations to have minimum impact on the existing street scope, so that the neighbouring building still reads as a separate volume.
External brick walls to match existing and the new small window to match the proposed front and rear small windows with same painted metal heritage frames.
New lead pitched roof and clear glass to rooflight to bring natural light into the internal space.

Rear Elevation

Drawings

2007-PL(03)03: Rear Elevation

2007-PL(02)01 and 02: Sections

2007-PL(01)00 to 03: Floor Plans

- New double doors to rear elevation.
Existing single door and side windows openings to be extended to form a set of new double doors to allow more natural light into the proposed kitchen / dining area and better access into the rear garden.
- New door to rear elevation within existing opening.

Existing single glazed door to be replaced with new single glazed door.

- New painted render panels to rear elevation.
Existing low level render is damaged. It is proposed that the render panel should be repaired and extended aligning with the head of the ground floor doors.
- New painted metal heritage windows.
All existing PVC windows and doors to be removed.
The proposed design lowers the existing openings to allow more natural light into the first floor rooms. The new shape of the openings will provide better proportions and alignments to the composition of the elevation. All existing lintels are to be retained.
- Removal of existing redundant pipework.
Removal of redundant pipework to the Rear Elevation with any damaged brickwork to be filled in and made good to match existing.
- New external light fitting and new external low level electricity socket to be provided.
- Existing garden paving to be repaired and planters formed.

Roof:

Drawings

2007-PL(01)03: Roof Plan

- New dormer windows to front and rear elevations.
New double glazed dormer windows with lead roof, lead cheeks and painted timber fronts to be installed, creating additional headroom in attic floor.
Painted metal heritage frames to match main elevations windows.
The change from 6no. rooflights (3no. front and 3no. rear) to 2no. dormers represents an overall reduction in over-looking opportunities, a net improvement in terms of neighbours' amenity. The fixed desks in the dormers will also act as a buffer.
Existing side elevation balcony-rooflight is to be retained. Existing tiled roof is to be retained