

**tba**

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**Design and Access Statement  
2 Lock Mews, NW1 9AD**

## **Preface**

The following Design & Access Statement has been prepared by Trevor Brown Architect Ltd in accordance with Camden guidance and is to be read in conjunction with the accompanied drawings.

10<sup>th</sup> August 2022

Revision: -

## **Site:**

176\_0000 - Location Plan

176\_1000 - Site Plan

## **Existing Drawings:**

176\_0001 - Existing Ground & First Floor Plans

176\_0002 - Existing Second & Third Floor Plans

176\_0003 - Existing Roof Plan

176\_0100 - Existing Sections

176\_0200 - Existing Elevations

## **Proposed Drawings:**

176\_1001 - Proposed Ground & First Floor Plans

176\_1002 - Proposed Second & Third Floor Plans

176\_1003 - Proposed Roof Plan

176\_1100 - Proposed Sections

176\_1200 - Proposed Elevations

176\_1201 - Proposed Side Elevation

## 1.0 Introduction

Trevor Brown Architect has been instructed by the client to prepare a Permitted Development Application for the proposed alterations to their 4-storey property at 2 Lock Mews, NW1 9AD.

The brief for the proposed works includes:

- To add a rear extension
- Alterations to the internal layout, including conversion of one garage into habitable space.

## 2.0 Planning History

### Adjacent Properties:

#### 1 Lock Mews:

\*Ref.2016/2047/P

Erection of a single storey rear extension and single storey side extension including conversion of the garage into habitable accommodation and installation of new window.

Application Granted

Reasons:

*The proposed development would not harm neighbouring amenities or have a detrimental impact on the host building, or the surrounding streetscene.*

*The application site would have a large side and rear garden. The proposed extensions would result in the retention of sufficient garden space. Given the width, height and use of material, it is considered that the proposed side extension would be a subservient addition to the host dwelling. The materials of the proposed rear extension would match the materials of the host dwelling. The existing garage would retain its front garage door.*

*It is therefore considered that the proposed development would not be out of*

*Director of Supporting Communities Page 2 of 4 2016/2047/P*

*keeping with the character of the host building or with the surrounding streetscene. The proposed side extension would be set back from neighbouring properties and given the depth of the proposed rear extension and that the proposed side window would not create overlooking of neighbouring amenities, it is considered that the proposed development would not have a detrimental impact on the light, outlook, or privacy of neighbouring occupiers.*

*The application unit already had 2 off street parking spaces provided for occupants. The conversion of the garage into habitable accommodation would therefore not have a detrimental impact on on-street parking in the surrounding area.*

#### 4 Lock Mews

\* Ref.2015/5154/P

Retrospective application for existing single storey rear extension.

Application Granted

Reasons:

The size, scale and bulk of the existing single storey rear extension is considered to form a subordinate addition to the host building that respects the character and setting of the neighbouring properties given its discrete siting. Furthermore, the development's limited visibility from the public realm ensures it does not have a significant impact to the appearance of the surrounding area.

The height and depth of the existing extension is considered not to significantly harm the amenity of any adjoining occupiers in terms of loss of light, outlook, or privacy as it is sited away from the boundary with the neighbouring garden.

### 3.0 Site Description

The application site relates to a modern four storey, mid-terraced property located at Lock Mews, which is a cul de sac. Both, front and rear elevations are rendered with embossed render detailing on the ground floors.

The windows are white timber windows.

The garage doors are white metal doors.

The roof is a mansard roof with dormer windows, which steps back behind a parapet.

The property is not in a conservation area and is not listed.



*Existing Front Elevation*

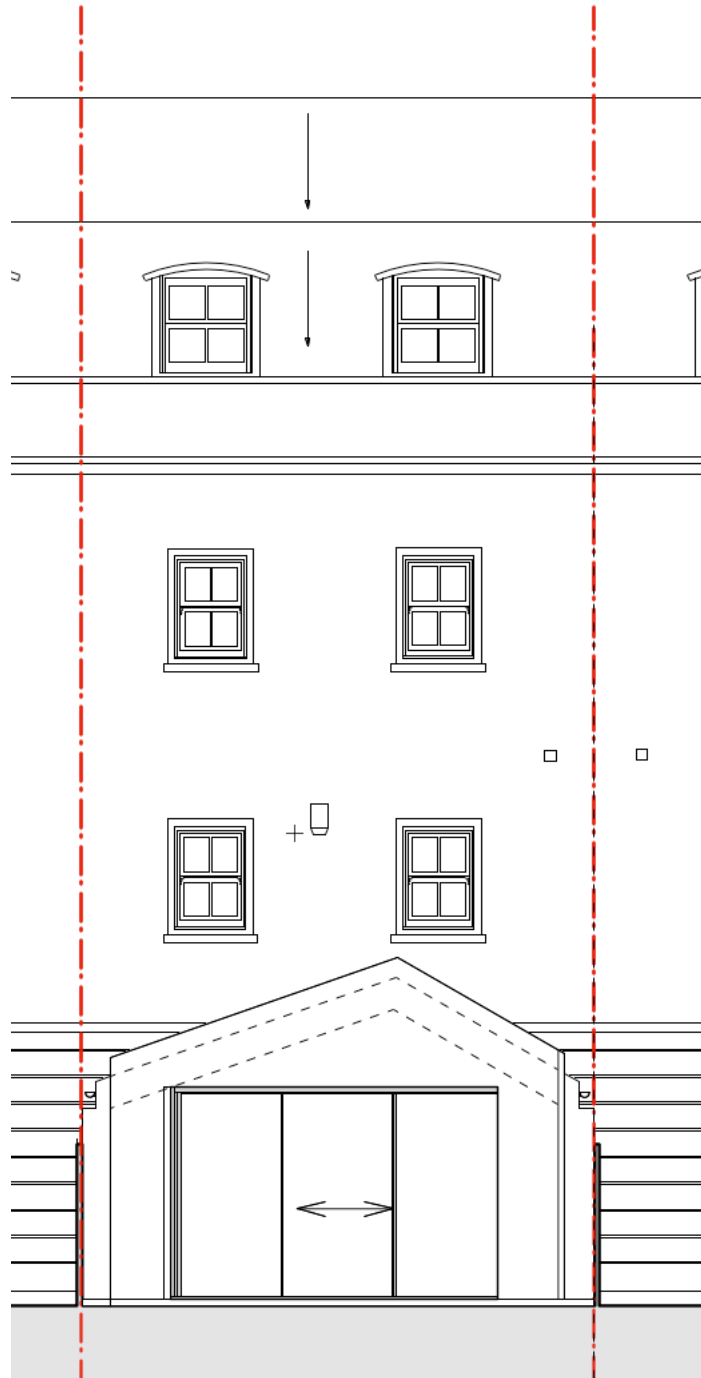


*Existing Rear Elevation*

#### 4.0 Proposed works

The proposed works will include:

- Refurbishing and remodelling of all floors
- A single-storey rear extension on the ground floor



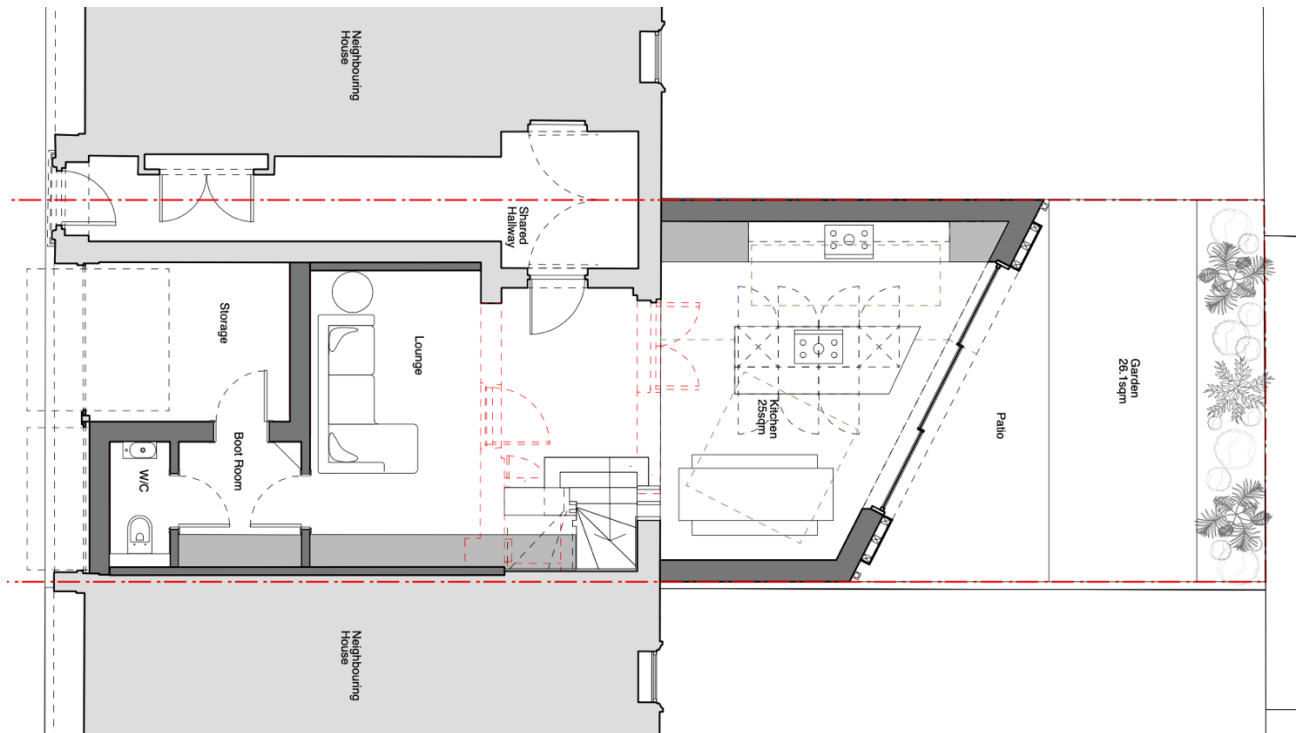
*Proposed Rear Elevation*

#### 4.1 Use

No.2 Lock Mews' existing and proposed use is that of a residential single dwelling (Use Class C3). The ground floor extension provides additional habitable space.

## 4.2 Design Process and Layout

Prior Notification on Extensions and the Permitted development rights for householders - Technical Guidance is defined by the following key criteria:



*Proposed Ground Floor Plan*

- Ground floor extension

01. The proposal is to add a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.7m and for which the height of the eaves would be 2.5m, measured from the ground level adjacent to the extension in the side passage.
02. The proposal covers 24.3 sqm of the 51.3sqm existing curtilage not covered by and does not exceed 50% of the total area of the curtilage
03. The total height of the extension is 3.7 meters which is less than 4 meters allowed and does not exceed the height of the highest part of the roof of the existing dwelling house
04. The height of the eaves of the part of the dwelling house enlarged is 2.5 meters and would not exceed the height of the eaves of the existing dwelling house
05. The proposed extension is not part of the front elevation and has a single storey
06. The proposed materials for the extensions are to complement the existing building and of similar appearance of the exterior of the existing dwelling house. The walls will be rendered. The proposed extension doors are to have double glazed dark grey aluminium frames

## 4.3 Amount

01. The application's site area is 103.2 sqm
02. The existing area of curtilage not covered by building is approximately 53.1sqm
03. The proposal covers 24.3 sqm of the existing curtilage. As a result of the works, the total area of ground not covered by building within the curtilage will not fall below 50% of the total area of the curtilage.

## 4.4 Vehicular and transport links

The existing transport arrangements are not affected by the proposed works.

## 4.5 Private Access

Access arrangements to the dwelling are not changed.

## 5.0 Assessment of the proposal

The proposed development complies with the current national and local policy.

The proposed internal changes, ground floor extension increase the floor space and improves the habitable space.

As a result, the proposed alterations will increase the quality of life for the occupants and their overall sense of well-being.

**6.0 Trevor Brown Architect Ltd**

We specialise in the design of residential architecture including managing the construction process where we ensure our high-quality designs are fully executed to produce high quality affordable homes.

As a team of architects and interior designers we take a holistic approach to each commission. We understand that a successful project is the seamless composition of the external building design and the spaces within. Our work is informed by the existing building, client's taste and desire, with the coordination of everyday objects and beautiful things.

The practice places a strong emphasis on a collaborative approach to create spaces and interiors that are tailored to each client, enjoyable to use and sophisticated additions to the original building.



*A selection of Trevor Brown Architects private house portfolio including Highbury Hill and Woodland Rise.*