



## 26 Berridge Mews, London, NW6 1RF Design Statement

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**Site Aerial View.**

**26 Berridge Mews**

## Introduction:

This document has been prepared by Proficiency Design & Build to support a planning application package of information relating to a Ground Floor rear infill extension plus First Storey rear extension at **26 Berridge Mews, London NW6 1RF**.

The application relates to a two storey terraced Mews house located within Berridge Mews. Berridge Mews is located within a gated development constructed in the 1980s accessed off Hillfield Road.

The property is located on a corner plot within the mews development. While the mews development is predominantly three-storey in height, it steps down at each corner to provide two-storey dwellings.

The property is bound by a three-storey dwelling on its southeast party wall, and a two storey dwelling on its northern party wall. The property has a rectangular shaped garden to the rear. The garden shares boundaries with No. 25 Berridge Mews and with No.5 & No.7 Achilles road to the northwest, No 27 Berridge Mews to the south east and the car park serving Fortune Road Police Station to the rear. The police station itself is located beyond.

The property's boundary with No. 5 & 7 Achilles Road and the Police station is over 3m height in solid brick. Views into the application site are therefore very limited.

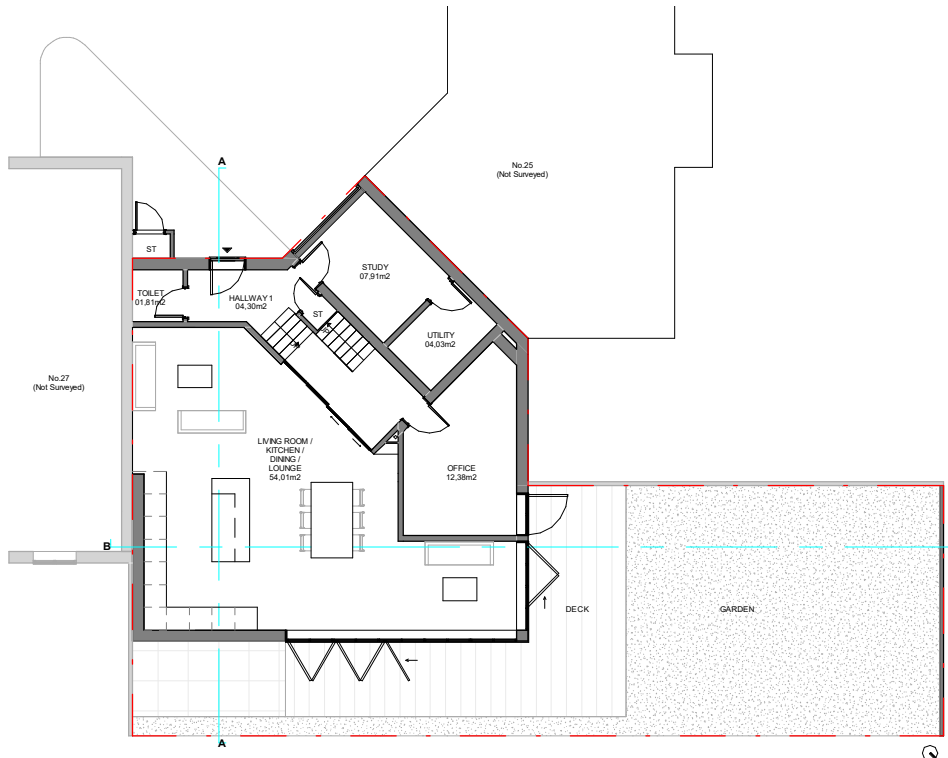
The immediate area around the application property is characterised by considerable variety in terms of material, form, height, age and frontage. The immediate area is not characterized by consistency or uniformity in the streetscape.

The property itself is of traditional cavity wall masonry construction with pitched roofs.

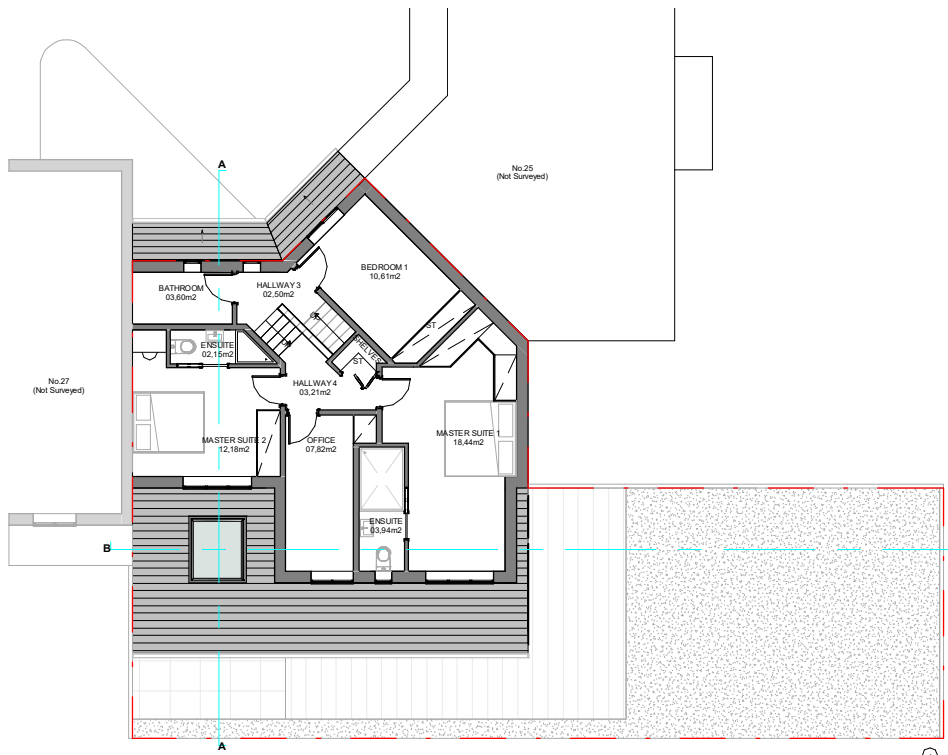
The property is not listed and is not located within a conservation area, nor is it visible from within any conservation area.

### **Relevant Planning History:**

- Planning permission was granted in June 2008 under planning permission reference 2008/1702/P for a two storey rear extension at No. 5 Berridge Mews.
  - Planning permission was granted in June 2012 under planning permission reference 2012/6696/P for a Ground Floor rear infill extension at No. 29 Berridge Mews.
  - Planning permission was granted in 02-09-2013 under planning permission reference 2013/1926/P for a First Storey rear extension at No. 29 Berridge Mews. Permission was granted after appeal ref: APP/X5210/D/13/2200560.
- No 29 is also a two-storey corner dwelling, opposite No. 26, and so the permission is a material consideration in the determination of this application.



**GROUND FLOOR PLAN**  
SCALE 1:200@A4



**FIRST FLOOR PLAN**  
SCALE 1:200@A4

## Planning Proposal:

The proposal consists on a two storey rear extension.

- The Ground Rear infill extension will allow to extend the existing Living / Dining Room and allow to increase the office area and connection to existing garden. It will also maximise the natural light into the space mentioned above.
- The First Storey Rear extension will allow to create one additional master suite and a new office space.

## Conclusion:

The application proposals are for a ground floor rear infill extension and a modest extension at first floor level.

The design is modest, proportionate to the host building and utilises appropriate materials. The dimensions of the extension mean that the proposed extension will not be dominant on the host property. There is no effect on the garden, plot ratio, urban grain or any other harm arising in design terms. This has been accepted by the Council in the grant of permission for a larger extension at first floor level elsewhere in the mews.

The application proposals have been assessed against the guidance contained within Camden's CPG, and the assessment demonstrates that the modest first floor extension is appropriate. Planning permission should therefore be granted