

DESIGN AND ACCESS STATEMENT

Design

As stated in the heritage statement, Mews House is a four bedroom link-detached house, thought to have originated as a building associated with stables to neighbouring Tower House.

At some point it has been renovated and converted into an 'upside down' house, with bedrooms on ground floor and living space on first floor.

Roof extension/mansard roof and roof terrace

The existing roof rises approximately one metre, and begins some 60cm inside a 30cm parapet, and as a result is barely visible from ground level, giving the property the appearance of having a flat roof. The existing small first floor extension does have a flat roof, again inside the 30cm parapet wall.

The proposal is to remove the existing roof and replace with flat topped mansard roof beginning 30cm inside the parapet wall. The angle of the sloping part of the roof will be 70 degrees, and will rise 2 metres above the level of parapet wall, with a large dormer window to the south (rear) and 2 smaller dormers on the northern side.

To the west the roof will extend out to the edge of the parapet wall on that side, finishing in a low brick wall and sloping roof, with door opening onto roof terrace with clear glass balustrade, replicating the roof terrace on the first floor.

There are a number of examples of similar roof styles throughout the town, with both tiled and slated roofs. Whilst the primary purpose of this extension is to increase floor space and capture the views across to the coast, in our opinion, the proposal as a whole significantly improves the appearance of the property whilst remaining true to the origins of the building.

Rendering to walls of North and East elevation

This work is being proposed for purely cosmetic reasons, with the sole intention of improving the appearance of the property as viewed from London Road. The shiplap style panel that at some point has replaced a garage door is in our view rather unsightly and out of keeping with the style of the property. There appear to have been a number of changes made to the eastern wall and the patchwork of different bricks and mortar is unsightly.

The eastern wall faces the western wall of adjacent Tower House, which has itself been rendered.

The door in the shiplap area of wall has no purpose and will be removed. The window will remain.

New first floor window on north elevation

Mews House is Georgian in origin, and the footprint of the house can be seen on local maps dating back to early/mid 19th century, so we assume it was built at the same time as Tower House. However, it has obviously had significant changes made to it over the years. It does appear to be missing a 3rd window on the first floor of the northern (front) wall. The addition of this would in our opinion give the house a more attractive and symmetrical appearance. However it is purely cosmetic, and not essential to the project.

If budget permits then all the windows on this wall, and maybe all front windows, to be replaced with wooden double glazed sash windows.

Key Materials

Roof – slate matching existing roof

Front windows – Georgian sash windows matching existing windows. If front UPVC windows are replaced with wooden double glazed sash windows then new first floor window and front dormer windows will also be wooden double glazed Georgian sash.

Rear dormer window to be Georgian style double glazed window but in UPVC. The exposure to the elements necessitates this we feel, and will match the existing rear windows.

Low wall to roof terrace – to match existing brickwork.

Access

Access to Mews House is off London Road via a gated entrance to a private driveway. The proposed development will have no impact on the access arrangements to the site.

Existing London Road East



Proposed



Existing London Road west





Proposed London Road west



Existing Tower House Gardens



Proposed Tower House Gardens



Existing



Proposed

