

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.

Rear single story extension

The first floor living area is light and quite spacious, but benefits from having access to outside space on the same level. Planning permission was approved last year for a single storey rear extension and roof terrace, and the building of this is now close to completion. However, we are looking to add a further small ground floor extension to one of the bedrooms at the rear of the house, linking a small roof terrace above this new extension to the roof terrace currently under construction, accessed via an additional single door from dining area. Door to be same width as existing window that it will replace.

This additional extension measuring approximately 2m x 4m, is to the southern elevation only, and will not therefore be visible from London road, or any other public road. All that will be visible from outside of the property boundary will be the top of the wall, and the balustrade, and only then from certain parts of Tower House's parking area. The new small area of roof terrace is tucked away behind the pitch roof of the one storey building linking Mews House to Tower House, and will not impinge on anybody's privacy.

All materials will match existing materials used in that area of the house, with white rendered wall and a Georgian style UPVC sash window on ground floor. The Parapetted and glass balustrated roof terrace will link up with, and exactly match, the roof terrace already approved and under construction, and the door will match existing first floor doors and windows, UPVC with Georgian style lites. The internal floor area will be increased by approximately 8 square metres, and the roof terrace by approx. 13 square metres.

Rendering of shiplap wall

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. The walls surrounding this area have different and mismatched bricks from previous renovations and improvements, making it impossible to try to brick up this wall and make it look natural. We see no option but to render and paint this area.

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

Garden wall and gate

Erect garden wall approximately 4 metres within western property boundary, 2.3 metres high, with access to rear garden through gate. The wall will extend at this height for 3 metres south from existing extension, and for remaining 1.3 metres to the fence will be 1.9 metres high (same height as fence). Due to the height of the existing fence, and existing foliage, we don't believe that the wall will be visible from anywhere outside of the property boundary.

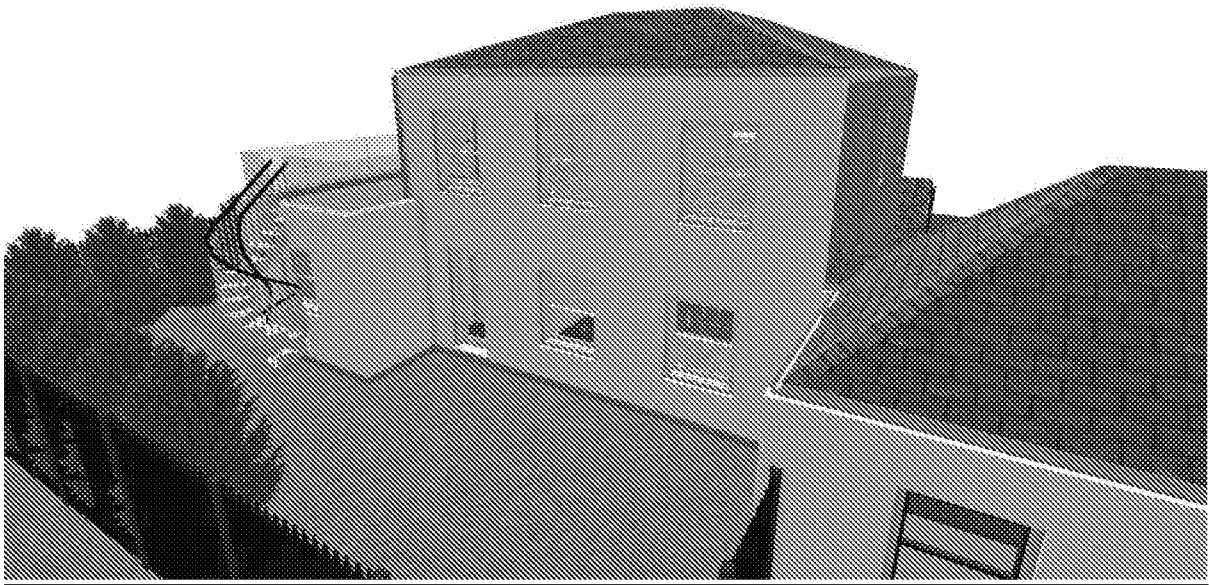
Key Materials

- New single storey rear south elevation extension, and existing north elevation shiplap wall described above to be rendered with lime, cement and sand mix render, painted with white masonry paint.
- Window in ground floor rear extension will be UPVC Georgian style sash window, matching the window it will effectively replace.
- Roof terrace will exactly match existing roof terrace, with small parapet and frameless glass balustrade.
- Garden wall to be built with weathered gault facing brick from imperial brick company and laid in Flemish bond. This is the exact brick used in the construction of the West facing wall of the ground floor extension approved last year, and adjoining this garden wall.

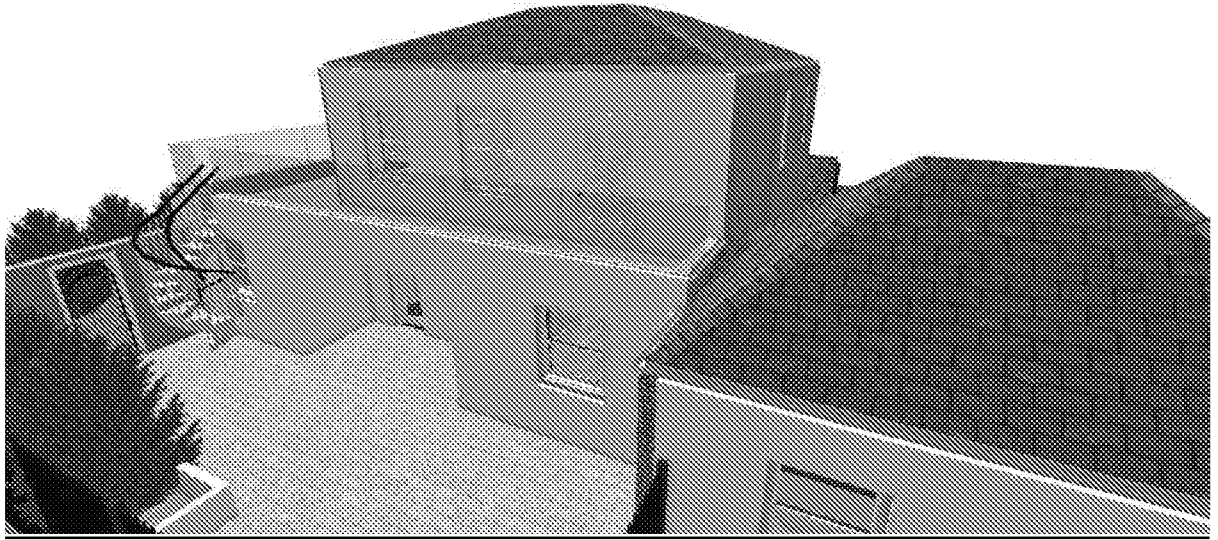
Access

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.

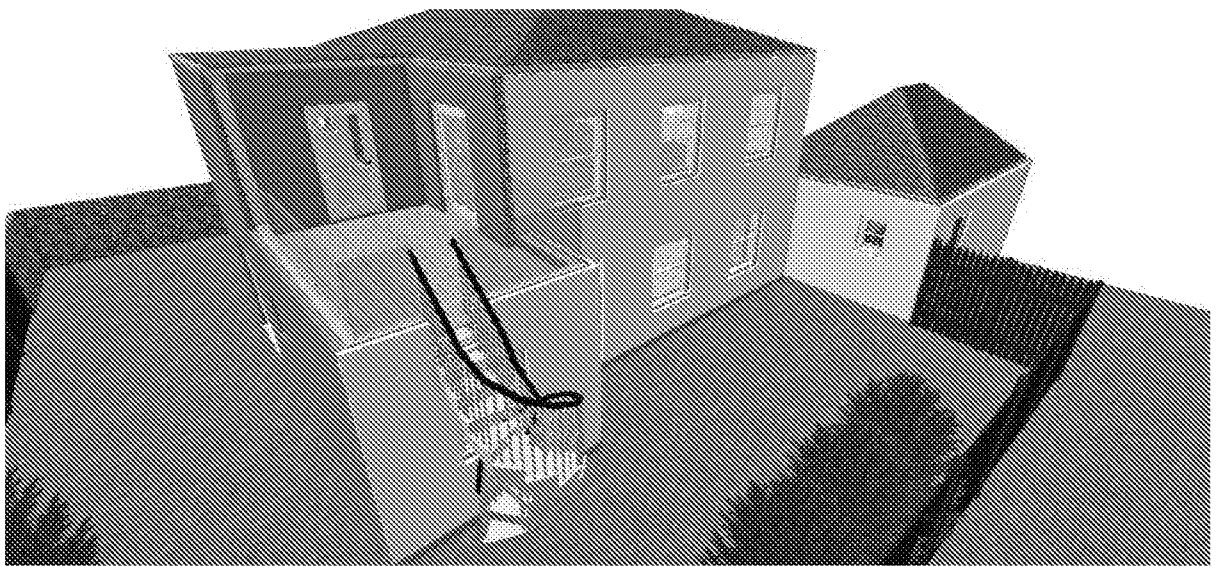
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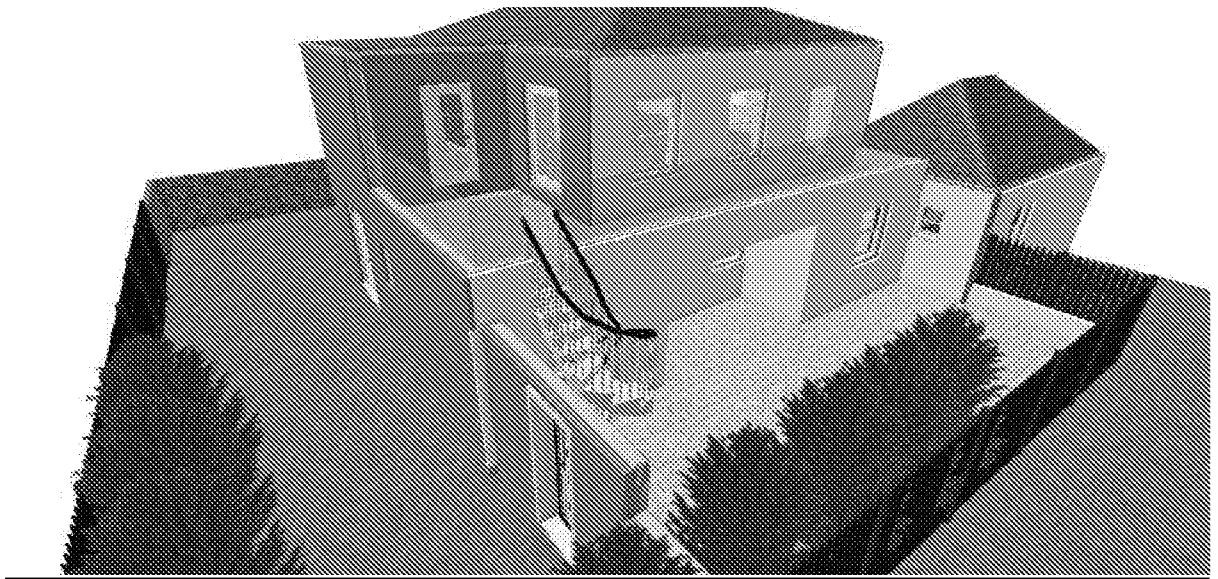
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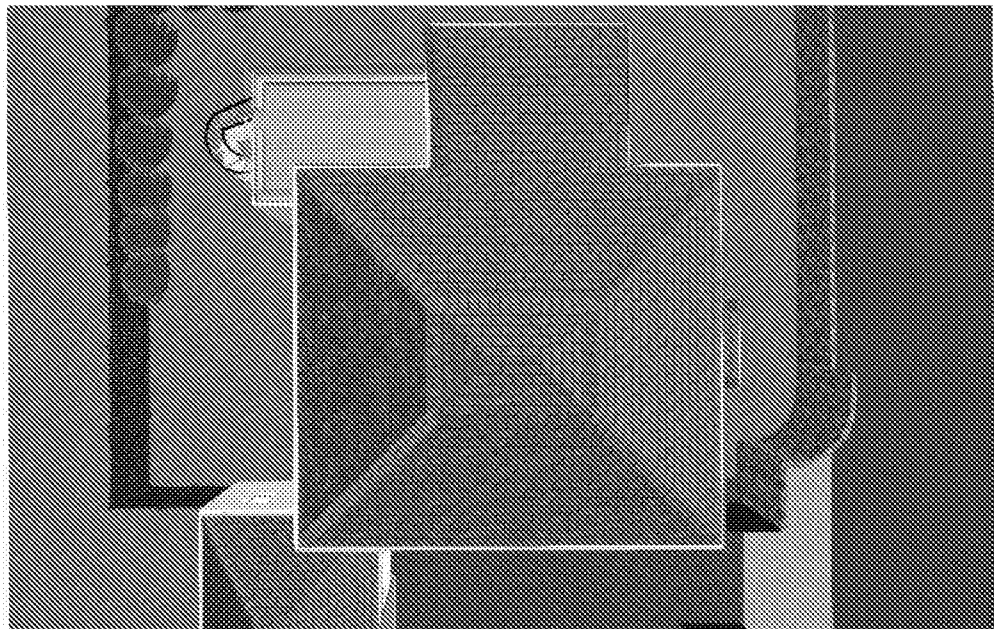
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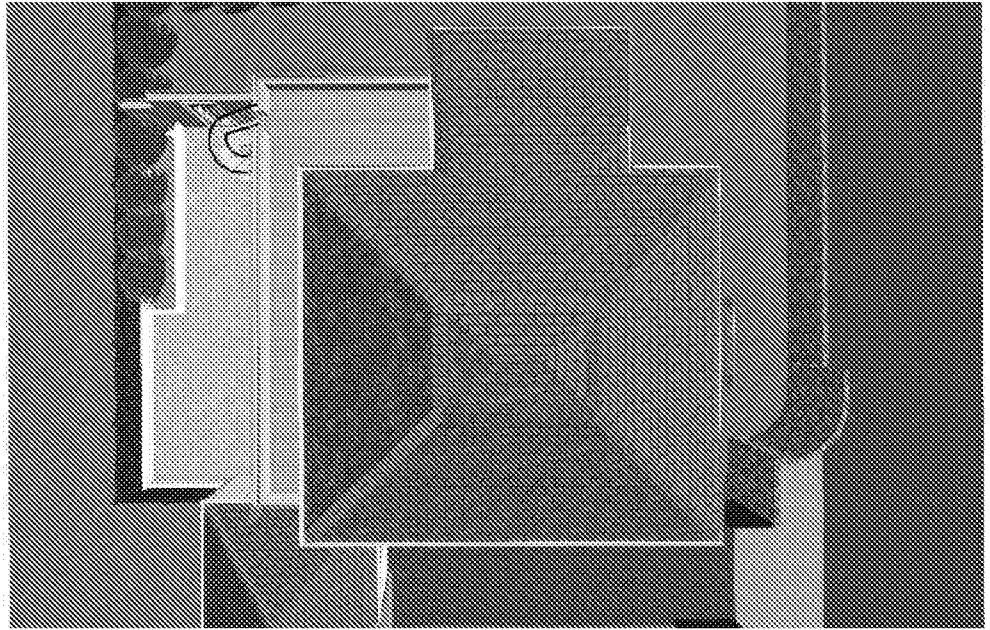
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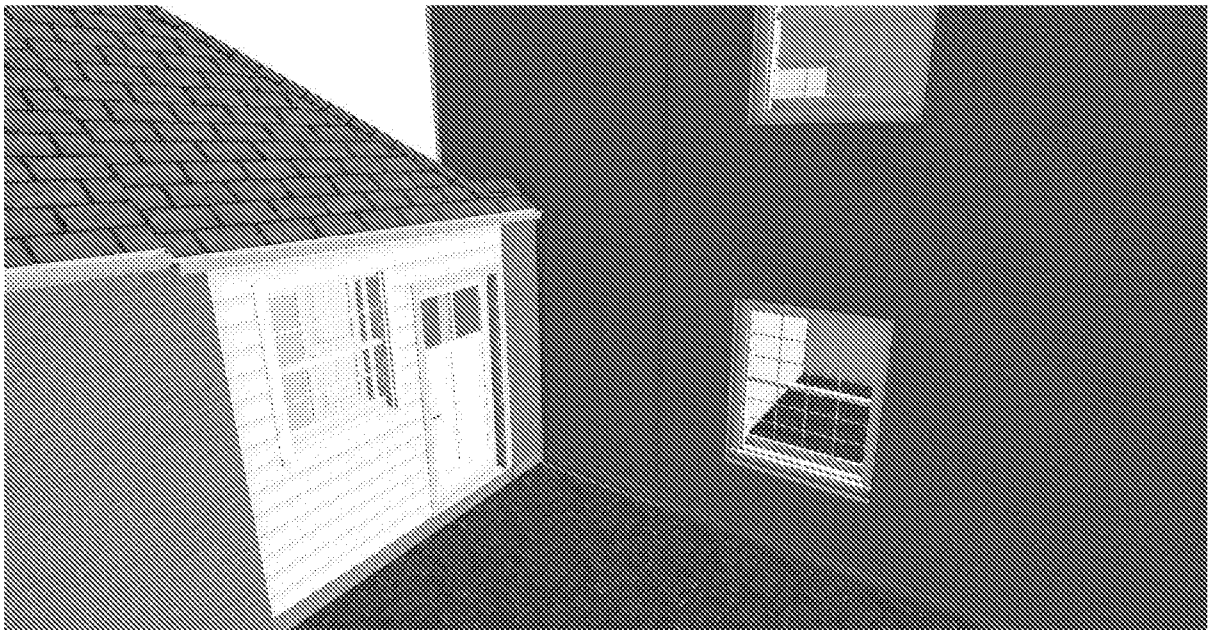
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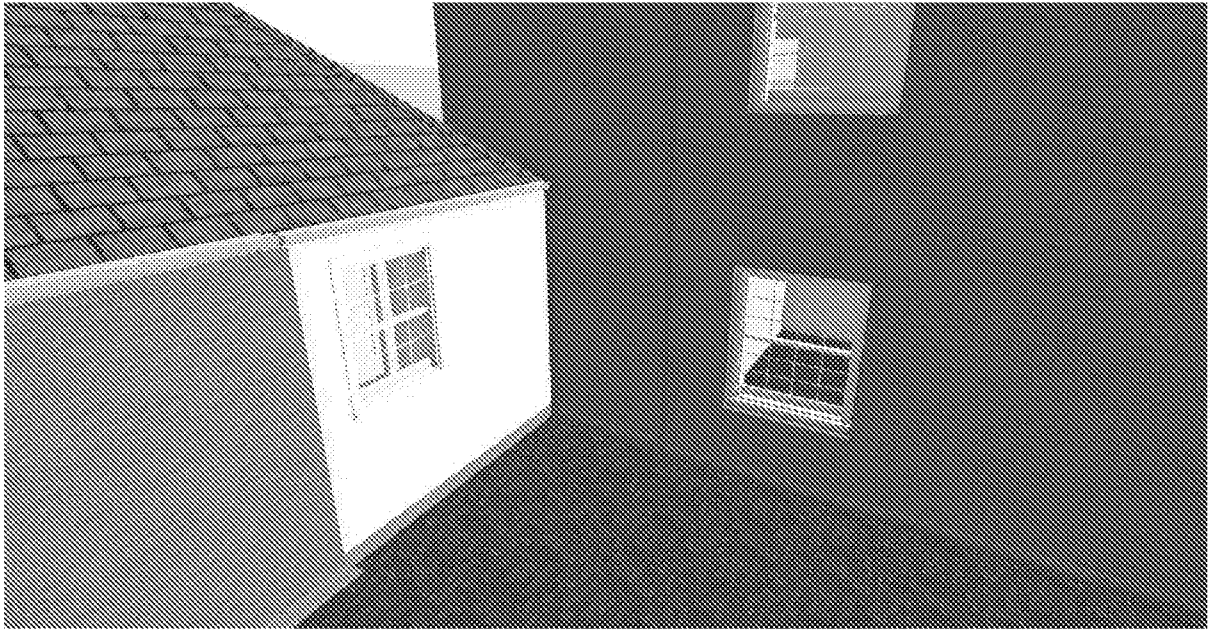
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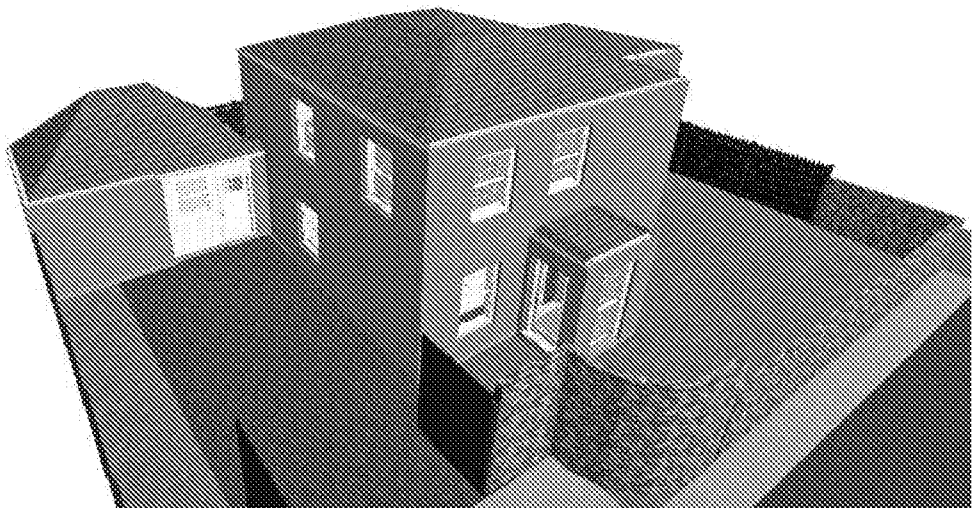
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