

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 stables to 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.

The layout of the bedrooms/bathrooms is currently a little cramped and awkward, with little scope to improve without extending the ground floor.

The first floor living area is light and quite spacious, but it is hugely desirable to have access to outside space on the same level. The current lay-out does benefit from a terrace platform accessed from the living area, but this is rather small, dated and shabby. The area below the platform is rather dark and dank, and not really useable. The same goes for the covered walkway below the existing study.

To address these issues we are proposing to:

- Remove platform terrace at rear (south) of house entirely.
- Build ground floor extension with new first floor roof terrace in same position as existing platform.
- Brick up narrow walkway under study at side (west) and incorporate in internal space of house.
- Build ground and first floor extension at rear of the house incorporating roof lantern and balcony/terrace.
- Remove remaining red tiles on first floor rear wall (added in 2007) and return to white rendered wall.
- Add new window on ground floor side (eastern) elevation, and replace ground floor rear window with door.

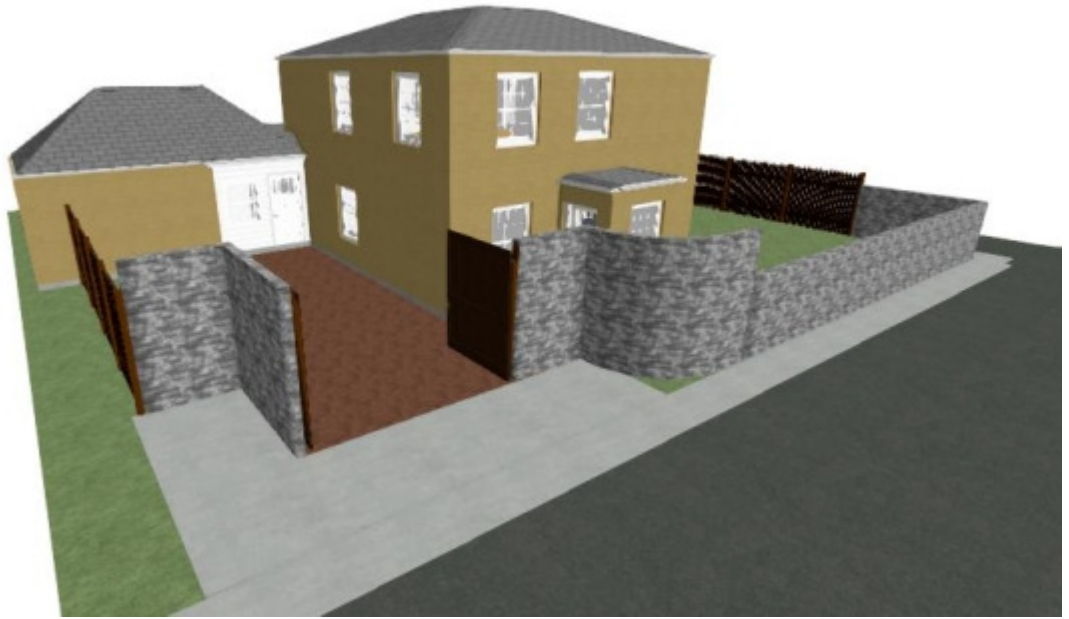
Existing



Proposed



Existing



Proposed



Existing



Proposed



Existing



Proposed



Existing



Proposed



This will increase the internal ground floor living area by 26 sq metres, from 99 to 125 sq metres, and first floor living area by 11 sq metres, from 82 to 93 sq metres.

We believe that this design not only allows for a better and more spacious layout internally, but enhances the external appearance of the house, particularly from London Road (though change in appearance is only apparent from certain angles, and even then is quite minimal), and from Tower House Gardens (access road to Tower House parking area).

With regard to comments by and discussions with Zac Denton in pre-planning stage, we have moved the most visible part of the extension from the south west corner of the property, where it was quite visible from London Road, to the a far less conspicuous position at the rear of the property. However the dimensions are broadly the same.

Photos of side and rear of Mews house from Tower House Gardens and Tower House parking area (see side of Tower House Adjacent to Mews House), and equivalent computer generated images.



Existing:



Proposed:



Existing:



Proposed:



The design achieves all the aims with minimal interference with the structural walls of the existing house.

Key Materials

- All new walls on western and eastern side to be in brick matching existing brickwork.
- New ground and first floor south (rear) racing walls to be white render matching existing rear ground floor external walls, and returning first floor walls to pre-2007 style.
- Deck posts and beams white, with clear glass deck panels.
- White double doors and windows in first floor extension to match existing doors and windows (glass with Georgian style lites)
- Roof over first floor extension to match existing flat roof over study. These rooves are flat, and sunken below the upper wall of the house (see images below). I have been unable to replicate this in the drawings
- Due to the roof style described above, the roof lantern in roof of first floor extension will be screened by this low wall around the roof. Whilst we do believe that the lantern is in keeping with the style of the property, and enhances the building, we also believe it will be virtually or completely invisible from ground floor level.
- All new windows/doors to match existing windows/doors in style, size and colour.

New flat roof to match this existing style

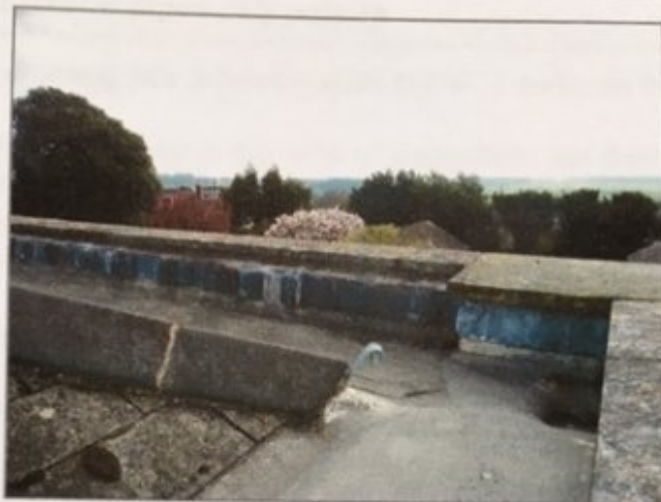


Photo - 7



Photo - 9

We believe that the only positions from which the 2 storey extension will be clearly visible are from the Tower House's car park (immediately behind Mews House), and Tower House's private gardens behind Tower House itself. However it barely, if at all, extends beyond the line of the rear of Tower house (it extends 0.6m beyond the existing southernmost wall of Mews House, to within 2.2 metres of our rear/southboundary), and so does not block out any light or view from any part of Tower House, and in fact adds privacy by virtue of it's screening effect to both Tower House and Mews House occupants.

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.