

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, though slightly longer.
- Replace existing single door from First floor of house to roof terrace with french doors.
- Brick up narrow walkway under study at side (west) to create garden storage area, allowing us to remove existing shed and create more garden space.
- Remove red tiles on first floor rear wall (added in 2007) and return to white rendered wall.
- Replace ground floor rear window with door, giving access to garden from hallway.
- Replace door from garden to building linking Mews House with Tower House with window.

Existing



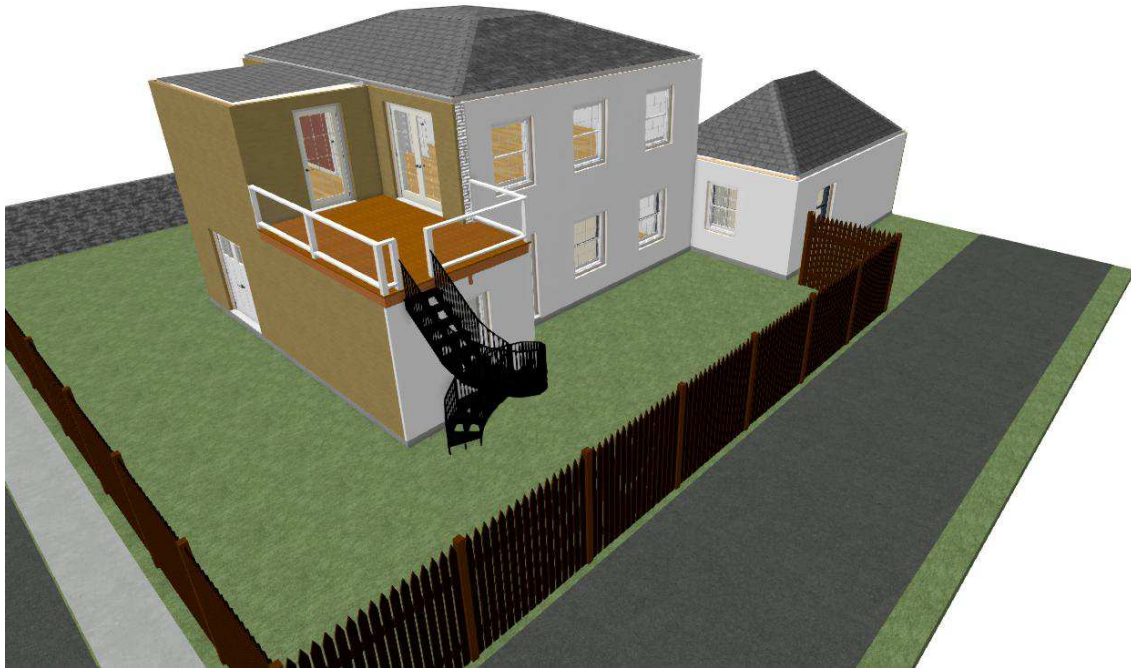
Proposed



Existing



Proposed



Existing



Proposed



This will increase the internal ground floor living area by 12 sq metres, from 99 to 111 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).

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 side to be in brick matching existing brickwork.
- New ground floor south (rear) racing walls to be white render matching existing rear ground floor external walls. Red tiles on first floor rear walls to be rendered to match ground floor
- Deck posts and beams white, with clear glass deck panels.
- White french doors, and all other external doors and windows, to match existing doors and windows (glass with Georgian style lites)

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.