Atelier MB
Urban Architects

Heritage Design and Access Statement in Support of a Planning Application for Works at **94 West Green Road, London**

Client:
Westford Two Ltd
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Job 1658
Revision -



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Existing view from West Green Road



Existing view along Winns Mews
towards existing garage

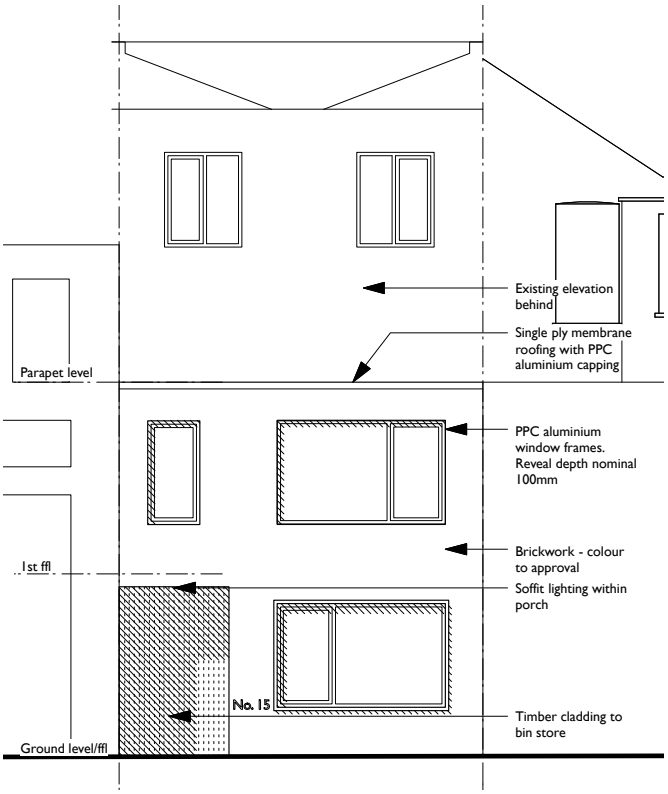
Introduction

This application relates to the redevelopment of land to the rear of 94 West Green Road, London. The three storey property to the front of the site is currently occupied by a retail unit at ground floor, with an apartment on each of the upper floors.
To the rear of this building, the land backing onto Winns Mews is currently occupied by a vacant car garage and associated workshop.

The building is located within the Clyde Circus Conservation Area but is not itself listed, nor does it appear on any local lists.

Existing

The existing garage does not make a positive contribution to the local environment. A non active frontage, dominated by a security shutter/garage door.
As Winns Mews becomes redeveloped with similar infill dwellings, the benefit of replacement with a dwelling and active street frontage becomes more imperative. Recent proposals such as five new dwellings to the far end of the Mews, and approval for a development similar to this one at no. 96 are changing the character and use of Winns Mews and forming a valuable residential district behind the West Green Road retail area.



Proposed elevation to Winns Mews

Proposals

This proposal seeks to contribute to the need for additional dwellings within the London area. We are proposing an additional dwelling, on a small brownfield site designed in line with the guidelines set out in the London Housing Design Guide, and in particular the supply requirements set out by policy 3.3.
The scheme recognises the spatial constraints of the site and the wider urban setting, and responding to these proposes a sensitive and carefully designed insertion into the existing built fabric.

The proposals have been designed with reference to and in accordance with both the NPPF and the local SP11 Design policy document. The scheme complies with both Lifetime Homes standards (refer to separate report), and the London Design Guide standards.

Massing

The Proposal is to replace the former garage unit facing Winns Mews with a two storey residential unit, to be accessed from Winns mews.
The former garage has a flat roof forming an internal ceiling height of circa 4m. The new building will be approximately 1200mm higher than the current roof, and allows two floors of accommodation. This new roof level will be similar in height to the adjacent property at 92 West Green Road, and a recent approval at no. 96 obtained by Atelier MB for a similar proposal. The resultant massing will have a minimal impact on the setting of Winns Mews and the buildings that surround the site.

Layout

The proposed dwelling has been carefully designed to minimise the impact on the existing apartments at no. 94 and to ensure that the new dwelling has adequate amenity space and views out of the property.
The roof has been designed such that the existing apartments will maintain a sky view, and a by curving the proposed roof will further reduce the height and minimise the visual impact. The new wall and existing walls within the light wells will be rendered and painted white to maximise light reflection.
The new dwelling will benefit from a new lightwell area between no. 94 and the new dwelling, and an additional

lightwell at 1st floor providing an additional private seating area with a glazed door directly accessed from the second bedroom. Rooflights above the staircase and within the second bedroom will further enhance the light levels within the dwelling.

Conservation Area Statement

A Conservation Area Character appraisal of the conservation area was carried out by The London Borough of Hackney and approved on 9th March 2009. The principle character in this sub area relates to the varied heights of the ornate Victorian terraces which front the West Green Road. It is clear that this frontage is worthy of preservation, and our proposals do not impact this elevation. In terms of Winns Mews, it is mentioned on page 33 as a detractor to the area, as follows:
"…together with the buildings in Winns Mews [no. 2 Grove Park Road] detracts from the character and appearance of this part of the conservation area."
Our proposal replaces a utilitarian roller shutter door with windows and doors of a residential dwelling. This will improve the outlook of Winns Mews, providing an active street frontage and therefore benefiting the character of the street and of the Conservation Area. The modest rise in roof level is not considered to have an overbearing impact on the street or the Conservation Area.

Access Statement

Please refer to the separate Lifetime Homes compliance report included in this application. In summary, we have been able to design a new dwelling which adheres to the majority of these requirements in full. This includes level access into and around the ground floor of the dwelling.