

4 Wembury Mews N6 5XJ



Single-storey rear extension of the lower ground floor flat.

4 Wembury Mews N6 5XJ

DESIGN STATEMENT

On Behalf of
TMBR Property Investment Ltd
March 2022

NovaDec Ltd

63 Stoke Newington High Street
London N16 8EL
Tel: 020 3713 8643
info@novadec Ltd.com

CONTENTS

0.0 Site Map

1.0 Introduction

Existing Photos

2.0 Proposed Development

Proposal

Amenity

Amount

Appearance

Scale

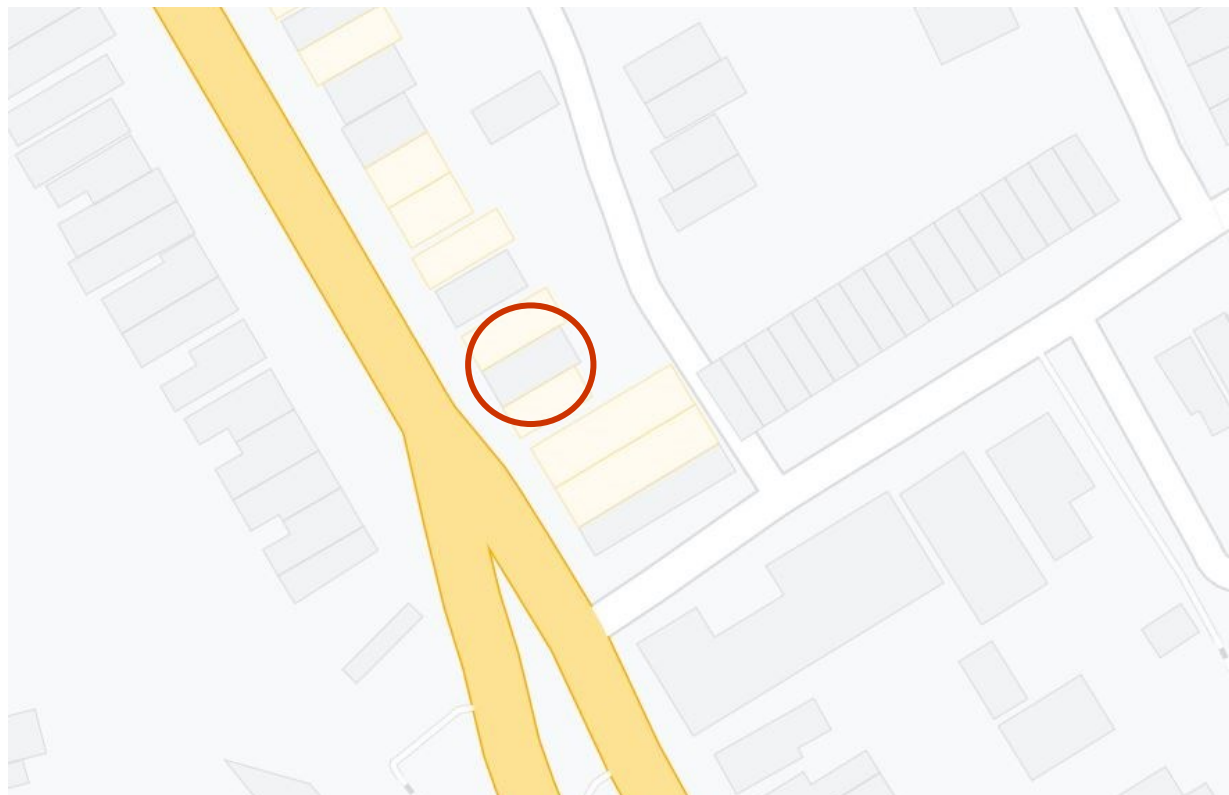
Conclusion

3.0 Drawings

4.0 Photomontage

5.0 Mood Board

0.0 SITE MAP



1.0 INTRODUCTION

The design and access statement is a short report that accompanies and supports proposals by TMBR Property Investment Ltd, (The Applicant) for extending the lower ground floor flat

The design and access statement should be read alongside the following scheme drawings prepared by Novadec that make up the application suite of documents.

The Design and Access Statement has been prepared in accordance with CABE guidance to explain the design principles and concepts in terms of amount, layout, scale, landscaping and appearance of the proposals and demonstrate the process of assessment, involvement, evaluation and design that has been followed.



Image 01—Front Elevation



Image 02—Rear Elevation

Existing Pictures



• Courtyard View from the main building •



• Existing Extension View •



• Existing Extension View •

2.0 PROPOSED DEVELOPMENT

Proposal

The proposed development involves extending the lower ground floor flat. The design includes two bedrooms, with traditional brick exterior walls and a green roof. A tiny courtyard will be created, with a big window on the street side and a plant pot and bin store in front of the window.

This new proposal is similar to approved planning scheme as a footprint and height.

The design concept for the proposed development aims to create a modern yet harmonious addition to the existing mews house. The use of traditional brick exterior walls will blend with the surrounding buildings, while the green roof will contribute to sustainability and visual appeal. The big window on the street side will allow natural light to penetrate the interior and create a connection with the street, while the plant pot and bin store will be discreetly integrated to maintain a neat and tidy streetscape.

The proposed development includes a green roof, which will contribute to sustainability by providing additional insulation, reducing rainwater runoff, and promoting biodiversity. The use of traditional brick exterior walls will also result in a durable and low-maintenance finish, minimizing the environmental impact over the long term.

Amenity

The proposed development will have its entrance on Wembury Mews, maintaining the existing access point. Transportation arrangements will be in accordance with local regulations, with provisions for pedestrian and vehicular access, and any necessary parking requirements.

Amount

The existing footprint of the building is—80.62 sqm will increase to 106.35 sqm which is 25.73 sqm.

Appearance

The proposed development is consistent with the character of the local area, with other similar house renovations nearby. The design of the house, with its green roof and modern yet contextual appearance, will contribute positively to the streetscape and enhance the visual appeal of the area. The development will also provide a cozy and attractive living space for future occupants.

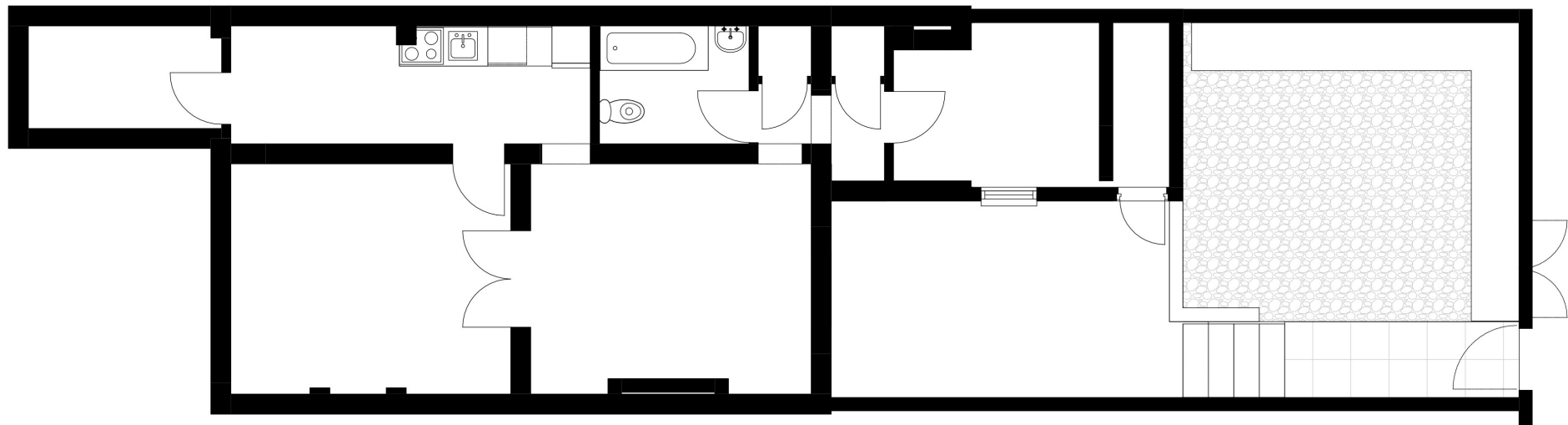
Scale

There is a slight increase as a length —approx.. 1.3m—on rear extension towards to rear garden. Height of the proposal extension will match the existing extension.

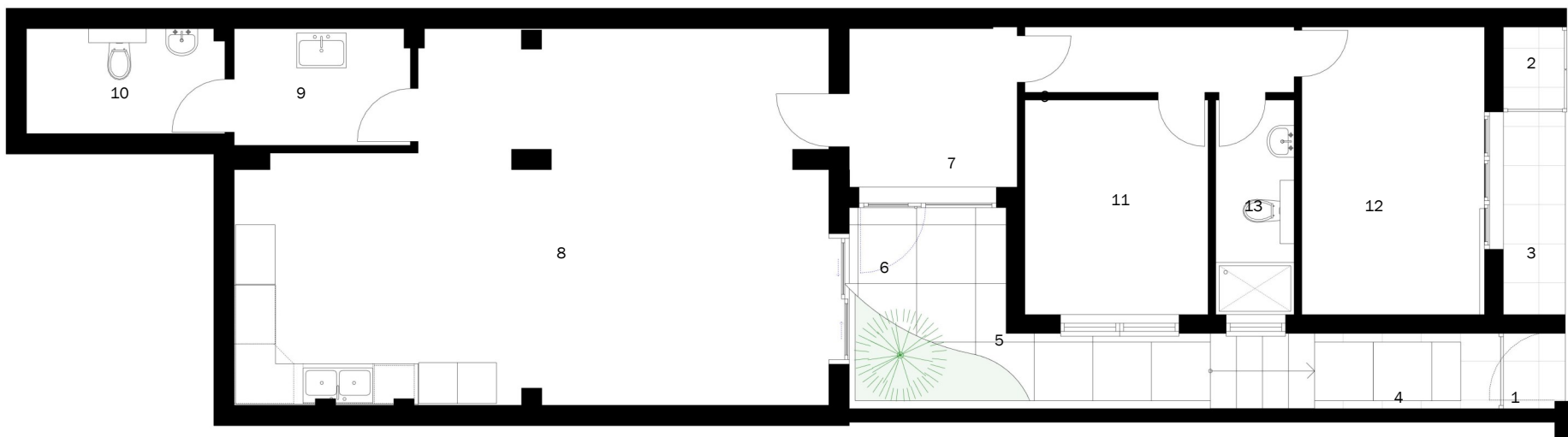
Conclusion

The proposed development involves extending the lower ground floor flat and creating a single-story house with a well-designed rear addition. The design is in keeping with the local character, includes sustainable features, and contributes positively to the community. The development will enhance the visual appeal of the area and provide a cozy living space for future occupants.

3.0 DRAWINGS

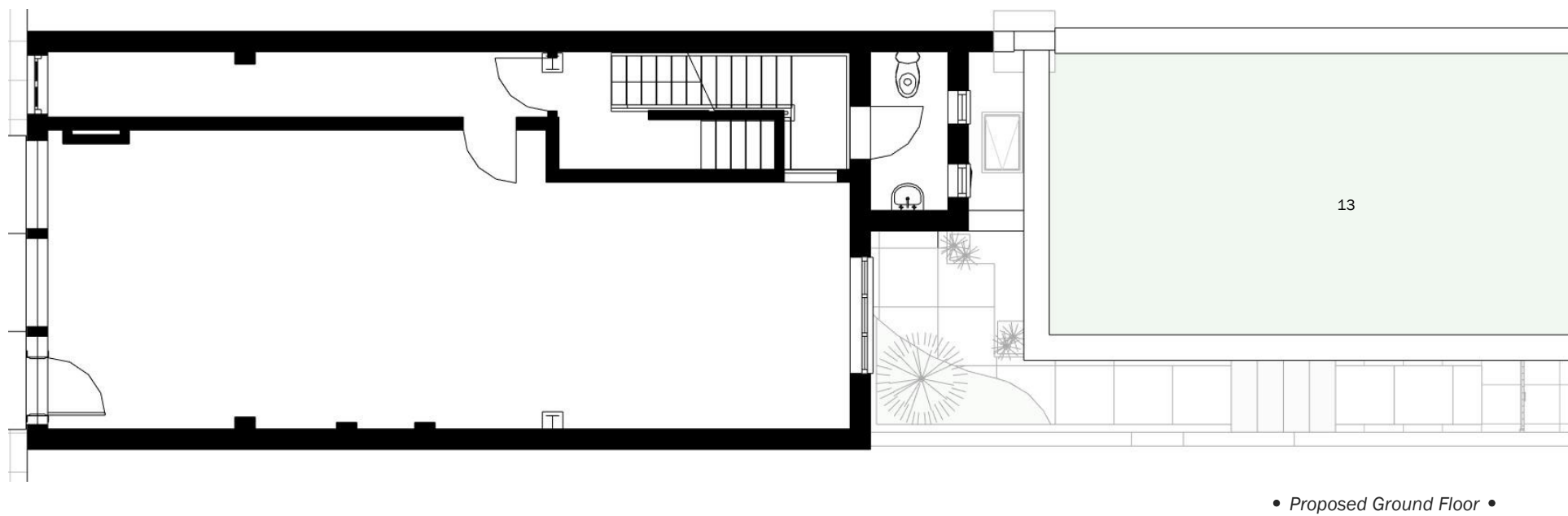
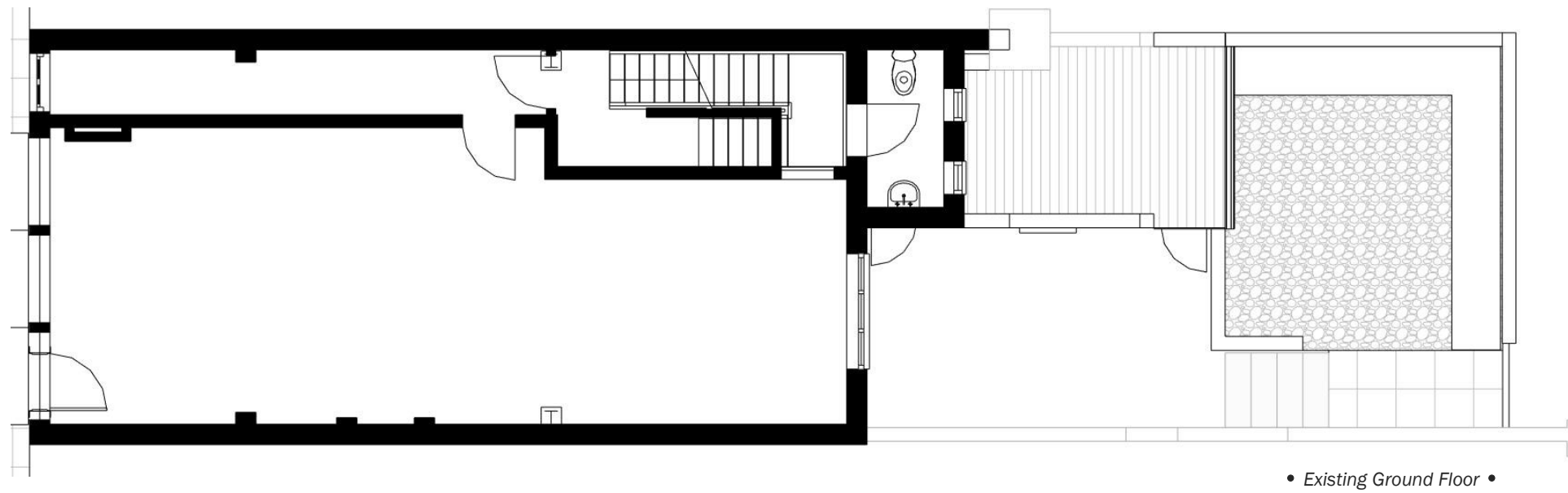


• Existing Lower Ground Floor •



• Proposed Lower Ground Floor •

- | | | | | | | | | | |
|---|--------------------|---|-----------|---|------------------|----|---------|----|----------|
| 1 | Courtyard Entrance | 4 | Walkway | 7 | Entrance Hall | 10 | WC | 12 | Bathroom |
| 2 | Bin Store | 5 | Courtyard | 8 | Kitchen & Living | 11 | Bedroom | | |
| 3 | Outdoor Planters | 6 | Entrance | 9 | Utility | 12 | Bedroom | | |



13 Green Roof



• Wembury Mews View—Daylight •



• Wembury Mews View—Night •



• Wembury Mews House Entrance •



• Vertical Garden •



• Courtyard •



• Courtyard •



• Outside Seating •

4.0 PHOTOMONTAGE

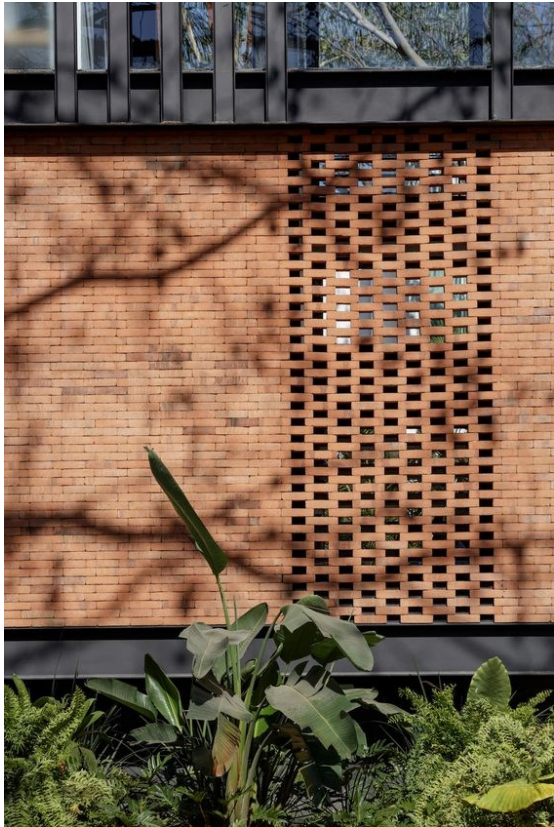


• Existing View •



• Proposed View (Photomontage) •

5.0 MOOD BOARD



• Brick Wall •



• Brick Wall •



• Green Roof •



• Walkway •



• Outdoor Seating •



• Vertical Garden •



• Courtyard •