

Design, Access & Heritage Statement

Site Address:

4a Wembury Mews, London, N6 5XJ

SITE DESCRIPTION

The application site contains a terraced building which is three storey high from Archway Road and 4 storeys high as seen from Wembury Mews. The building is registered as “166 Archway Road” and the application unit is an existing one bedroom self-contained ground floor unit registered as “4a Wembury Mews”. The access to the application unit is via Wembury Mews. The site is in a Conservation Area.

DESCRIPTION OF PROPOSED WORKS

Planning permission is being sought for replacement of roof covering incorporating roof lights and glass roof above courtyard, relocation of the entrance door and new windows and internal alterations at no4a Wembury Mews. The scope of the development is to provide better living accommodation to the occupants of the ground floor flat.

There will be no significant external alteration that may impact the adjoining neighbours and/or the character of the area. The new roof will be at the same level to the existing one and not visible from Wembury Mews due to being set behind the existing parapet wall above the entrance.

Regarding the amenity of the adjoining neighbours, at the rear of no164 Archway Road there is an extension with a green roof sitting higher than the existing/proposed roof structure. As such, there is no impact towards the unit at the rear of no164 Archway Road.

Regarding no166 and no168, it's self-explanatory that none of these properties are affected due to 4a Wembury Mews being at ground floor level.

The only visible alteration is the relocation of the main entrance and the installation of two new windows (all will be white uPVC).

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OTHER ELEMENTS/REQUIREMENTS

FLOOD RISK

The application site falls within flood zone 1; therefore, a flood risk assessment (FRA) is not required. Please refer to Flood Map submitted via the Planning Portal and downloaded by gov.uk.

FIRE SAFETY STRATEGY

Separate Document has been submitted via the Planning Portal.

CONCLUSION

The proposed works are minimal and not visible from the street (Wembury Mews) other than the new casements. They are kept to a sympathetic size and are designed in such a way so as there is no overbearing effect to any of the neighbouring properties. The design is in keeping with the character of the host dwelling and the area. The finish materials will be matching the existing ones in order to blend nicely and respect the conservation character of the area.

HERITAGE STATEMENT

Assessment of the impact upon the heritage asset:

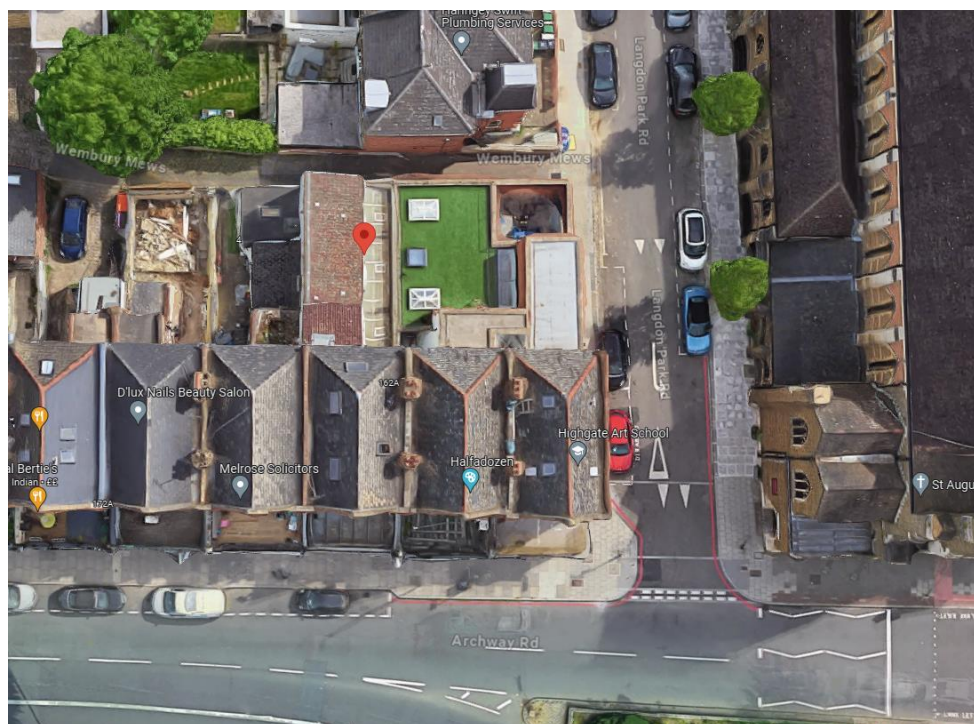
The proposed development is in keeping with the character of the host dwelling and the surrounding properties. It is considered that the design is sympathetic and will not have any significant adverse effect on neighbouring properties, the character or visual amenities or the Conservation Area.

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Satellite View – Google Maps.....



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