DESIGN AND ACCESS STATEMENT

In Relation To

The replacement of rooflights and railings

At

2 Spring Mews,

London, W1U 6AS

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October 2021

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## 1.0 Introduction

* 1. Site Location and Description

The property is a two-bedroom mews house built over three floors. Spring Mews is accessed via Crawford Street. It is located in the centre of Marylebone, in the Westminster Portman Estate Conservation area.

The property is not listed.

The property has a brick façade with Flemish Bond. With a part pitched and part flat roof.

* 1. The Project

The existing timber framed single glazed skylight windows are to be removed and replaced with timber framed double glazed windows.

The existing steel tube handrail with timber trellis is to be removed and replaced with a stainless-steel handrail and uprights with cables.

Both proposals have been designed to be sympathetic to the style of the property.

Planning was applied for on 3rd February 2017 and approved on 27th March 2017. Planning therefore lapsed and is being reapplied for.

## The Proposal

* 1. The extent

Planning permission is sought for the removal of the existing timber framed rooflights and the installation of a metal handrail at second floor level.

* 1. The Appearance

The existing rooflights are timber framed and single glazed. The proposed rooflights will also be timber framed but will be double glazed.

The existing steel tube handrail with timber trellis is to be replaced with a stainless-steel handrail and uprights with cables.

The proposals are considered to preserve the character of the conservation area.

Approval for the handrail and rooflight was obtained in March 2017, but has since lapsed.

## Sustainability

Sustainability was the primary factor in replacing all the single glazed timber framed windows to double glazed. The thermal performance of the windows will be much improved contributing to the energy conservation of the property.

## Access

The proposed window and handrail renewal will not change or restrict access to the property. Vehicular and pedestrian access will remain the same.

## Conservation Area and Location Map

The map below shows the conservation area and the location of the property.

