

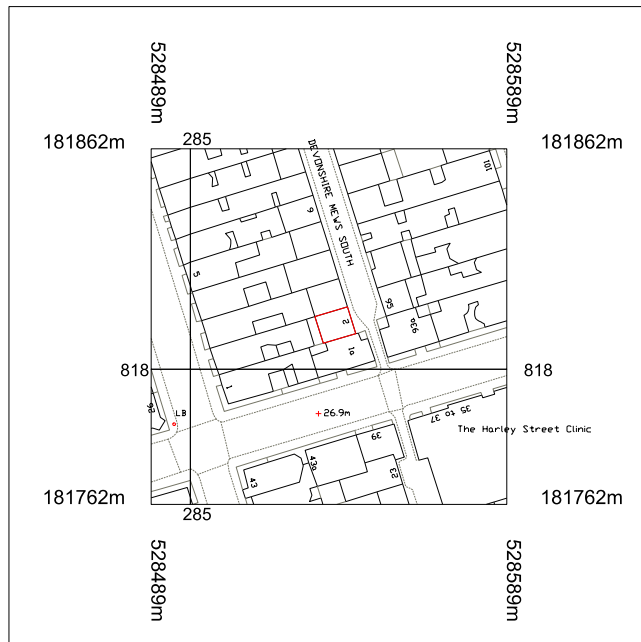
2 Devonshire Mews South London W1G 6QW

DESIGN & ACCESS STATEMENT_PL2

HOUSEHOLDER PLANNING & DEMOLITION IN A CONSERVATION AREA

New A/C external unit on the mansard roof with an acoustic enclosure on antivibration brackets. The existing parapet wall is extended and presented as a chimney stack, by doing such it will have a lower impact on the Harley Street Conservation Area.

October 2023



Introduction

Application

New A/C external unit on the mansard roof with an acoustic enclosure on antivibration brackets. The existing parapet wall is extended and presented as a chimney stack, by doing such it will have a lower impact on the Harley Street Conservation Area.

Location

2 Devonshire Mews South
London, W1G 6QW

The site is within the Harley Street Conservation Area.

Applicant

Kate Harpin
2 Devonshire Mews South
London, W1G 6QW

Agent

De Matos Ryan Architects
99-100 Turnmill Street
London EC1 5QP

Use

To remain a single-family dwelling.

Access

To remain as existing.

Proposals Summary

Summary of proposals in this application as follows:

- Install a new A/C external unit on the flat roof with an acoustic enclosure to ensure the noise from the plant is below Westminster requirements.

Justification for Development

The proposed plant will be installed on the parapet wall, the unit will be unseen from the private and public highways.

The proposed changes to both elevations will not harm the Harley Street Conservation Area, as the plant will not have a visual impact from the street.

A similar approach can be seen on the flat roof across the Mews.

Planning History

The following planning permission has been granted to 2 Devonshire Mews South:

Ref: 22/06853/FULL

Description: Erection of roof terrace at rear second-floor level, alterations to all windows at mews and rear-facing elevations, alterations to ground floor doors, and installation of PVs and roof light.

Decision date: 13/03/2023



Rear Elevation

Harley Street Conservation Area

Designation

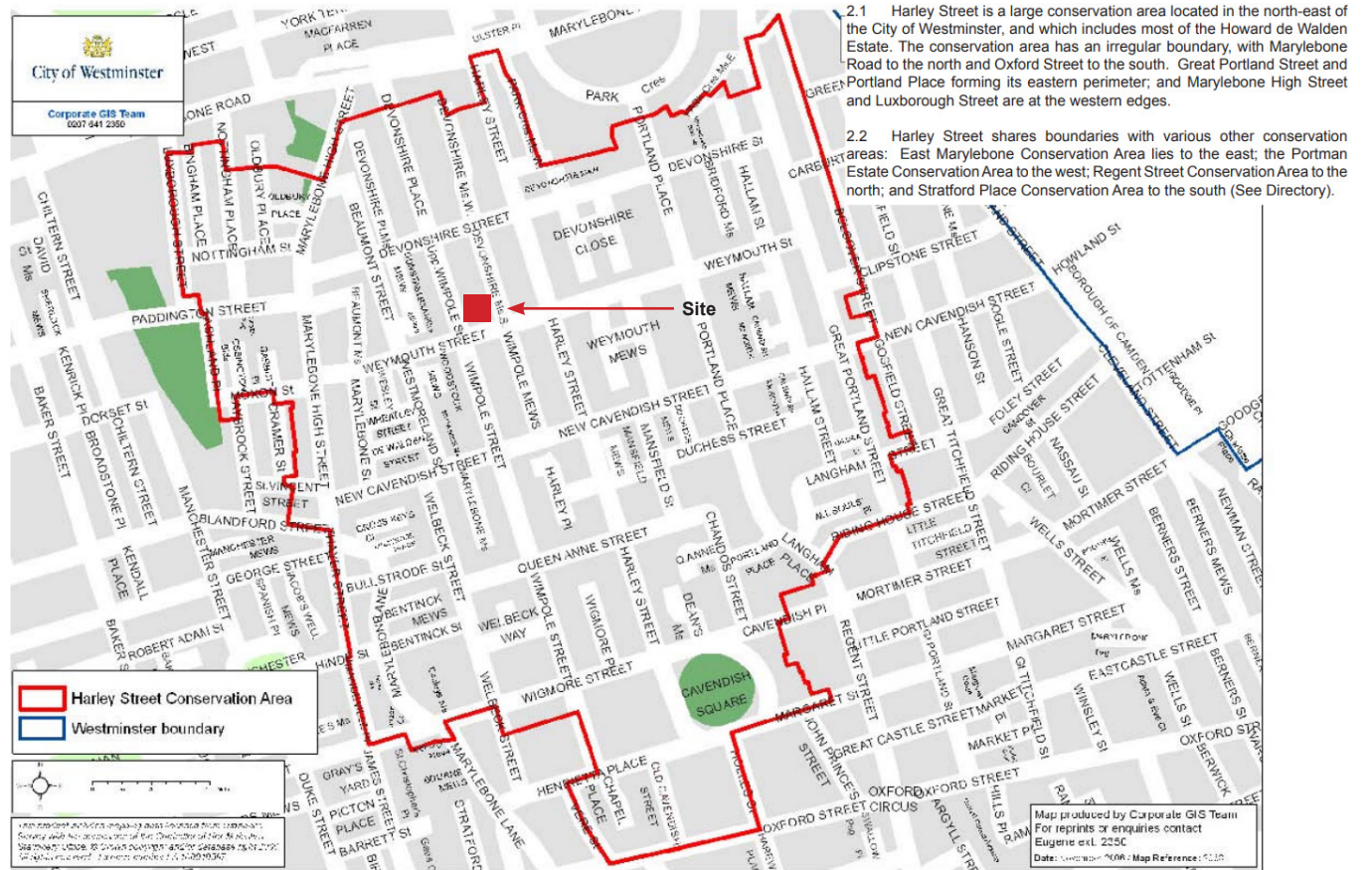
First designated 1968 around the three main north-south roads of Portland Place, Harley Street and Wimpole Street. Extended east to Great Portland Street and west to Marylebone High Street 1981; extended again 1990 to include the D. H. Evans store on Oxford Street, St Marylebone School and the Middlesex Hospital.

Historical Background

Development on the Howard de Walden (formerly Portland, formerly Harley- Cavendish) Estate began in 1717 with the laying out of Cavendish Square and the building of the Estate Chapel, St Peter's, Vere Street by James Gibbs (1724). Building went ahead slowly, with Portland Place not being laid out until 1775. In the mid 19th century the area underwent a period of social decline, but was revived in the late 19th-early 20th century when there was a considerable amount of high quality rebuilding by some of the most distinguished architects of that period.

Key Features

The architectural character of the Harley Street Conservation Area is dominated by terraced houses of different periods and different levels of social status. In general the main roads contain large houses, with smaller houses in the side streets. In addition, there are many elaborately decorated late nineteenth century commercial buildings on Marylebone High Street, Wigmore Street and Great Portland Street. Throughout, the original terraced house plot widths are clearly discernible and with the exception of a limited amount of 20th century redevelopment, building heights rarely exceed six storeys. Fundamental to the area's character is the distinctive pattern of the land use. The area retains its original residential character with concentrations of medical facilities of international renown in and around Harley Street, institutional uses in Portland Place, professional uses in the vicinity of Queen Anne Street and workshops and showrooms in Great Portland Street. Marylebone High Street is a main shopping thoroughfare, servicing the surrounding offices and residential properties.



Harley Street Conservation Area Map



EXISTING PHOTOS

Existing Front Elevation



Front Elevation

Existing Roof Photos



Existing roof & neighbours wall



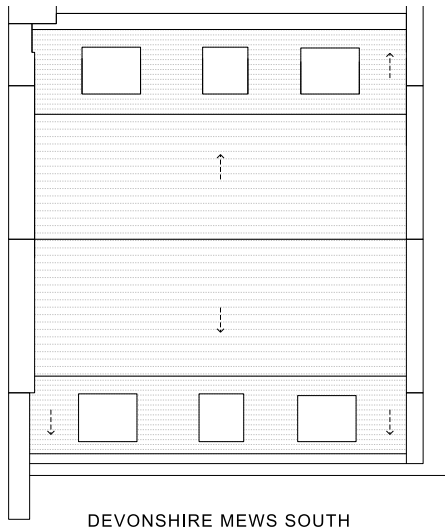
Proposed AC unit location



Neighbours wall

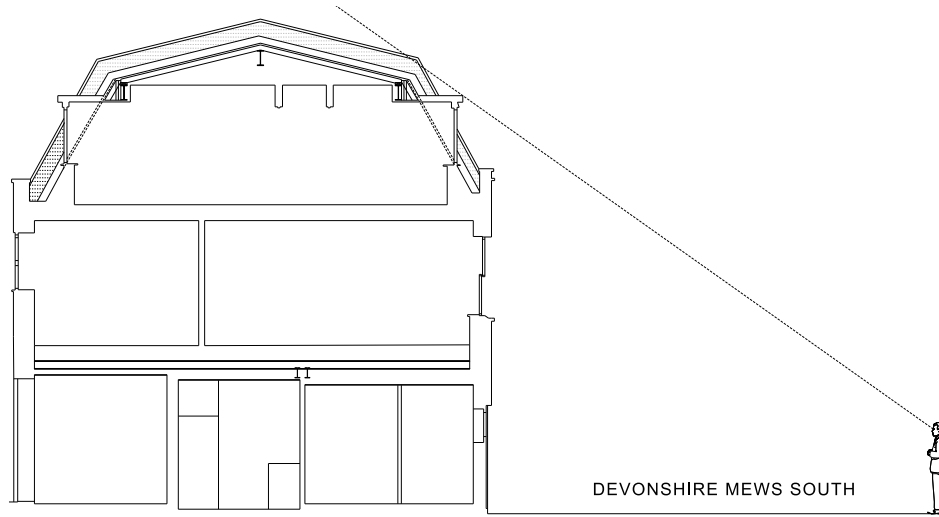
DRAWINGS

Existing & Proposed - Roof Plan & Section DD



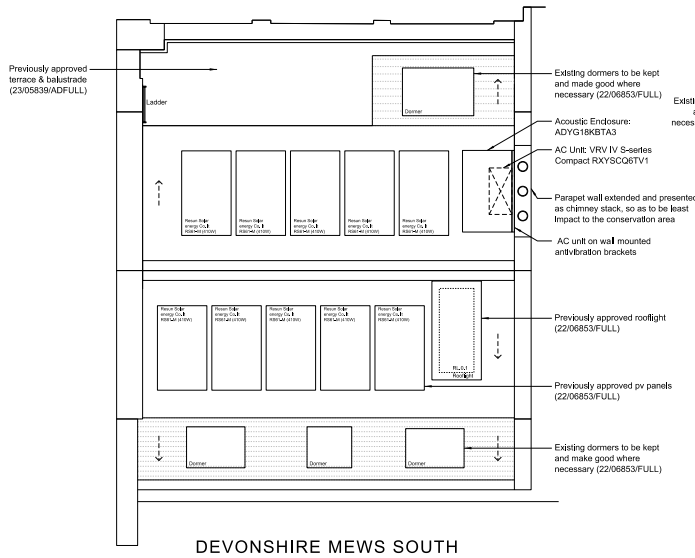
DEVONSHIRE MEWS SOUTH

EXISTING FRONT - SOUTH ELEVATION
150 @ A1



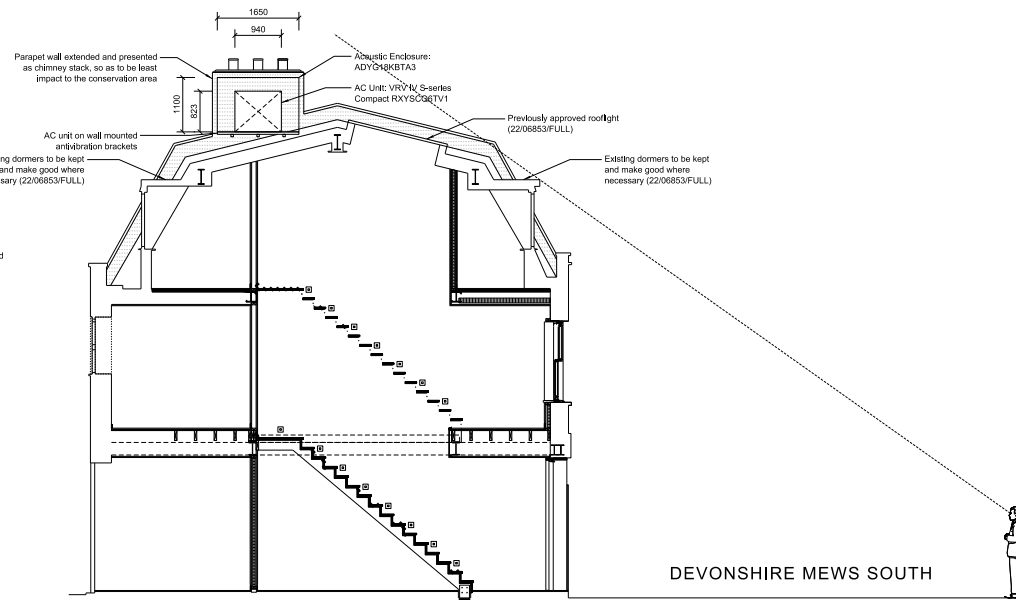
DEVONSHIRE MEWS SOUTH

EXISTING FRONT - SECTION DD
150 @ A1



DEVONSHIRE MEWS SOUTH

PROPOSED FRONT - SOUTH ELEVATION
150 @ A1



DEVONSHIRE MEWS SOUTH

PROPOSED SECTION DD
150 @ A1

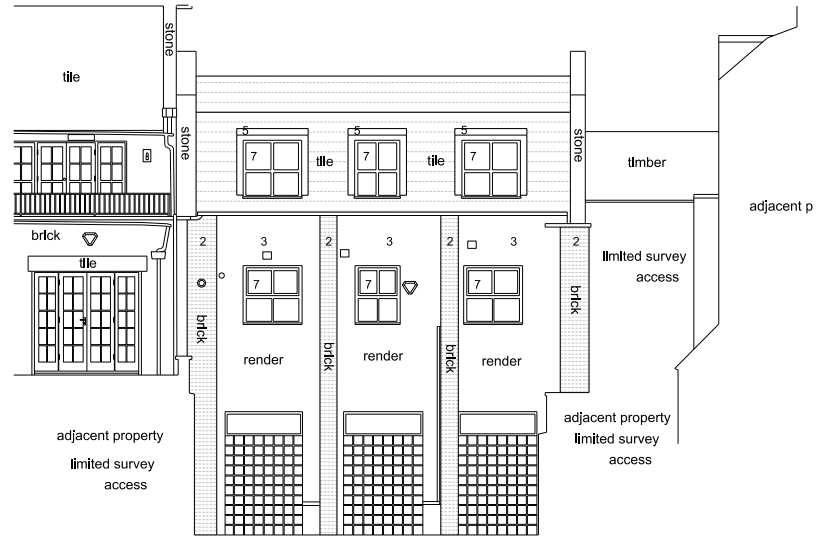
Existing & Proposed - Front & Rear Elevation



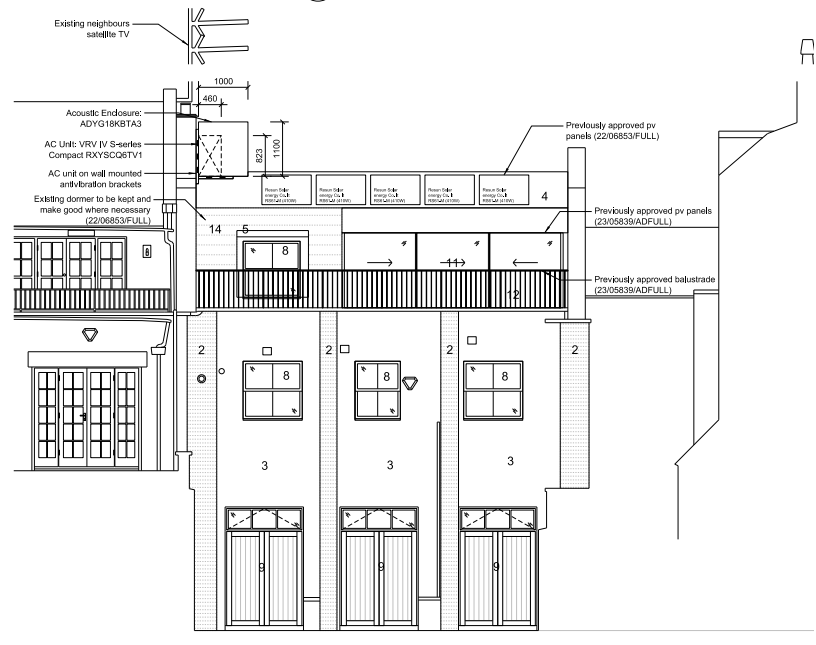
EXISTING FRONT - SOUTH ELEVATION
150 @ A1



PROPOSED FRONT - SOUTH ELEVATION
150 @ A1



EXISTING REAR - NORTH ELEVATION
150 @ A1



PROPOSED REAR - NORTH ELEVATION
150 @ A1

PRECEDENTS

74 Harley Street

Planning Application Date

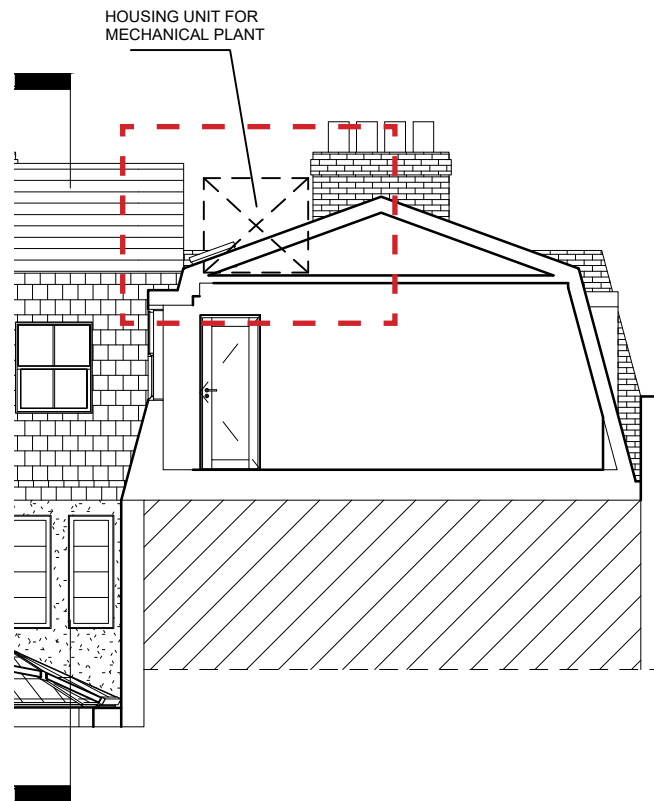
2021

Planning Application Number

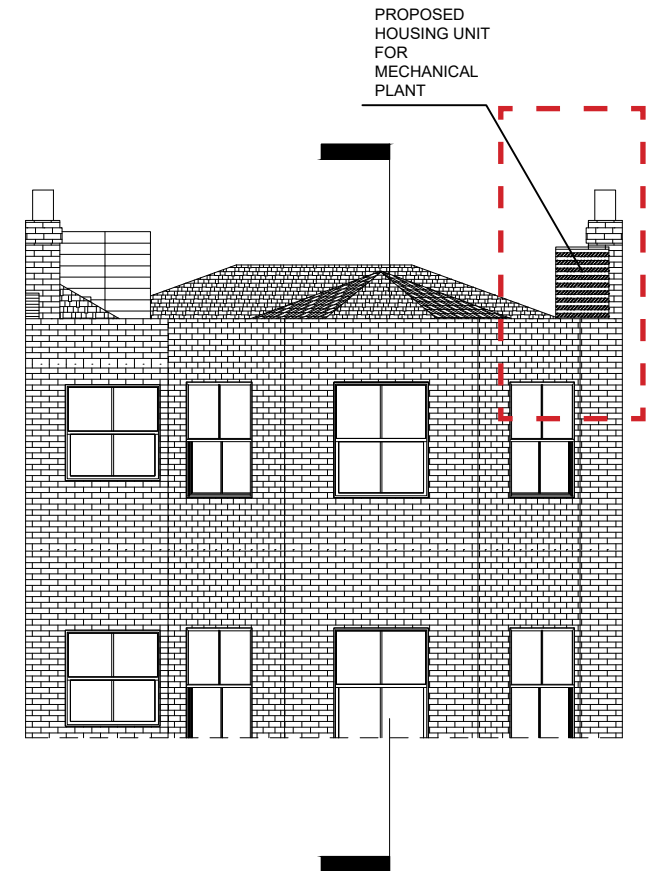
21/04357/LBC

Application Type

Installation of one air conditioning unit and heat pump at roof level for the fourth floor flat.



Section AA



Rear Elevation

10 Devonshire Mews South

Planning Application Date

2018

Planning Application Number

18/01391/FULL

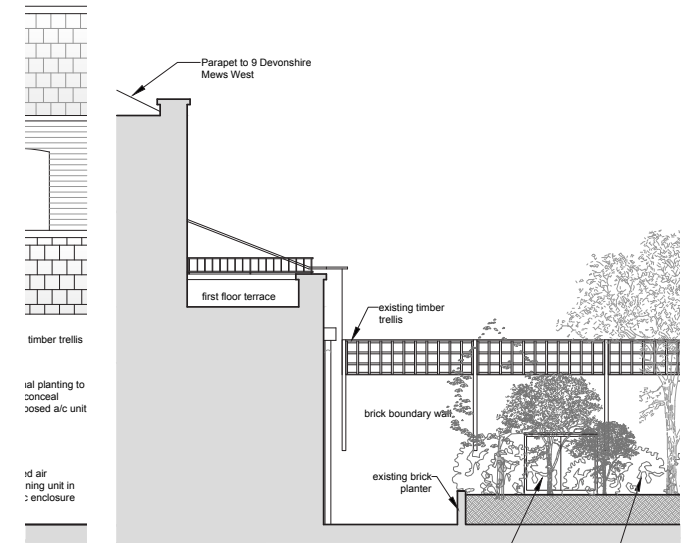
Application Type

Installation of an air conditioning unit within an acoustic enclosure.



REAR ELEVATION

Rear Elevation



PROPOSED SECTION A-A
scale 1:50

Section AA

82 Portland Place

Planning Application Date

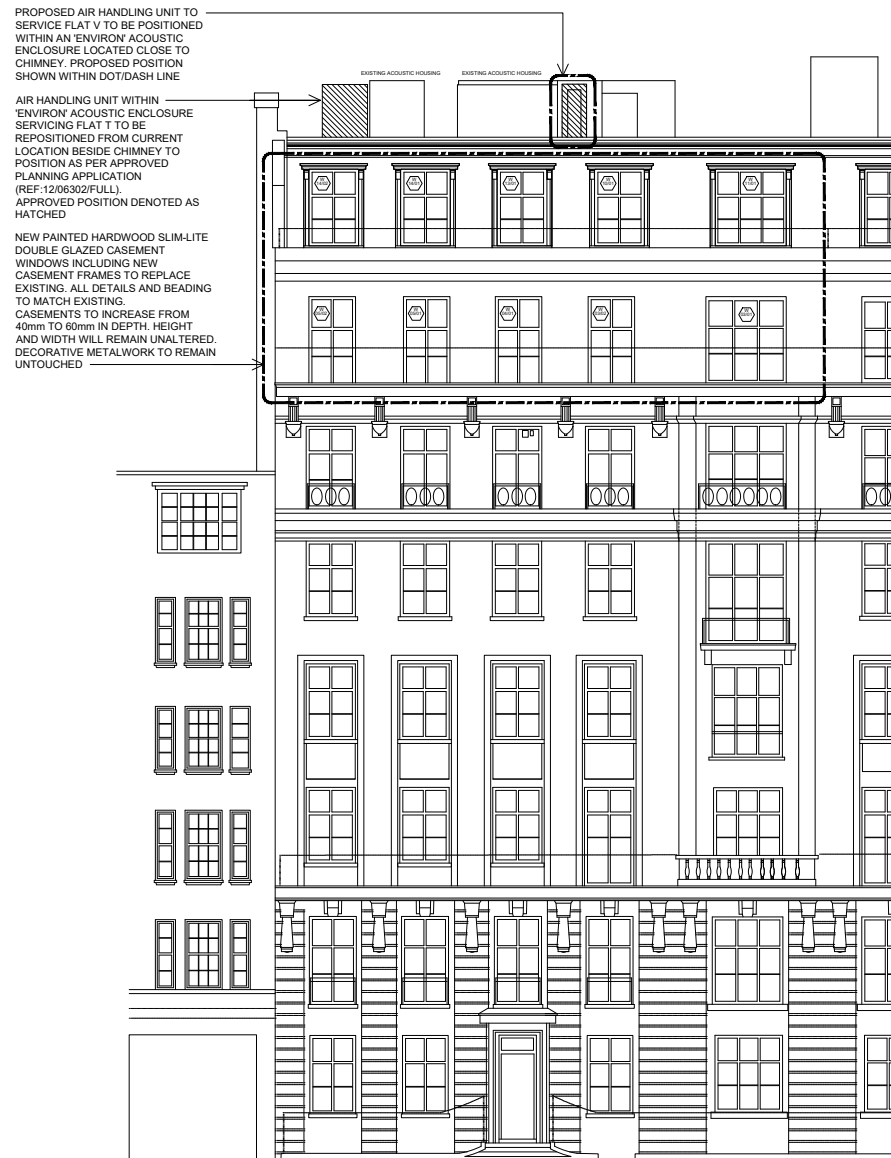
2014

Planning Application Number

14/04853/FULL

Application Type

Installation of an air conditioning unit within an acoustic enclosure at roof level.



Rear Elevation