



9 Mount Row, Mayfair, W1K 3RG

Householder Planning Application in a Conservation Area

Design & Access Statement

27th February 2024

The Property

The subject property is a five storey residential terraced building which occupies the full footprint of its site at ground floor with two further stories constructed in brick masonry above, these occupying only the front half of the site (with a large rear terrace at the first floor).

Above this sits a further storey within a mansard roof with two dormer windows each to the front and rear elevations.

The property also comprises a basement/cellar which occupies the front third of the site.

The entire property is built from red brick with white timber windows (casement to front elevation & sash to rear elevation) with sliding timber shutters to the first and second storey windows on the front elevation which are unique to this property. The roof is finished in slate tiles.

Neighbourhood & Area

The subject property is located within the Mayfair conservation area. Mount Row as it exists today was formed by the connection of two stable yards in the early 1700s and the current buildings on the south side of the street were constructed in 1892 by George Haward Trollope & Sons as part of the wider reconstruction of the block contained within Mount Street (north side), Mount Row (south side), Carlos Place and Carpenter Street.

The property is not listed.

Highways & Access

9 Mount Row has an integral garage and dropped curb. The garage is a double car length, however the rear half of the garage is too narrow for modern vehicular use due to the thickness of the load-bearing party walls. As such only the front half is useable for vehicular storage and will be retained.

Mount Row street parking is reserved for Resident Permit Holders only (Zone E) by Westminster Council.

The application does not seek to make alterations to the existing Highways or Access arrangements.

Proposed Alterations

- First floor rear/terrace in-fill extension to line of existing rear bay window (no additional protrusion). Facade to comprise Crittall panelled curtain wall glazing with pair of French patio doors to terrace. Flat roof area (circa 2.97sqm total) to be finished in pressed Zinc sheets with hidden box gutter detail.
- Replacement of existing front door (black painted iron door with mottled glass) for black painted timber Georgian style 6 panel door with toplight to match No 7 Mount Row
- Replacement of existing garage doors (barn doors opening outwards onto public footpath) with new black painted timber Georgian style panelled electronic sectional door with obscured glass panels to upper third to match No 7, 11, 13 & 15.
- Replacement of 12 No Front/Rear elevation existing windows (single glazed timber frame) with like-for-like heritage double glazed timber windows. Casements to front elevation & sash windows to rear elevation (second and third floors only).
- Restoration of existing sliding decorative shutters to 4 No front elevation windows (white painted) and repainting in black.
- Alteration of existing Ground floor rear fenestration facing into communal/service area accessed from Carpenter Street. Removal of 2 No existing windows and replacement with new single window (of equal combined size to existing) in heritage double glazed timber frame casement (3 panel).
- Resurfacing of existing First floor terrace (rubber mat tiles) with newly insulated flat terrace surfaced in porcelain tile and timber decking combination, including 3 No flush walk-on rooflights. Existing level to be retained.
- Alteration of main flat roof (third storey mansard) to comprise altered roof access hatch location, 3 No flat rooflights and 9 No solar panels installed to flat roof on 15 degree south facing pitch. Retention of existing cold-water tank storage housing to conceal new air conditioning condensers.
- Minor excavation of existing Cellar/Basement (existing height 2m) by 50cm to 2.5m ceiling height to make habitable space for entertainment. New staircase from Ground floor.
- Minor internal alterations and removal of non-original partitions.

Materials

The applicant seeks to use materials and fixtures which are representative of the character of the building and neighbourhood and respect the local heritage of the Conservation Area.

Additional elements to the main roof are designed to not be visible from street level on Mount Row.

The rear extension uses modern materials which are distinct from the character of the original building and yet respect the heritage value by honouring and reflecting the proportions of the Georgian fenestration in the proposed curtain-wall glazing.

