

**DESIGN AND ACCESS STATEMENT**

# **3 BELSIZE MEWS**

**KAS Architects**

**August 2023**

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# 1

## Introduction & Background

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Description

# Introduction

## 1.1 Introduction

This document has been prepared on behalf of our client Lexingtons. This document is intended to support a planning application for 3 Belsize Mews, which is situated within the Belsize Conservation area. The client wishes to increase the size of their house by adding another level to the property in order to accommodate a growing family as well as adding much needed external amenity space.

The proposed work consists of:

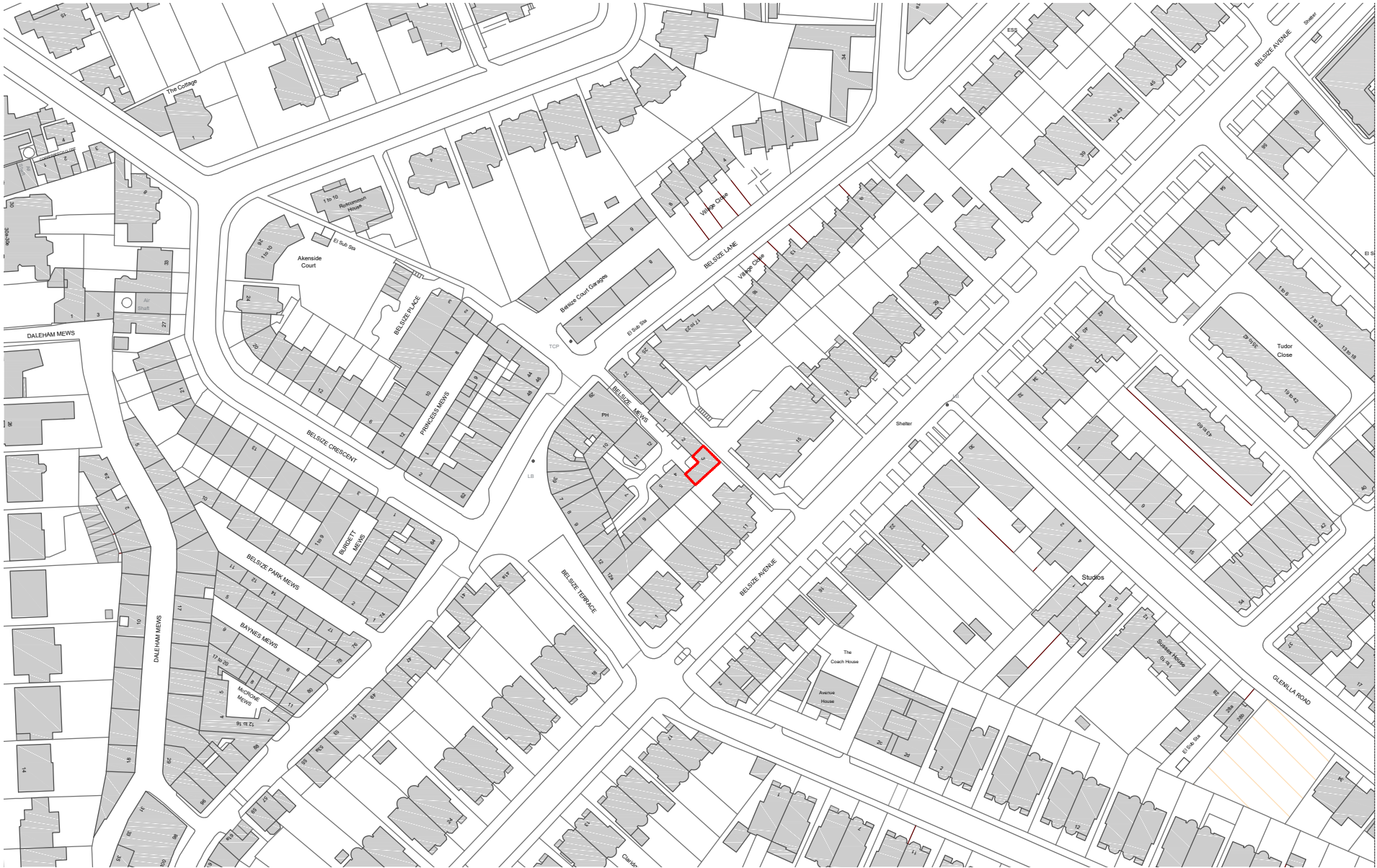
- Rearrange the current building at ground floor level.
- Reconstruction of stairs leading to the first-floor level.
- Construction of stairs leading up to the new proposed second floor level from the current first-floor level.
- Construction of loft space to accommodate bedroom with ensuite bathroom and terrace.
- Terrace area in second floor



1.2 Site and Surrounding

The property is situated in 3 Belsize Mew NW3 5AT and forms part of the Belsize conservation area. In the wider context, Belsize Mew is only accessible via Belsize Lane, with Belsize Park Station located 8 minutes in walking distance.

The existing house currently occupies the north-east corner of the Mews and is connected by 2 adjacent buildings which are higher in elevation and appear to have 1 additional floor compared to 3 Belsize Mews. As the building is cornered by taller adjoining dwellings, as a result it lacks natural light, as well as lacking in any amenity or terrace space compared to the adjacent dwellings. Throughout the Mews there is no consistency in the datum of the elevations. By introducing a loft level to no.3 Belsize Mews, a more consistent datum of elevation is created with the adjoining buildings.



Location Plan. NTS. 

 Application site



1.3 Description

The existing property consists of two floors, with the living area, kitchen and bathroom are located on the ground floor. The first floor includes all of the 3 bedrooms, including a family bathroom. The proposed loft extension will result in the property being a 4 bedroom sized property. According to the Technical Housing Standards, the proposal comfortably achieves the minimum gross internal floor area required in order for it to be classified as a 3 storey dwelling.



Living/dining room and kitchen. Door to the right leading to stairs.

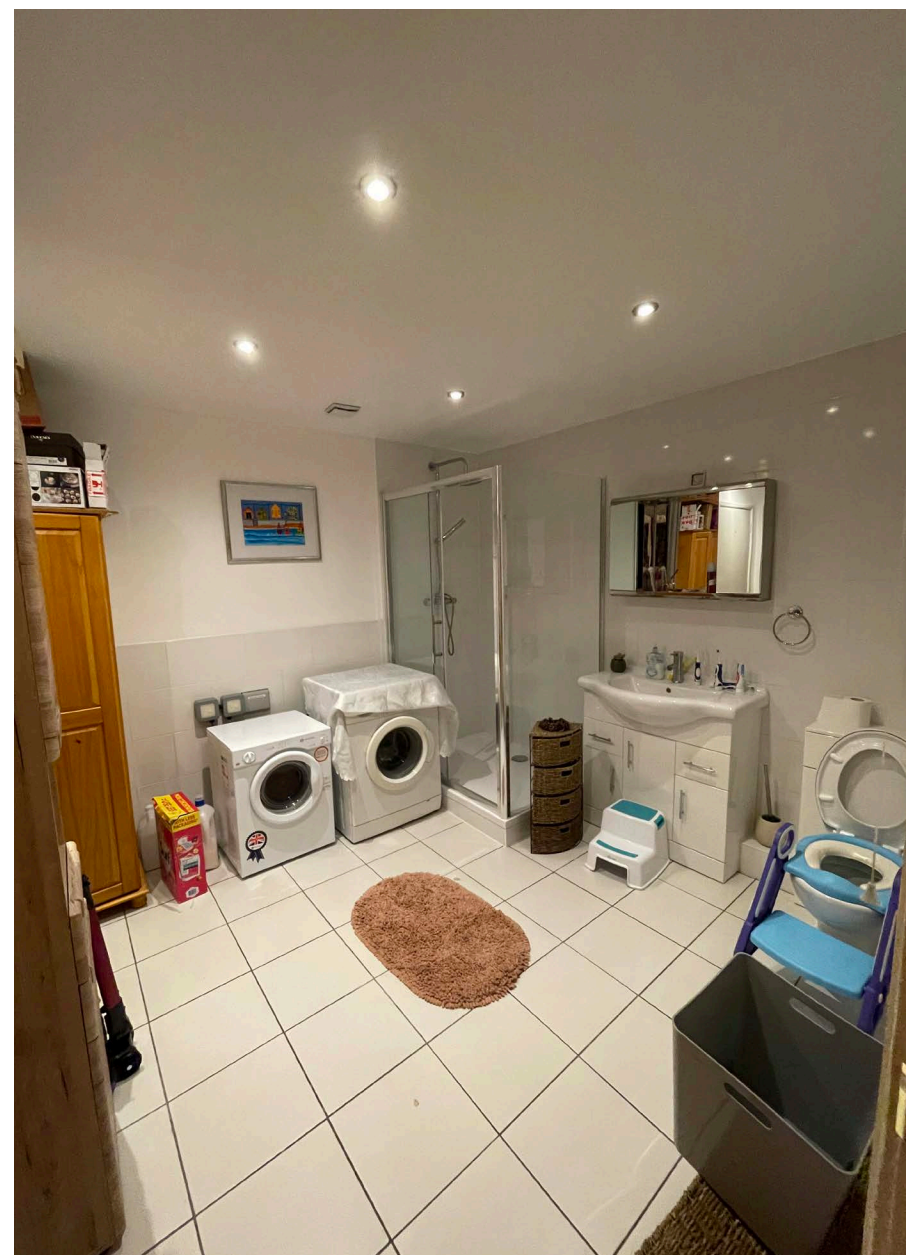


Living/dining room.

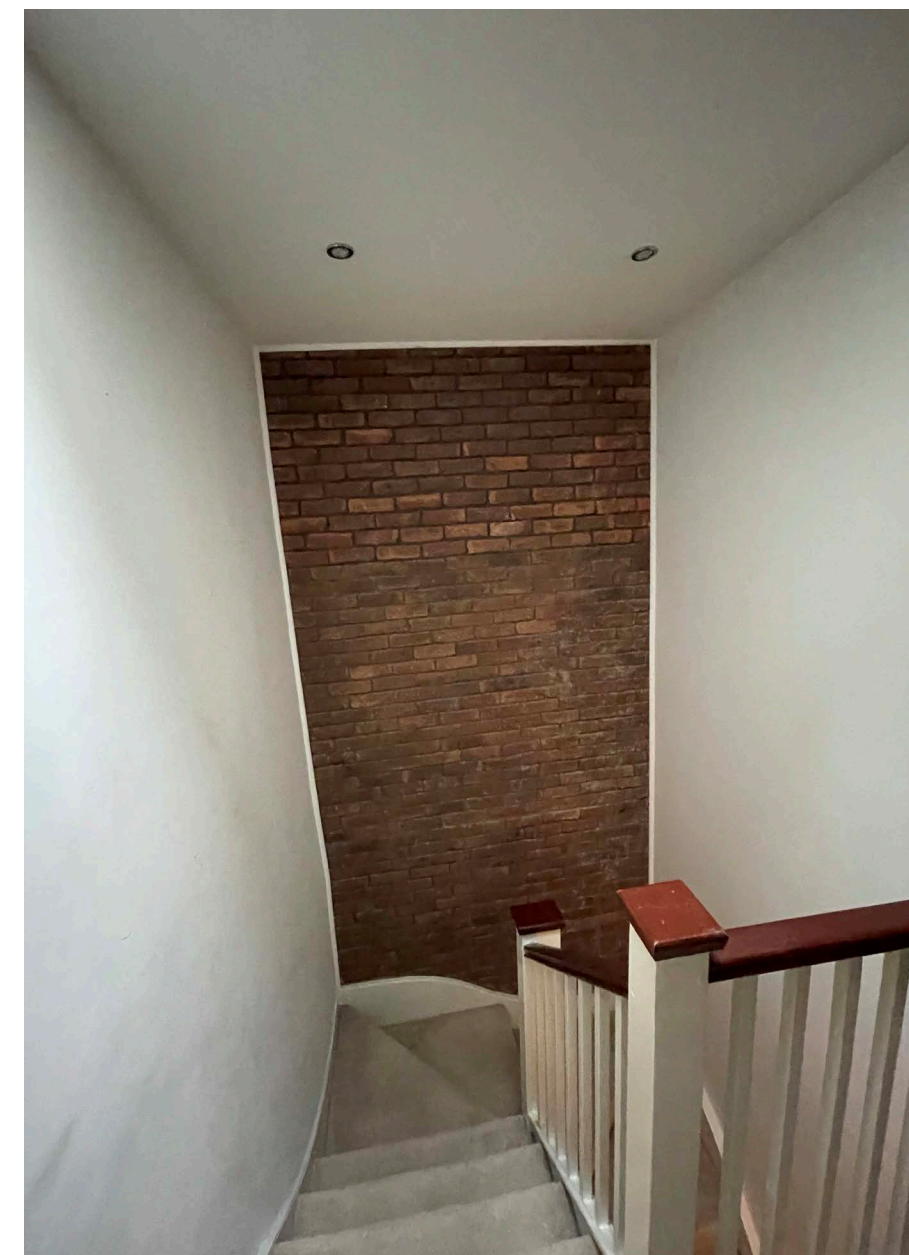




U-shape open kitchen plan.



Large downstairs bathroom and utility room.

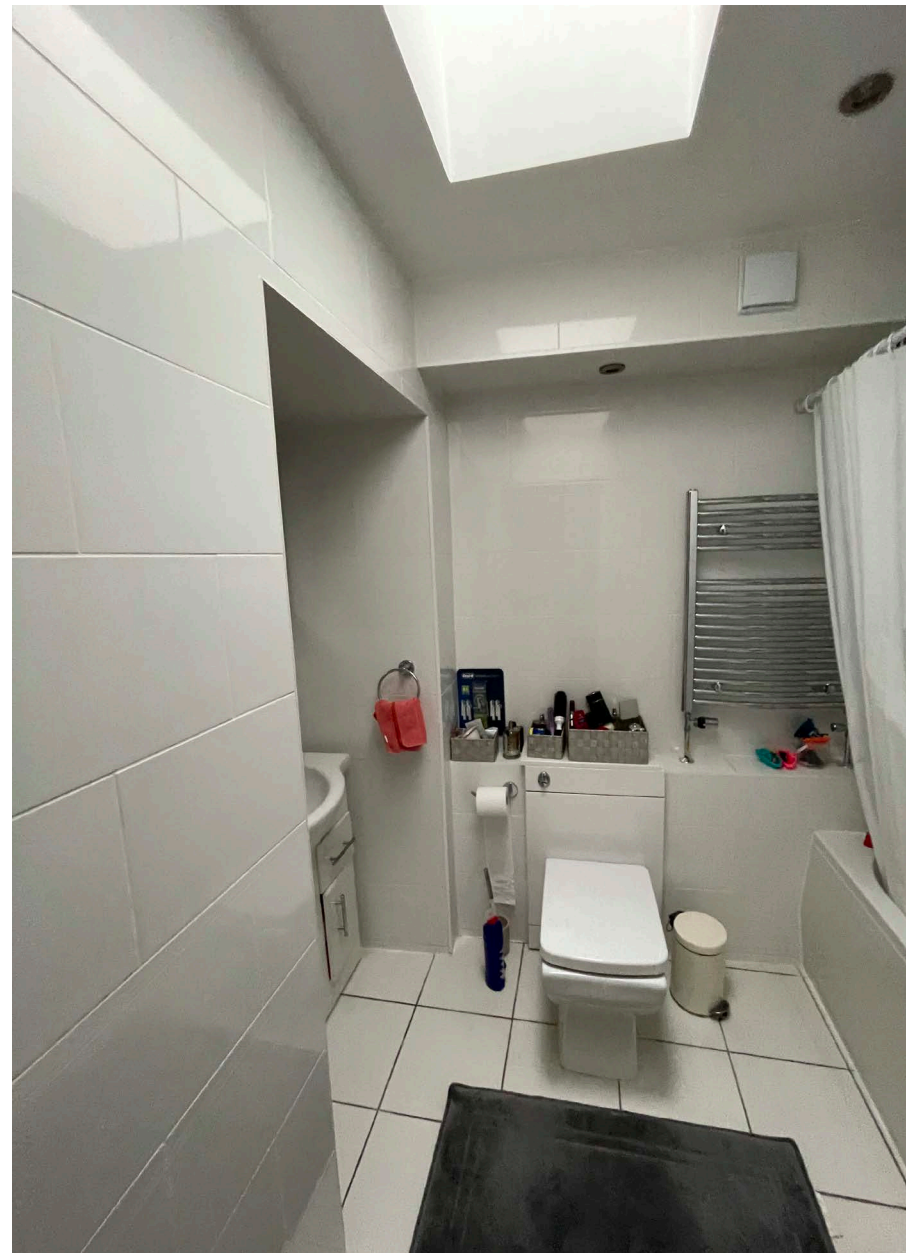


Stairs looking down from first floor.

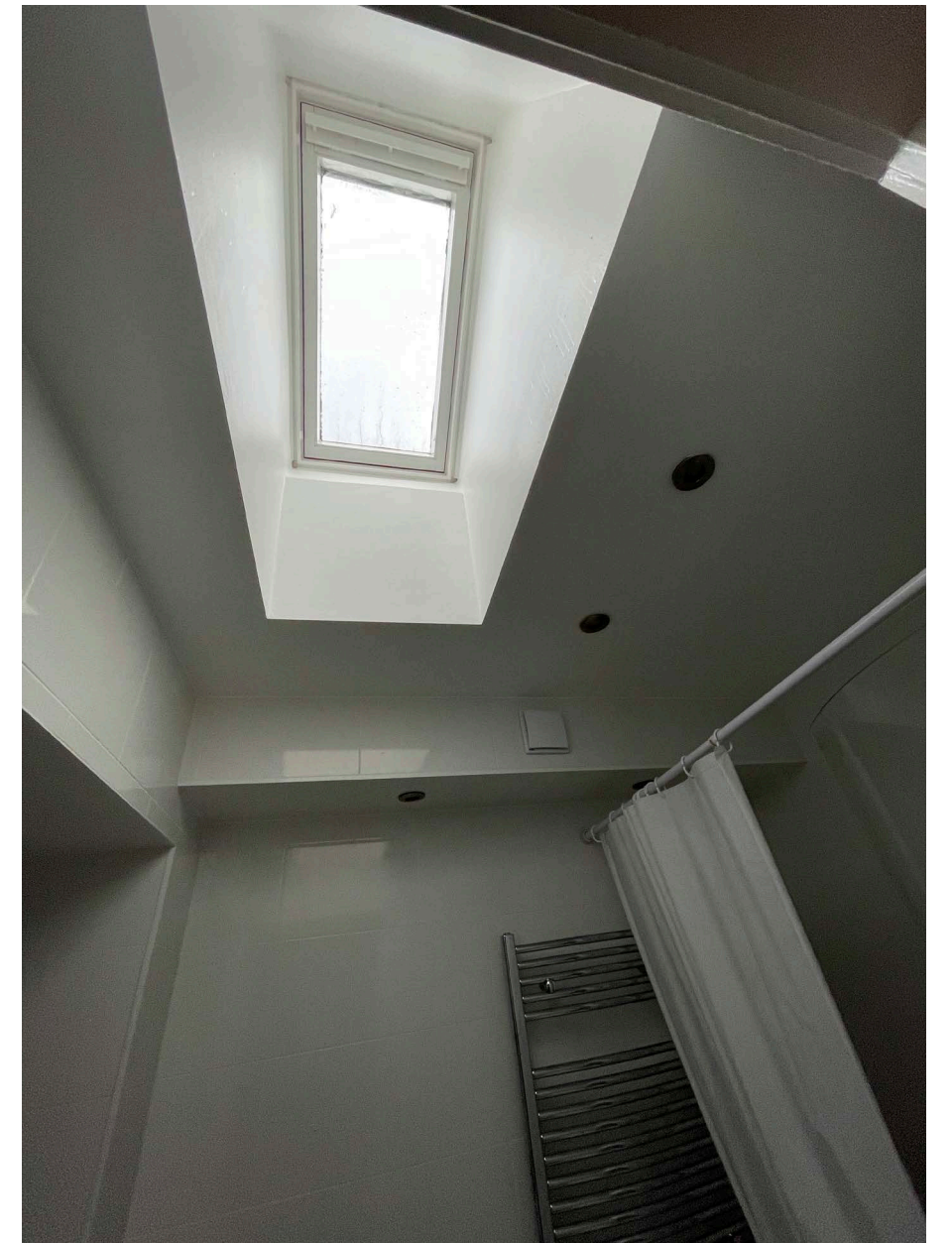




Existing skylight above staircase.



First floor bathroom.

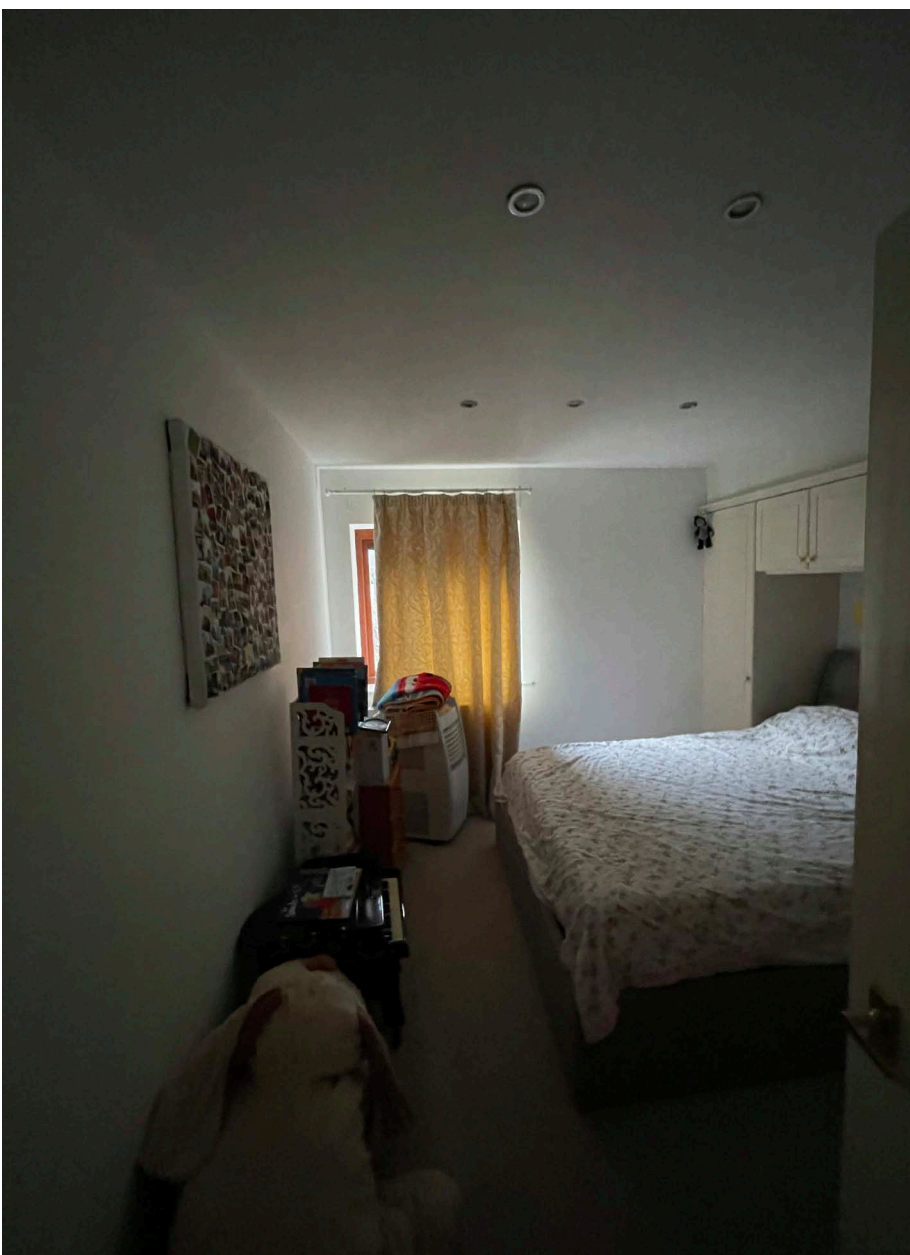


Skylight in the first floor bathroom.





Bedroom 1



Bedroom 2



Bedroom 3 with ensuite bathroom

# Introduction & Background

- Floor Plan Layout
- Appearance, Materiality & Context
- Sustainability
- Access & Amenity
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## 2.1 Floor Plan Layout

### Ground Floor

The ground floor layout is proposed to offer a more generous open plan space for the kitchen and living area.

### First Floor

The only variation to the existing first floor is the introduction of a new staircase up to proposed loft level. This stair is accessed from the landing of the existing stair.

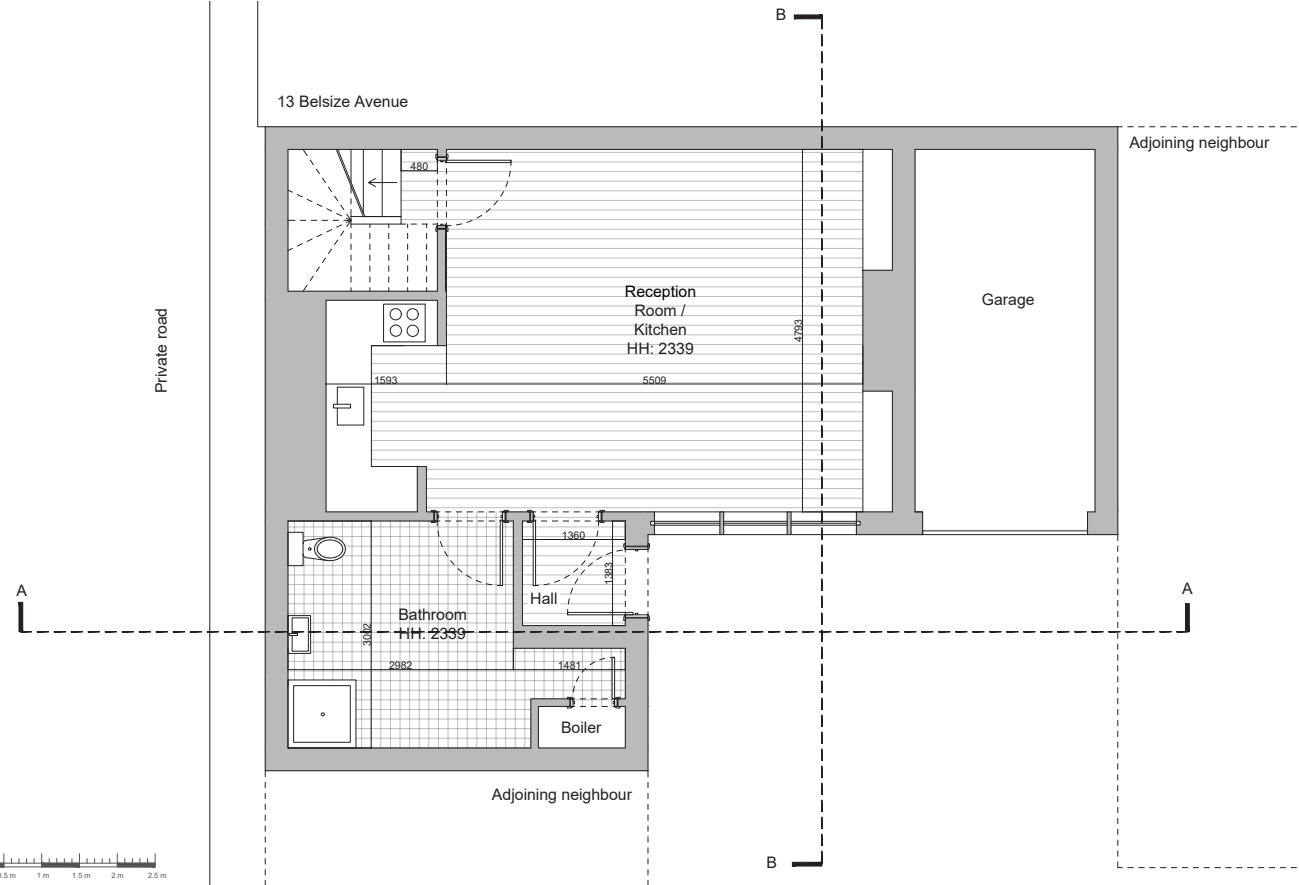
A revised skylight will also be introduced. This will replace the existing skylight and allow more light down to the ground floor through the staircase.

### Second Floor

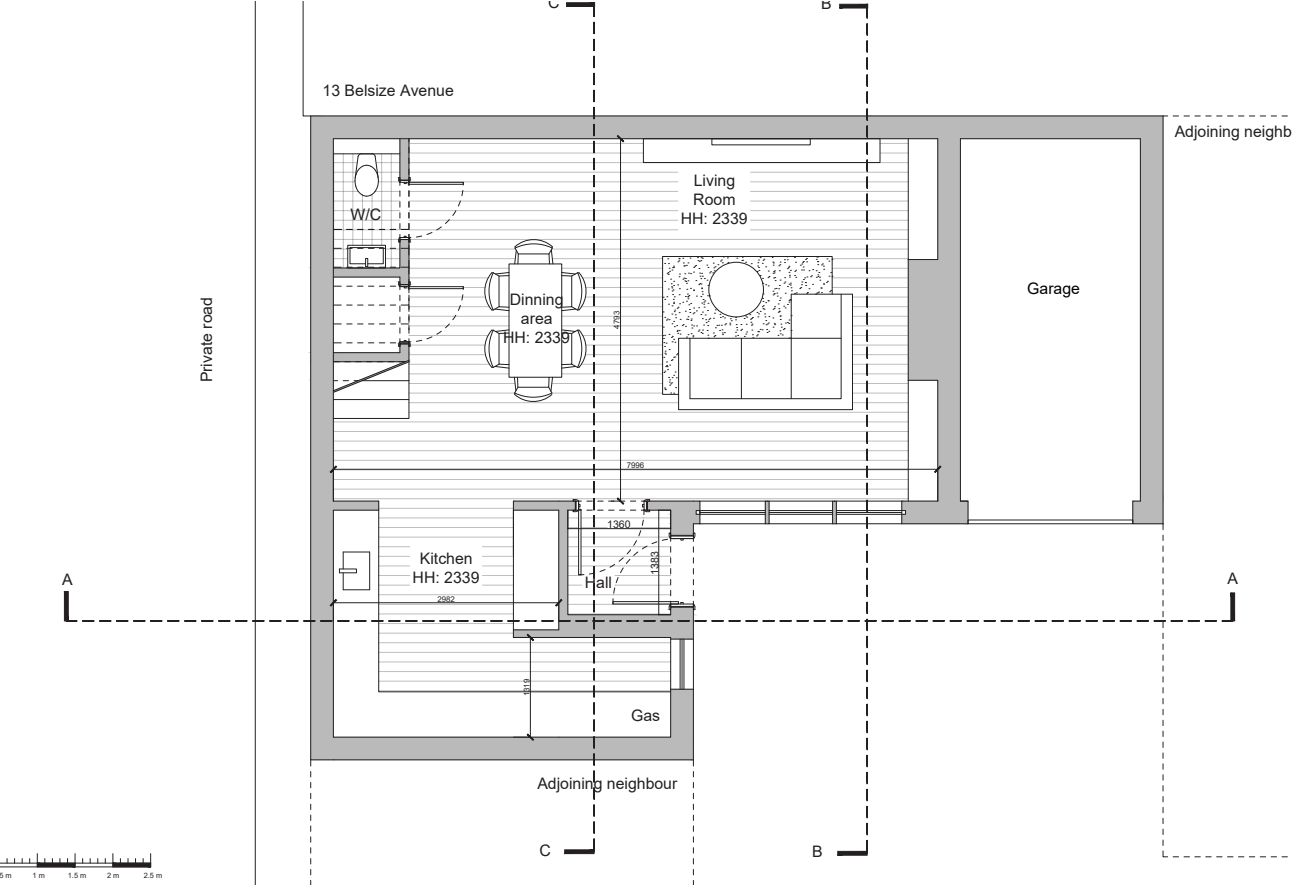
The second floor includes a bedroom, ensuite bathroom and terrace area.



Existing and Proposed Ground Floor



Existing ground floor layout

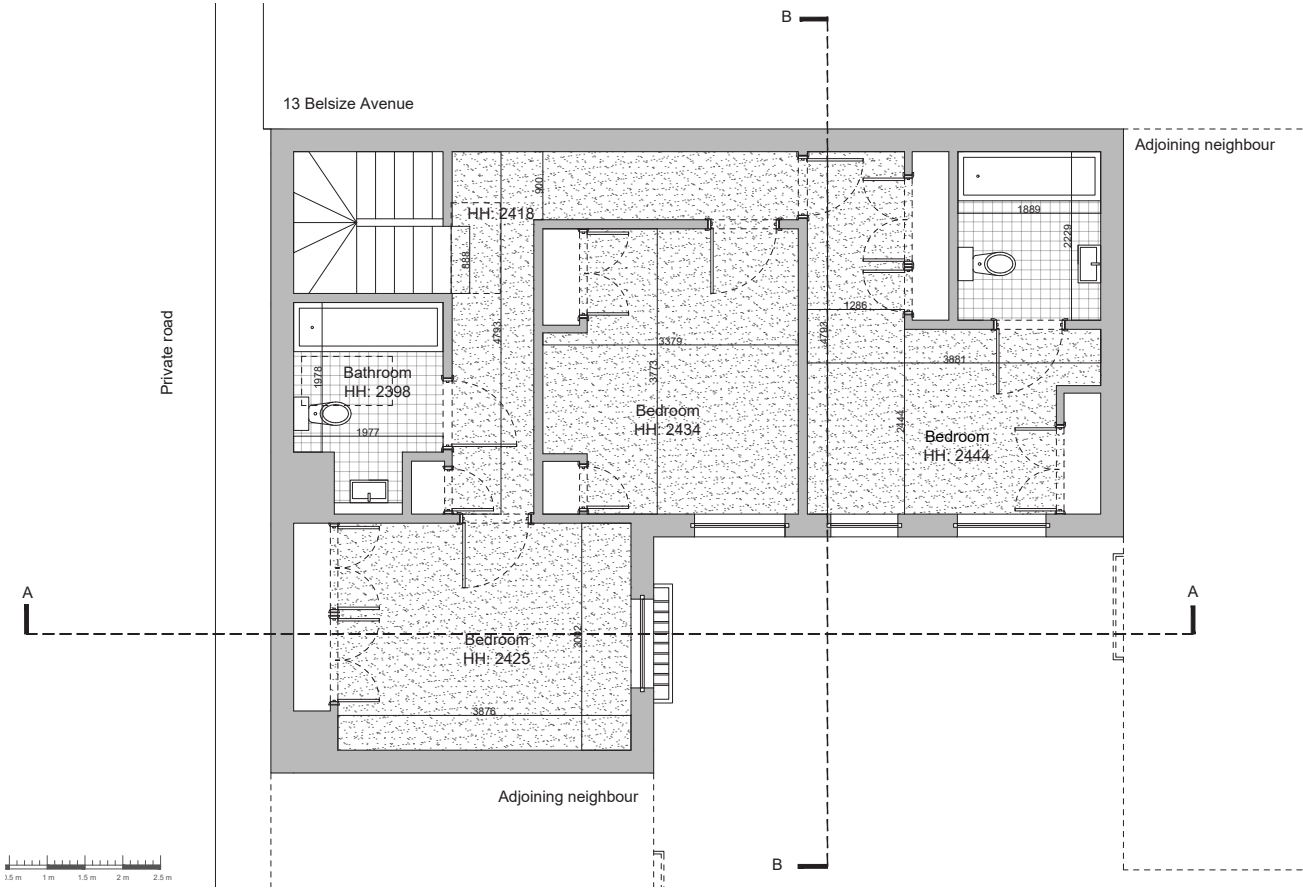


Proposed ground floor layout

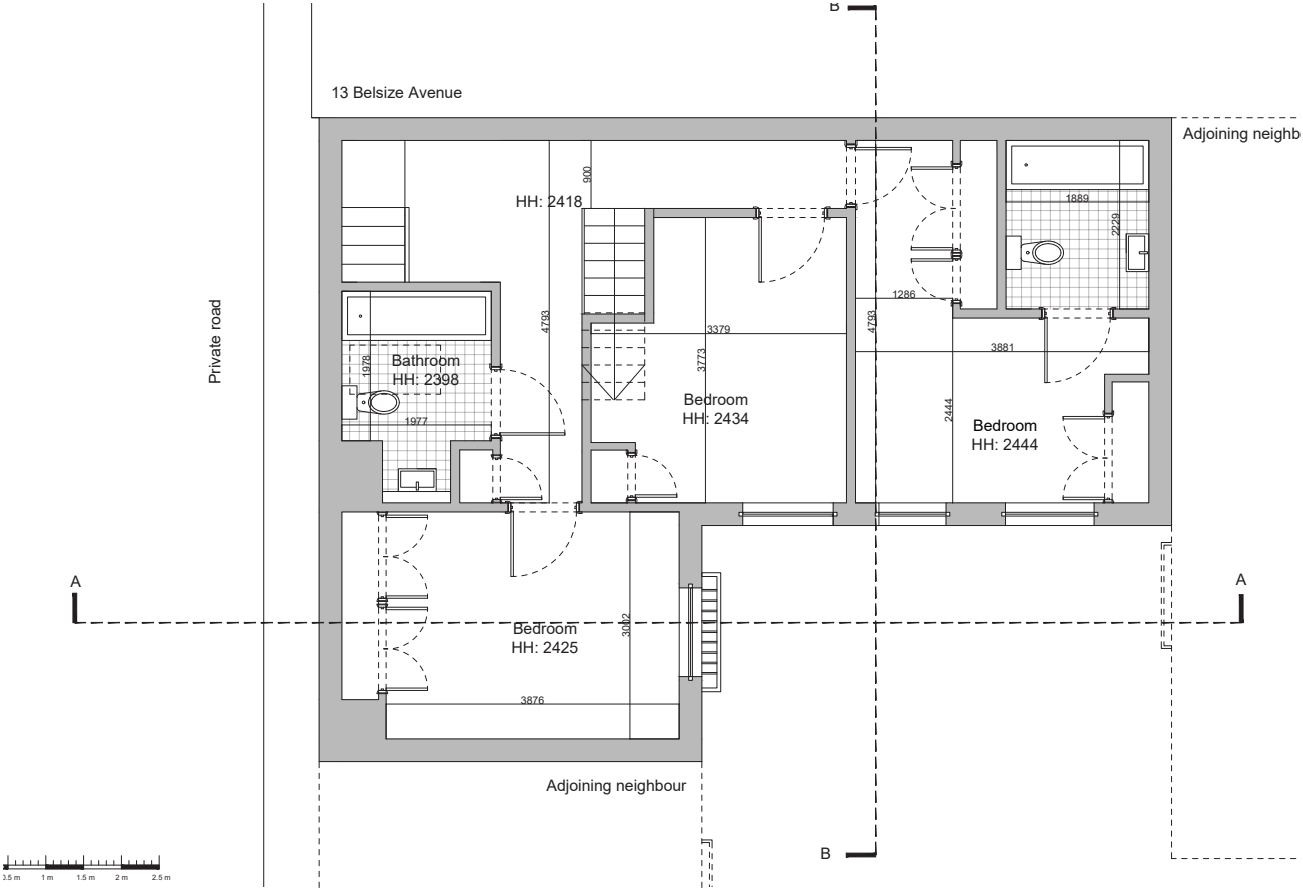




Existing and Proposed First Floor



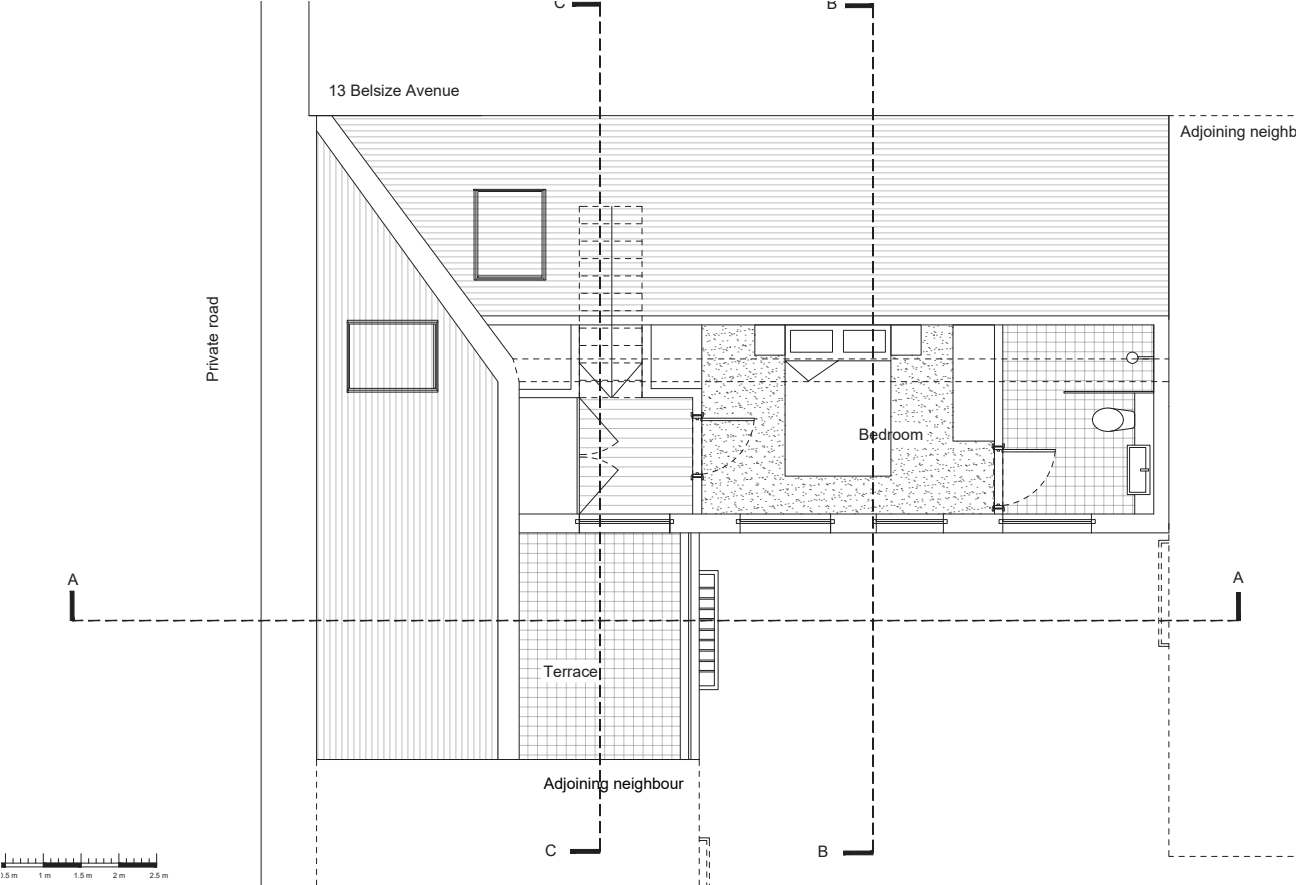
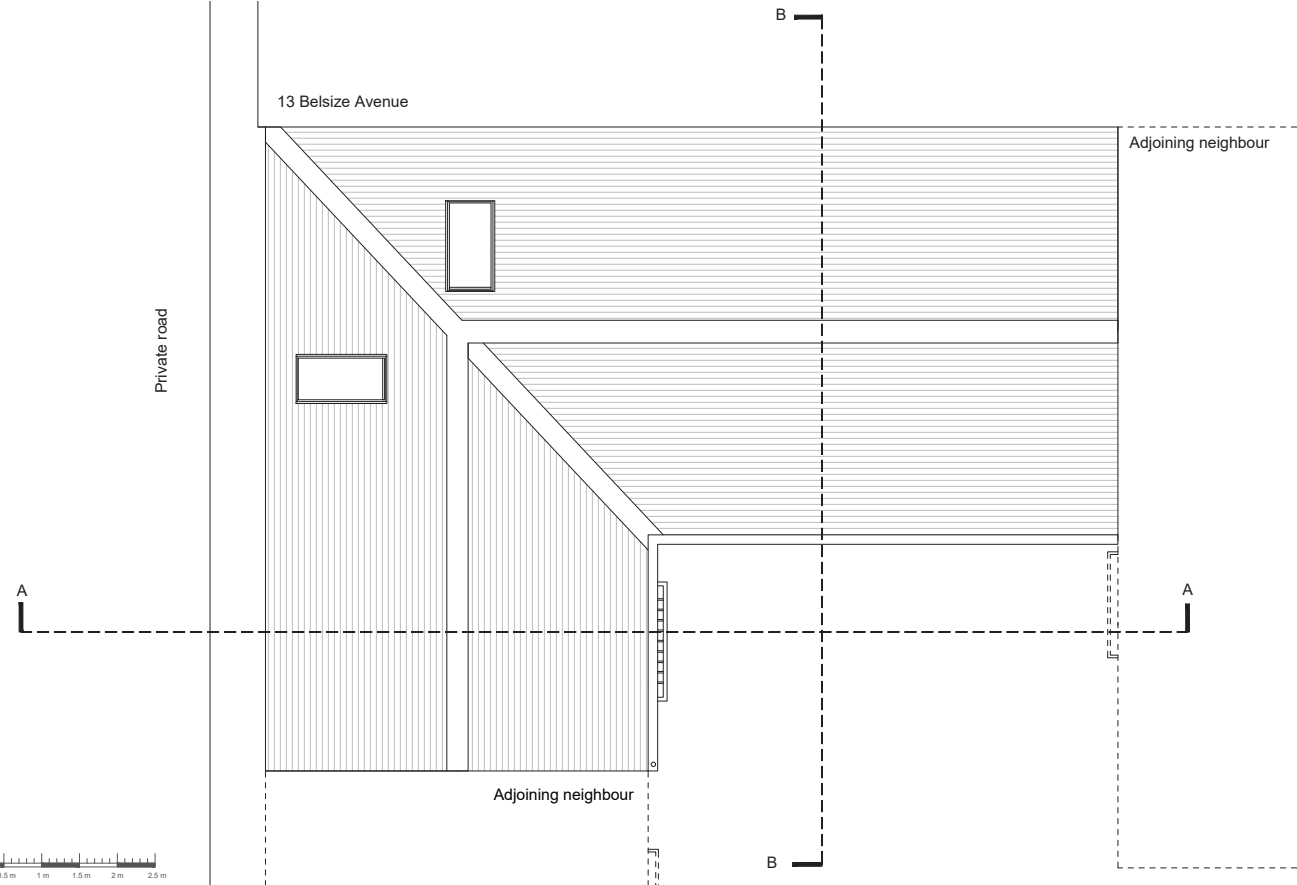
Existing first floor layout



Proposed first floor layout



Existing and Proposed Second Floor



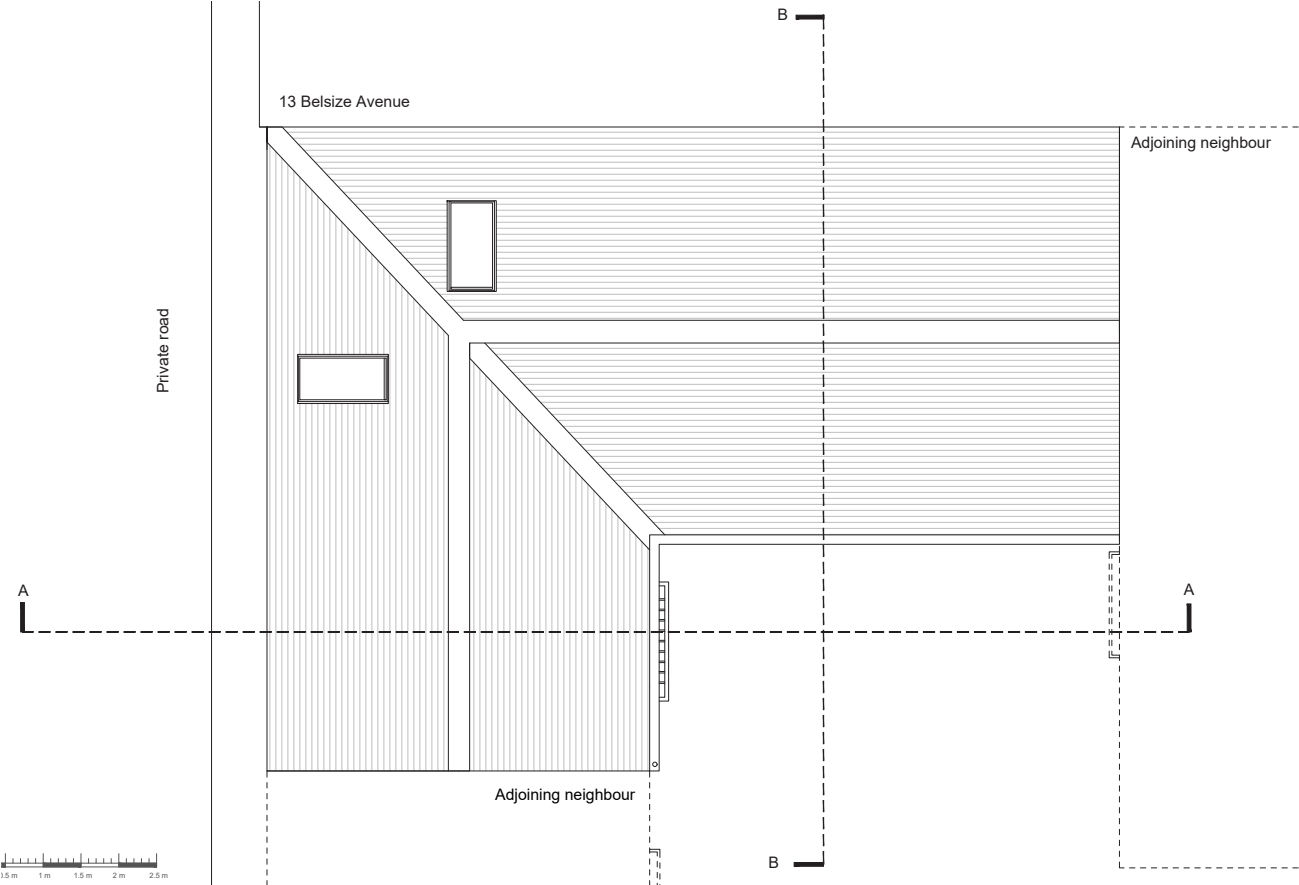
Existing roof

Proposed loft extension floor layout

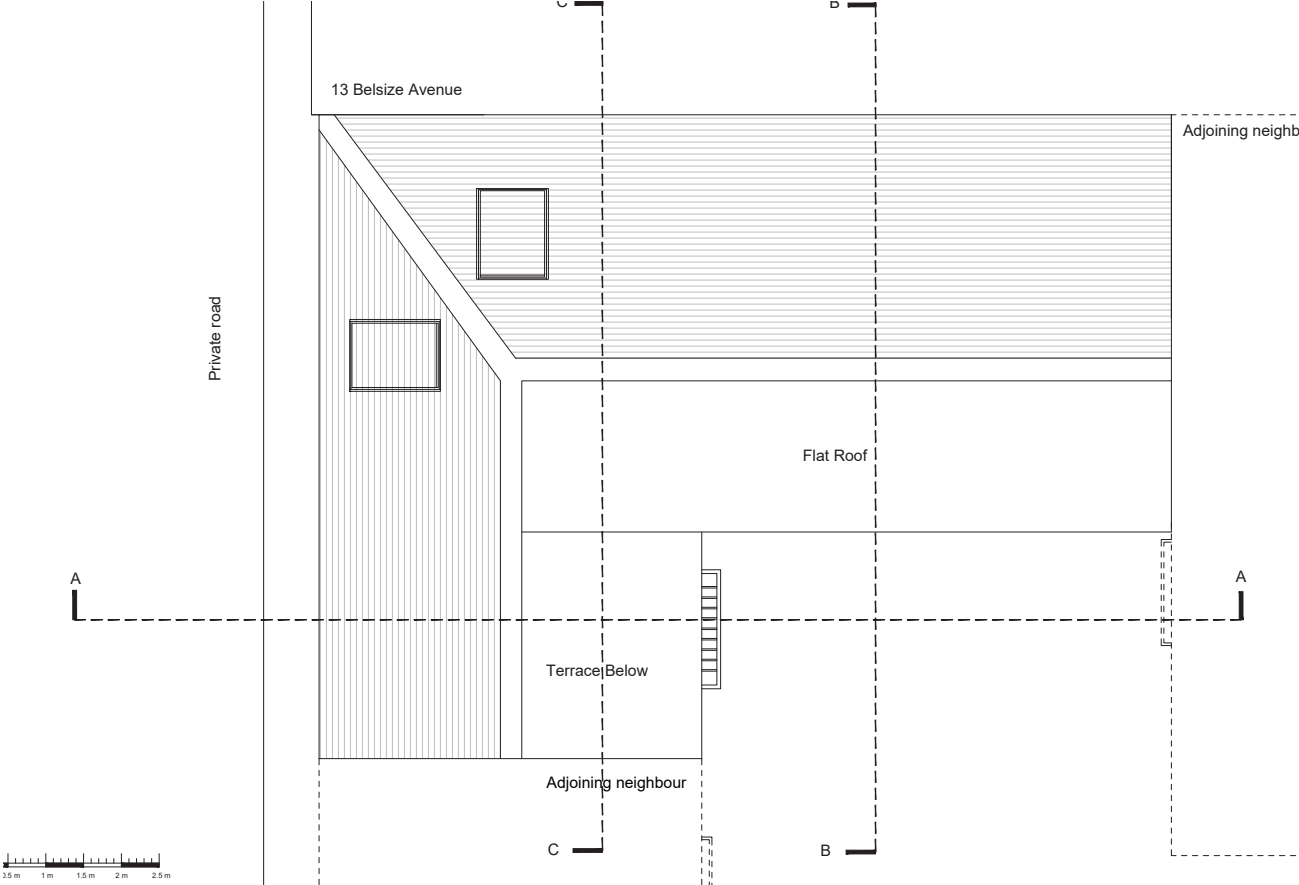




Existing and Proposed Roof Plan



Existing roof



Proposed roof



Context section highlighting design considerations

Dashed blue line: — — — — — — — —

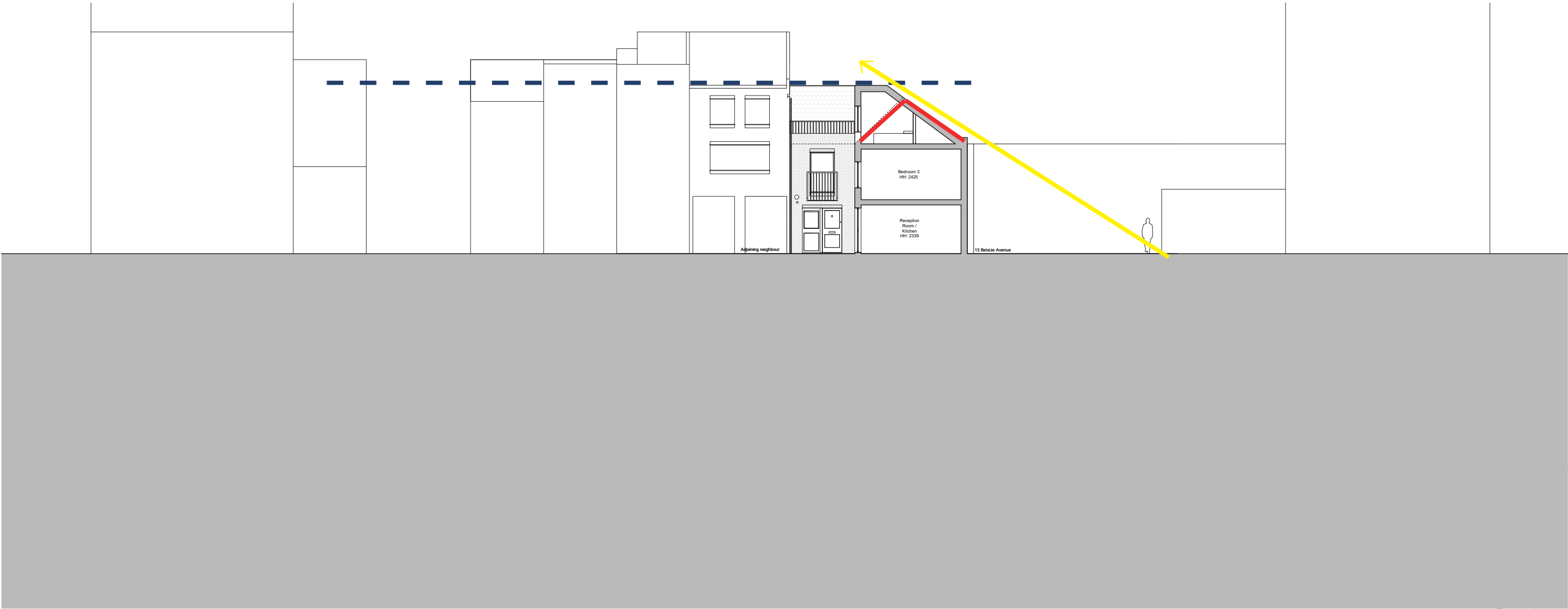
This dashed line denotes an elevational datum that is achieved through the increased height of the roof at no.3 Belsize Mews.

Red lined: —————

This line denotes the existing roof line section.

Yellow arrow: —————>

This line is showing how the views from the neighbours at 13 Belsize Avenue will not be impacted by the proposed development at no.3 Belsize Mews.





2.2 Sustainability

This project has been conceived with an awareness of building sustainability. Both the applicant, and the agent, KAS Architects are committed to realising an exemplar project of sustainable design. New planned elements will be constructed utilising modern construction methods and in accordance with current Building Regulations. Sustainable materials such as timber will be used for the construction of the lightwell infill. Modern materials and techniques will guarantee high quality of build is provided, with minimal building time to ensure minimal discomfort to the neighbours.

2.3 Access & Amenity

Access to the property is within the courtyard of Belsize Mews. Belsize Mews has a secure and gated access from Belsize Lane.

The stair access to the loft extension will be in very close proximity to the existing stairs. The stairs will comply with Building Regulations Part M and Part K.

2.4 Design Team

KAS is a London-based RIBA registered architecture and design studio, dedicated to the creation of sustainable buildings and places. The practice is committed to the delivery of well-conceived and thoughtfully detailed architecture. Our projects cover all scales of development and building types, creating spaces to live, to work and learn.

The practice was founded in 2020 by Mirsad Krasniqi, who has over 10 years experience working on award winning residential, cultural and educational projects for world-leading practices such as Allies and Morrison, Hopkins Architects, John McAslan + Partners and Henley Halebrown Architects.

More information available on our website:  
www.kasarchitects.com  
info@kasarchitects.com  
020 8057 4567

