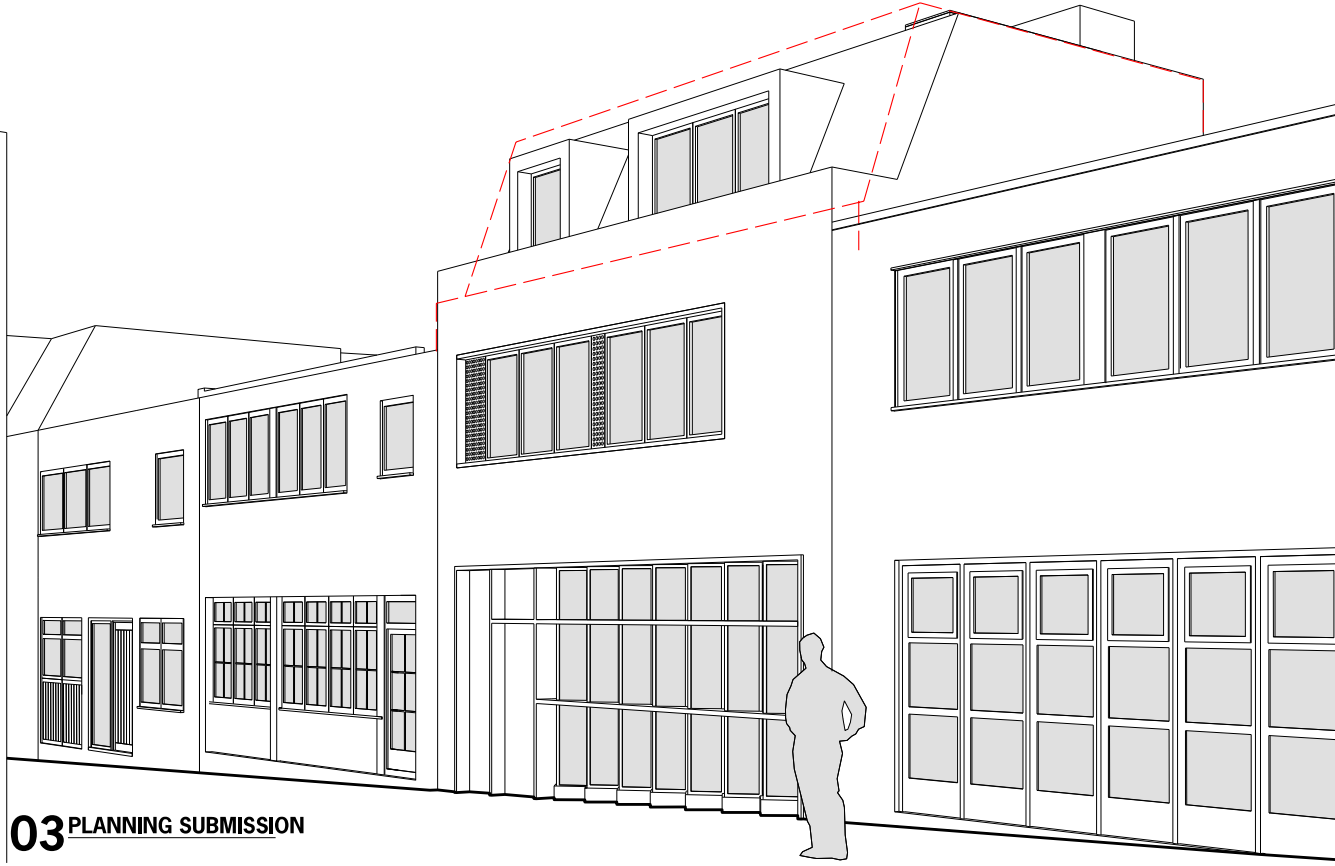




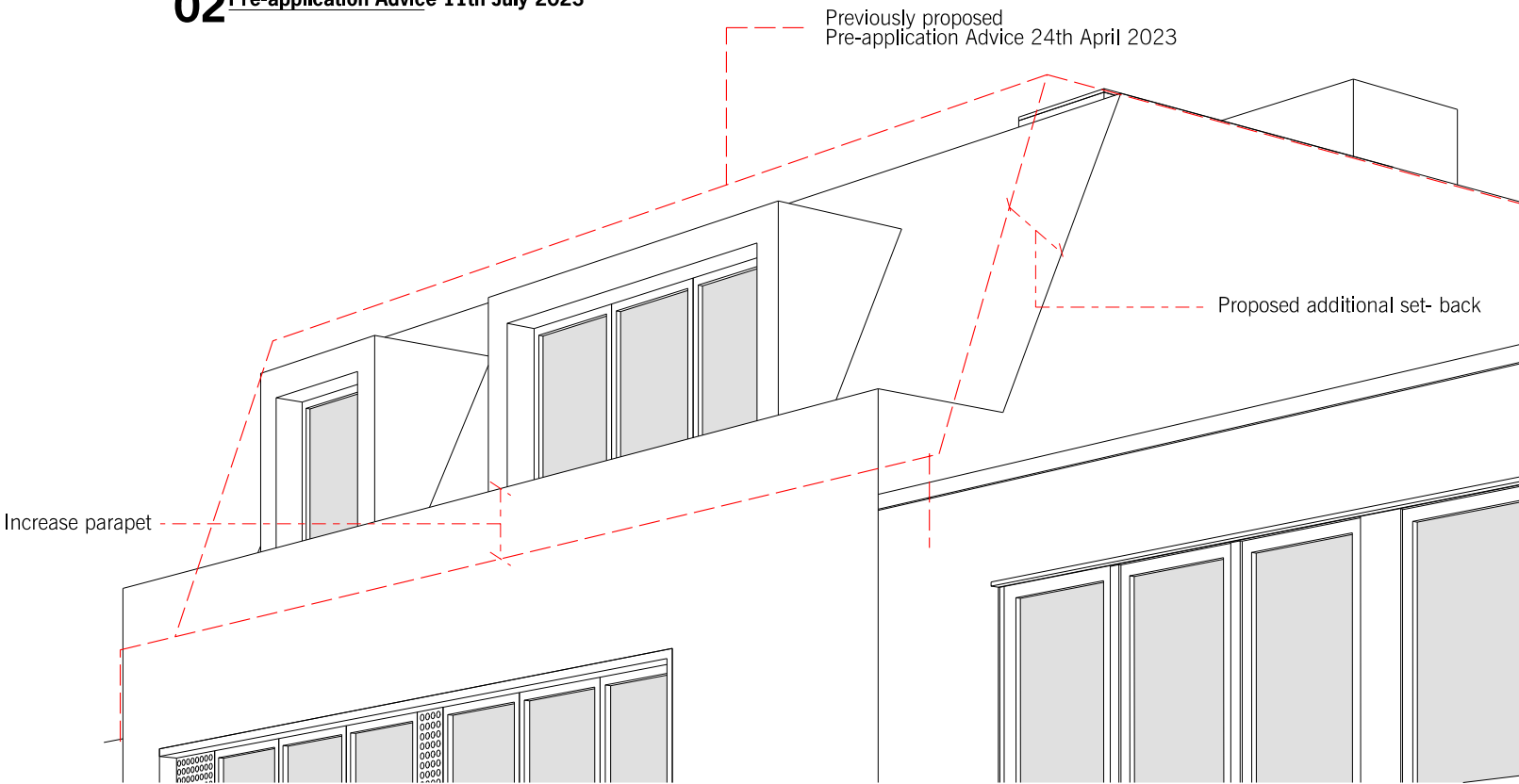
01 Pre-application Advice 24th April 2023



02 Pre-application Advice 11th July 2023



03 PLANNING SUBMISSION



04 PLANNING SUBMISSION

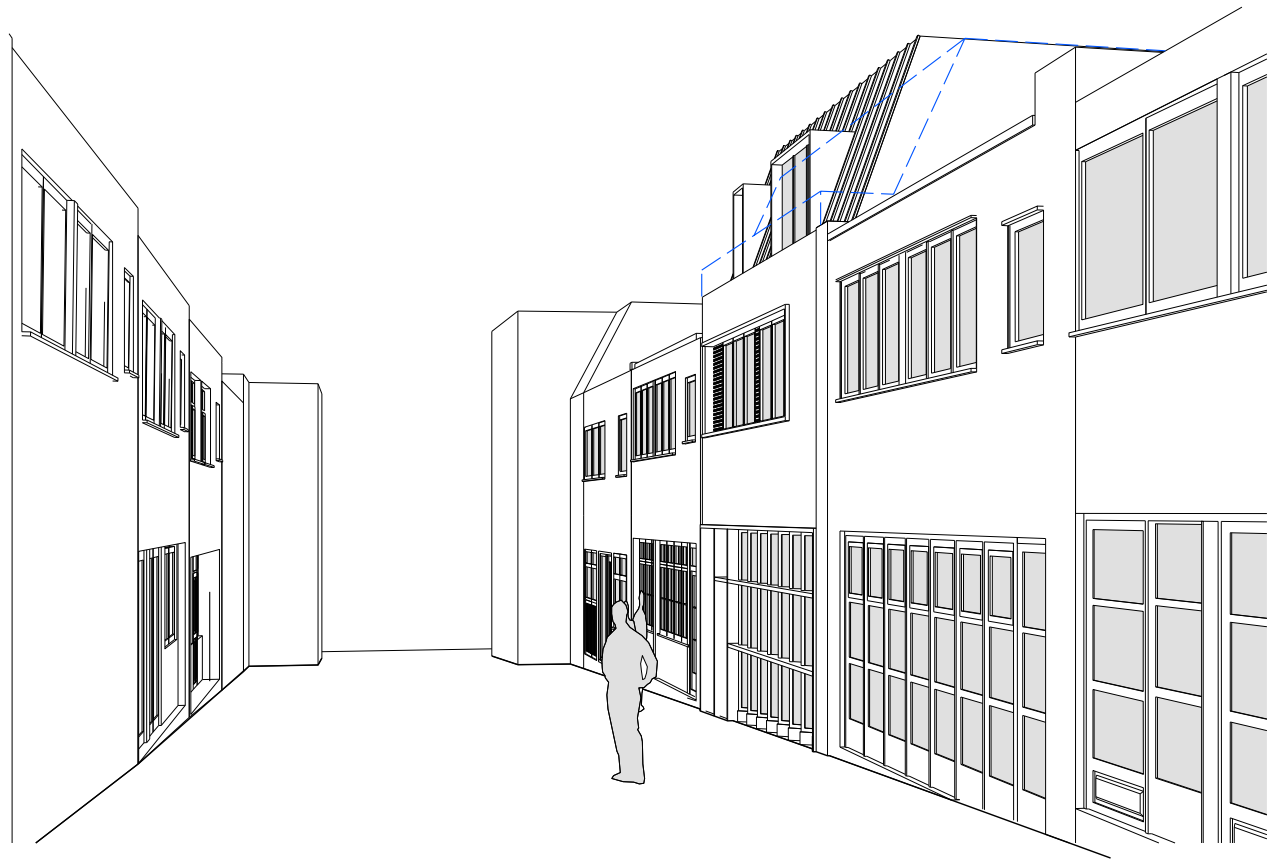


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P01	11.08.23	PLANNING SUBMISSION	NP

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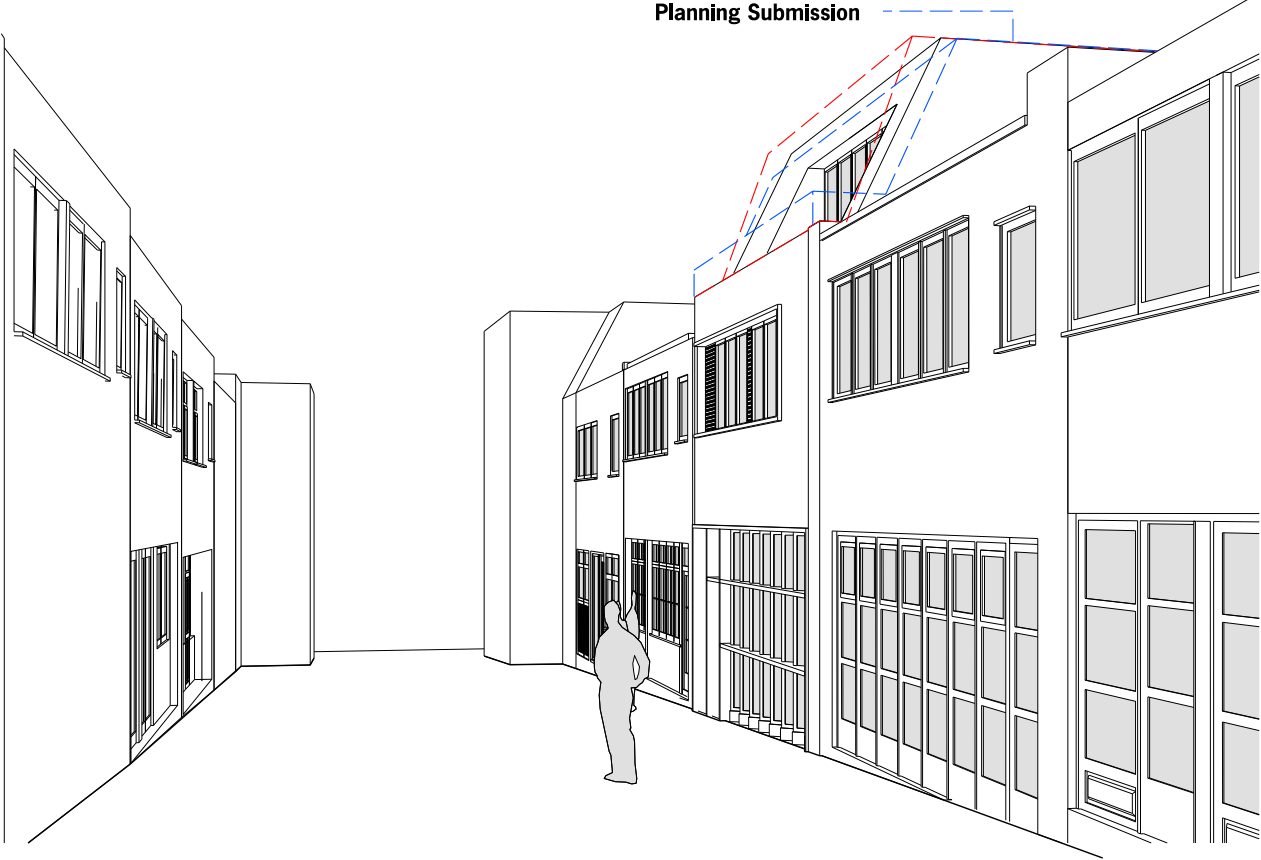
Drawing Title:		Project Name:		Client:	
Line Drawing View 2		15 Belize Park Mews NW3 5BL			
Project No:	Drawing No:	Rev:	Scale:	Status:	Date:
2211	00 231	P01	Not to scale	PLANNING	23.06.23



01 Pre-application Advice 24th April 2023



03 PLANNING SUBMISSION

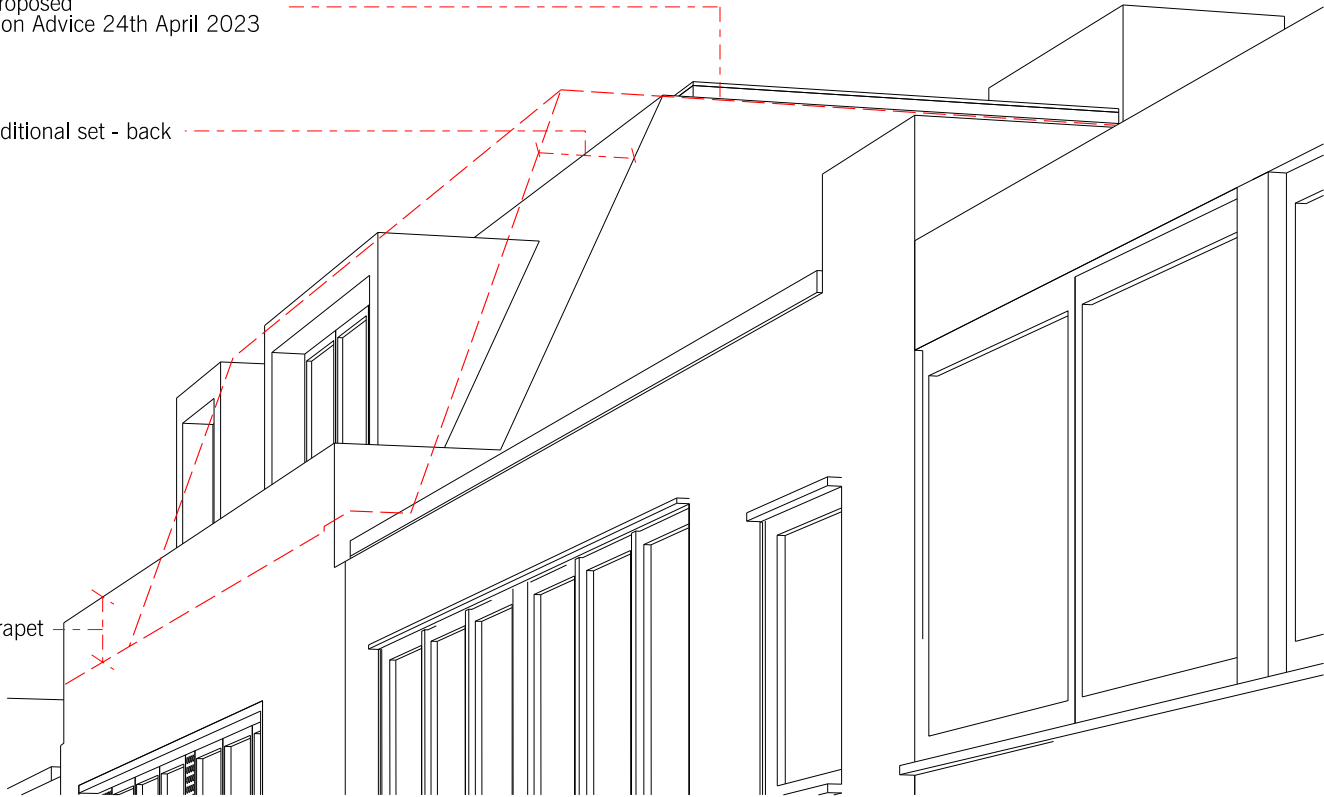


02 Pre-application Advice 11th July 2023

Previously proposed
Pre-application Advice 24th April 2023

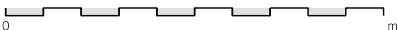
Proposed additional set - back

Increase parapet



04 PLANNING SUBMISSION

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Drawing Title:		Project Name:		Client	
Line Drawing View 3		15 Belsize Park Mews NW3 5BL			
Project No:	Drawing No:	Rev:	Scale:	Status	Date:
2211	00 232	P01	N.T.S@A3	PLANNING	23.06.23
					Drawn:
					TN

View from Belsize Mews of
number 76a Belsize Lane



Massing and Basements

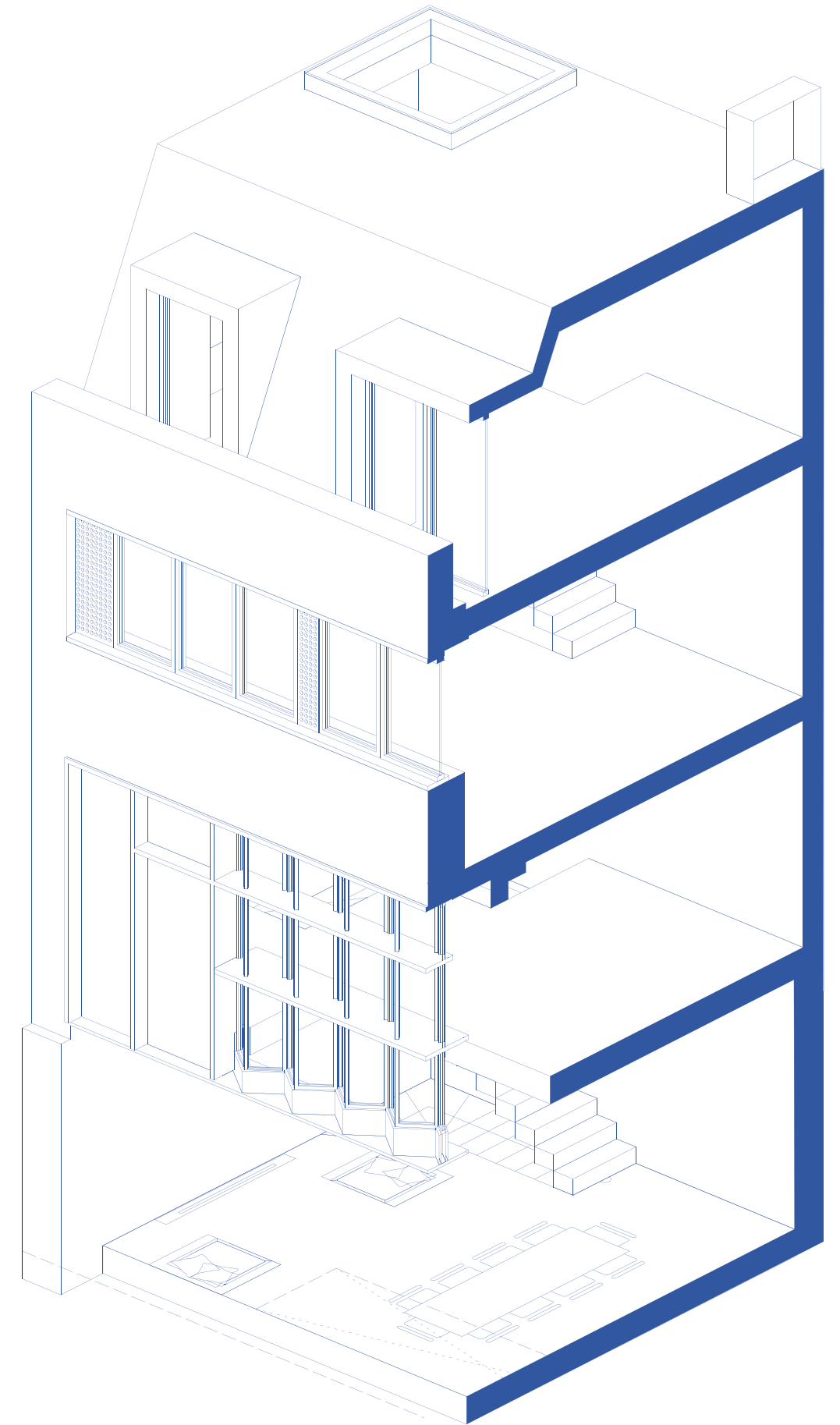
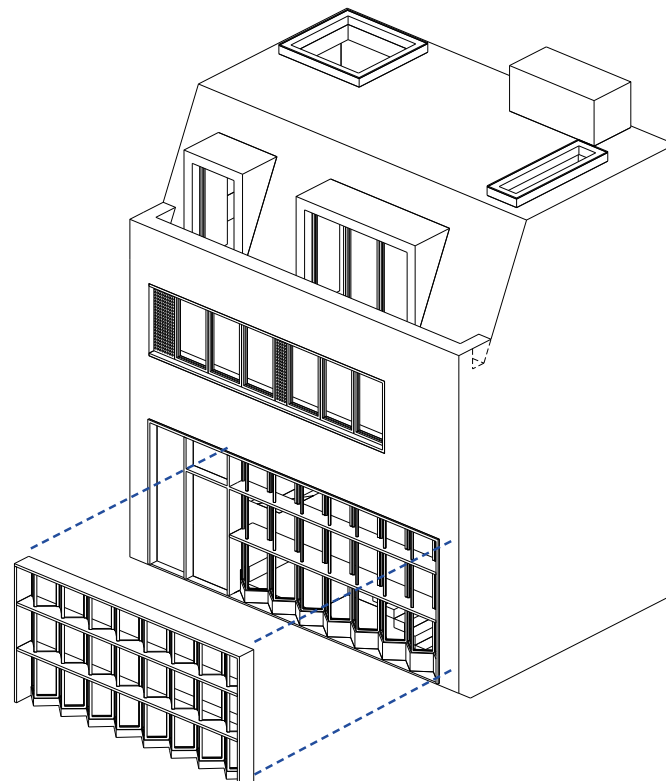
As can be seen from our previous notable projects, extending the roof level is the most viable way to increase massing. The roof profile for this mews was pitched and at a higher level, as shown in the historical image taken by the RAF in 1947.

However, the architectural language of this mews has changed from Victorian to a garage-type elevation since the 1960s, which now forms the predominant architectural language of the mews. It would therefore be at odds to reintroduce a pitched roof as a modern interpretation. More successful elevational treatments, such as those at number 12 and 14, play on the proportions of what the ground floor was used for, with large apertures.

The additional massing of number 10 appears dominant as it does not break the massing by the introduction of setbacks or material changes. While our proposal seeks to reintroduce massing to the top of the building, the change in materials and stepping in of massing, coupled with the language of the lower floors, helps to break the massing, creating more interest at the ground floor and making the extension secondary to the lower floors, drawing attention back to the primary function of the mews typology.

Our proposal to reimagine the folding garage door by mimicking the folding door in motion and replacing the solid metal sheets with glass allows for light to flood the basement. This brings the basement into use by pulling the ground floor plate back and creating an internal light well. This also connects the living areas at both ground floor and basement, creating the much-needed area that a family dwelling needs with an interesting double-height space.

The interesting ground floor treatment also creates a hierarchy with the elevational treatment becoming less ornate on the upper floors. The positioning of the windows on the first floor also looks to keep the asymmetrical rhythm currently found within the Mews in its current form.”

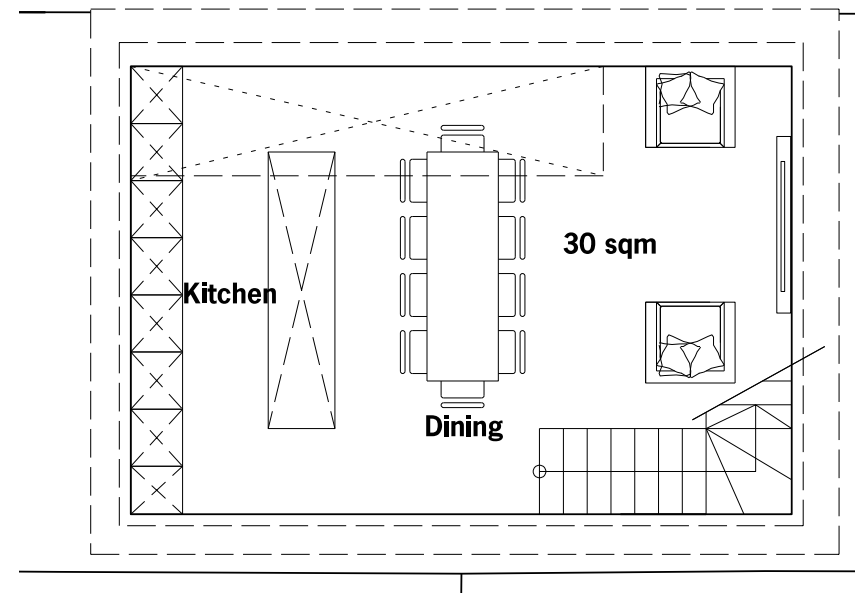


Layout and use.

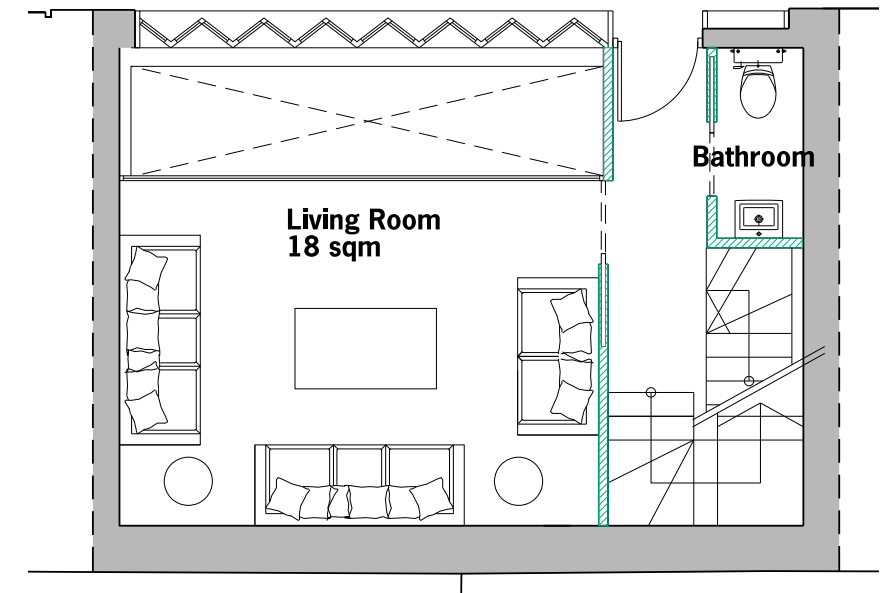
As referred to earlier in the document, the need for more space to create a usable, family-sized dwelling has resulted in additional floor space being sought within the existing footprint of the building.

As mentioned in our analysis of previous successful projects, we are unable to seek this from a garden space or other parts of the principal buildings to which these mews belong. This has left two opportunities to go higher and lower.

It was important to ensure that the space created at the basement level received sufficient light. We have therefore been working closely with Brooke Vincent Partners to review the daylight and sunlight received at the basement level. By revising the floor layouts on the upper floors, this has allowed for more generous bedroom spaces with a shared bathroom on the first floor and the second floor being able to accommodate a master bedroom. This is a vast improvement on the current situation, where there are only two bedrooms, one of which only has a roof light providing daylight.



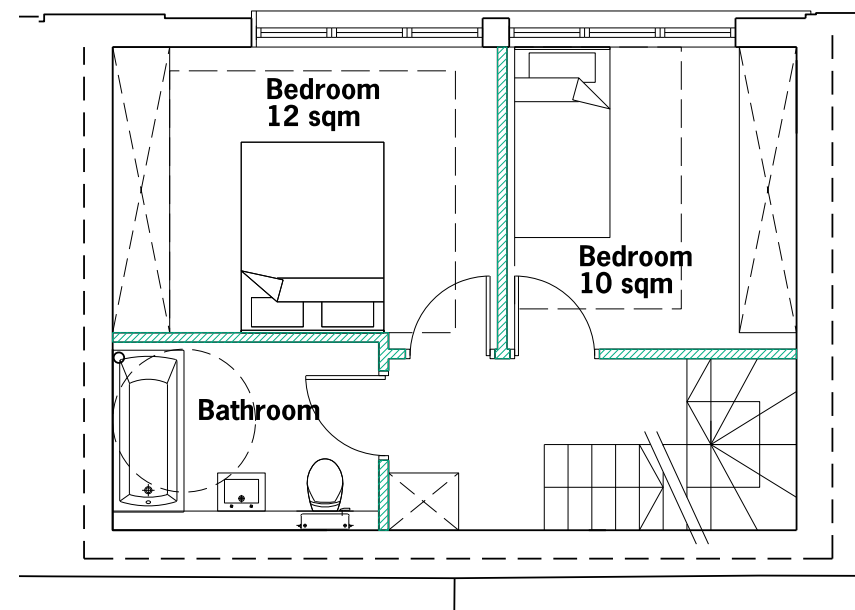
1 | Basement Floor



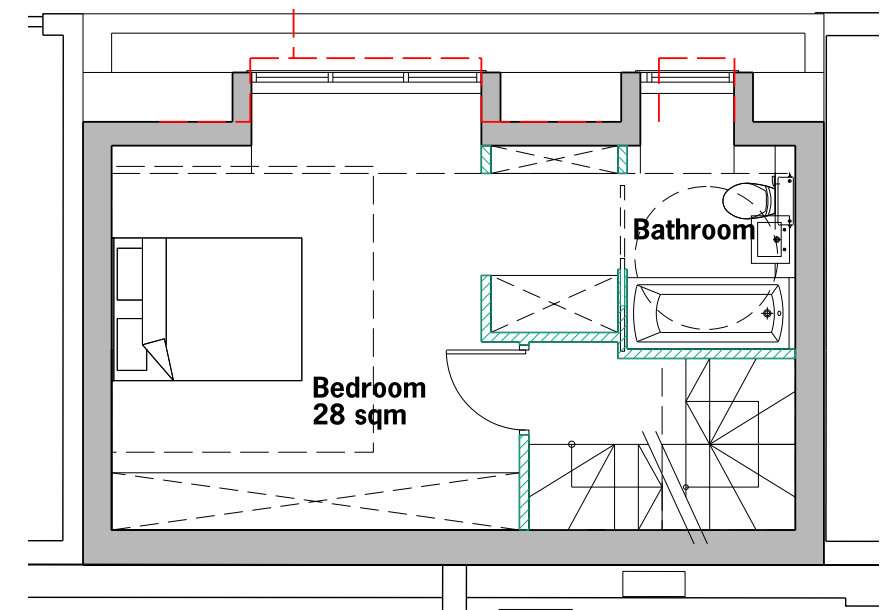
2 | Ground Floor



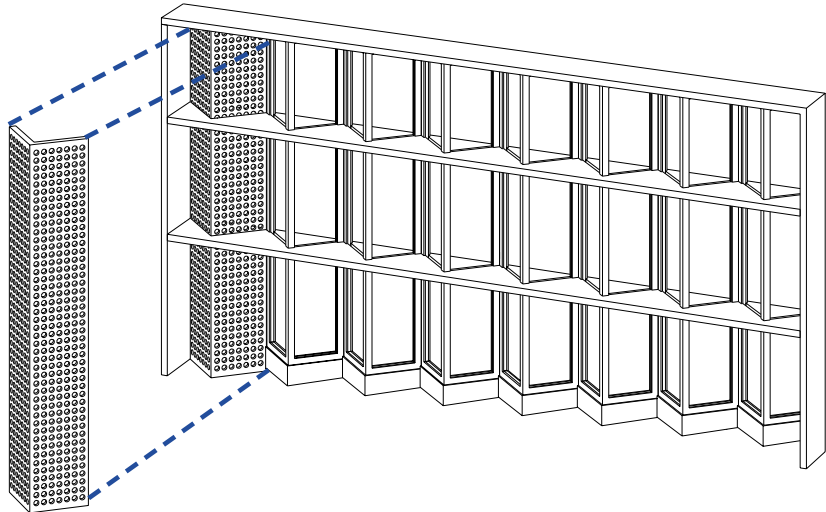
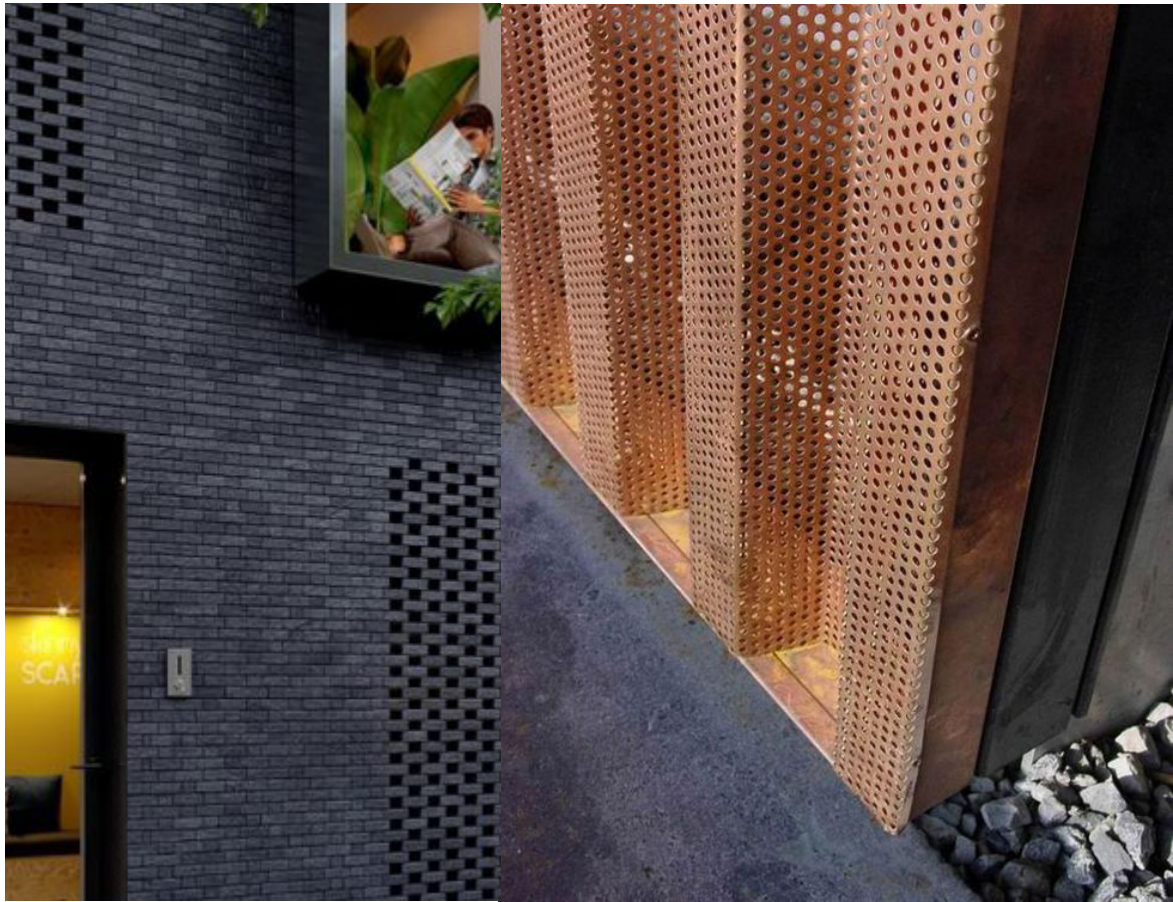
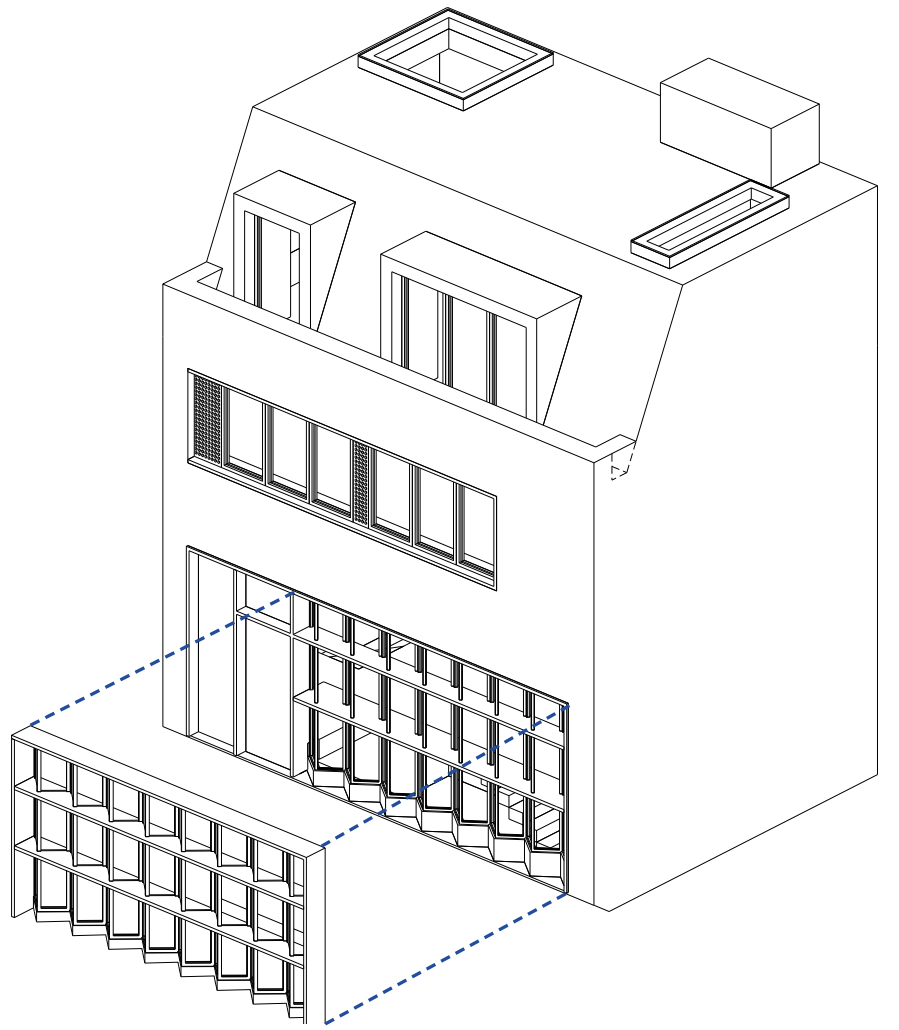
3 | Front elevation



4 | First Floor



5 | Second Floor



Conclusion

As discussed in our design statement, the current use of the building is a two-bedroom family home. Our proposal analyses the “Mews” building typology, its use and appearance over time, and its adaptation into the most common form today: family dwellings.

PAPA Architects has been involved in such projects over the past two decades and has developed a deep understanding of what can be successfully achieved within such tight constraints. This project presents a unique opportunity to re-imagine the mews in a setting that has evolved with the changing use of these buildings. Our ambition is to draw on these changes and propose a design that pays homage to its current context while playfully showing glimpses of its past and providing adequate space for a family house.

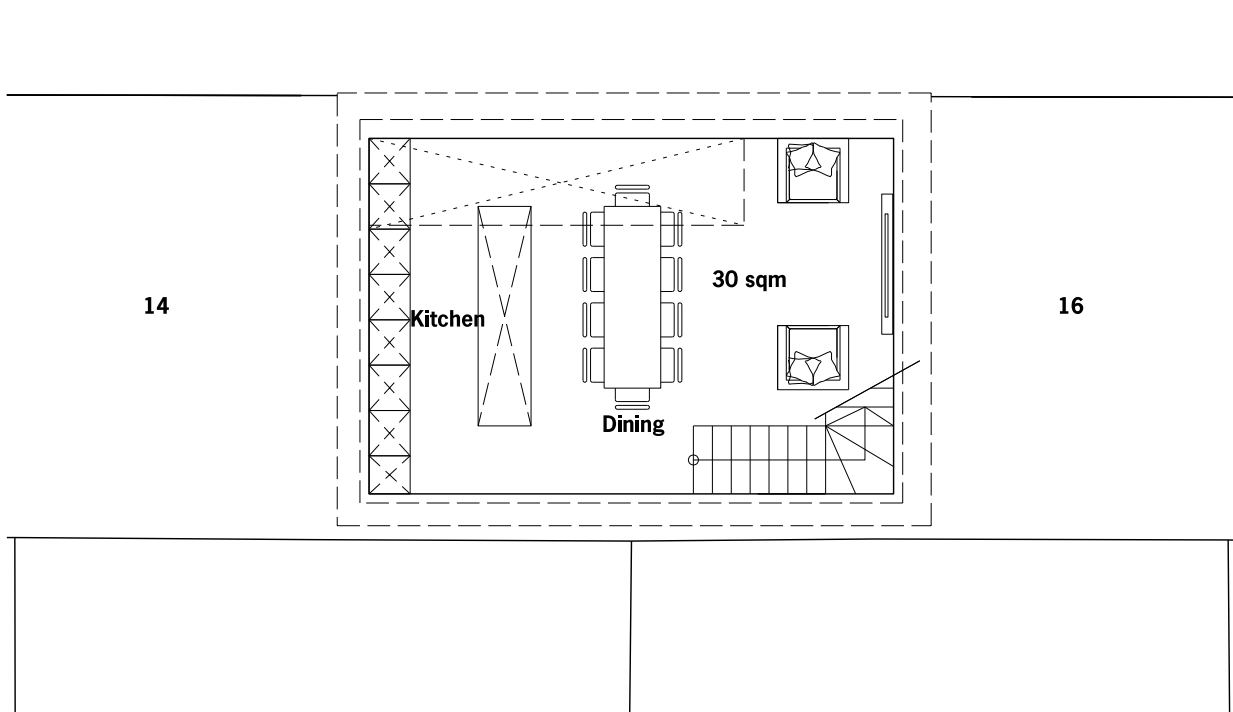
We believe this has been successfully achieved by increasing the massing at the basement level, where space has been brought into use by stepping the ground floor slab and providing a large, glazed window. The elevational treatment at ground floor draws on the “folding garage doors” found in the 1950s and onwards, reimagined in glass and reflecting apertures that are common to this type of building, providing full-height glazing to flood light into the basement.

At the first floor, the positioning of the asymmetrical windows maintains consistency with the rhythm currently found, and the revised layouts now provide both bedrooms with windows instead of skylights. The additional massing at roof level has been achieved by re-establishing a pitched roof documented in RAF images taken from 1947, which is also informed by guidance from the Camden Planning guidance published in January 2021. The stepping and pitching of the additional massing at roof level keeps it secondary to the lower floors.

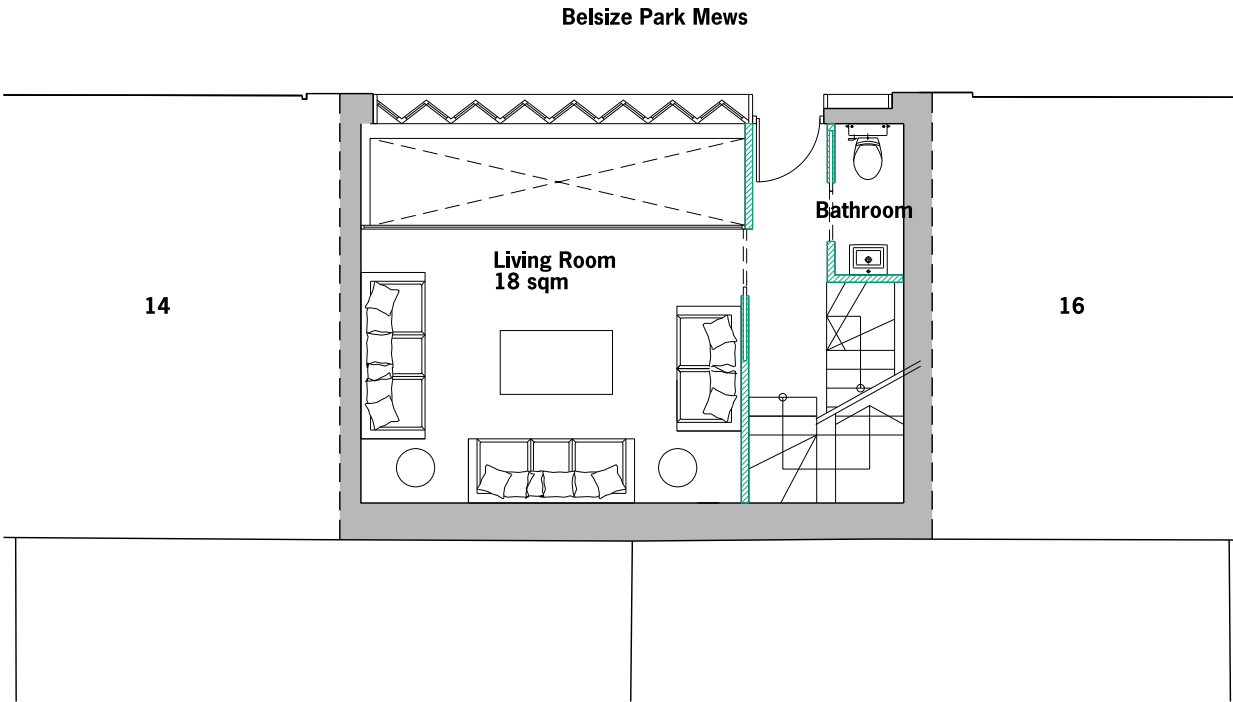
We believe the positive pre-application advice, along with the follow-up meeting, has helped further strengthen our proposal. The helpful critiques during the pre-application advice have led to further refinement of the roof massing, resulting in a reduction of mass and the reintroduction of a more “traditional” roof with dormers. The choice of slate as a roofing material further enhances the subservient nature of the roof massing.

During the meeting, the Case Officer commended the design-led approach. We believe that the success of providing a well-designed approach aligned with the “Don’t Move, Improve!” ethos lies in understanding the original design intent of the building typology and utilizing these elements to enhance usability.

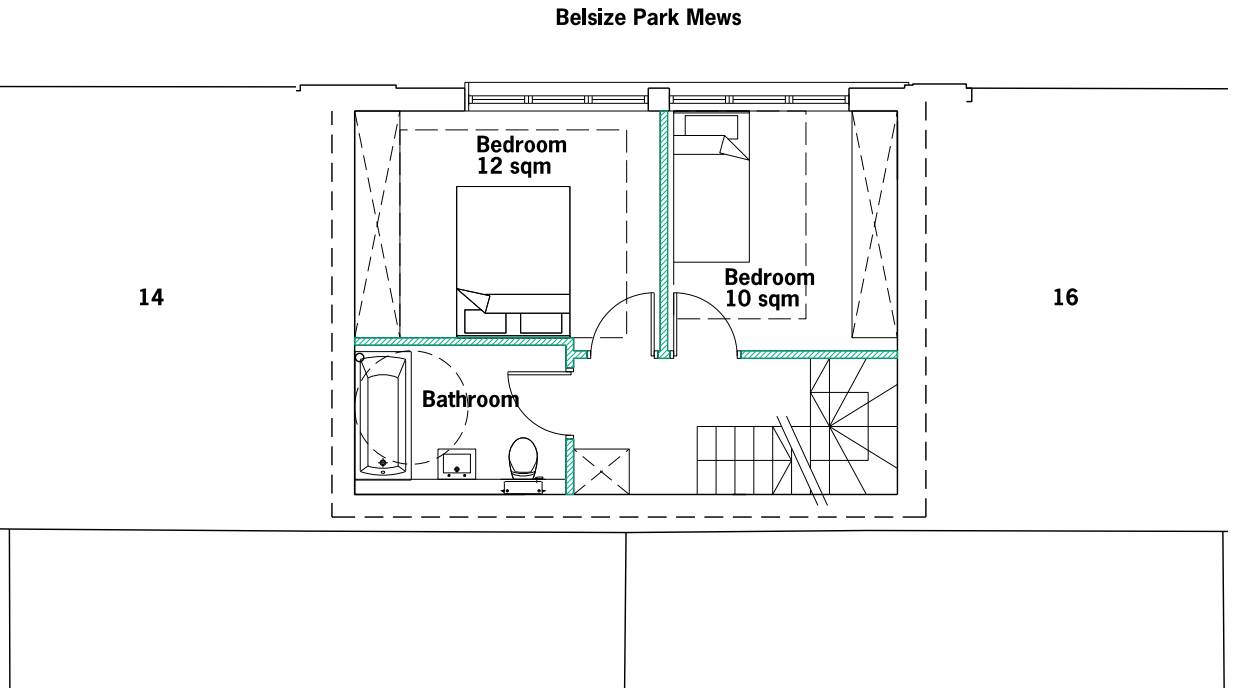
This carefully considered, design-led approach, we believe, results in a spacious family dwelling of high-quality design, paying homage to this building typology and its context



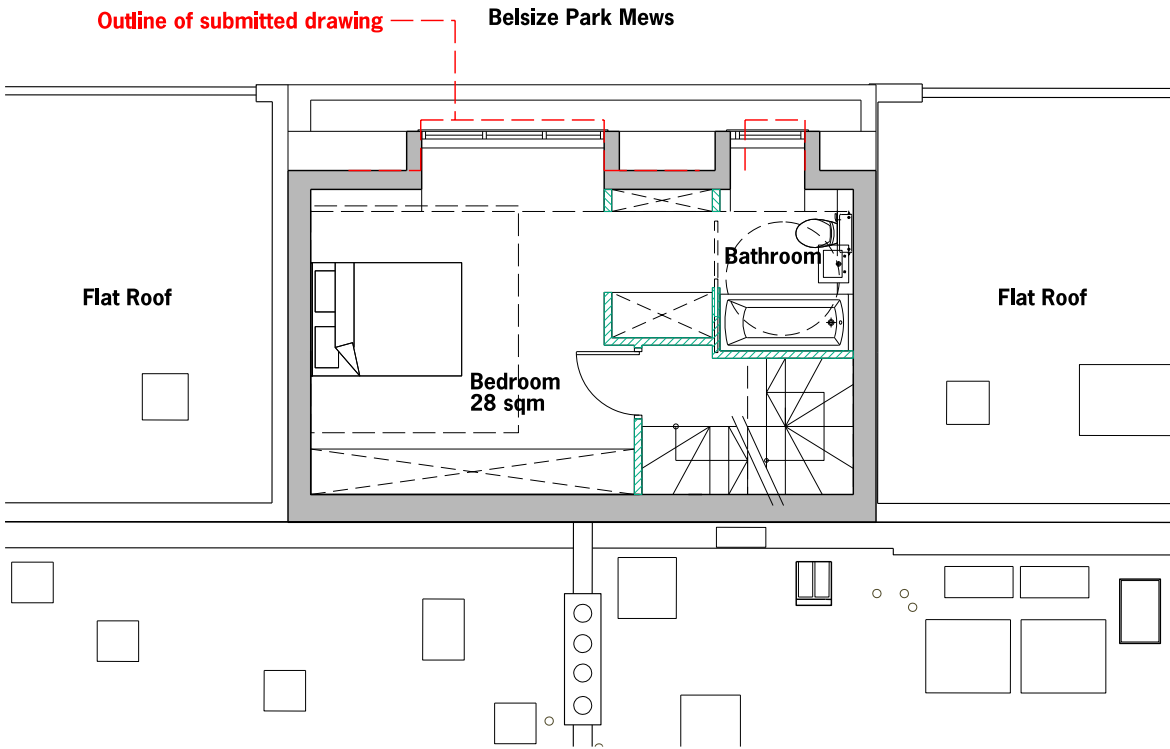
01 Proposed Basement Plan
1:100@A3



02 Proposed Ground Floor Plan
1:100@A3



03 Proposed First Floor Plan
1:100@A3



04 Proposed Second Floor Plan
1:100@A3

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0 1 2 3 4 5m

Rev	Date	Description	Chk
P01	23.01.23	For Information	NP
P02	09.08.23	Planning Submission	NP

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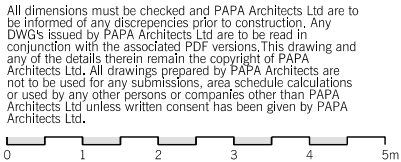
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Proposed Floor Plans		15 Belsize Park Mews NW3 5BL			
Project No:	Drawing No:	Rev:	Scale:	Status:	Date:
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01 Proposed Front Elevation
1:100@A3

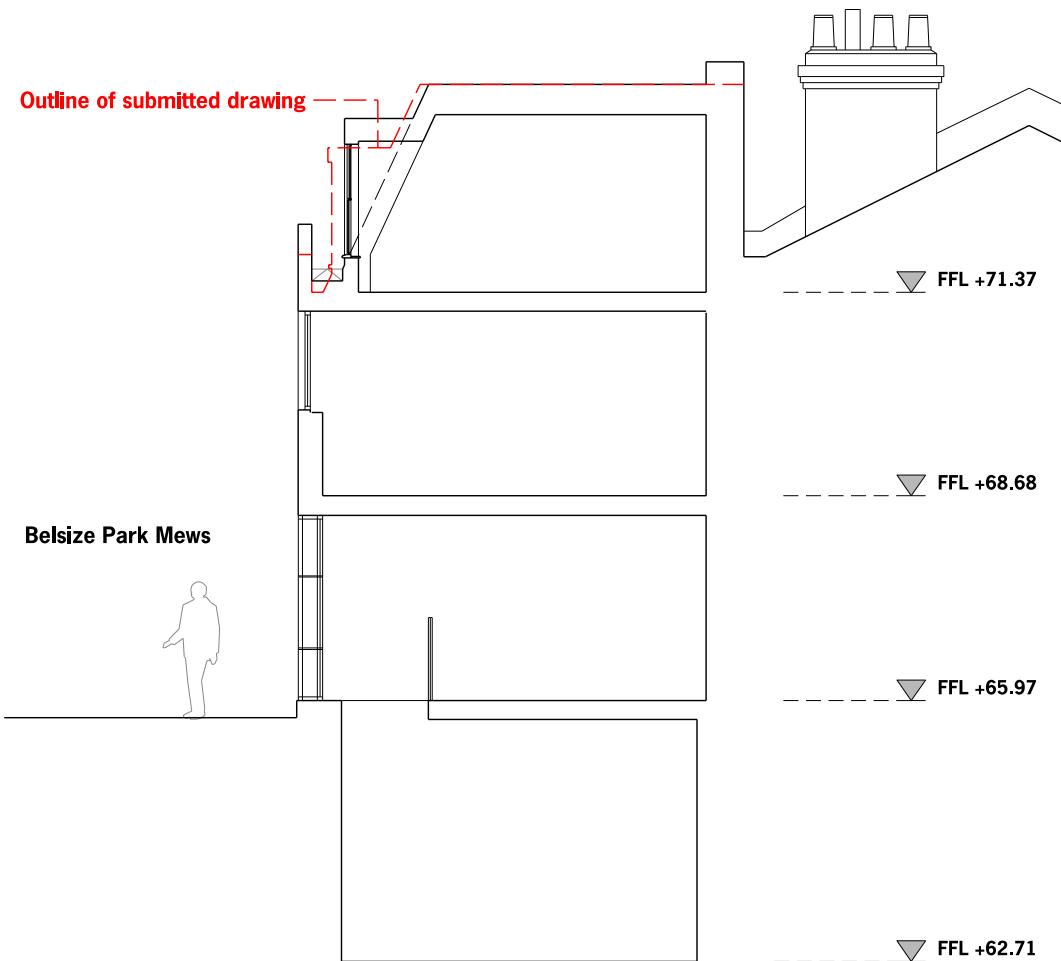
02 Proposed Section
1:100@A3

- 01 Slate tiles
- 02 Black RAL 9006 Aluminum Frame - Double Glazed Windows with Copper reveal detail
- 03 Aluminum Perforated Screening - Copper finish
- 04 Black Slip Brick (Vandersanden - Morvan) Motar - Joint free.
- 05 Skylight
- 06 Breaker tank / pump (Plant)

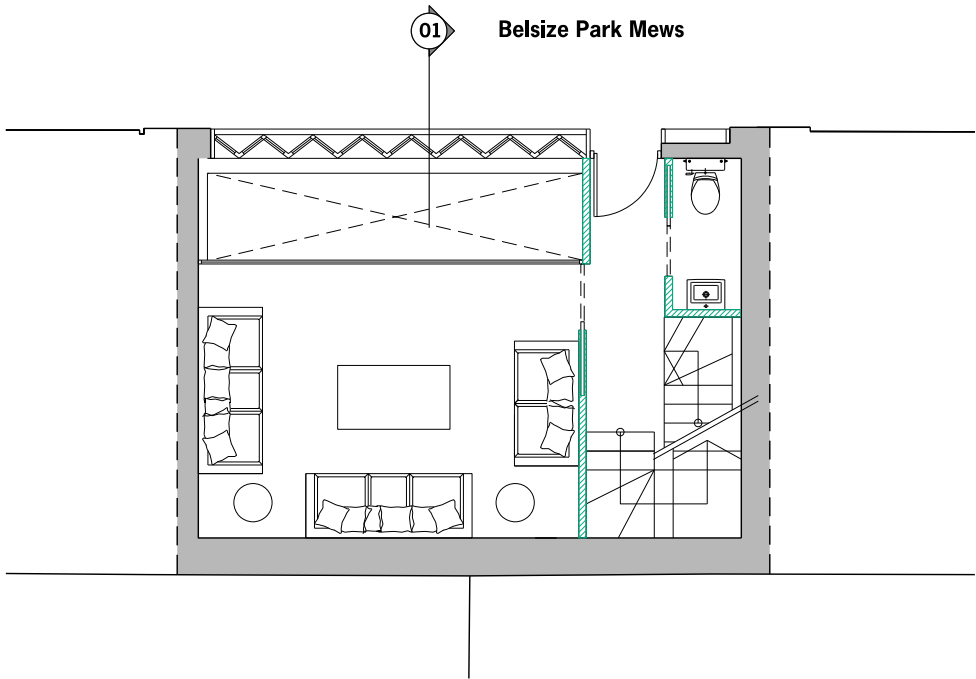


Rev	Date	Description	Chk
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P02	14.08.23	For Information	NP

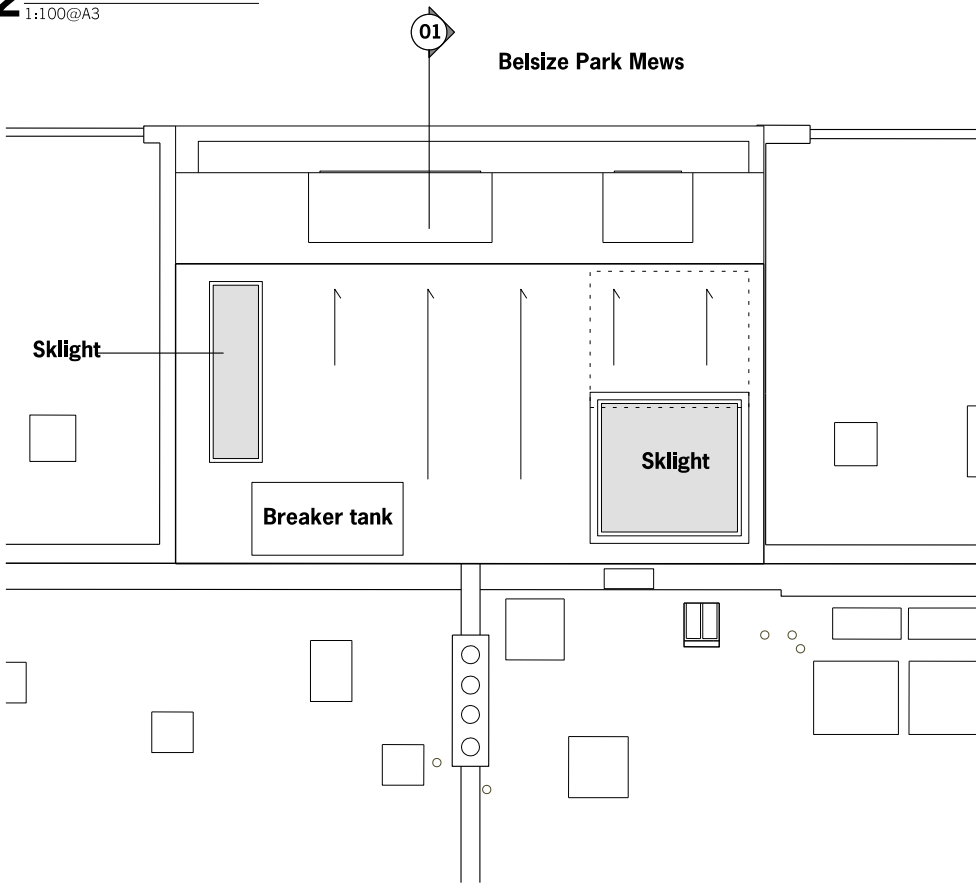
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Project No:	Drawing No:	Rev:	Scale:	Status:	Date:
2211	00-210	P02	1:100@A3	PLANNING	23.01.23
				Drawn:	TN



01 Proposed Section
1:100@A3



02 Ground Floor
1:100@A3



03 Roof Plan
1:100@A3

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P01	06.03.23	For Information	NP
P02	09.08.23	For Information	NP

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Drawing Title:		Project Name:		Client:	
Proposed Section + Roof Plan		15 Belsize Park Mews NW3 5BL			
Project No:	Drawing No:	Rev:	Scale:	Status:	Date:
2211	00-210	P02	1:100@A3	PLANNING	06.03.23
				Drawn:	TN

Site Boundary

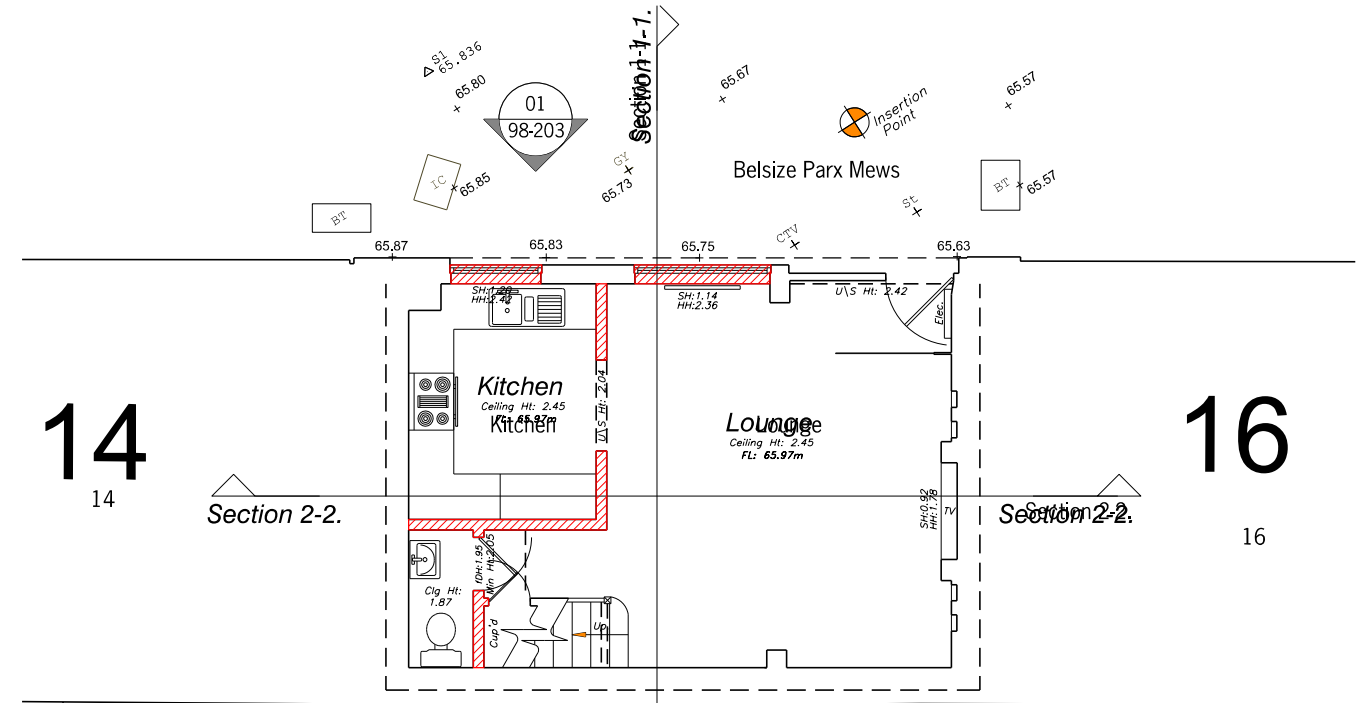


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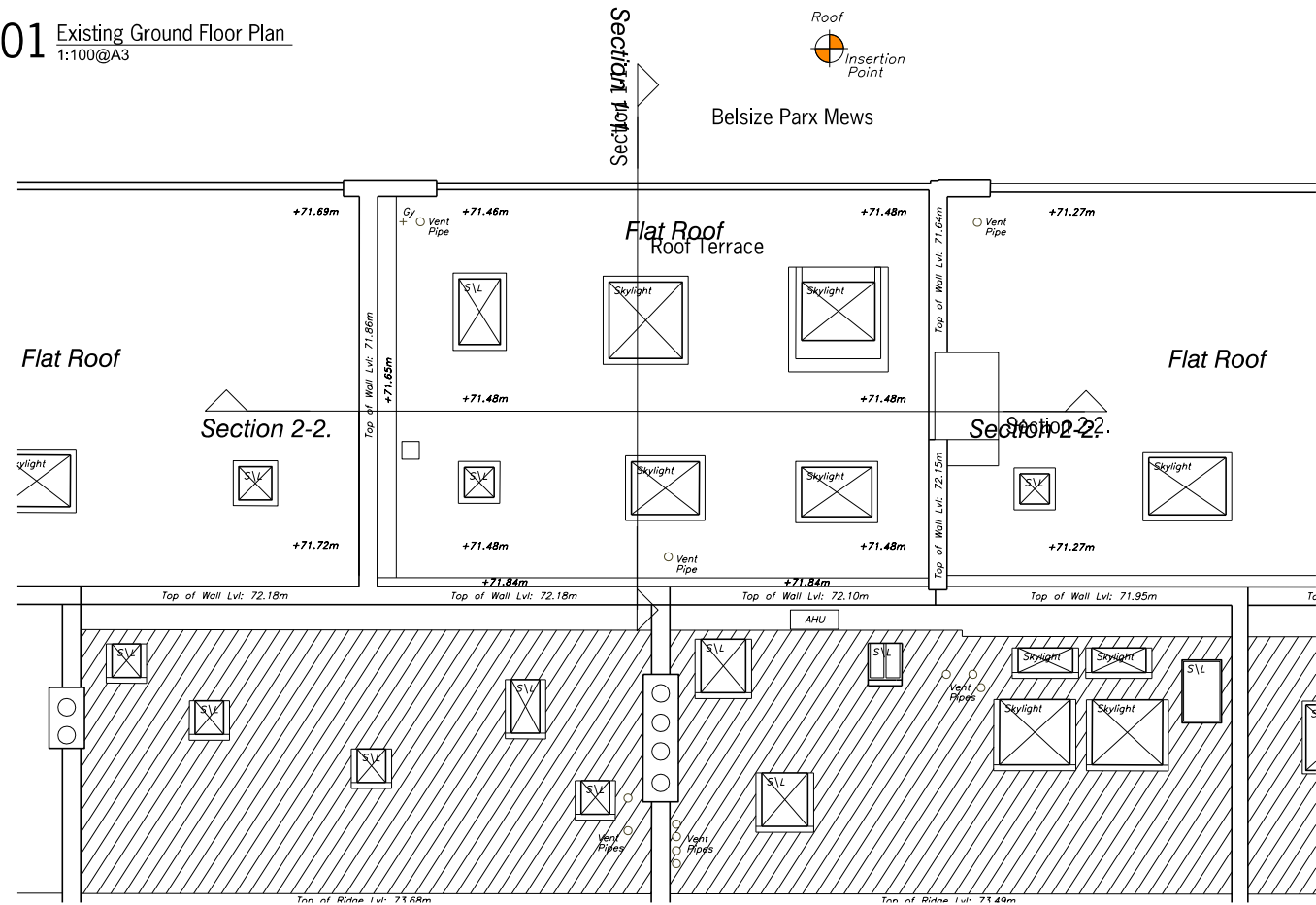
Rev	Date	Description	Chk
P01	14.02.23	For Information	NP

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Drawing Title:		Project Name:		Client	
Location Plan		15 Belsize Park Mews, MW3 5BL			
Project No:	Drawing No:	Rev:	Scale:	Status	Date:
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01 Existing Ground Floor Plan
1:100@A3



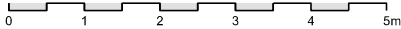
03 Existing Roof Plan
1:100@A3

Key:

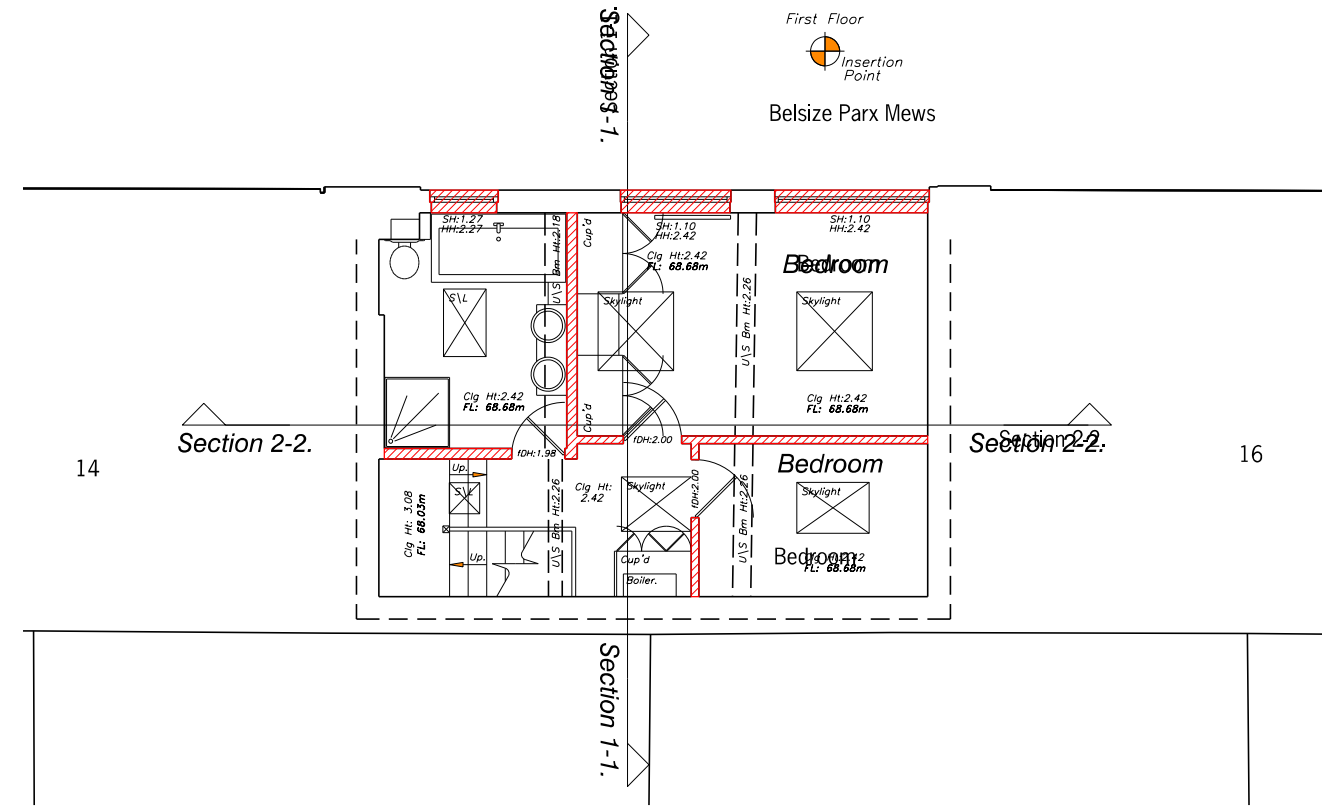
To be demolished



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02 Existing First Floor Plan
1:100@A3



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P01	09.01.23	For Information	TN

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Drawing Title:
Existing Floor Plans
Project No:
2211

Drawing No:
98-201

Rev:
P01

Scale:
1:100@A3

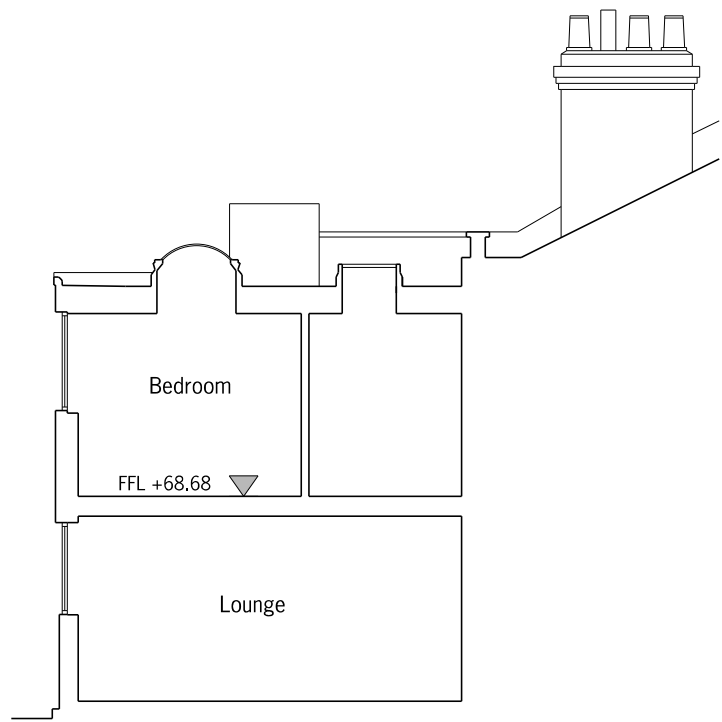
Status:
PLANNING

Date:
09.01.23

Client:
15 Belsize Park Mews NW3 5BL

Date:
09.01.23

Drawn:
TN



Datum: 64.00m.

01 Existing Section 1
1:100@A3



Datum: 64.00m.

02 Existing Section 2
1:100@A3



Datum: 64.00m.

03 Existing Front Elevation
1:100@A3

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Drawing Title:		Project Name:		Client	
Existing Elevation and Sections		15 Belsize Park Mews NW3 5BL			
Project No:	Drawing No:	Rev:	Scale:	Status	Date:
2211	98-210	P01	1:100@A3	PLANNING	09.01.23

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