



ARCHITECTURE
INTERIOR ARCHITECTURE
INTERIOR DESIGN

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NOTES:

Please read this statement in conjunction with the attached drawings, photographs and other documents.

PLANNING

January 2024
DESIGN AND ACCESS STATEMENT

12a Elizabeth Mews,
London NW3 4TL

Proposal for the replacement of the existing PVC windows with new double glazed windows at the upper floors to the front, conversion of garage into habitable space, replacement of garage door with external cladding and window at 12a Elizabeth Mews, London NW3.

January 2024

Design and Access Statement for
Householder Planning Application

Site Context and Existing Building

The property is a 3-storey mid terrace late 20th century house. It consists of 2 bedrooms and 3 bathrooms and it fronts Elizabeth Mews in the Belsize Park Conservation Area. Planning permission is being sought for the conversion of an integral garage, the following external alterations and the replacement of the existing windows to the front elevation at the upper floors.

Belsize CA sits on the rising land between Chalk Farm at the bottom of Haverstock Hill and Hampstead at the top, and extends westwards to Swiss Cottage. It forms a triangle of land bordered by Haverstock Hill, Adelaide Road and Fitzjohn's Avenue.

In March 1973 the Borough's Planning and Communication Committee agreed the designation of the Belsize Park Conservation Area subject to consultation. The area was centred on Belsize Park, Belsize Park Gardens and Belsize Village.

The Conservation Area has been subsequently extended on a number of occasions and in 1991 an extension incorporated Antrim Grove, Antrim Road, Adamson Road, Crossfield Road, Lancaster Grove, Primrose Gardens and Elizabeth Mews.

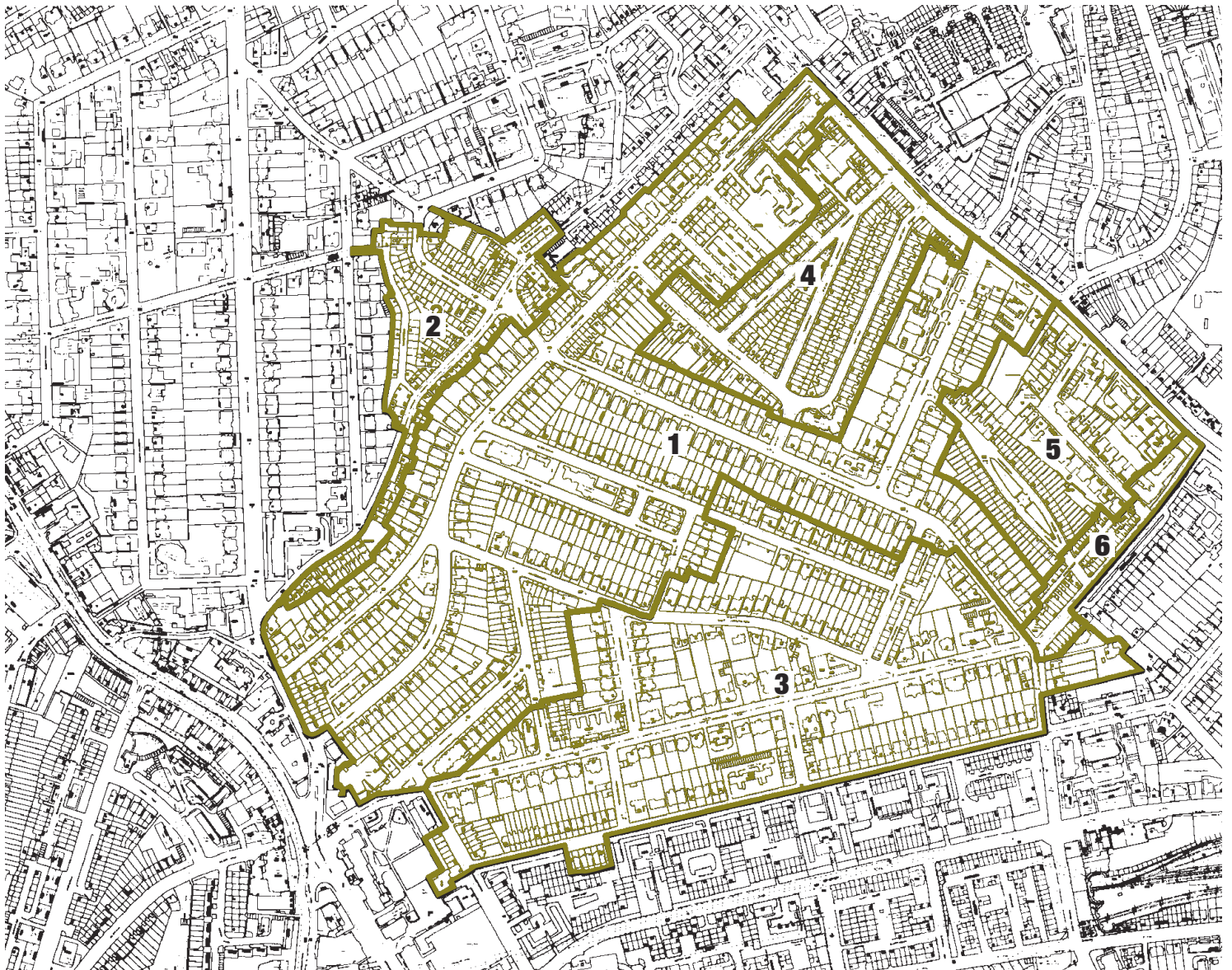
Elizabeth Mews was built between 1870 and 1900 when, accordingly to the CA statement "Two terraces of shops, known as Elizabeth Terrace, were developed along the north side of England's Lane with a mews development known as Elizabeth Mews to the rear which provided stabling and accommodation for carriage drivers. A similar terrace was also developed on the south side of the road, and also a butcher's shop with an abattoir..."

The character of Belsize is largely derived from mid-19th century Italianate villas. Within the Conservation Area there are, however, a number of distinct areas of varying character and appearance. These differences are caused by a combination of the following: land use, the density of development, the scale and style of buildings, their construction materials, the period of development, local topography and the predominance of gardens and trees.

The CA Statement divides the area into six sub areas. In most cases the sub areas have a distinct, broadly uniform character, although there are pockets of development that depart from the general character. The six sub areas are:

1. Belsize Park (including Belsize Avenue, Belsize Park, Belsize Square, Belsize Park Gardens, Belsize Grove, Buckland Crescent, Lancaster Drive and the northern end of Lancaster Grove).
2. Belsize Village (incorporating Belsize Lane and the mews areas to the north, Belsize Crescent and Belsize Terrace).
3. Eton Avenue (including Strathray Gardens, the southern end of Lancaster Grove, Lambolle Road, Lambolle Place, Eton and Lancaster Garages and Fellows Road).
4. Glenloch (incorporating Glenloch, Glenmore, Glenilla and Howitt Roads).
5. Primrose Gardens/ Antrim Road (including Antrim Grove and the Haverstock Hill frontage).
6. Englands Lane (including Elizabeth Mews).

Elizabeth Mews is part of the sub area number 6.



The six sub areas of Belsize Conservation Areas.
Elizabeth Mews is part of the sub area number 6.

Existing use and accommodation

The existing use is a three storey single family dwelling. It accommodates 2 bedrooms at the top floor and it is proposed to convert the garage into a study at the ground floor. This is the only proposed change to the internal layout within the application.

Proposed works

The intention of the proposed works is to increase the amenity of the property and in doing so to increase the thermal efficiency of the existing windows. The proposed works can be summarised as follows:

- Ground floor: Conversion of the existing garage into a habitable space.
- Ground floor: The timber garage door is to be replaced with a solid timber and metal cladding arrangement of comparable overall proportion. A section of glazing is discreetly integrated within this element so as to provide natural light internally and improve the useability of the space. The timber front door and meters enclosure door will be upgraded with finish to match the new adjacent timber cladding. Similar renovation has been completed at 14a Elizabeth Mews.
- First Floor: New double glazed black aluminium windows to replace the existing pvc windows. Similar units have been introduced at 14b Elizabeth Mews.
- Second Floor: New double glazed black aluminium double sliding doors to replace the existing pvc doors to access the balcony at the front. Similar units have been introduced at 6 Elizabeth Mews.

Design

The proposed front elevation seeks to improve the existing and create a high quality, harmonious composition. At ground floor new timber panelled entrance door, removal of the garage door, insertion of a section of glazing and insertion of solid wood and metal cladding add visual interest.

Minor changes are proposed to upper floors. The existing PVC windows and doors will be replaced with new double glazed units, as seen at 14b Elizabeth Mews and 6 Elizabeth Mews. The new units will also improve the thermal performance of the property.

The proposed changes improve the amenity of the property and the balance and arrangement of the internal space. This furthers the continued residential use of the property.

Access

There is no alteration to the existing arrangements from the public highway.

Refuse

No changes are proposed

Parking

No changes are proposed

Sustainability

The proposed replacement of the windows will improve the thermal performance of the property.

Summary

- The proposal is for a high-quality scheme using durable materials;
- The proposed alterations will improve the amenity, ventilation, thermal performance and natural light of the property while not materially affecting neighbouring properties;
- The proposed design approach has taken full account of the form and character of the existing building and its neighbours and is not out of keeping with the area;





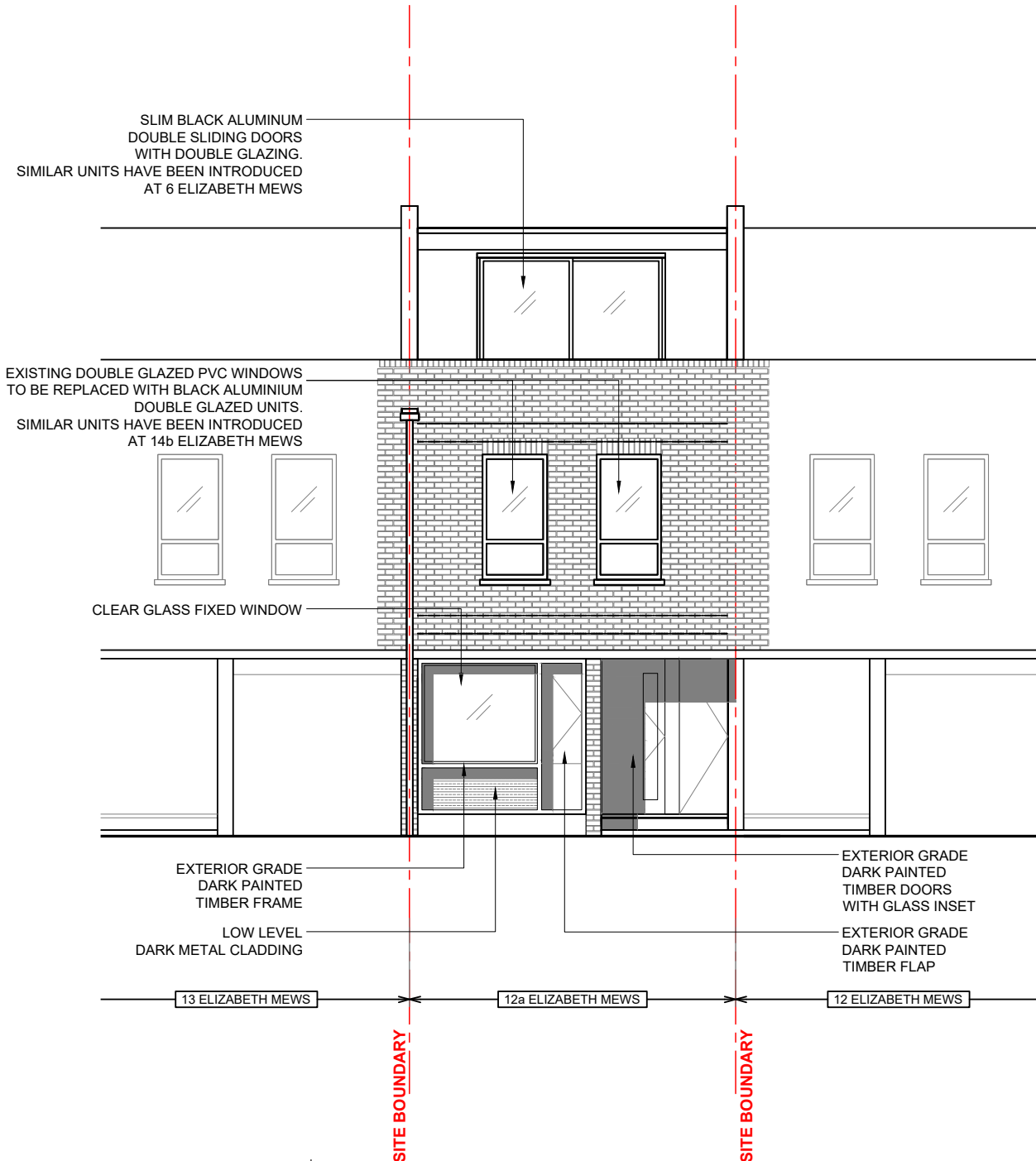
Elizabeth Mews, aerial photograph.
12a Elizabeth Mews is marked in red.



Elizabeth Mews, general view.



12a Elizabeth Mews, front elevation.



12a Elizabeth Mews, proposed front elevation.

The proposed front elevation seeks to improve the existing and create a high quality, harmonious composition while not materially affecting neighbouring properties.



