

Design and access statement

12 Old Brewery Mews

Revision A 17 March 2025



Design statement:

Context

Old Brewery Mews is a 70's mews development of some character just off Hampstead High Street. It is in the Hampstead Conservation area but is not listed. The buildings are typically white rendered facades separated by masonry party walls and all have pitched roofs with grey concrete tiles. The buildings typically have little or no thermal insulation, and all suffer from leaking roofs.

On the side of the mews where no.12 sits, nos. 12, 11 and 9 have existing roof windows. Numbers 11 and 12 have had work done to raise the roofs and re-work the roof windows to allow extra accommodation in the roof spaces.

Proposal

The owners intend to replace the existing aluminium framed windows with replacement windows

Justification

The original development had limited insulation and consequently the room which sits over the road is difficult to heat sustainably in the winter. The fabric of the walls was insulated in 2013, but the windows were not replaced.

The proposed windows are much more thermally efficient and will match the slightly slimmer frames already replaced at no 9 brewery mews, as illustrated below. The proposed windows are high quality, and the slimmer frames will not detract from the general appearance of the building.



View of replaced windows on no. 9 Old Brewery Mews

Access Statement

The proposed works will have no effect on access within the building

END