

Design & Impact Statement

18 Daleham Mews

Belsize Park

London

NW3 5DB



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1. USE AND BACKGROUND

The building is a three storey mid-Victorian mews terrace house situated on the west side of Daleham Mews just off Belsize Lane. It is assumed it originally formed the stables and servants quarters belonging to a very large house on Daleham Gardens but which has now become a separate residence in its own right. This is the same as all the other properties along the mews in a similar situation. The building fronts directly on to the mews to the front and to the rear onto the ample garden of No.14 Daleham Gardens.

2. AMOUNT

Accommodation presently comprises a large open area on the ground floor, previously a garage but now partly used for storage. The upper floors comprise of kitchen/dining room and bedroom at first half landing level; living room and bedroom on first floor, bathroom at second half landing level and bedroom and bathroom on second floor. To the rear, approximately at second half landing level, is an open terrace amenity area. To the north side, the staircase gives access to the half landing levels and the first and second floors.

The new design, in particular, maximises the use of the ground floor, providing an ample living room with dining room/kitchen to the rear. Natural lighting has been greatly increased both from the mews to the front by additional windows and to the rear via an enlarged external courtyard. Split over first and second floors there are now four bedrooms and two bathrooms. The rear terrace is now a more useable space and is also connected to the top floor master bedroom via a small external deck and flight of steps. An entrance hall has been added on ground floor and the staircase re-built to complete to a less complicated design.

3. LAYOUT

The re-design has been developed to use the building to its best advantage not only to maximise the use of the volume but also to achieve ease of access to the rooms and other areas etc. At present, the internal layout above ground floor suffers by the structure/floors being at varying levels which impede the use of the space resulting in over-sized rooms at main floor levels and rather limited ones at half landings. Also the stair is tortuous and restricted and certainly difficult for disabled access, as all bathrooms are located up flights of stairs. The new layout provides rooms, spaces and access to current standards with relationships between the areas as required. However, the main existing structure of the building remains to retain the character and scale and this has also influenced the layout and in particular the present aspect and natural lighting which is generally good. The light-well to the south-west corner has been increased, again for natural lighting and also to create a more useable space. A significant benefit of the new layout is meeting Part M of current Building Regulations. The ground floor

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accommodation comprises of living, kitchen and cloakroom with wide corridors and large, clear openings on doors. This provides habitable space for wheelchair bound visitors with full access to all required facilities. With the present layout this is certainly not possible. The larger lightwell also provides an accessible courtyard amenity space at ground floor, suitable for access for the wheelchair bound.

4. SCALE

As previously stated the existing building remains and therefore no change to the existing scale including roof profiles and external as is also the case with all the other buildings in the mews. This is essential to retain the character and scale that is so attractive and acceptable in the Victorian Mews situations. There are amendments to the front and rear elevations but these have been kept strictly in accordance with the existing scale. Please see 'appearance', later and drawings etc for further information

5. LANDSCAPING

No landscaping is possible to this building and none intended. Shrubs etc. in planters will be placed on the rear terrace and the ground level courtyard to soften the visual impression. The terrace has very good natural light and aspect and Hampstead Heath is only fifteen minutes walk away.

6. APPEARANCE

The appearance of the building has been maintained.

a) Front elevation

The first and second floors remain as existing/repaired, the second floor is within the roof profile. On ground floor, to increase natural light into the living room, glazing has been added where presently there are large timber garage doors. However, it is essential that the visual impression and Victorian character of the building is retained and the alterations incorporate new garage type doors to match existing as part of the design. The doors are assembled to slide aside within the width of the elevation to open to the glazed frames behind. This provides two advantages as part of the new design. Firstly, to allow acceptable natural light within the ground floor and secondly, to achieve Secure by Design as is current requirements when closed. It is intended that the new doors will replicate the existing timber doors when closed.

b) Rear elevation

No change on the ground floor, this effectively the boundary wall to the garden of No.14 Daleham Gardens and there is no access or windows. The amenity terrace remains at first floor upper half landing level which is the most evident part of this elevation. At the second floor level to the rear of the terrace, the elevation has been brought back approximately one metre to provide additional windows furthest from the boundary line and slightly enlarge the terrace. Otherwise it remains as existing and the additional windows are simple and uncluttered. The slate cladding that has deteriorated over the years will be replaced by coloured render to provide a cleaner, maintenance free façade. This is a material that has been successfully used by the redeveloped properties to either side of this development.



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7. ACCESS

Access remains as existing from Daleham Mews. However, a reasonable entrance hall is now to be provided giving access to the ground floor and new staircase to first and second floors. At present, access is directly from the street up the steep stairs with no access to the ground floor. Refuse collection will presumably be made on the allocated days using the bins as all the other properties in the mews.

8. DAYLIGHT & SUNLIGHT

The existing layout of the building limits the amount of natural daylight at the rear of the building on ground and first floors. By the introduction of the proposed larger lightwell at the rear which will be rendered with a through coloured render, potential daylight will be maximised enhancing these rooms.

The proposals for this building do not change the mass of the building in relation to overshadowing neighbouring properties or restricting daylight. The roof line of the building will remain the same as existing and actually be reduced in areas.

SUMMARY

The proposals are to alter and refurbish a pleasant and agreeable mews property to make best use of the size and space available and bring it up to current standards, whilst retaining the Victorian character, aspect and influence of the Mews.