DESIGN AND ACCESS STATEMENT PROPOSED REDEVELOPMENT

Revison A, 18.01.08
16 Daleham Mews, London NW3 5DB

Belsize Architects

August 2007

48 Parkhill Road
London
NW3 2YP

[020 7482 4420]

Client:
Deal Properties Ltd.
C/o Mr. and Mrs. Nathenson
29 Daleham Mews
London NW3 5DB

1. Introduction and Overview: The Proposed Development

Deal Properties Ltd. owns the freehold interest of No. 16 and No. 16A Daleham Mews. Legally, the two buildings are two separate houses and, as such, the Mrs. Fisher, of Camden Council, has told our client, verbally, that there would be no objection in reinstating the two properties into a single-family residence.

Site Plan

This Planning Application relate to:

Erection of a four level single-family residence, including a basement, following the internal demolition of the two existing houses and the retention of the existing front facade.

The proposal consists of two bedrooms, three bathrooms, one family room, a study,, a living room, dining area and kitchen and two terraces to the rear.

2. Historical Context of Daleham Mews

The character of Belsize Park is largely derived from mid-19th century Italianate villas. Within the Conservation Area, there are a number of distinct areas of varying character and appearance. The Belsize Park Conservation Statement divides the area into six sub-areas, each having a distinct, broadly uniform character. Daleham Mews falls into the sub-area known as Belsize Village, which incorporates Belsize Lane and the mews areas to the north, Belsize Crescent and Belsize Terrace.

Belsize Village is an area of principally terraced development, built on a south facing slope and dating largely from the 1850s to the 1880s. There is a variety of residential and commercial uses within the area. Some of the mews retain a variety of small-scale business uses mixed with residential.

The areas of the mews to the north of Belsize Lane were developed initially by Tidley (1950-1870) and later by Willett in the 1870s on a field formerly associated with Belsize Farm. The single aspect, two story mews terraces are built generally in London stock brick, with red brick detailing, fronting directly onto the narrow streets and courtyards. The properties are generally uniform in their simple elevational treatment providing a rhythm and consistency to the terraces. The pitched roofs are generally slate, with the party walls between the properties expressed as upstands at roof level and having shared chimneystacks at the ridge. Many of the properties have large ground floor openings and a number retain the original vertically boarded garage doors with glazed upper panels. Upper floor windows are generally small, vertically proportioned sash windows.

The Belsize Park Conservation Statement notes “Daleham Mews is a particularly charming and consistent street of mews houses and garages, retaining many original features.” The mews is notable for the slightly projecting square bays that predominate on the north west side of the mews. The long winding mews road changes alignment as it rises up the hill, giving views of the roofscape and the frontages of the terraces stepping up the hill. At the northern end, the degree of enclosure lessens with the trees within the rear gardens of Nos. 26 and 28 Daleham Gardens giving a softer and more open edge on the western side of the mews.

The Belsize Park Conservation Statement notes “Nos. 20-22 are good examples of sensitive contemporary insertions into the Conservation Area.”


20-22 Daleham Mews.

In the Conservation Statement’s Streetscape Audit, Daleham Mews is noted for three features:

i) Original granite sett paving (square, pink)
ii) Entrance with granite kerb and Yorkshire slabs behind
iii) Tiled street name plates

3. Physical Context: Conservation Area Designation and Character

Nos. 2-18 and Nos. 1-37 are all noted in the Conservation Statement as ”buildings, which make a positive contribution to the special character and appearance of the conservation area.” There are two gentle curves at the southern (lower) end and northern (upper) end, which create an interesting perspective. As noted above, it is covered with cobbled granite setts, which is another attractive feature of the street.

No. 16 is a two-story house with a steep pitch roof to the front. Its elevation is similar to a number of the houses on the same side of the Mews. None of the houses are exactly the same, as they have been altered through the years.

It appears that the ground floor of most of the houses in the Mews, at some point in the past, used as stables/garages. However, some of the houses, including No. 16, have been altered, both recently and in the past, and now have ordinary windows and doors.

The most common feature of all the houses to the west side is the projected bay windows on the first floor. The actual detail of the windows within the projected bays is not the same and some, such as Nos. 12 and 12 A, are quite different. We understand that the mews houses on the west side belonged originally to the larger Edwardian houses on Daleham Gardens.

The mews houses to the east side, however, are different to those to the west by virtue of not having the projected bay feature. To the top of the mews (north end), there is one house (No. 5) with a very steep mansard roof facing the street. The buildings below it, to the south, do not have projected windows. They have reasonably simple elevations with large garage doors at ground level.

The character and appearance of the southern part of Daleham Mews is of a quiet, charming village feeling. It is only at the north end, where the mews meets Daleham Gardens that the feel changes with grander houses and large gardens. At its most southern point, the Mews meets Belsize Lane, which has retained it village atmosphere of small houses, shops and restaurants. Here, the street pattern of the original village is retained and is reflected in the fragmentation of the street blocks and close irregular grouping of old buildings;

14, 12, 10 and 08 Daleham Mews.

4. Planning History
Camden Council's website has the following information

Application Number	Site Address	Development Description	Status	Date Registered	Decision
9401810	16 Daleham Mews NW3	Application for a certificate of Lawfulness for an existing use as 2 un-self contained flats. (Plans Submitted)	FINAL DECISION	16-12-1994	Grant Established Use Certificate
G7/7/5/13657	No 16 Daleham Mews N.W.3.	The conversion of No 16 Daleham Mews N.W.3. into two self contained flats.	FINAL DECISION	11-09-1971	refusal
G7/7/5/25059	16 Daleham Mews, N.W.3	Change of use of part of ground floor from garages to residential accommodation and alterations to front elevation and construction of a terrace at rear.	FINAL DECISION	27-07-1977	conditional
G7/7/5/5051	16, Daleham Mews, Camden,	Alterations and additions to 16, Daleham Mews, Camden, to provide two 2-room flats and one single room flat and parking for 4 cars.	FINAL DECISION	14-03-1968	refusal
G7/7/5/6529	No. 16 Daleham Mews, Camden,	Conversion of No. 16 Daleham Mews, Camden, to provide three residential units of accommodation and the provision of car parking.	FINAL DECISION	17-01-1969	refusal

Planning History of 16 Daleham Mews

The Planning History illustrates that in the past, there have been several attempts to subdivide the units, all of which were refused by the Council. In 1994, a Certificate of Lawfulness was issued for accepting the two "un-self-contained" units.

5. Involvement: Consultation with planners and community

We carried out full consultation with the planners following the withdrawal of the original applicationWe have also carefully analysed the past applications, including both permissions and refusals, in order to ascertain how the planning department has reacted to various types of applications.

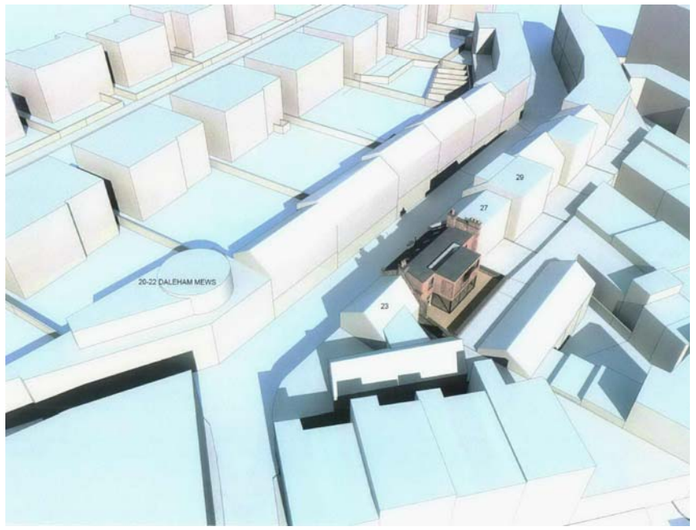
We believe the following planning permissions are relevant to our application:

No. 29 was given permission for a new basement
Application Ref: 2007/0827/P
Permission granted 08/05/2007.

No. 11 was also given permission for a new basment
Application Ref: 2007/1964/P
Permission granted 08/06/2007.

No 29 was granted permission for demolition of the entire property excluding the external wall to the southeast, and the redevelopment of the site by the erection of a basement, 2-story and attic 4-bedroom single dwellinghouse with integral garage.
Application Ref: 2004/3730/P
Permission granted 22/12/2004

No. 25 was granted planning permission for an extension to the rear as well as making the back pitch to a flat roof across the property.
Application Ref: Number2006/0291/P
Permission granted 09-01-2006.
This extension was recently a Finalist in the 2007 Grand Design Awards for the "Best Remodeled House". It shows that modern design is well represented in the Mews and that the Council, in granting permission, have been rewarded for their initiative. As pointed out above, the Conservation Statement also praised Nos. 20 and 22 for its contemporary roof terrace design.



25 Daleham Mews.

No. 20-22 was given planning permission and conservation area consent for major works of demolition required in connection with the erection of a very modern roof conservatory and staircase surround
Application Ref: 9560126
Permission granted 05/10/1995

We could cite more examples, but we believe the properties above give a good representative idea as to what the Council has considered

acceptable. In arriving at this proposal, full account has been taken of feedback received from Camden Council's previous decisions.

6. Planning Policy Framework

Camden Unitary Development Plan (Adopted June 2006)

UDP Policy SD6
Amenity for occupiers and neighbours states that the Council will not grant planning permission for development that it considers causes harm to the amenity of occupiers and neighbours. The factors the Council will consider include:

a) Visual privacy and overlooking

b) Sunlight and daylight levels

c) Artificial light levels

d) Noise and vibration levels

e) Odor fumes and dust

f) The adequacy of facilities for storage, recycling and disposal of waste

g) Microclimate.

The proposed new development does not contain windows that could result in overlooking or loss of privacy to the adjoining dwelling or to the houses in Daleham Gardens to the rear. The scale and massing of the building proposed is exactly as existing from the street. We have proposed additional space to the rear, but it does not significantly change the scale and massing (please see our calculation for square meters of overall space below). The siting of the building from the mews remains as existing. In our proposal, we have tried to increase the amount of light to the room by increasing the size of the light well and amount of glazing.

There are adequate facilities for recycling and disposal of waste where the dustbin enclosure is.

UDP Policy SD9
Resources and energy sets out a series of criteria that should be considered in relation to new development:

A - Air quality
Where the Council considers that development could potentially cause significant harm to air quality, applicants will be required to submit an air quality assessment. The Council will not grant planning permission for development that would significantly harm air quality, unless mitigation measures are adopted to reduce the impact to acceptable levels.

B - Water
In considering proposals for development, the Council will need to be satisfied that adequate provision can be made for water supply and waste treatment. The Council will only grant planning permission for development that it considers is sited and designed in a manner that does not cause harm to the water environment, water quality or drainage systems and prevents or mitigates flooding. The Council will require developers to include measures to conserve water and where appropriate incorporate Sustainable Urban Drainage Systems.

C - Use of energy and resources
The Council will seek developments that conserve energy and resources through:

a) Designs for energy efficiency;

b) Renewable energy use;

c) Optimizing energy supply; and

d) The use of recycled and renewable building materials.

The Council will require major developments to demonstrate the energy demand of their proposals and how they would generate a proportion of the site's electricity and heating needs from renewables wherever feasible. The Council may use conditions or planning obligations to secure recycling of materials on site and/or use of recycled aggregates in major schemes."

Section 15 of this Statement considers sustainable use of resources and energy in the proposed development.

UDP Policy H7
Lifetime homes and wheelchair housing, advises in relation to the Joseph Rowntree Foundation (JRF) devised Lifetime Homes Standards. The Policy advocates that:

"The Council will encourage all new housing developments, including changes of use and conversions, to be accessible to all. All new housing should be built to 'Lifetime Homes' standards and ten per cent of new housing should be designed to be wheelchair accessible, or easily adaptable for residents who are wheelchair users. The Council will grant planning permission for proposals designed to improve existing properties to make them suitable for people with disabilities."

Section 16 of this Statement addresses the requirements of Lifetime Homes Standards.

UDP Policy B1
General design principles, advises that the Council will grant planning permission for development that is designed to a high standard. Development should:

a) *'Respect its site and setting'*
The new design will follow the existing site and setting

b) *'Be safe and accessible to all'*
The new design will be safe and will allow access to the ground floor which has a bedroom and can be adapted to get access to other levels.

c) *'Improve the spaces around and between buildings, particularly public areas'*
The new design will have more open space and better accommodation, which will attract more light.

d) *'Be sustainable by promoting energy efficiency and efficient use of resources'*
The new design will use geothermal heat extraction and rainwater harvesting (as detailed below)

e) *'Be easily adaptable to changing economic and social requirements'*
This will be possible in the design because of the lightweight of the internal construction to allow future alterations.

f) *'Provide appropriate high quality landscaping and boundary treatments'*
The design of the light well Courtyard wall will create the impression of an outside hanging garden. There will be two further terraces, which will create additional green, attractive spaces.

The Conservation Statement makes it clear that care should be taken in the location of roof gardens so they do not have a detrimental impact on the street scene, surrounding buildings or the architectural quality of the building. Our second floor terrace meets all three of the Council's criteria. The railings will be constructed from materials appropriate to the character of the building and will not be seen from the street.

g) *'Seek to improve the attractiveness of an area and not harm its appearance or amenity'*
We believe that by carefully blending the inside and outside spaces, the new design will improve the attractiveness of the area.

In assessing how the design of a development has taken these principles into account, the Council will consider:

a) *'Building lines and plot sizes in the surrounding area'*
The new design will follow the existing lines and plot size.

b) *'The existing pattern of routes and spaces'*
The new design will have no adverse impact on routes and spaces.

c) *'The height, bulk and scale of neighbouring buildings'*
The design of the new building will respect the height and massing of its neighbours and will not compete visually with the scale of the existing dwellings

d) *'Existing natural features, such as topography and trees'*
Not applicable to this situation.

e) *'The design of neighbouring buildings'*
Not applicable to the application.

f) *'The quality and appropriateness of detailing and materials used'*
The building will be detailed to the highest possible standard, as requested by the client in his brief to us.

g) *'The provision of visually interesting frontages at street level'*
The new design will attempt to improve the visual aspect of the frontage.

h) *'The impact on views and skylines'*
Not applicable to the application.

UDP Policy B3
Alterations and extensions, advises that:
"The Council will not grant planning permission for alterations and extensions that it considers cause harm to the architectural quality of the existing building or to the surrounding area. The Council will consider whether:

a) The form, proportions and character of the building and its setting, including the garden and nearby trees, are respected;

b) Extensions are subordinate to the original building in terms of scale and situation;

c) Original features are retained or restored;

d) High quality materials that match or complement existing materials are used;

e) Unsympathetic alterations or extensions are removed or improved;
f) The architectural integrity of the existing building is preserved; and

g) Building services equipment is appropriately located."

We have attempted to retain the shape and overall look to the western side of the mews. Internally, we do not believe that there are any architectural features which are be worth retaining; a completely new interior will not only create a better and more attractive environment, but will also allows the green issues to be incorporated in the design.

UDP Policy B7
Conservation Areas advises that the Council will only grant consent for development in a conservation area that preserves or enhances the special character or appearance of the area.

We believe that our design will be a vast improvement to the existing situation.

7. Design Evaluation

The brief from the client was to create a house with as much light as possible and to have sufficiently large external spaces to live comfortably. This was an interesting and welcome challenge, given the fact that we are dealing with a terraced building with two buildings to each side, as well as a tall solid wall to the rear. We went through a number of design exercises to determine how best to balance the need for accommodation, the amount of light required and the need for external space. The final design submitted is a result of these studies to ensure the new volumes create not only the right functionality for a new house, but also the openness and light.

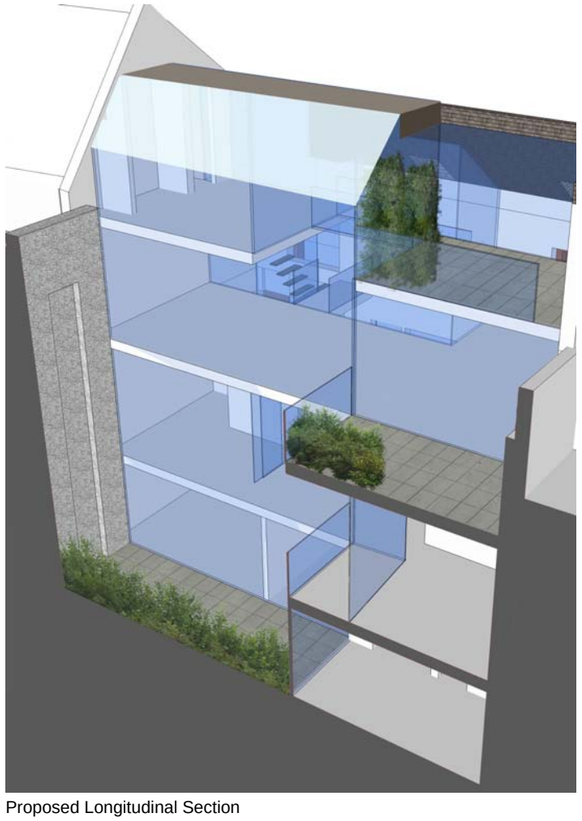
Proposed cross section

8. Physical characteristics of the Design

The proposed design respects and maintains the existing building's relationship with the mews by following the existing roofline, existing pitched roof and existing volume to the maximum extent.

The front elevation is altered at ground floor level. However, we believe the change seeks to create a more attractive ground floor elevation by reverting to the original building's design with a large garage door opening. At the same time, it creates something new by using timber, a nod to the original design, which would have also used timber for the garage door.

To the rear, we propose to alter the roof. Half of it will be reduced to make a terrace at high level, while the other half will be extended like a partial dormer structure to create a study space.



Proposed Longitudinal Section

9. Layout: Orientation of the building

The orientation of the new design remains as existing. To the rear, an attempt has been made to ensure the maximum amount of light

reaching the lower floors via the large Courtyard and the use of double volume voids. As light is very important, the new layout places the living space at the first and second floor levels where it will get the maximum amount of light; other areas, such as bedrooms or TV rooms, are in the ground floor and basement, the darker parts of the house.

10. Amount: Scale and volume

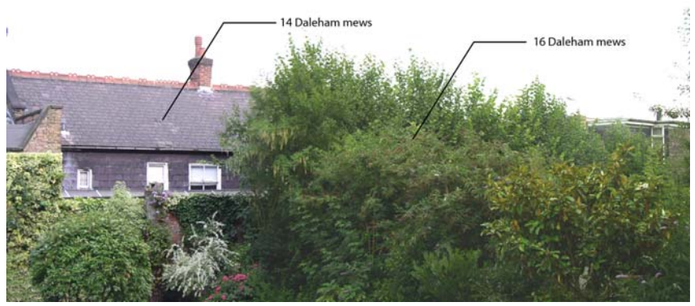
The volume and scale is very similar to the existing space, despite the new proposed basement and half-dormer window. According to EDL Surveys, the company who conducted the survey of the building, the existing two properties are 238m2. In our proposed scheme, the proposed living space is 258m2 --- a difference of only 22 m2. The reason is, of course, our use of voids throughout to bring light into the lower floors, the large rear courtyard which cuts through all of the floors, and the two terraces at first and second floor levels, all of which were very important for the creation of the good design.

11. Understanding of the context

We studied the area very carefully before submitting the design to the Council because the context is very important. As part of the study, we tried to understand the building as it is now and how we propose it to be in the future. The history of the area also helped us to understand the context. The development of the front elevation would not have been the same had it not been for a thorough understanding of the context. Usage of timber and the projecting bays, even if they do not imitate the existing building, take inspiration form it.

12. Appearance

The appearance is only relevant from the mews side, as we believe it is not possible to see anything from Daleham Gardens.



14 and 16 Daleham Mews. View from Daleham Gardens.

Design and Appearance:

In arriving at the design, full consideration has been given to the stated objective of the "Planning Policy Statement 1: Delivering Sustainable Development":

"Good design ensures attractive, usable, durable and adaptable places and is a key element in achieving sustainable development. Good design is indivisible from good planning. Planning authorities should plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted".

Note has also been made of recent building developments within the Camden Council's Conservation Areas generally, as well as specific part of Belsize Park, which have demonstrated an appreciation of the important role of modern architectural design alongside the historical architecture of the area. One good example of the Council recognizing good modern architecture in this area is in another mews, Lancaster Stables. On the 28th of May 2001, the Council gave approval for plans to change the existing garage openings of two houses, Nos. 6 and No. 8, to full height glass and to create two fully glazed mansard roof extensions with roof terraces above (Application No. PWX00022921/R2). The houses were finished over the course of the next five years, with one winning the Evening Standard Award for the Best Conversion of the Year 2005.


Lancaster stables.

13. Landscaping

The creation of the two terraces will not only provide amenity, but will also add attractive landscaping and greenery within the restrictive space of this type of mews house.
The dustbins will be housed behind the timber doors recessed into the building.

14. Access

Access to the floors is via a main staircase to the basement and to the main living spaces on the upper two floors.
Pedestrian access
16 Daleham Mews is accessed by public transport via underground and buses from Haverstock Hill as well as from Swiss cottage, a few minutes walking distance. Therefore, connection to public transport from the property is excellent.

15. Sustainability issues

Draft Planning Policy Statement 1: Planning and Climate Change: Supplement to PPS1 (December 2006), states in paragraph 30 that planning authorities should be concerned with the environmental performance of new development, and because of this, with the impact of individual buildings on, and their resilience to, climate change. Planning authorities should therefore engage constructively and imaginatively with developers to encourage the delivery of sustainable buildings. They should be supportive of innovation.

Paragraph 35 sets out that in the consideration of the environmental performance of proposed development LPAs should take account of a number of elements, including:

· Landform, layout, orientation of buildings and landscaping to minimize energy consumption, natural ventilation, maximizing cooling and avoiding solar gain in summer

· Expect to gain a significant proportion of energy supply on site and renewably

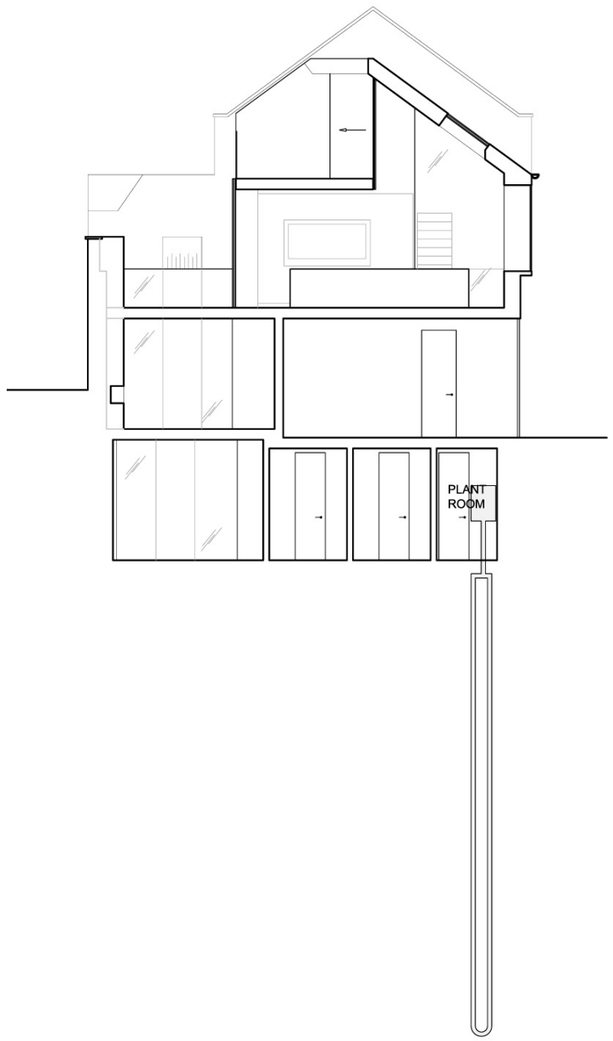
· Securing sustainable urban drainage systems

· Require sustainable waste management

The design includes the following sustainable elements:

<u>Heat from the Ground:</u>
The building will use a heat pump to extract energy from the ground via a ground collector. This, along with the introduction of under-floor

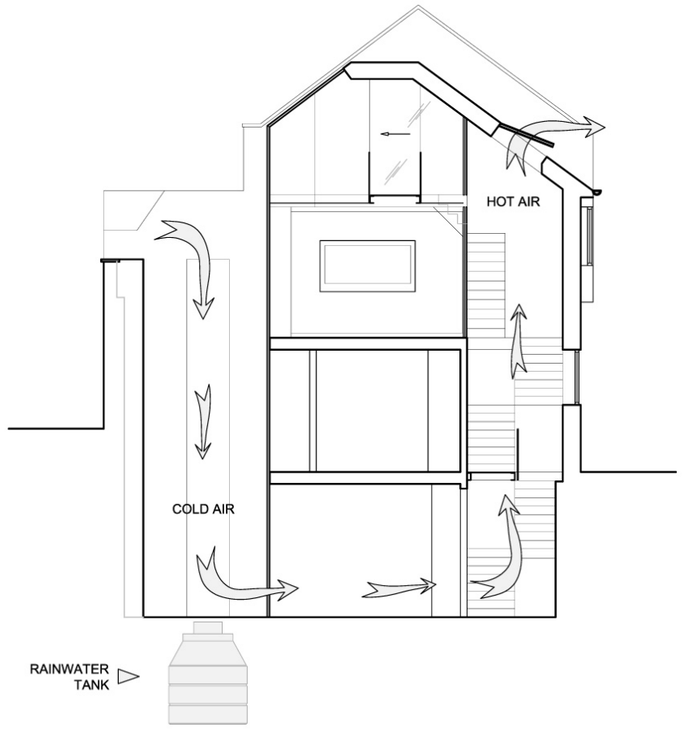
heating will enable the heat pump to be used all the year round to cover the entire heating demand.



Ground source heating pump

Stack Ventilation Systems

Optimum passive ventilation will be achieved using the main entrance atrium as a conveyor for stack ventilation. The hot air present in the building will rise towards the top of the building and expelled through the e skylights at the top. Consequently cool air will be drawn in from the low and cold courtyard in the rear of the building. This system will provide passive ventilation throughout the whole building without the need for mechanical air-conditioning.



Stack ventilation diagram and rainwater tank position

Re-cycled Grey Water

The building will re-cycle grey water from the shower, washing machine and sink via natural filters (sand and gravel) and the water will be used to irrigate plants and vegetation in the Courtyard garden and roof terraces.

Use of Sustainable Materials

The building will make every effort to use indigenous sustainable materials like wood, rock and clay based products that don't have to be shipped from abroad.

Good Design

Good design such as passive thermal regulation air vents and vegetated terraces --- pagodas with grape vines outside glass windows to shade rooms in summer and allow light in winter --- will be used throughout the building

Insulation

The building will be insulated externally. The roof will also be a warm roof which means that (a) the perimeter of the building (walls and roof) will maintain a much more constant temperature and (b) the external change in the weather will have less of an effect on the inside. This will reduce the need for heating or cooling of the building.

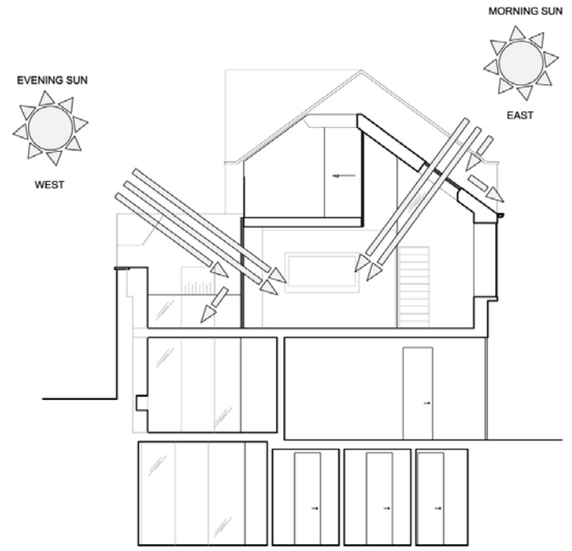
Air Tightness

The building will be designed with excellent air tightness through good detailing of the window and doors and by the correct use of draught excluders, etc.

Glazing

Solar reflecting double-glazed units will be installed. The gap in the double glazed units will be 18 mm and filled with argon gas. The high specification of the glazing will reduce the heat gain. The large expanse of glass will allow natural light and passive solar gain into the building, thus reducing the need for electricity during the daytime.

The glazing will be design to comply, as a min, with Building Controls' regulation. If necessary triple glazing would be used to make sure that the design provides the correct U value.



Heat gain and light In the new building.

Green Roof

There was a green roof in the original design which has been removed in the revised design as the amount of flat roof did not warranty the usage of green roof as it would not have been effective.

16. Lifetime Home Standards

We have studied the Lifetime Home Standards and believe our proposal covers most of the aspects as follows:

a) Car Parking
The mews area in front of the building is large enough to accommodate larger vehicles of 3.3m wide to pass by, if necessary.
b) Access from Residential Parking Space
A residential parking space is adjacent to the front of the house.

c) Approach to the Entrance
The approach is reasonably level.

d) External Entrances:
The main entrance to the house will be illuminated and the access into the ground floor will be level. In addition, there will be a canopy (cantilevered area from 1st floor) over the entrance to the building.

e) Communal Staircase
It will provide easy access.

f) Door way and hallway
The door widths will comply with Part M of the Building Regulations.

g) Wheelchair Accessibility
There will be adequate space for wheelchair maneuvering in the entrance hall and ground floor bedroom.

h) Living Spaces
This will be on the first floor. However, if required at a later time, it would be possible to add a lift to gain access from the ground floor to the living room upstairs.

i) Entrance Level Bedroom Space
The main bedroom is at ground floor at entrance level.

j) WC
There is a WC on the ground floor off the main bedroom.

k) Bathroom & WC Walls
The walls in the bathrooms will be capable of taking handrails and any necessary in the future.

l) Lift Capacity
If required in the future, it would be possible to add a lift from ground to first floor within the void.

m) Main Bedroom
The space is adequate to allow for installation of additional equipment.

n) Bathroom Layout
In the Master Bathroom, there is a bathtub as well as walk-in shower. The design allows for easy access to WC and wash hand basin.

o) Window Specification
One of the windows in the living room will be a sliding window, which will be easy to open.

p) Fixture and fittings
Switches and sockets, as well as services control, will be between the heights of 450 to 1200 mm from floor level.

15- Ground Water Conditions

An engineer will be employed to assess the impact of excavation on ground water. It is very important for the excavation to be carried out after all the tests regarding ground water, soil stability, etc., has been completed and the structural engineer has carried out his/her design based on the tests' result and compliance with the codes by Building Control Department.