12 Daleham Mews, London NW3 5AX

Design & Access Statement

01 October 2015

1.0 Summary

The proposal is to maximise the habitable and amenity space of No 12 Daleham Mews, by rethinking the internal layout and rebuilding the rear infill extensions. The scheme aims to retain the character of this two-storey historic mews house while remaining within the existing building footprint and using sustainable methods wherever possible.

2.0 Background

The house at 12 Daleham Mews was originally built as two-storey Victorian terraced stables with coachman's quarters above. Like the other stables on the mews, this would have served a home on the neighbouring Daleham Gardens (see Drawing E010). On the north side of the mews, the building is flanked by Nos 10 and 12 and lies on the west side of the Belsize Park Conservation Area curtilage.

The stables occupied the ground floor and were accessed directly by a 3-double door width entrance. The upstairs coachman's quarters, now a flat, has its own independent entrance and has three projecting bay windows onto the mews.

Modifications to the property can be traced through its planning history. In 1969, a new 1st floor terrace was built by removing the pitched roof over the rear portion of the building (Appendix I). The boundary walls were extended upwards by a few more feet to total 6-feet from the terrace's floor, which provided privacy to the side and rear neighbours. A second application was approved in 1969 for a new bedroom 'addition', or extension, on the terrace; the roof of which chamfers down to meet the top of the rear boundary wall (Figures 1a-c).

Throughout its history the building has maintained a class use for residential purposes only. As stables, it would have performed as an ancillary building to the main home on Daleham Gardens that it served. At some point it was sold off as a separate building, but continued being used as a place of residence and associated storage.

It is worth mentioning that the ground floor has always been an unheated and non-habitable space used for the private use of stables and vehicular storage (carriages, then cars) associated with the flat above. In 1966 and 1970, applications were submitted for change of use for business purposes but were refused (Application refs: G7/7/3/2762 and G7/7/3/8747).

a.

b.

c.

Figure 1a-c. Exsting 1st floor roof terrace
a. view looking towards No 10
b. view looking towards Daleham Gardens
c. 1st floor bedroom addition from 1969 where the roof chamfers down to meet the top of the rear boundary wall.

3.0 Proposed works

The proposal aims to maximise the building's usability of the building while maintaining its character. The property's current layout uses only 73m2 of its 169.1m2 of enclosed space for habitation, and has 22.2m2 of outside amenity space. Presently more than half the enclosed space is an open plan garage that is not insulated and is unheated (see Appendix III).

The proposed layout intends to create 101m2 of new habitable space (totalling 174.8m2) and add 4.0m2 of amenity space (totalling 28.1m2) by reconfiguring the internal layout and modestly reworking the rear elevation (see Appendix III).

Internal works:

On the ground floor, 78m2 of the current garage space will be converted to habitable heated spaces with two bathrooms, two bedrooms and a living room. 17.7m2 of the floor plan will be dedicated to a new outdoor patio in order to let natural light into the rear of the property, which would otherwise be dark.

The first floor will be accessed by a new central stair that takes one up to two further bedrooms, two bathrooms, kitchen and dining room.

Part of the loft space will be converted into an additional bedroom, or study, naturally lit by a proposed rooflight on the front elevation and a new modest dormer on the rear elevation.

External works:

The proposed changes to the exterior are not extensive and will be in keeping with the character of the other homes on the mews.

Front Elevation

All fenestration and doors on the front elevation will be upgraded but the presence and materials of the original openings will remain. All glazing will be changed from single to double glazed units. The original entrance and double garage doors will be replaced with matching timber and glass doors and privacy screens of the same proportions.

The single leaf entrance door and the double garage doors adjacent will be clad with vertical timber boards and have clear glazing at high-level as at present; the glazing, however, will have vertical timber boards set at a slight angle for privacy but allow natural light through. Contemporary interventions of new vertically boarded garage doors onto the mews were approved for Nos 10 and 16 Daleham mews in 2001 and 2008 respectively (Figures 2 & 3).

The projecting bay windows with pebble dashed render will remain; their fenestration will be upgraded with a single fixed pane and side casement window, fitted with double glazed units, to

Figure 2. Contemporary timber garage doors at No 10 Daleham Mews as per approved application PWX0002769.

Figure 3. Contemporary timber garage doors with frosted high level glazing at No 16 as per approved planning appliation 2008/0184/P.

match the proportions of the existing windows.

Main Roof

In-line solar roof panels are proposed to be to the pitched slate roof on both the front and rear elevation. These panels will be all black and installed flush with the face of relaid slates, which will be reclaimed from the existing roof (Figures 5a & b). The front roof will have a single rooflight integrated into a matching PV frame. This proposal is not ulike the large flush skyilight on the home at No 11 Daleham Mews (Figure 4). The rear roof will have 2no additional skylights to illuminate the 1st floor corridor. All rooflights will be triple glazed.

Rear Extension

A rear extension replaces the 1st floor bedroom extension and 1st floor terrace from 1969. Its chamfered roofline with 1no flush skylight follows the same design principals as the 1970's addition by meeting the height of the existing rear boundary wall. The zinc cladding is in keeping with the building's semi-industrial past and is mostly hidden from its neighbours by the tall boundary walls.

Amenity Space

The proposal includes the provision of 26.2m2 of amenity space split between the ground floor patio, 1st floor balcony (replacing the terrace)

Figure 4. Large flush skylight currently at No 11 Daleham Mews.

Figures 5a & b. Examples of in-line PV panels set flush into slates roofs.

and new roof terrace. As explained in the section above, the ground floor patio will provide outdoor space and serve as a light well for the rooms at the rear of the property. A narrow 1.1m balcony is positioned along the boundary wall with No 10 Daleham Mews. A small roof terrace is proposed at the rear, which would only be for occasional use and accessible by a small pair of casement windows from the new dormer. The edge of the terrace is set away from the boundary walls to prevent overlooking the direct neighbours: 1.8m away from the boundary with No 14 Daleham Mews, and 5.7m from No 10 Daleham Mews, and 1.6m from the boundary with No 18 Daleham Gardens. An additional timber trellis is proposed to all sides to prevent overlooking (see Figure 6).

It is worth noting that at least two of the homes on the terrace have recently built roof terraces at the same level as the proposed. A larger terrace at No 16 Daleham Mews was approved in 2008, and a full terrace at No 20 was approved in 1997 (Application refs 2008/1084/P and P9602766R1). See Appendixes IV & V.

Visibility from surrounding area

The changes from the rear elevation at No 12 Daleham Mews are invisible from the public highway of Daleham Gardens as the building at No 18

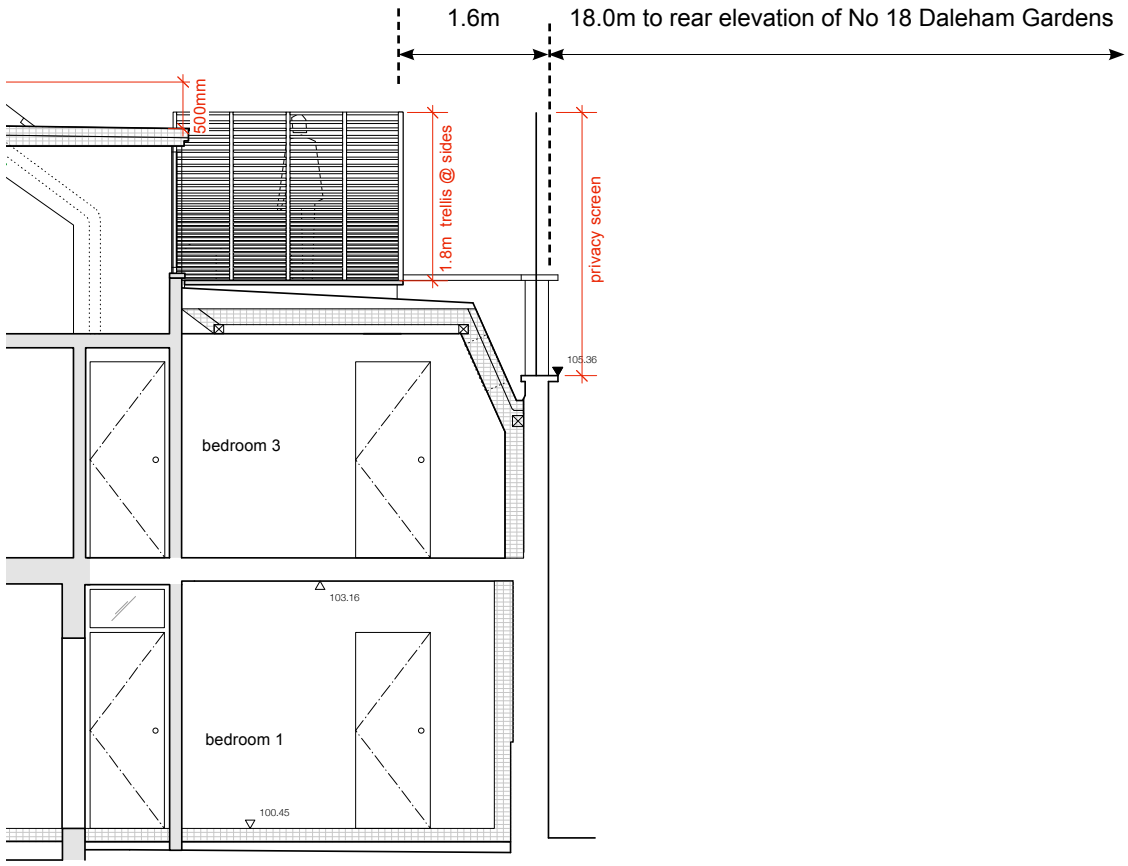


Figure 6. Proposed section through rear extension and proposed roof terrace. Dormer window is 3.8m from boundary wall, which is 18.0m from the rear elevation of No 18 Daleham Gardens. A 1.8m high trellis is proposed for privacy.

Daleham Garden completely obscures the view. By comparison, one can see the contemporary developments at Nos 16 and 20 Daleham Mews from Daleham Gardens between Nos 14/16 and 12/14 respectively (Figures 6 & 7).

It is also worth mentioning that, at its shortest distance, the rear boundary wall of 12 Daleham Mews is 18m from the rear elevation of No 18 Daleham Gardens. The proposed dormer is a further 3.8m away from the boundary wall, which makes the dormer window a total of 21.8m away from No 18 Daleham Gardens (Figure 7).

Layout, Access and Scale

The layout and access of the building on the site remains unchanged. The scale of the proposal is in keeping with the existing building and surrounding properties.

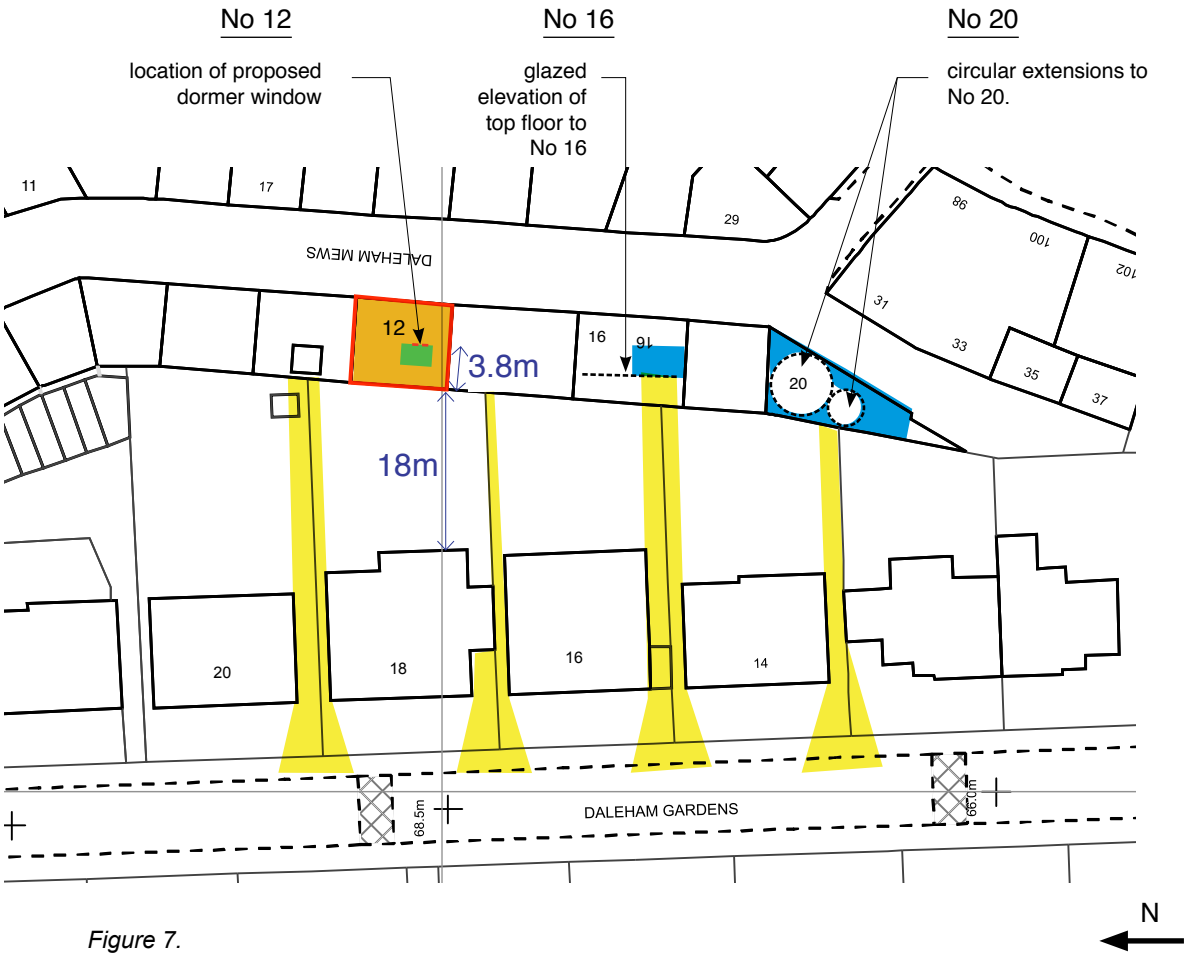


Figure 7.
Local area map showing:
1. cones of vision to the rear elevations of Daleham Mews from Daleham Gardens
2. Existing 2nd floor roof terraces on Daleham Mews.
3. The rear boundary wall of No 12 Daleham Mews is 18m from the rear elevation of No 18 Daleham Gardens; the proposed dormer is an additional 3.8m away.

Area of vision

Precedents of existing roof terraces at Nos 16 & 20 Daleham Mews

No 12 Daleham mews

Proposed roof terrace of No 12

No 10 Daleham Gardens

a.

No 14 Daleham Gardens

b.

No 16 Daleham Gardens

c.

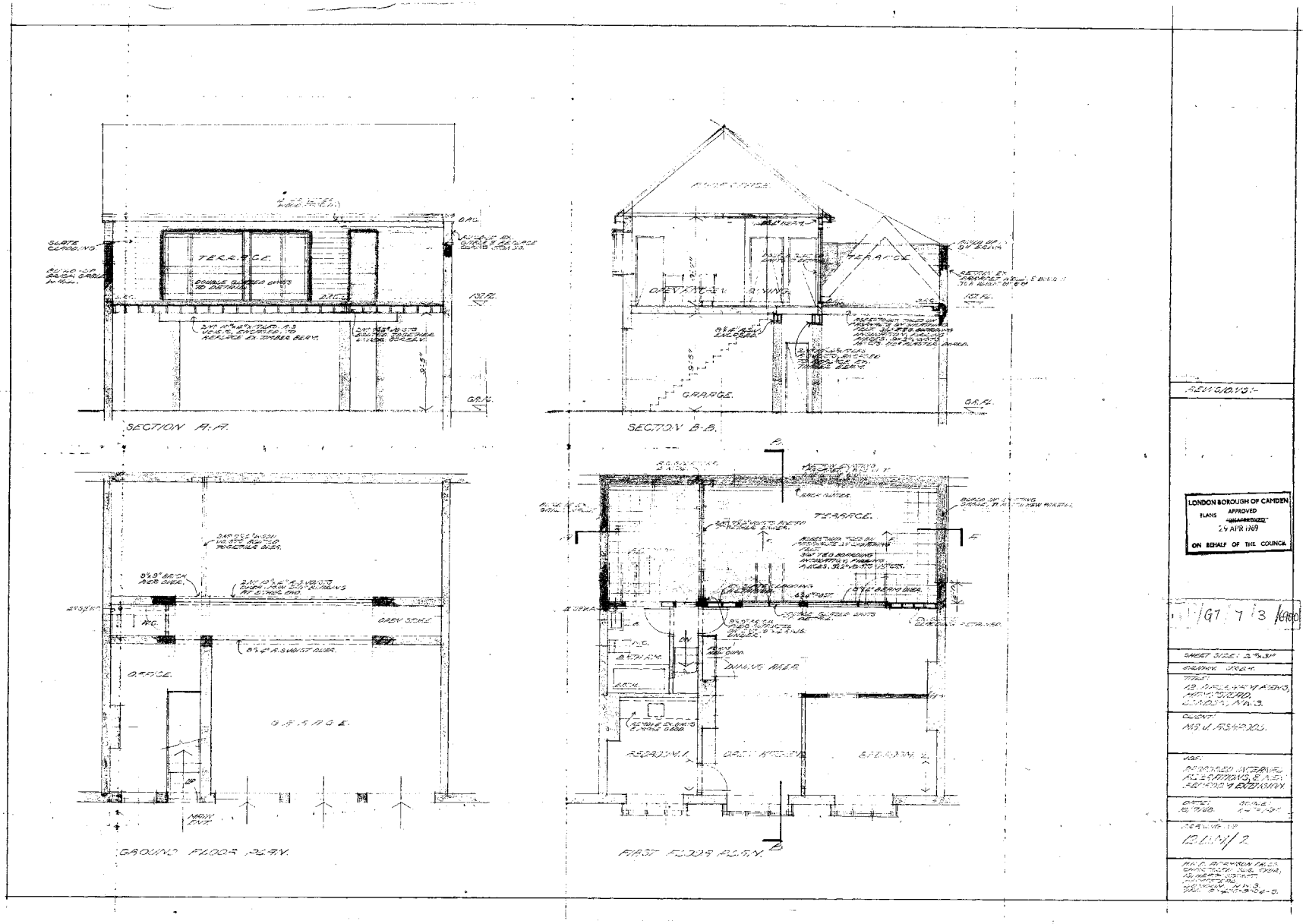
No 20 Daleham Gardens

d.

e.

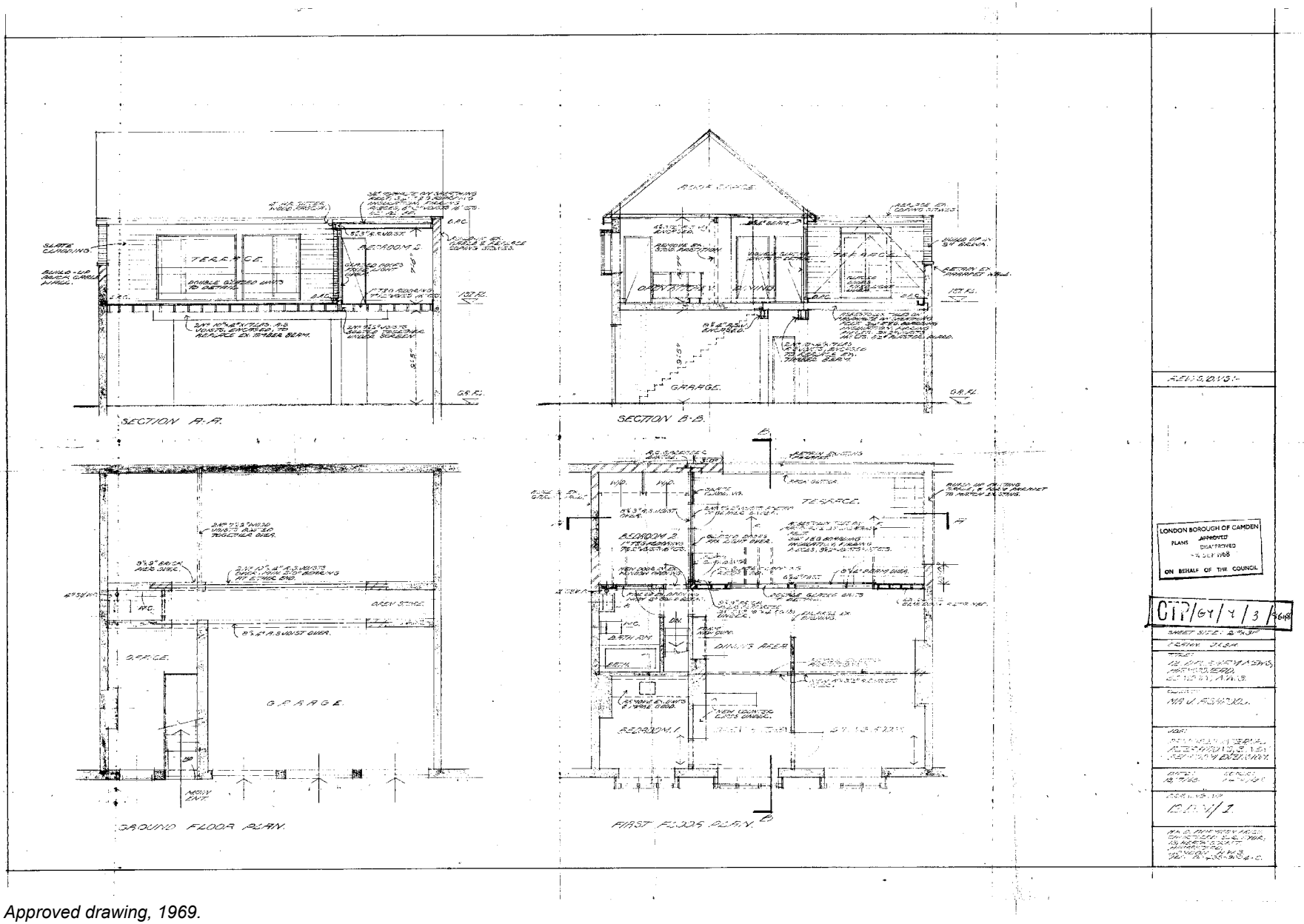
Figure 8. Rear views of the Daleham Mews terrace from Daleham Gardens. Note: No 12 Daleham Mews (the applicatnt) is completely obscured by No 18 Daleham Gardens.
a. No 10 Daleham Mews is visible between Nos 18/20 Daleham Gardens.
a. No 14 Daleham Mews is visible between Nos 16/18 Daleham Gardens.
c. Glazed rear elevation of No 16 Daleham Mews is visible between Nos 14/16 Daleham Gardens.
d. Circular roof extensions of No 20 Daleham Mews is visible between Nos 12/14 Daleham Gardens with surrounding roof terrace at the same level as the proposed. (Camden Planning ref P9602766R1)
e. Birds eye view of Daleham Gardens and Daleham Mews with No 12 Daleham Mews outlined in orange and proposed/existing roof terraces shaded blue

Appendix I



Approved drawing, 1969.
Camden planning application ref, G7/7/3/6900

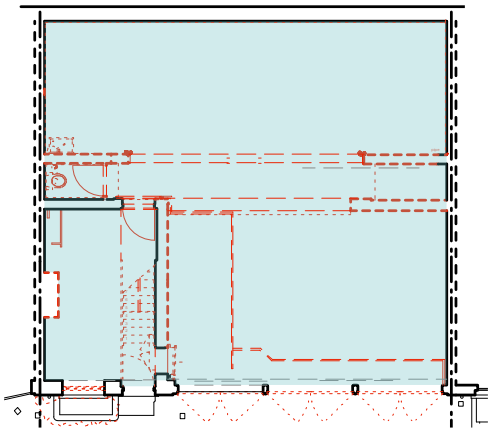
Appendix II



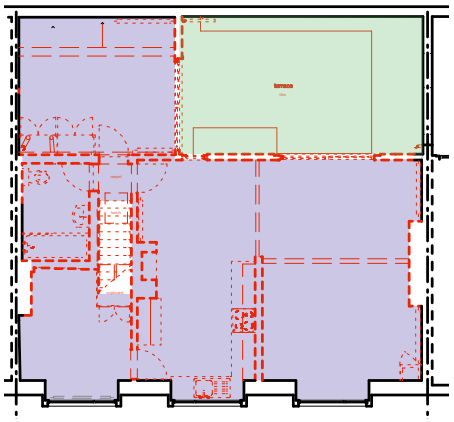
Approved drawing, 1969.
Camden planning application ref, G7/7/3/7724

Appendix III

EXISTING CONDITION



ground floor

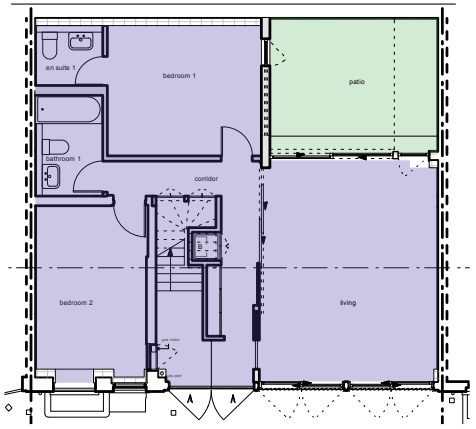


first floor

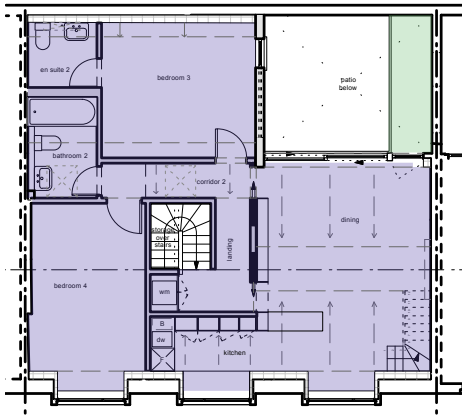
GROSS INTERNAL AREA COMPARISON

	EXISTING	PROPOSED
total habitable area =	73 m²	174.8 m²
total non-habitable (storage/outdoor) area =	96.1 m²	
total property area =	169.1 m²	174.8 m²
total amenity area =	22.2 m²	26.2 m²

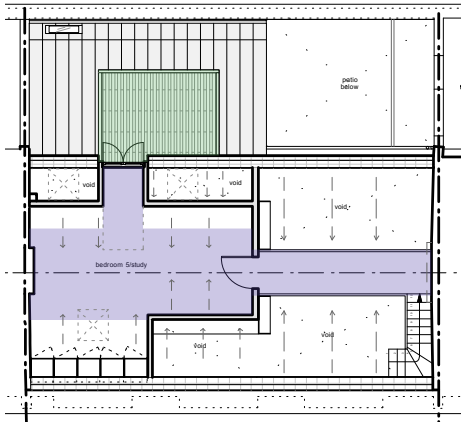
PROPOSED INTERVENTION



ground floor



first floor



loft

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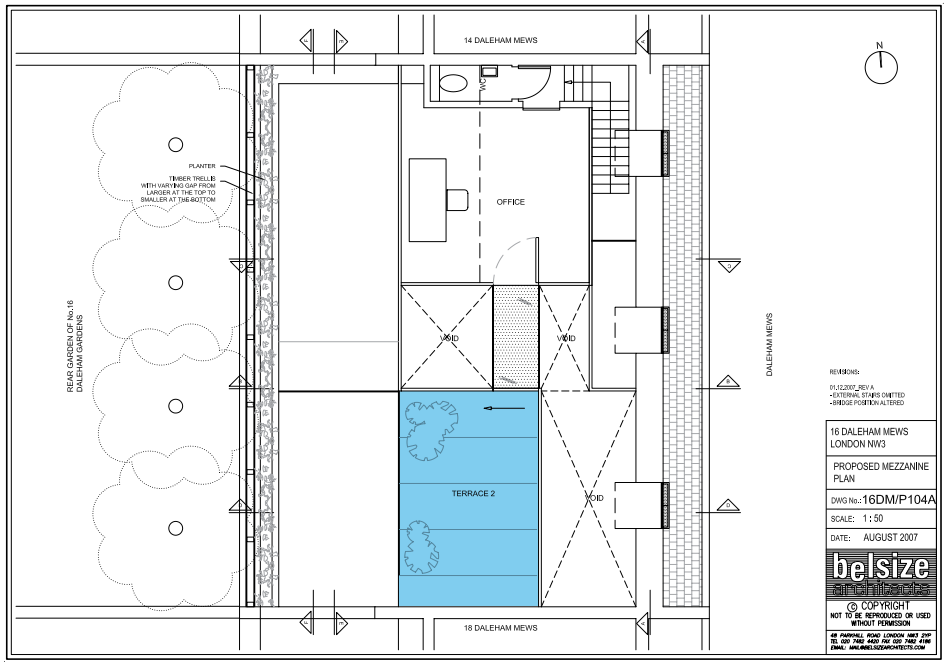
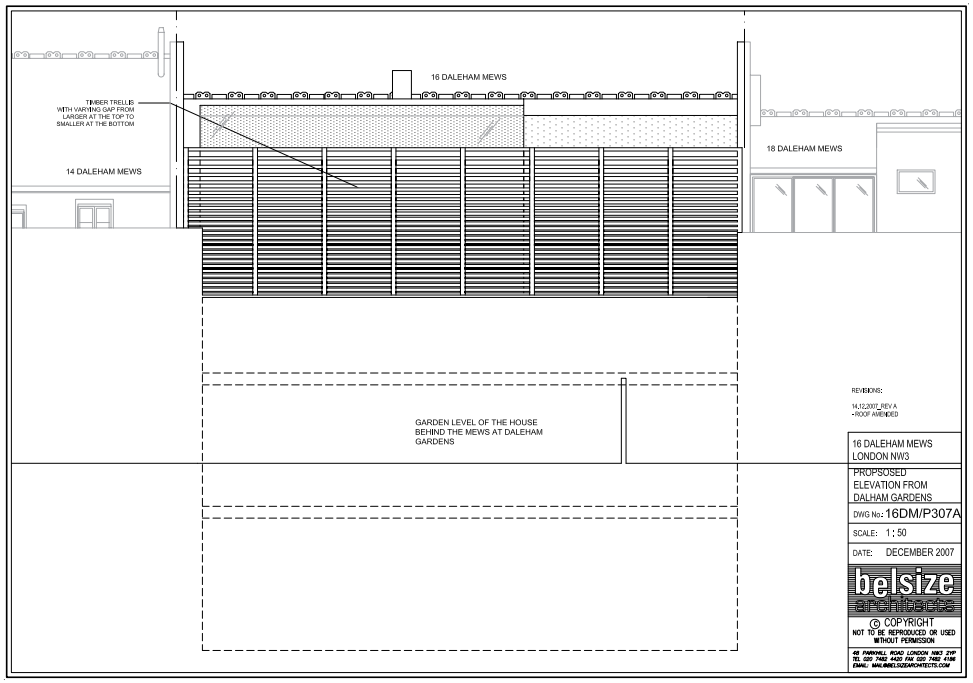
Appendix IV



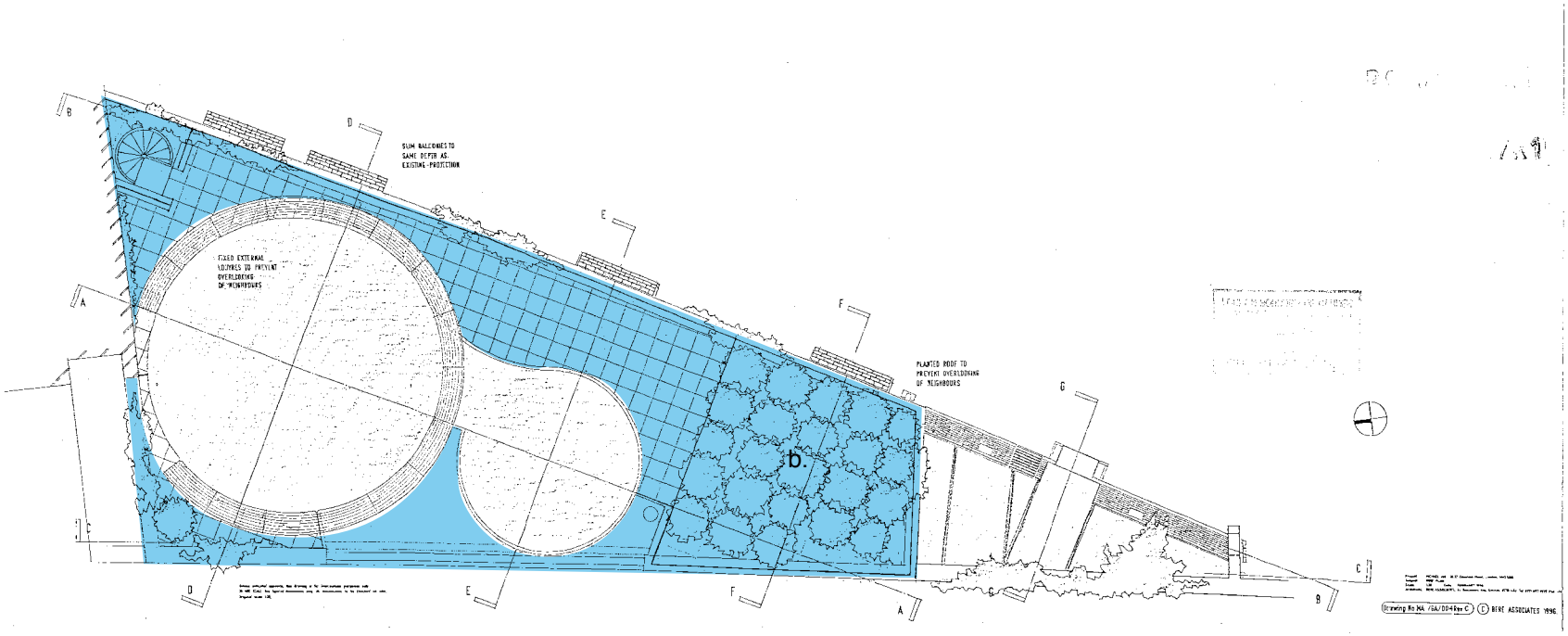


1. Approved planning application drawings for No. 16 Daleham Mews, planning ref 2008/0184/P (2008).

a. approved 2nd floor terrace (shaded blue)

b. approved rear elevation with fully width timber privacy terrace

Appendix V



1. Approved plan of 2nd Floor roof terrace of 20 Daleham Mews, planning application ref P9602766R1 (1997). Terrace shaded blue.