

Design and Access Statement

14 Daleham Mews NW3 5DB

Overview: Amendments to existing planning permissions 2014/1909/P and 2015/3844/P to allow for alterations to both front and rear facades.

Site and Surroundings:

The site contained within the application consists of a mid-terrace property located on the western side of Daleham Mews. Class B2 Workshop currently applies to two thirds of the ground floor area, with Class C3 Single Dwelling use applying to the remainder of the ground floor and associated first floor unit above.

Located within the Belsize Conservation Area, the property is not listed but sits within an attractive site of which the surrounding properties are sympathetic to the area. The property is mainly finished in exposed brickwork with hanging tiles to the rear. Three projecting bay windows are featured on the front façade, similar to other properties on the Mews. At ground level, traditional garage doors are present with access to the existing garage (now classified as C3 single dwelling use as per existing planning permissions 2015/3844/P.)

At the rear, an existing terrace sits above the ground floor workshop with roof lights running adjacently to the property. A timber privacy screen runs across the rear boundary of the site, separating the property from the rear garden at 16 Daleham Gardens.



Figure 1: 14 Daleham Mews as existing

Proposal:

This application seeks permission to make alterations to the both the front and rear facades of the property whilst also proposing the external rear terrace to be lowered to first floor level to be utilised more easily as part of the property. Roof lights to the rear of the property are also proposed as part of the internal changes to allow more natural light and ventilation.

The proposal remains sympathetic to the surrounding area whilst improving the experience and layout of the property.

Upgrading of the existing bay windows at the front of the property to sash windows will enhance and improve the overall aesthetic of the property and maintain the upkeep of the mews as a whole. These will match the existing scale and proportions of the existing bay windows and those at no. 16 Daleham Mews so to preserve the existing character and complement the other properties on the mews.



Figure 2: Existing Condition of Bay Windows at no. 14 Daleham Mews



Figure 3: Sash Bay Windows at no. 16 Daleham Mews to be used replicated and used as a precedent.

We propose to change the existing brick infill with fixed timber panels (as approved) at ground level to sliding timber privacy panels with full height glazing behind. This will allow for the residential unit to benefit from natural light and ventilation without altering the overall look considerably from the street. We envisage that the aesthetic will be similar to that at numbers 12, 16 and 18 Daleham Mews, of which all have altered their front facades and received planning permissions to do so. There will be no increase in floor area.

Examples of other properties on Daleham Mews with alterations to the front façade:



The lowering of the rear terrace will allow for direct access from the first floor. Associated increasing of openings and additional glazing will here be required. We envisage that these changes will again be sympathetic to the existing character of the building and will resemble, as closely as possible, that of the existing building. Due to the high boundary walls on either side and at the rear of the site boundaries, there will be minimal views of the proposed alterations to the neighbouring properties and so will hereby preserve the appearance and character of the building to external vantage points.

It is important to note that previous applications within the vicinity (notably 18 Daleham Mews (Ref:2013/5859/P) and 12 Daleham Mews (Ref: 2015/6791/P)) have been granted permissions for far more controversial proposals, for instance with the inclusion of Photovoltaic panels, roof lights on the front facades and wide expanses of modern glazing to the rear. In this instance, we believe that our proposal is a more conservative scheme and more in keeping with the surrounding Conservation Area.

Relevant Planning History – Previous Applications for 14 Daleham Mews:

2015/3844/P – *Conversion of domestic garage to habitable room and associated external alterations.*

Granted 04/09/2015

2014/1909/P – *Change of use of part of ground floor vehicle repair garage (Class B2) to utility/storage room ancillary to first floor flat (Class C3) and erection of first floor rear extension to flat.*

Refused 10/09/2014

Appeal Lodged 01/12/2014

Appeal Decision – Allowed – 28/03/2015

2011/5035/P – *Erection of timber fence above existing party wall between 14 Daleham Mews and 16 Daleham Mews.*

Granted 08/12/2011

9005102 – *Application for established use certificate for use of ground floor garage for motor vehicle repairs.*

Granted 12/04/1990

Summary:

In conclusion, we consider the proposal to be in line with relevant planning policies and adheres to the guidelines applicable to Conservation Areas. With the proposal's sympathetic approach to the location in mind, it is respectfully requested that the application is considered and planning permission is granted for the proposal.