

3.0 Design & Access Statement



17 Belsize Park Mews Proposed Front Elevation

3.1 Elevation Design

This proposal looks to update the existing facade of a 1960s mews to create a contemporary interpretation of the historic mews buildings in the Belsize Mews Conservation Area by referencing original features in neighbouring mews.

The design retains the horizontality achieved in many neighbouring mews through different material treatment of the ground floor facade.

The ground floor louvred Corten shutters reference the historical vertical boarding garage doors seen in many Belsize Mews houses. Corten provides a high quality and more durable solution to traditional timber garage doors, whilst maintaining an interesting depth and gradient of colours as the material weathers over time, similar to timber.

The shutter’s design allows for the building to open out onto the street in warmer weather whilst also providing an additional element of security. The louvres protect from overlooking while maintaining good levels of daylight and sunlight within the room.

Applying brickwork to the elevation is more in keeping with mews buildings in the area and , we believe, an improvement over the materiality of the existing 1960’s facade. The lighter colour brick complements the hues of the Corten whilst also brightening up the street elevation.

The glazing references the fenestration arrangement of the neighbouring mews buildings as well as updating the existing, single glazed, windows with minimal frame double glazing. The proposal incorporates high level clerestory windows above large ground floor openings as seen along Belsize’s mews streets.

3.2 Use

Existing Use:

The existing use is a single occupancy, two storey residential dwelling.

Proposed Use:

There is no change of use in this application.

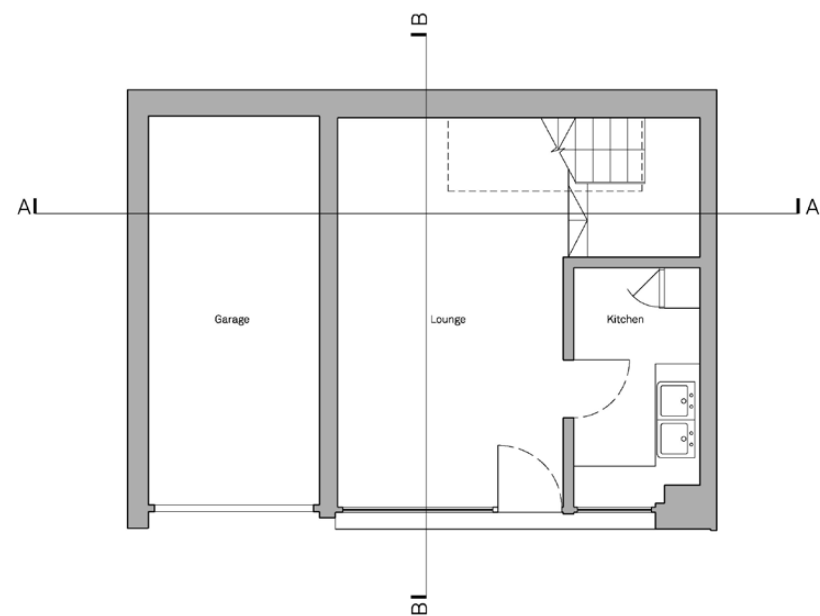
3.3 Area

Existing Amount:

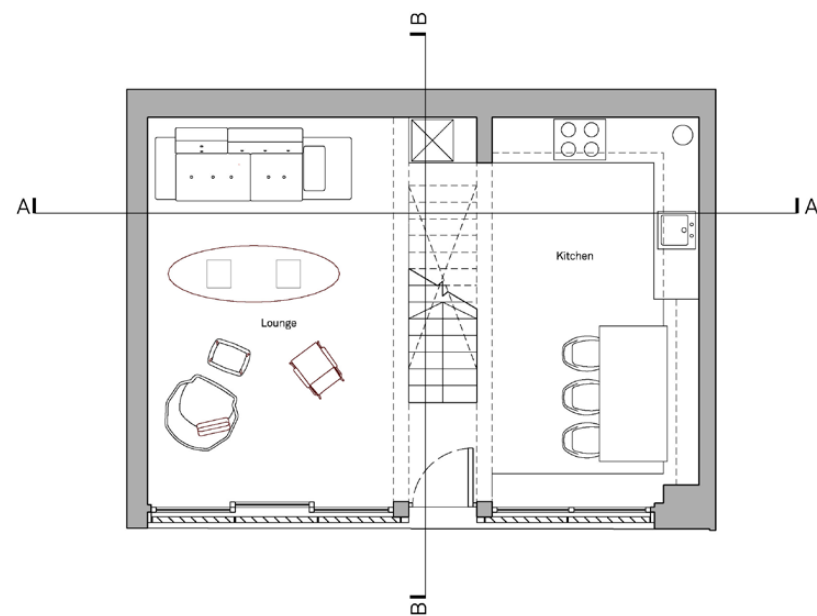
The existing area of the property measures 74 sq.m/ 791 sq.ft

Proposed Amount:

There is no change of area.



Existing Ground Floor Plan
Scale 1:100



Proposed Ground Floor Plan
Scale 1:100



3.4 Layout

GROUND FLOOR

Existing Layout

The existing ground floor is accessible directly off the mews street. The ground floor consists of living space and a garage which is only accessible from garage doors directly on the street.

Proposed layout

The ground floor is accessed via the new entrance to the house, directly off the mews street. The proposal layout consolidates the ground floor to include the garage.

3.4 Layout Cont.

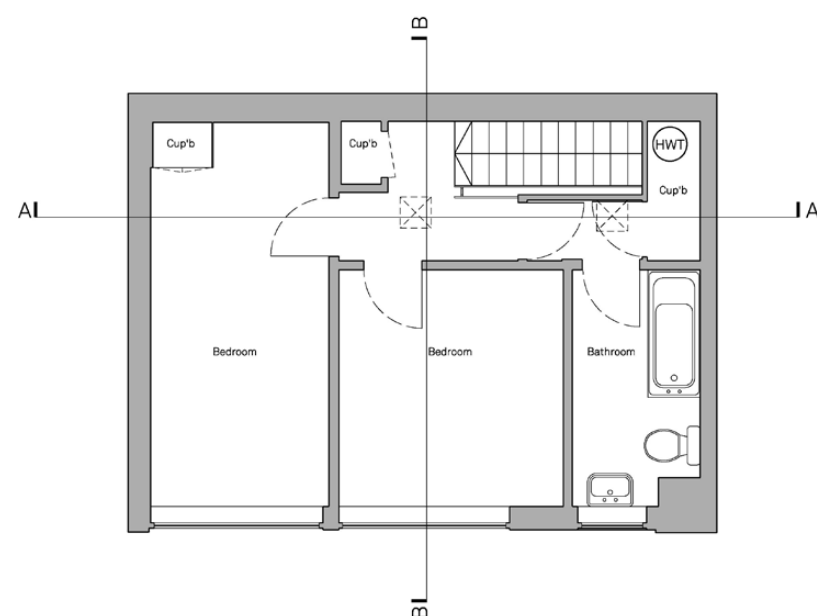
FIRST FLOOR

Existing Layout

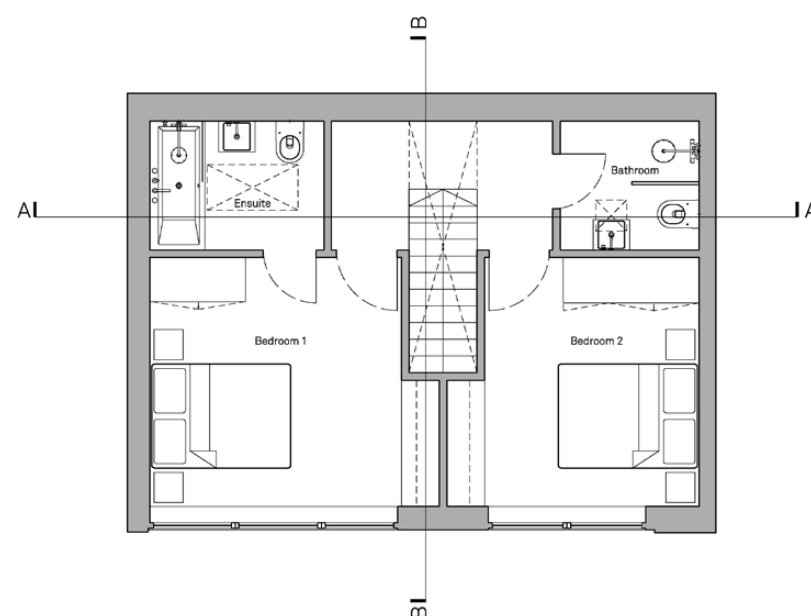
The first floor is accessed via the main stair currently situated behind the kitchen. The floor contains two bedrooms, a bathroom and two cupboards accessed from the landing.

Proposed layout

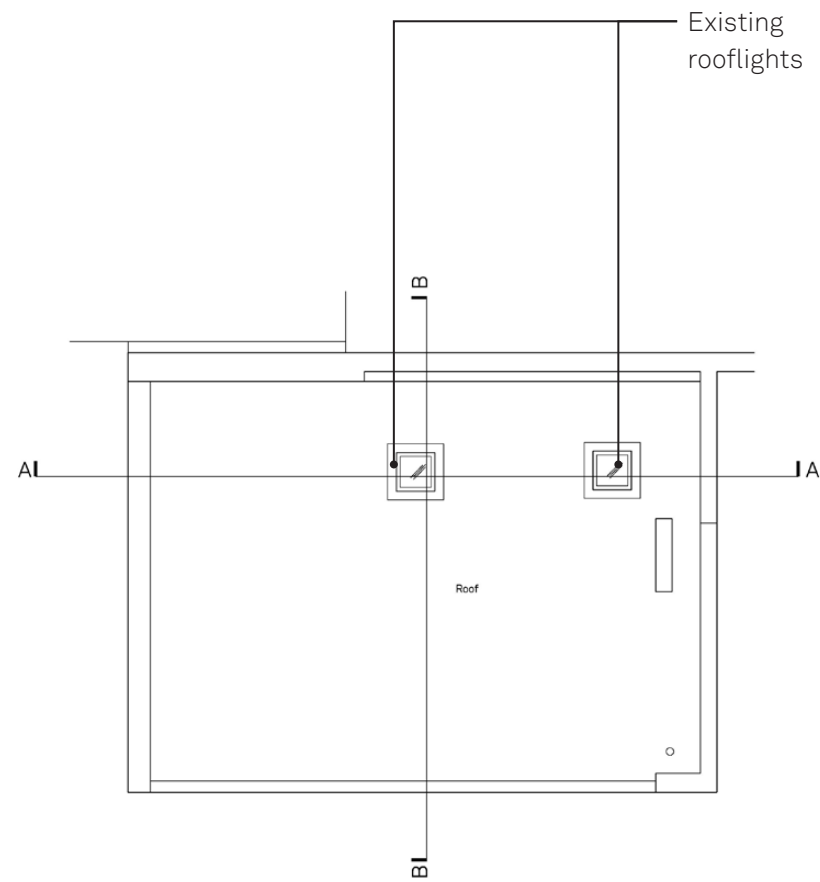
The proposed layout relocated the stairs to a central location and revises the upstairs layout to include two bedrooms and two bathrooms, one of which is ensuite.



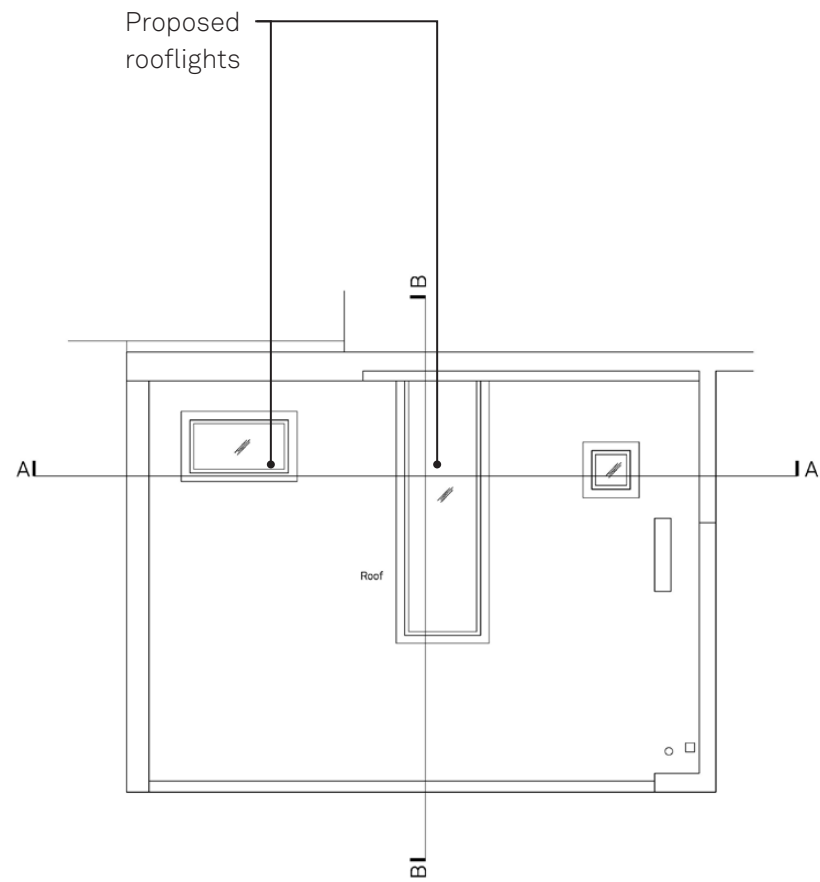
Existing First Floor Plan
Scale 1:100



Proposed First Floor Plan
Scale 1:100



Existing Roof Plan
Scale 1:100



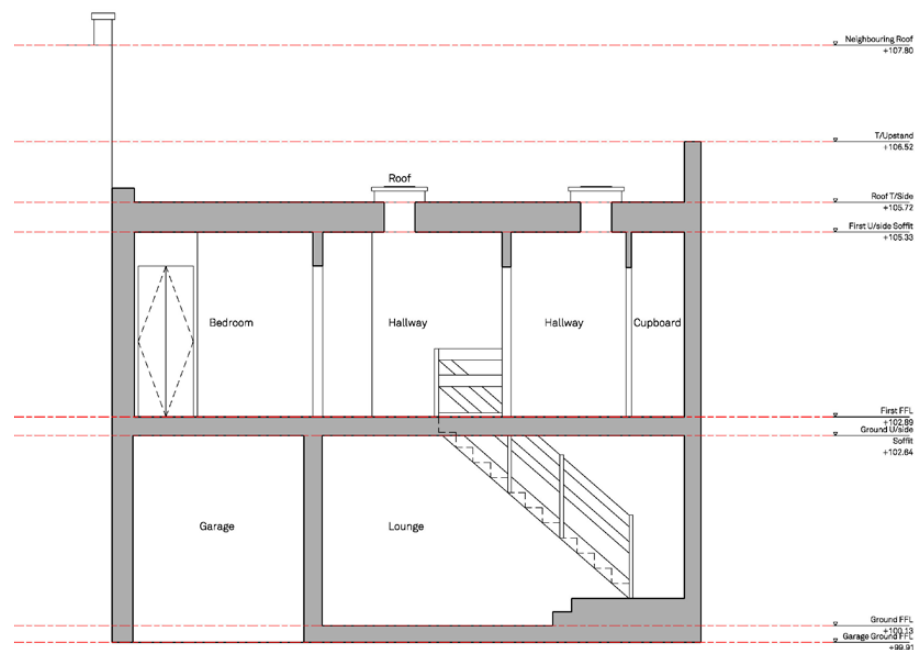
Proposed Roof Plan
Scale 1:100



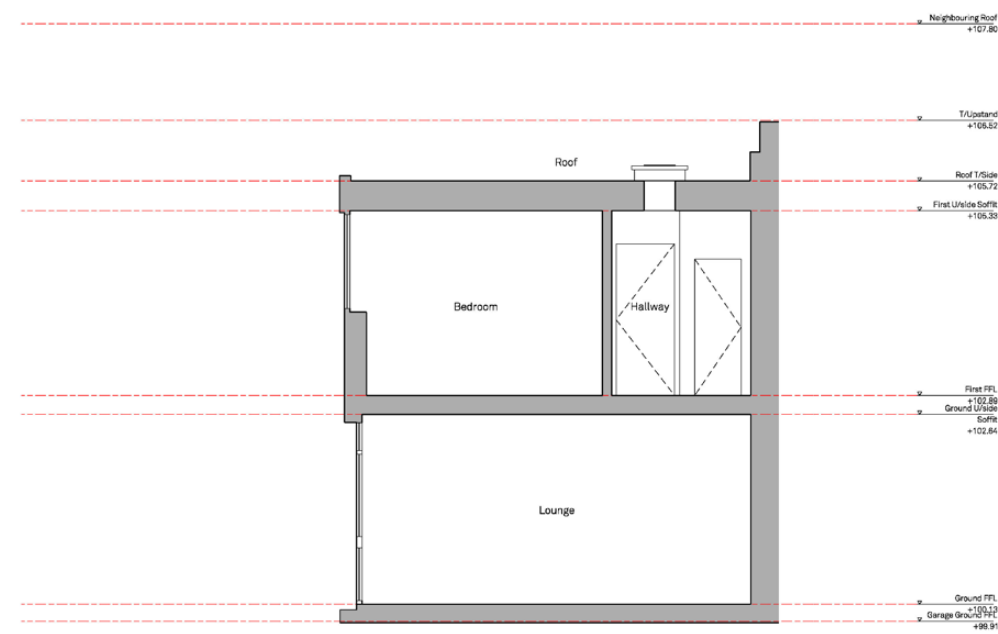
3.4 Layout Cont.

ROOF PLAN

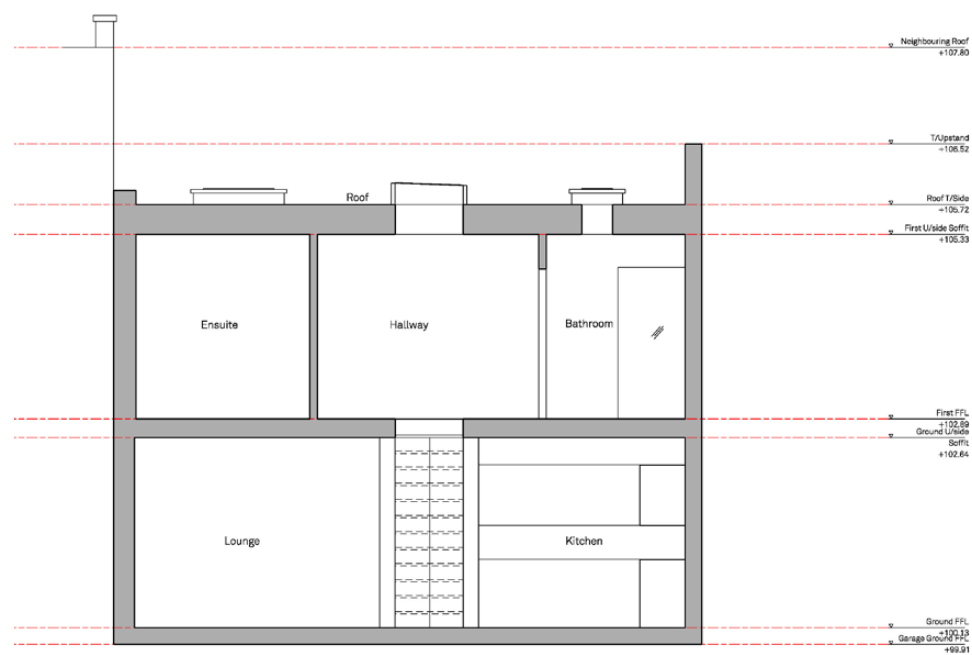
This proposal retains one of the existing rooflights and inserts two new rooflights.



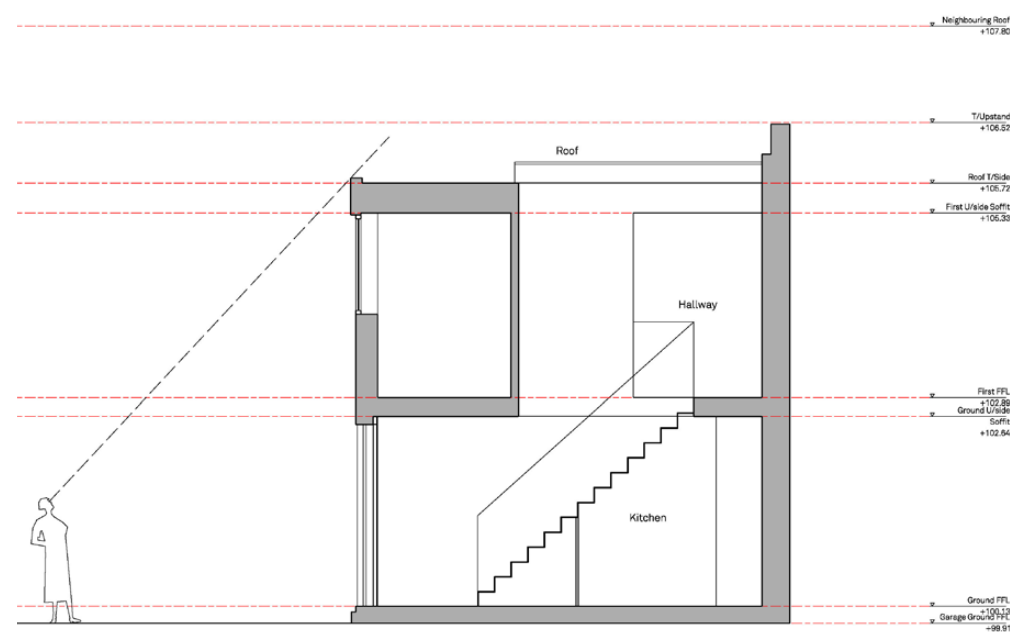
Existing Section AA
Scale 1:100



Existing Section BB
Scale 1:100



Proposed Section AA
Scale 1:100



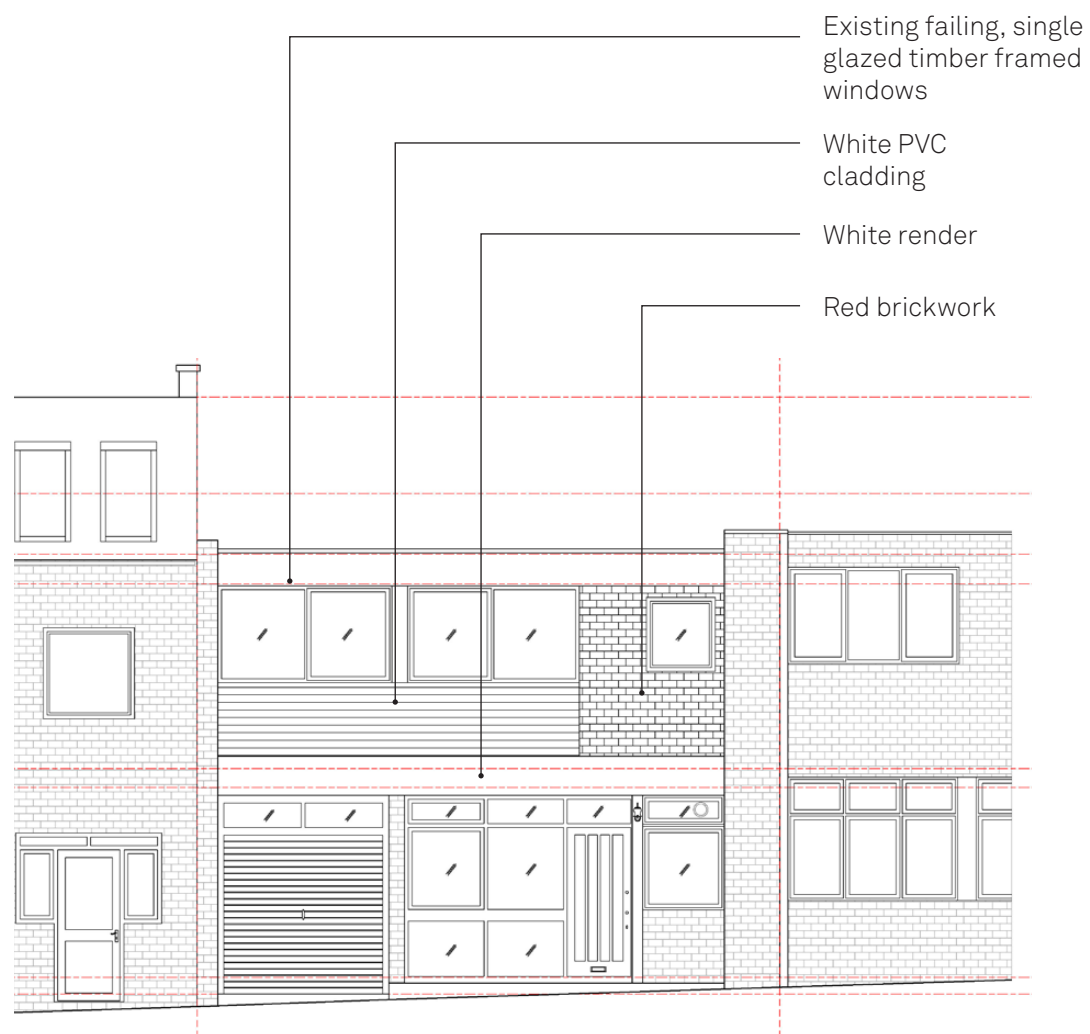
Proposed Section BB
Scale 1:100

3.4 Layout Cont.

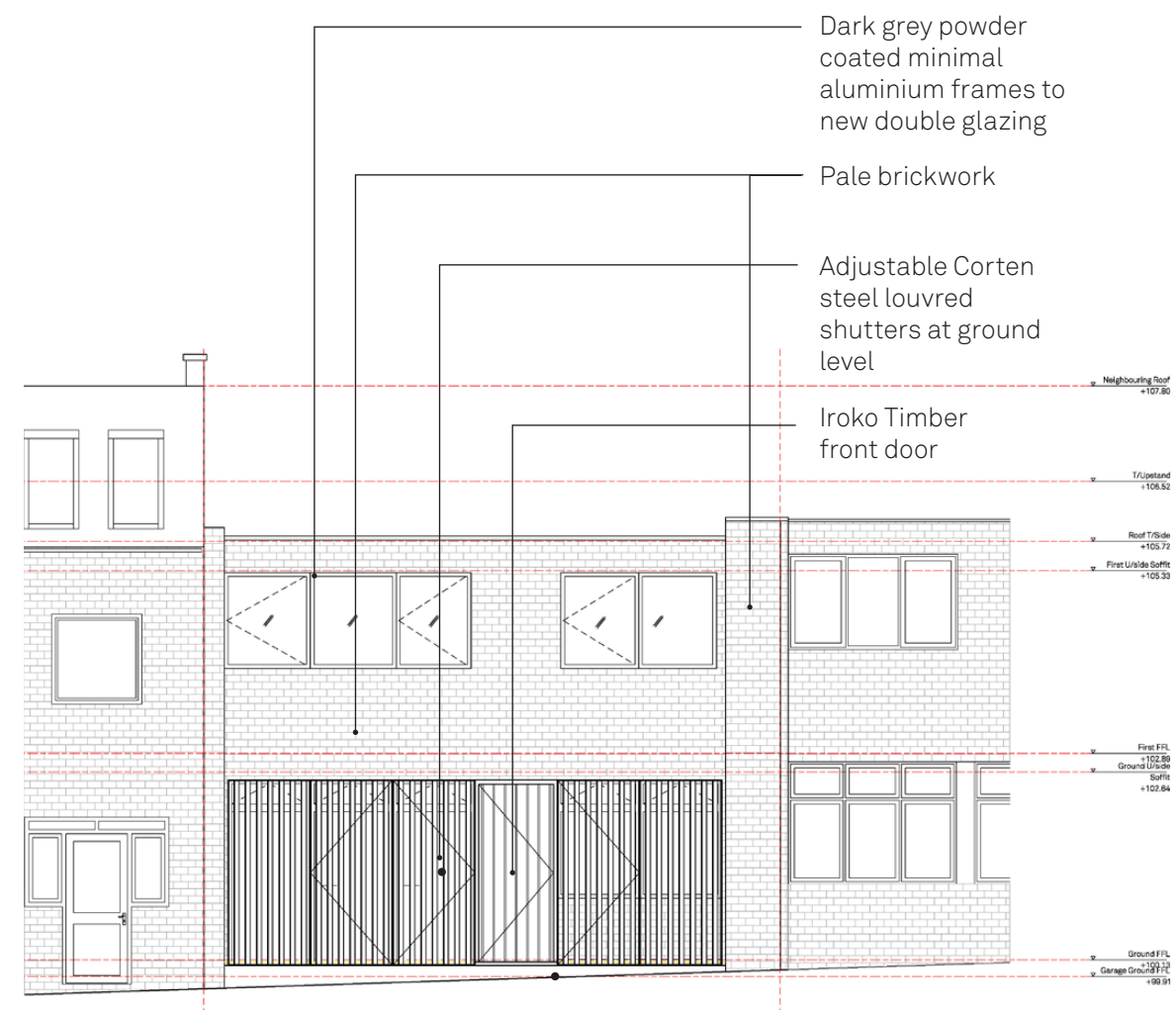
- Projection of new rooflight not visible from street

3.5 Scale & Appearance

The proposed massing of the building is identical to the existing.



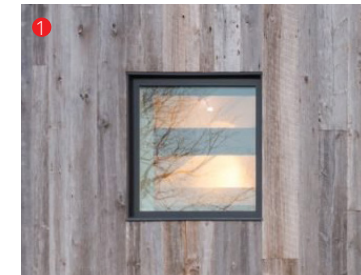
Existing Front/North Elevation
Scale 1:100



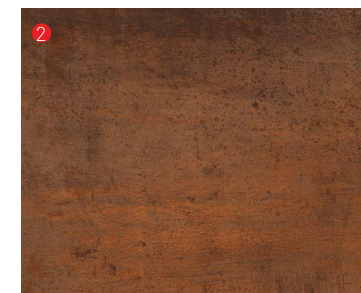
Proposed Front/North Elevation
Scale 1:100



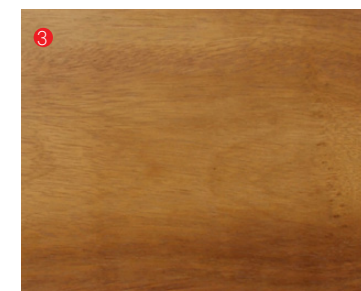
3.5 Scale & Appearance Cont.



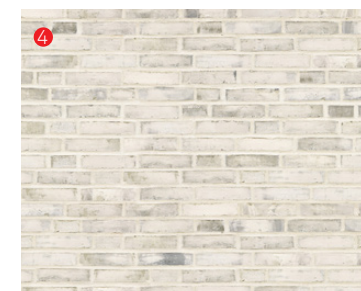
Minimal glazing



Corten Louvres - Fixed @45°



Iroko Timber - Front Door



Pale brickwork

45 ° Corten Steel
louvred shutters
allowing increased
daylighting to living area

Front entrance solid Iroko timber

Iroko timber clad
bin store to house
general waste and
recycling.



Proposed Front/North Elevation
NTS

Proposed Street Elevation
NTS

3.6 Access

There is no change proposed to the buildings' access.

3.7 Refuse

Currently waste and refuse storage is in the form of wheelie /static bins located at the front of properties along the mews. This proposal incorporates an Iroko timber clad bin store which conceals and secures unsightly refuse bins .

3.8 Street View



Belsize Park Mews Elevation - Existing



Belsize Park Mews Elevation - Proposed

4.0 Materials



4.1 Glazing

All new glazing in the proposal will use dark grey, powder coated, minimal aluminium framed double glazing. All glazing will achieve high levels of thermal performance well in excess of the Building Regulations (Part L) for Fuel & Energy Efficiency.



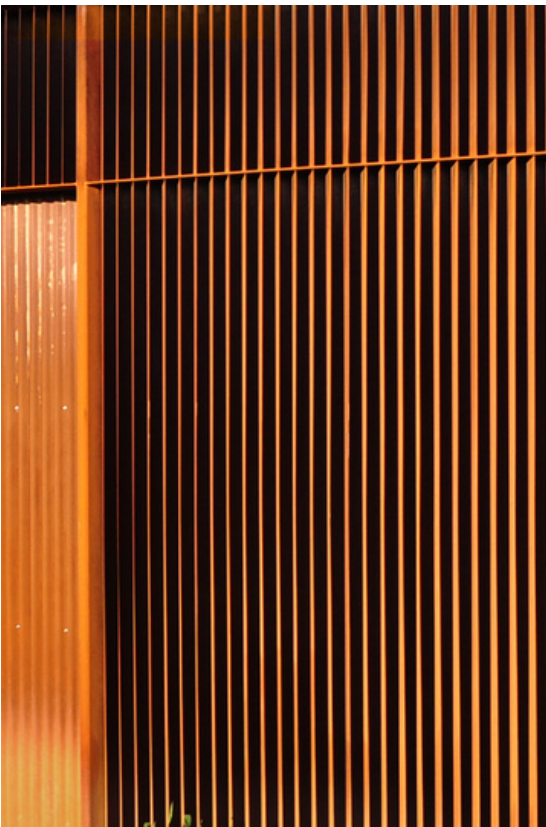
4.3 Iroko Timber

The new entrance door of the proposal will be clad in Iroko timber, commonly yellow/golden colour which tends to darken over time to a medium brown.

Iroko timber has very high resistance to adverse weather and general wear, decay/rot and insect attack when compared to other treated timber.

Iroko requires minimal maintenance beyond normal cleaning and therefore has low life-cycle costs.

The highest grade of Iroko will be specified providing a clean and relatively knot-free appearance that is FSC®-certified, sourced from well-managed forests.



4.2 Corten Steel Louvres

The patina created by a protective rust coating on Corten Steel is a red/orange/brown colour which gives a multi-dimensional appearance to the building’s elevation. The rust develops over time and protects the metal from the elements making it a durable and sustainable solution for external cladding. The nature of the material means it requires minimal maintenance or cleaning.



4.4 Pale Brick

A pale, sandy, high quality brick is proposed.

5.0 Sustainability Statement



5.1 Building Fabric

The new facade will provide a much needed upgrading of the building fabric, contributing to air tightness and significantly reduced energy consumption.

6.0 Quality Management System

Revision No.
-

Revision Date
04/12/2017

Revision Description
B

File Location
D:\DMS\PROJECTS\17-018 Belsize Park
Mews\05 Documents\10 Reports\DAS

Filename
17-018 - DAS

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