

11 ELIZABETH MEWS LONDON NW3

DESIGN & ACCESS STATEMENT

This Design & Access Statement accompanies the planning application by Mr and Mrs Shiu for application of off white render to the elevations whilst implementing Planning Permission 2017/0757/P.

Comments received from BCAAC for the previous application 2017/0757/P were incorrect in several areas. It was clearly stated that the cladding was UPVC. The brickwork is also of very poor quality. The UPVC was removed to investigate an issue with damp and this in turn has exposed further defects to the front elevation.

The property is within the Belsize Conservation Area.

A previous application (2018/0760/P) was refused and we would request the following points are taken into consideration.

11 Elizabeth Mews dates from late 19th century with the front and flank elevations constructed in 9 inch solid London Stock brickwork.

Apart from the single retained brick arch, centrally located above the first floor concrete window head lintol along with the part brick arch above the right hand side of the garage door lintol, there are no retained references as to the original form of the front elevation to this building.

There is no merit in maintaining the appearance of the elevations of this building, that have been so crudely and unsympathetically altered over many years.

Rendering or painting the elevations would significantly enhance the appearance of the building and the wider Mews setting along with providing a balance between the brick façade of 11 A and the existing rendered elevations to 11b Elizabeth Mews.

The existing brickwork is neither red or yellow stock London Bricks in a homogenous form. There have been numerous alterations over the years, many carried out poorly. A variety of different bricks, steel lintels, concrete lintels and pointing are now evident to the front elevation.

The existing elevations (due to the extensive poor repairs) lack any richness of colour variation or texture.

The brickwork is not good quality and without removing substantial panels of brickwork, repair and restoration is not feasible. The complete corner of the property would need rebuilding from the ground up and there are several panels of differing bricks.

The application of render to 11 would not only create a bookend to the courtyard and newer mews houses to the west, it will also facilitate the much needed repairs to ensure that water penetration is prevented. Modern through colour renders offer excellent water repellent properties and have far superior weathering properties to brickwork alone.

It is considered that any harm to the significance of the conservation area is minimal and that the application of a through colour render being applied to existing poor external condition of the property would improve the appearance of the mews with a positive benefit.



Existing view of the front elevation



Existing view of the side elevation



Existing view of the front elevation



Differing brickwork, steelwork & concrete

Access to the property will be as approved (2017/0757/P)

Parking

The existing parking remains with no proposed alteration.

ROBERT SAVAGE & ASSOCIATES
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