

23 Daleham Mews - London NW3 5DB

Belsize Conservation Area



Design and Access Statement

Brief History of the Site

23 Daleham Mews is located in the heart of the Belsize Park Conservation Area.

The mews area was developed initially by Tidey in 1850-1870 and later by Willett in the 1870s on a field formerly associated with Belsize Farm.

Daleham Mews is noted in the Conservation Area Statement as being particularly charming with consistent streets of mews houses and garages retaining many of the original features.

The Proposal

The front pitch of the roof and some elements of the rear terrace have not had any work done for many years and are in need of repair and refurbishment.

All single glazed windows need to be replaced with double-glazed windows.

This application seeks to refurbish/replace the following elements:

Windows:

- All single-glazed windows and the Rear French Door to the Terrace to be replaced with double glazed window, without altering the original appearance.

Roof – front pitch:

- Replace the original slate tiles of the front pitch roof. New tiles to match existing in size and colour.
- Replace the 3no. diamond shaped roof lights with Velux conservation Areas Roof lights.

Rear terrace:

- Replace the artificial grass laid over concrete slabs with a new timber decking.
- Replace the existing industrial-looking metal balustrade with a frameless clear glass balustrade.
- Replace the old timber screens along to the perimeter of the Terrace with new ones, height of new screens would match the old ones. Approx. 1730mm.
- Replace existing bin storage with a new timber one, to accommodate mandatory bin size and similar in appearance to the other bin enclosures of the mews.

In our opinion the proposed alterations will enhance the character and the appearance of the building, due to the use of more appropriate materials.

Scale and Layout

There are no alterations to the scale and Layout of the building.

Access

The access will not be altered.

Photos



Photo 1 – Front Façade



Photo 2 - Rear Façade



Photo 3 - View from the Terrace looking at the metal balustrade and timber screens.



Photo 4 - View from the opposite side of the Terrace looking at the metal balustrade and timber screens.



Photo 5 - Existing bin enclosure to be demolished.