



This Heritage, Design and Access Statement is in support of the planning application for a change in window fenestration at 3 Wavel Mews, NW6 3AB.

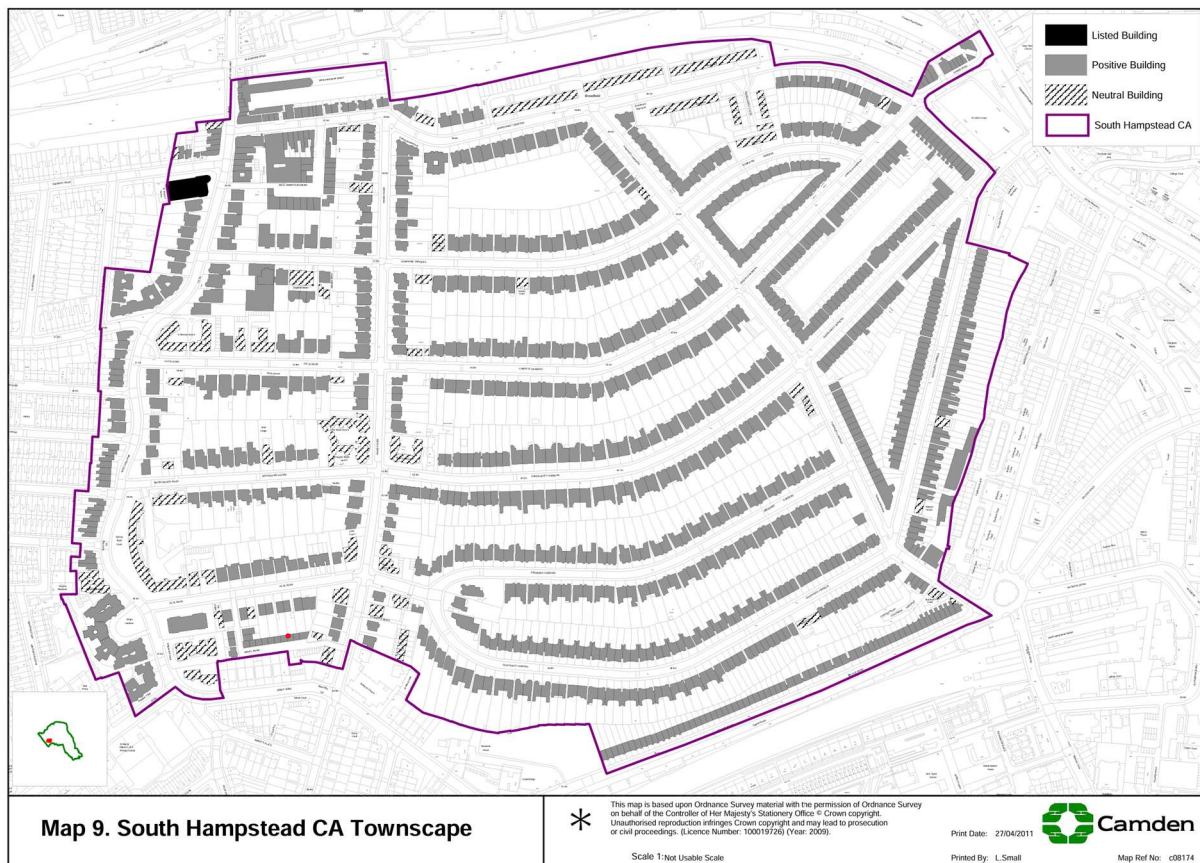
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## 1. Site and history

The applicant site lies at 3 Wavel Mews, within the London Borough of Camden. Wavel Mews is a part-cobbled through road off Acol Road and Priory Road. The Mews contains 16 residential properties and is situated in the South Hampstead Conservation Area, (formally known as the Swiss Cottage Conservation Area until February 2011). The South Hampstead Conservation Area Character Appraisal and Management Strategy by the London Borough of Camden (February 2011), describes Wavel Mews as one of *'two traditional mews in the CA'...* with its *'properties are generally two storeys'...* *'and attractive simple elevations in keeping with their original function as garages, workshops and stables'*.

The origins of Wavel Mews are linked to the origins of the suburb of South Hampstead, which was once rural land belonging to the medieval village of Hampstead. It developed rapidly in the 19th century with the arrival of railways, which made the area accessible for building new housing. The area became characterized by a grid-like layout of Victorian and Edwardian terraced homes, particularly after Priory Road opened in 1874. 3 Wavel Mews is one of ten late Victorian former equestrian stables, built around the late 1800's, once servicing householders along Acol Road, Abbey Road and in the locality. Historically these mews houses once contained horses at ground level, with stablemen living above on the first floor, accessed via a central staircase. In general, most of the two storey properties on this mews have plain and painted brickwork facades with a mixture of gable, pitched and flat roof styles, surrounded by a cobbled and tarmacadam road surface.



South Hampstead Conservation area map – Showing 3 Wavel Mews in red as positively contributing to the CA.



It is widely reported that the actor Thomas (Sean) Connery lived at 3 Wavel Mews sometime between 1958 – 1962. At the time of purchasing the house, the format was of three accommodation rooms above a ground floor garage, with full height garage doors flanking a central entrance door. Soon after Sean moved in, he started converting the ground floor garage space into a habitable sitting room. It is due to the well documented career beginnings of Sean Connery - from budding actor to landing the first James Bond role in Dr No in 1961, that we can glimpse at photos revealing the format of the original stable door fenestrations that fronted these Mews properties from the late 1800's until the mid 1960's. These photos also show the intervention of how the garage doors were converted into 3-part casement windows with fanlights above to ceiling level. This is particularly evident on the righthand photo showing Sean Connery standing outside the front door of 3 Wavel Mews in circa 1961.



Photos circa 1961 – Sean Connery outside his home at 3 Wavel Mews.

Since the 1960's, all ground floor garages on properties along Wavel Mews have been converted into habitable living spaces, with full height garage doors replaced by brick window apertures and a variety of Victorian to mid-1960's fenestration types. The fenestration proportions vary across numbers 1-10, with some enjoying higher level fanlights above window sets and others having smaller, more privately scaled windows with various styles of fenestration subdivisions. (See further current day photos of properties along the mews in the Appendix).



Current photo of Wavel Mews.

This application seeks approval for aspects of intervention onto the existing house, regarding window fenestration and brickwork surroundings:

## 2. Front Door

### 2.1 Scale:

The existing front door is centred to the front (south) elevation and is of a standard single entrance door sizing with a frosted glazed fanlight above up to the first-floor lintel level. The proposed front door will be of similar central position and proportion, so that access arrangements remain the same from the Mews entrance.

### 2.2 Appearance:

The existing front door is of composite UPVC construction, with a four-panel arrangement with the upper panels in frosted glazing. The external face of the door is in a black paint finish. The proposed door will also be of UPVC construction but will be of a more sympathetic Victorian era appearance by proposing a six-panel configuration in a black painted timber effect finish.

## 3. Ground floor windows

### 3.1 Scale:

The existing ground floor windows are in a bay format, positioned and scaled asymmetrically. The left window is of four vertical subdivisions; the right window is of three. Both have upper horizontal fenestration subdivisions acting as small ventilation fanlights. Proposed windows will revert to a more original format evidenced on this property in the 1960's. This will take the form of more period correct casement style windows, both symmetrically proportioned with three vertical subdivisions and upper ventilation fanlights that extend up to the first-floor lintel. Similar format examples are found on properties at 1, 4, 5 and 8 Wavel Mews.

### 3.2 Appearance:

The existing ground floor windows are made from poorly extruded UPVC profiles, with limited construction detailing and finished in a modern semigloss brilliant white colour. Windowpanes have decorative grilles on the inner double-glazed panes that are not securely fastened and some have become loose/ dislodged. Proposed windows will be made by Residence Collection windows from high-quality UPVC. This manufacturer engineers' windows to authentically replicate traditional 19th Century timber window frames with flush casement designs, offering superior thermal performance, security, and low maintenance compared to real wood. Window frames will be in a conservation style flush casement format with external decorative grille subdivisions and period correct mitred frame joints, finished in a matt timber grained white painted appearance.

## 4. First floor windows

### 4.1 Scale:

The existing first floor windows to the southern and northern facades are positioned within openings that once contained vertical sliding sash windows. The existing southern elevation windows are subdivided equally with a single horizontal transom that allows both halves to open in a top hung format. To the northern façade, the window is divided with a vertical mullion. Proposed windows will revert to a more period correct format of vertical sash windows with a horizontal transom subdivision in the middle. A similar format example is found at the neighbouring 4 Wavel Mews.

### 4.2 Appearance:

The existing first floor windows are made from poorly extruded UPVC profiles, with limited construction detailing and finished in a modern semigloss brilliant white colour. Windowpanes have decorative grilles on the inner double-glazed panes that are not securely fastened and some have become loose/ dislodged. Proposed windows will be made from the Rehau UPVC Heritage window system, designed to replicate traditional 19th Century timber box sash windows. Window frames will be in a conservation style sash format with a single external vertical decorative grille subdivision, with concealed counterweights and finished in a matt timber grained white painted appearance.

## 5. Brickwork walls:

All existing and new painted brickwork to the southern elevation will be finished in a white paint colour, with matching bonding pattern. Where exposed brickwork finish exists on the northern elevation, this will be cleaned and mortar joints repaired and repointed where necessary to extend the watertightness of the property. Treatments to the northern and southern elevation are consistent to most properties between 1-10 Wavel Mews.

## 6. Conclusion

The proposal put forward by this application represents a sympathetic design approach which both enhances and respects the South Hampstead Conservation Area that the property is located in. From the streetscape, the proposed changes to the window fenestrations seem to be more contextual to the host building. The improvements to the front elevation aim to re-introduce more original details present in this conservation area such as Victorian style sash windows and more original fenestration subdivisions to ground floor windows. Any new surrounding brickwork infills will be painted in matching white paint to seamlessly blend into the existing wall finish of the property.

The rear elevation of the property will benefit from a more original sash window aperture that will replace a UPVC window above the main staircase. The proportion and fenestration style will be sympathetic to the late 1800's character of the original house and is commonly found in the conservation area. Both the windows at the front and rear of the property have been carefully considered, particularly how comfortably they sit against the property's terraced neighbours, where similar window sets are found.

The overall design represents a sensitively considered approach to making interventions to a property in the South Hampstead Conservation Area. The modifications to the property provide the applicant with a means to further enjoy the home with better daylight, improved security measures and bring the property up to current day thermal and energy performance standards via the use of high-performance double-glazing systems.

This proposal reflects a positive investment and regeneration, contributing towards part of the South Hampstead Conservation Area. Although the proposals are modest in scale, it will aim to vastly improve the accommodation for the applicant, the perceived qualities of the property's inherent architecture, and the general contribution to the character of the immediate neighbourhood.



Appendix: Existing site photographs



A. Existing front elevation – 3 Wavel Mews.



B. Existing front elevation – showing poorly detailed and fitted UPVC window fenestrations





C. Neighbouring properties at 2 and 4 Wavel Mews, showing more sympathetic conservation-led window detailing.



D. Wavel Mews – view looking east.

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