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34 Belgrave Mews South, SW1X 8BT

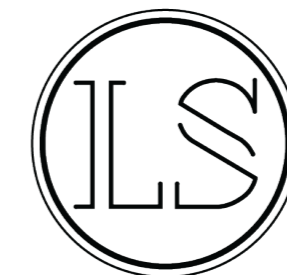
Design and Access Statement

December 2023

Rev: 00

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Application for excavation to form a subterranean/basement extension with lightwell at 34 Belgrave Mews.

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**Executive Summary**

This Design and Access Statement has been prepared by Lewis Stroud Architects in support of an application for a new basement extension at 34 Belgrave Mews.

**Client Brief**

Planning permission at 34 Belgrave Mews South was approved in 2018 for the “Excavation to form a subterranean/basement extension with lightwell to rear and extensions at rear ground and first floor levels.” ref - 18/05265/FULL.

Lewis Stroud Architects have been commissioned to design and develop a planning application to reinstate this consent.



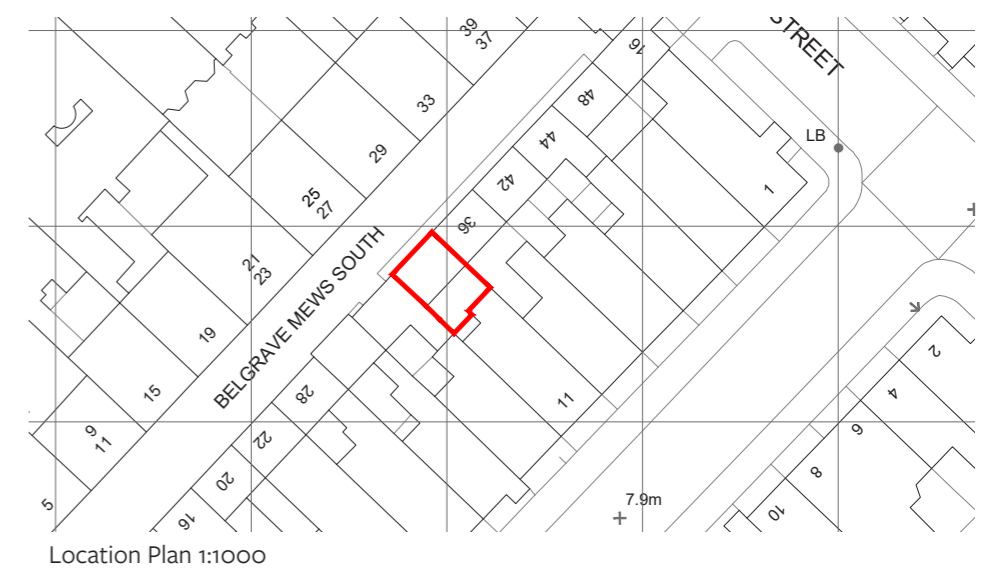
## 2. Background

### Site Location

34 Belgrave Mews is located in the Knightsbridge & Belgravia ward. The property is not listed.

The mews is within the Belgravia Conservation Area (BCA). Within the BCA Audit, the mews houses within the area are described to have “an intimate character with tightly enclosed spaces and modest proportions”. “The principal feature of Belgravia’s traditional mews buildings is their small scale in relation to the terraces which they originally served”.

The property is on the south side of the street.



Location Plan 1:1000



Belgrave Mews South

### Surrounding area

Nos. 1-31 Eaton Place, Nos. 17, 18 and 19 Belgrave Place, and the adjoining Mews Arch were grade II\* listed on 24 February 1958. An amendment was made in Nov 2016 to re-establish this as “Nos. 1 to 31 (odd) including Nos. 17, 18, and 19 Belgrave Place and adjoining mews arch”.

The properties are early nineteenth century, comprised of “yellow brick, stucco, slate mansards to some”.

### Belgrave Mews

The mews itself is comprised of individual houses, with wider and taller mews houses on the northern side. The houses on the southern side of the mews are typically smaller in width, typically being 3 windows wide.

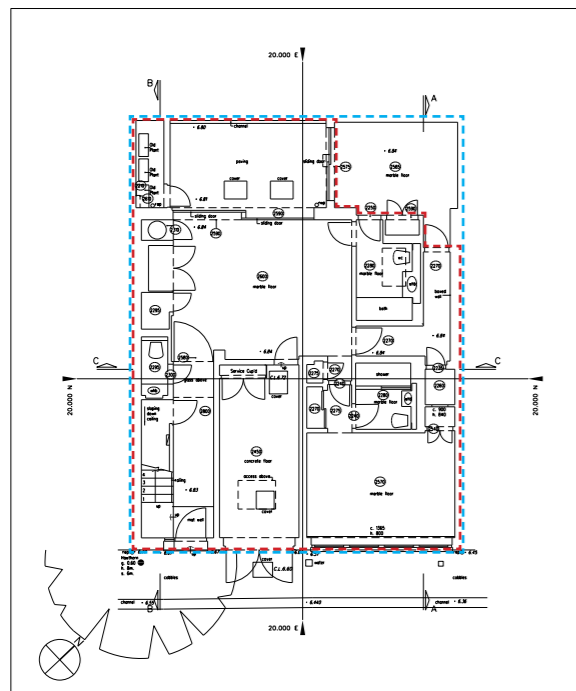
The mews houses were originally yellow stock brick. As can be seen in the images above, over time these have been changed, through either painting the original brickwork or covering the facade with render.

As noted within the BCA audit, most of the properties will have originally had timber carriage doors at ground floor level, with timber sash windows above.

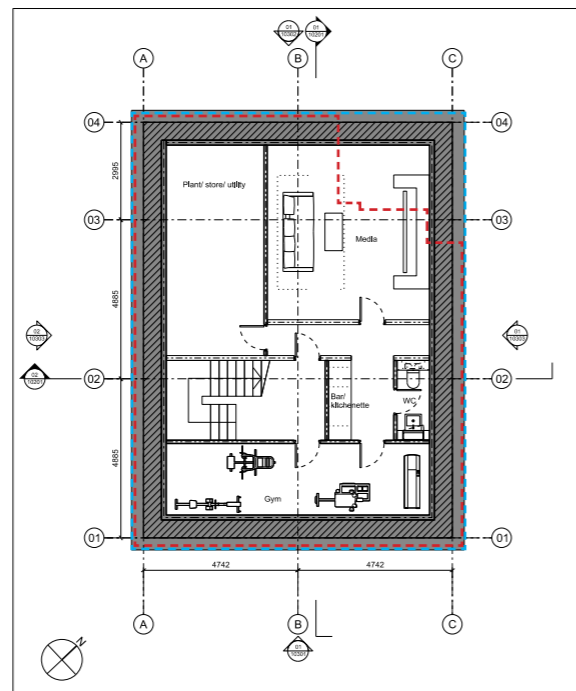
A key characteristic of the properties are their small scale when compared to the adjacent terraces.



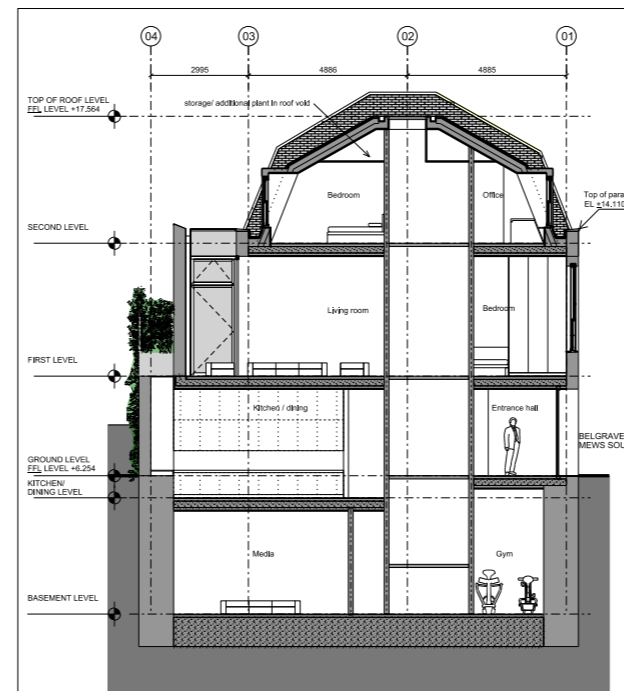
Listed properties along Eaton Place



01 EXISTING GROUND FLOOR PLAN



01 BASEMENT FLOOR PLAN



01 SECTION 01

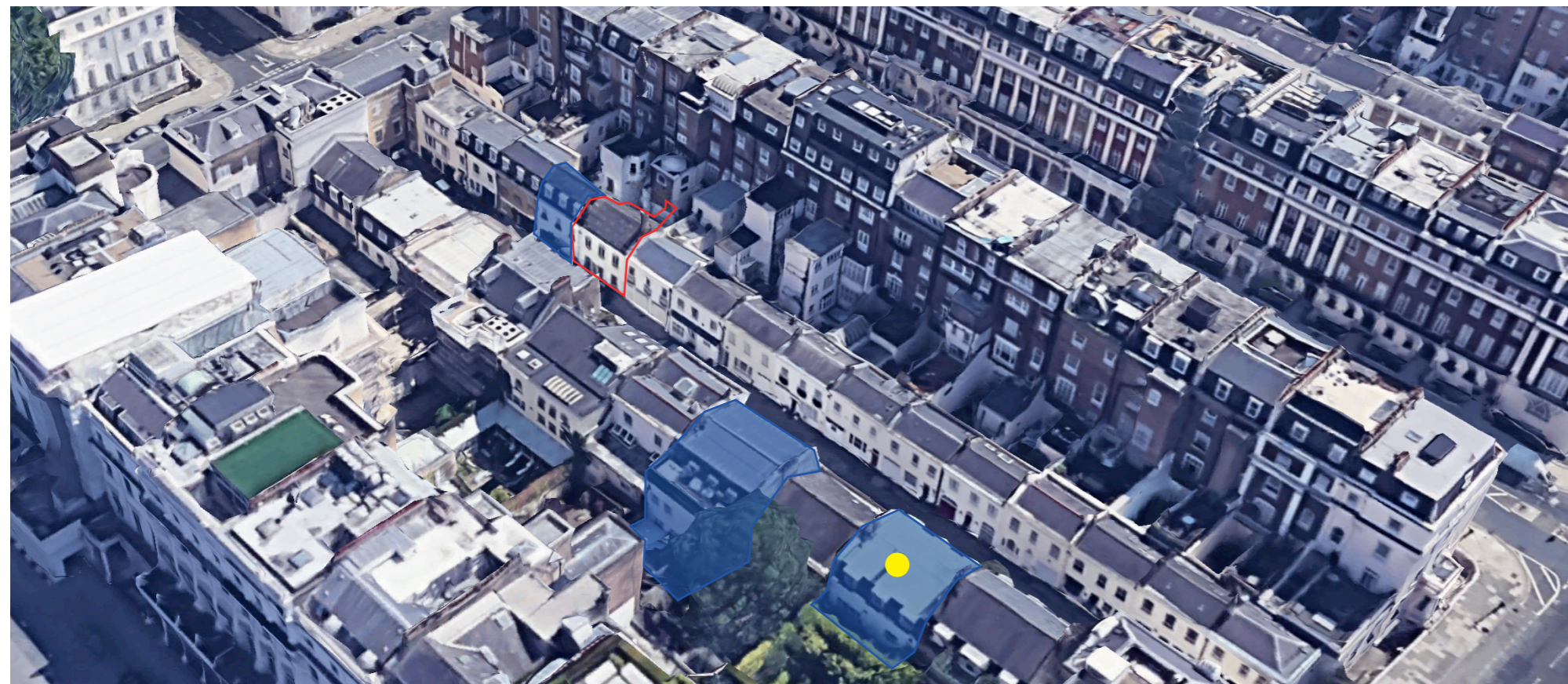
### Local Surroundings

There is precedent along the street for the introduction of basement extensions. The properties with permission granted for basement extensions are highlighted on the aerial view below.

5-7 Belgrave Mews had permission granted for a basement under the entire site boundary granted in 2019 – see application ref: 19/05725/FUL. The adjacent drawings show the proposals.

- Site Boundary
- Existing Building Footprint

19/05725/FULL Drawings: Existing Ground Floor Plan, Proposed Basement Floor Plan, Proposed Section.



- 5-7 Belgrave Mews South
- Application Site
- Belgrave Mews houses with approved basement extensions



**Existing Property**

The property is painted brickwork on the front elevation, with rotten timber windows. To the rear of the property is a small, hard paved courtyard.

An existing dilapidated shed with slate roof is currently situated at the rear of the courtyard. The courtyard overgrown with weeds.

The property has an existing single storey kitchen extension at the rear, as pictured above, with a sloped roof light behind a parapet against the boundary wall with No.36. As can be seen in the photographs, this carries no historic or architectural merit. The structure of the roof is degrading, and the walls are suffering from damp below the skylight, suggesting a roof detailing issue. There are issues regarding movement and damp throughout the property.



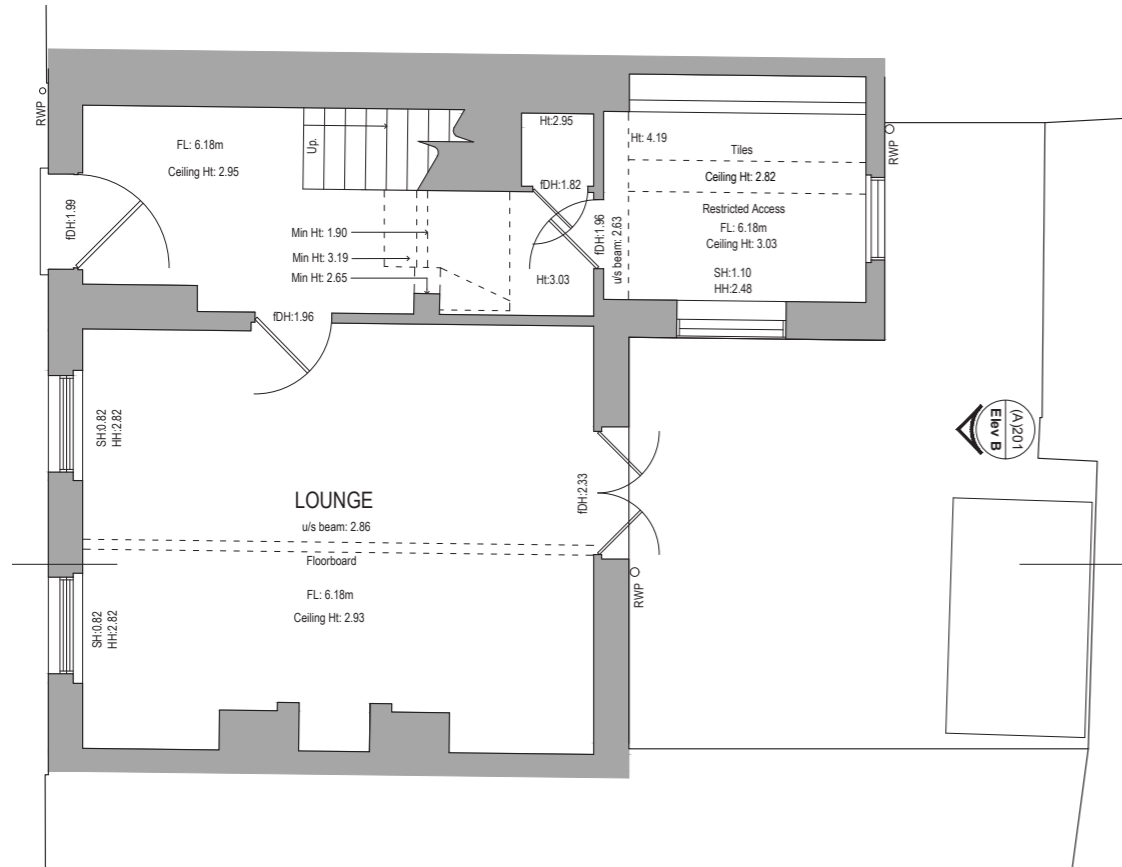
Existing rear single-storey extension



Existing concrete ceiling



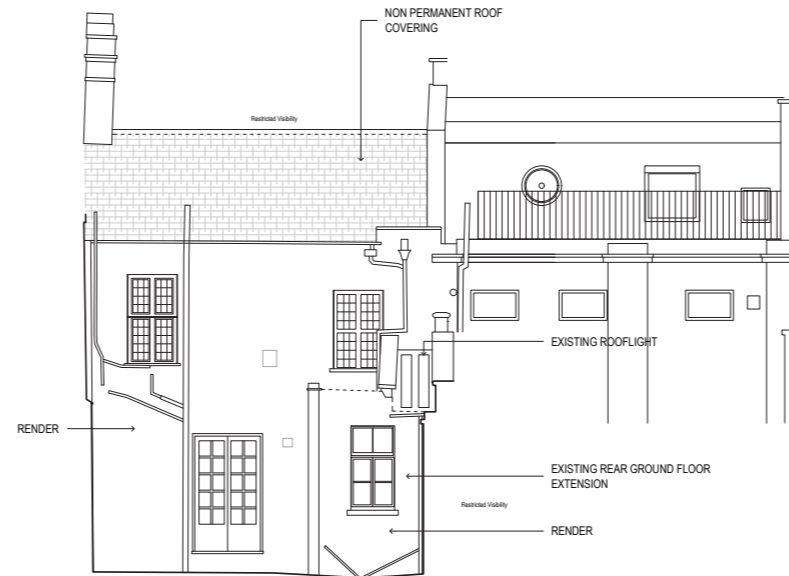
Existing roof



Existing Ground Floor



Existing Front Elevation



Existing Rear Elevation



Existing Section

**Existing Property**

The property is a two-storey dwelling with a small, south-west facing, rear courtyard. The property has planning approved for a 2-storey rear extension and mansard roof.

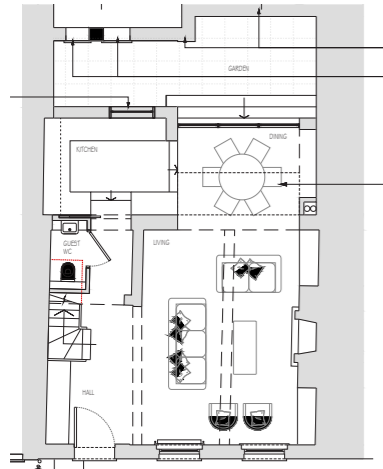
The house consists of a lounge and small kitchen area on the ground floor, and two bedrooms on the first floor with a small bathroom. It is of masonry construction with spanning concrete floors at ground, first and ceiling level.

Overall, the property is in a poor condition and currently inhabitable. The house has had little love over the last 20 or 30 years, which is showing, with leaks, and rotten timber windows.

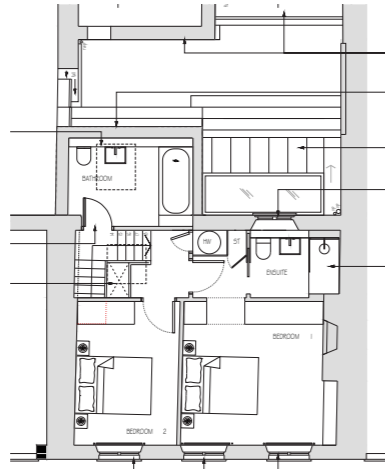
\* Drawings not to scale



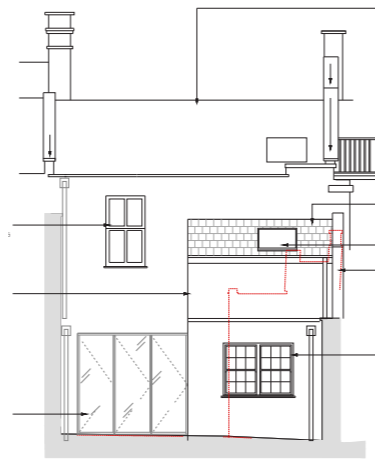
Approved Drawings 20/04591/FULL



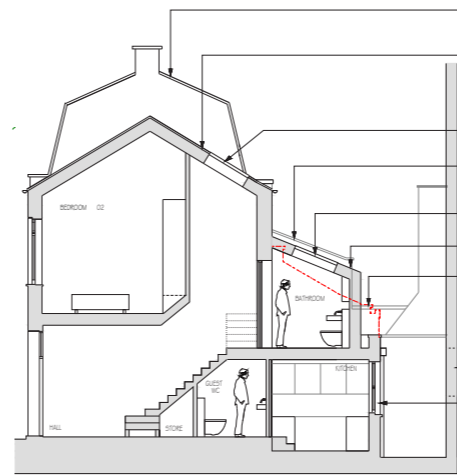
Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Rear Elevation



Proposed Section

**Planning History**

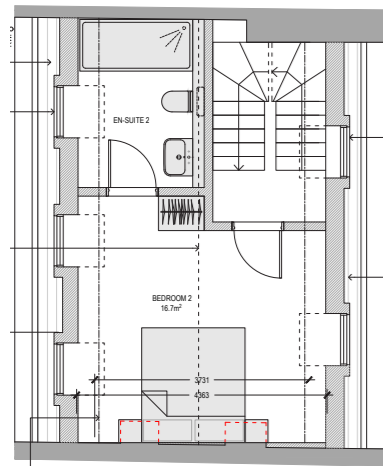
The property has been granted planning for 3 proposals; one being the basement extension this application seeks to renew, a mansard roof extension and a rear extension.

Approved application 20/04591/FULL includes the replacement of the single storey kitchen extension with a two-storey extension. This accommodates a new kitchen, and a bathroom at first floor. An additional ground floor extension is approved at ground floor to provide dining accommodation.

Approved application 14/00825/FULL includes a mansard roof extension.

Neither of these proposals were implemented, Lewis Stroud Architects has submitted applications to renew this consent along with the renewed basement application.

Approved Drawings 14/00825/FULL



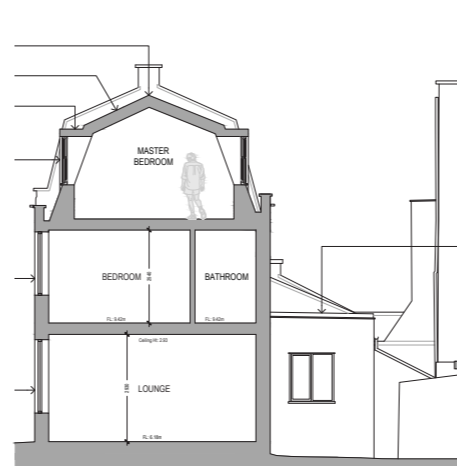
Proposed Ground Floor Plan



Proposed Front Elevation



Proposed Rear Elevation



Proposed Section

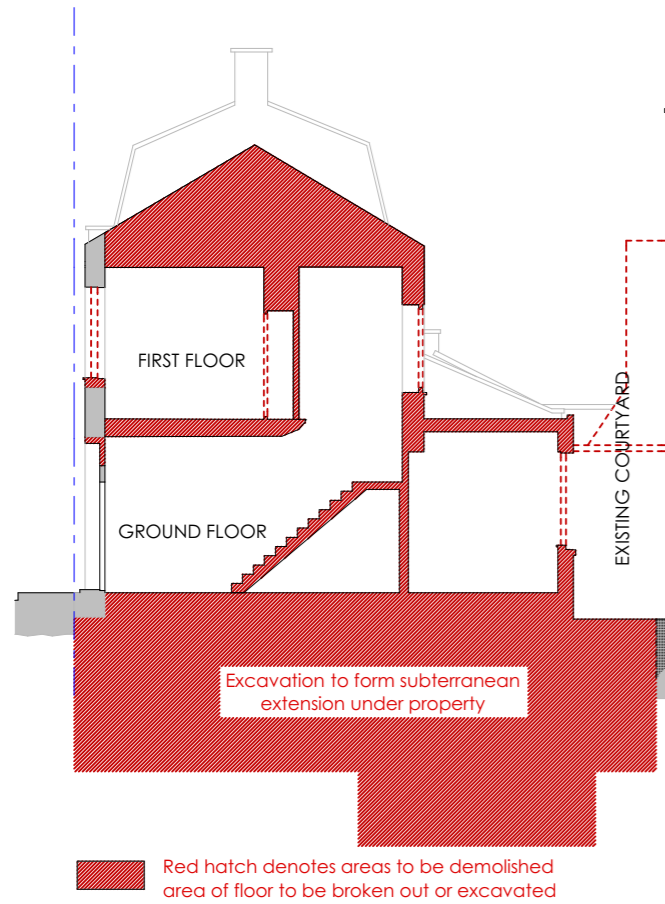
**Approved 2018 Application**

As said in the introduction the site has an expired consent for a basement extension (ref: 18/05265/FULL). Drawings are shown below, but also available on Westminster’s planning website.

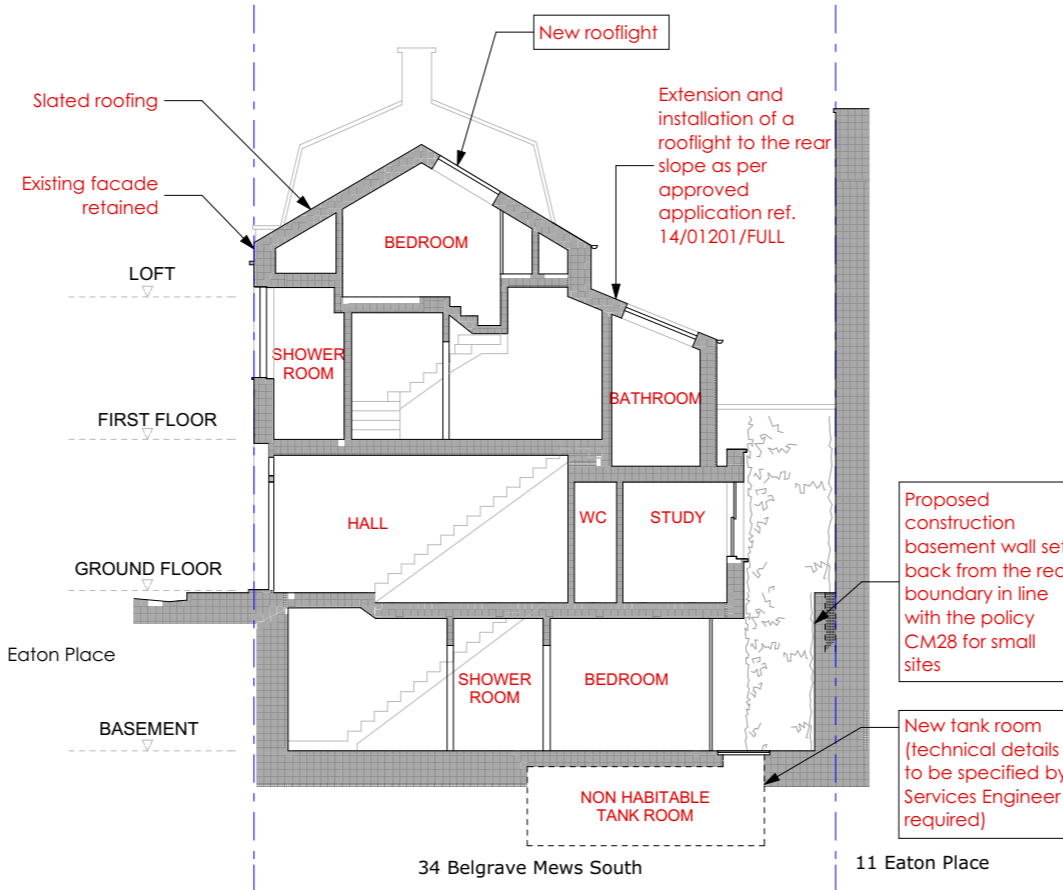
The 2018 application proposed a basement extension within the extents of the building footprint and for the excavation of a lightwell in the rear garden.

These alterations to the property will “upgrade the house in accordance with modern living standards while at the same time respecting the significance of the conservation area and the public interests.” (D&A Statement, 18/05265/FULL).

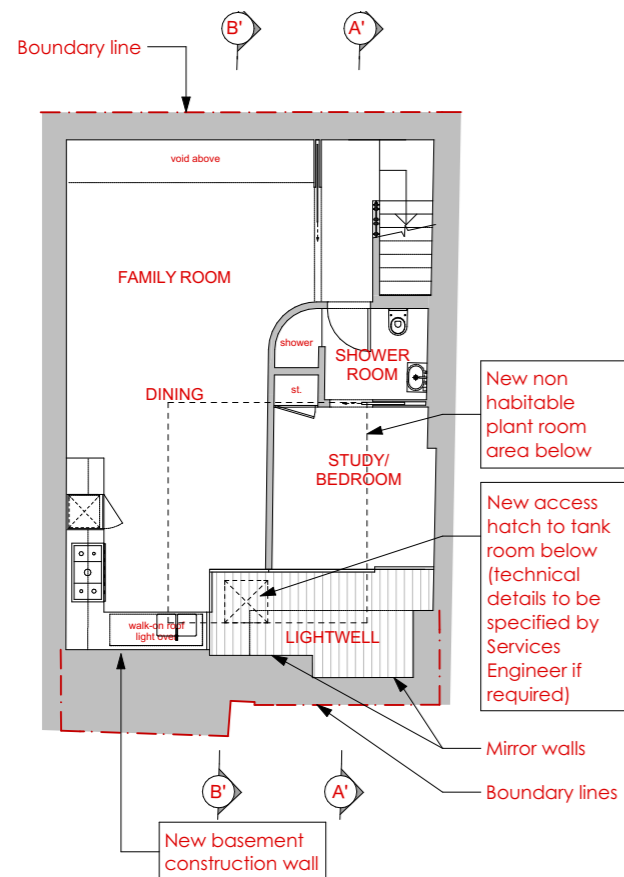
This permission was never implemented.



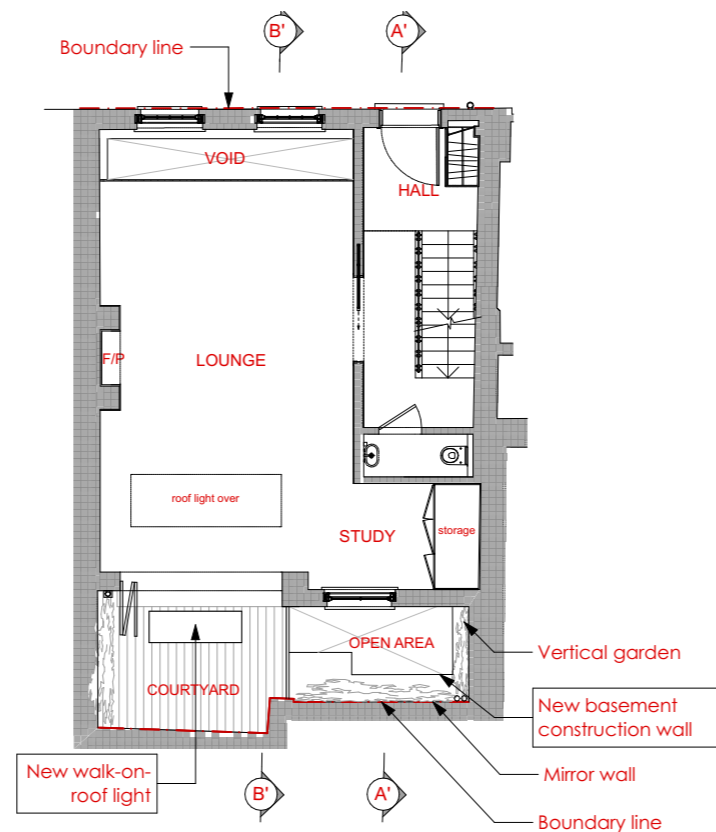
2018 Demolition Section



2018 Section



2018 Basement Floor



2018 Ground Floor

**Proposal Overview**

The current proposal is a more modest proposal to the 2018 application, with the basement excavation no longer occupying the entire site. The current application proposes a portion of the garden is retained at ground floor with no basement below.

The proposal is for a basement extension below the footprint of the building and the excavation of a lightwell – providing the basement bedroom with adequate lighting and doubling as a sunken courtyard.

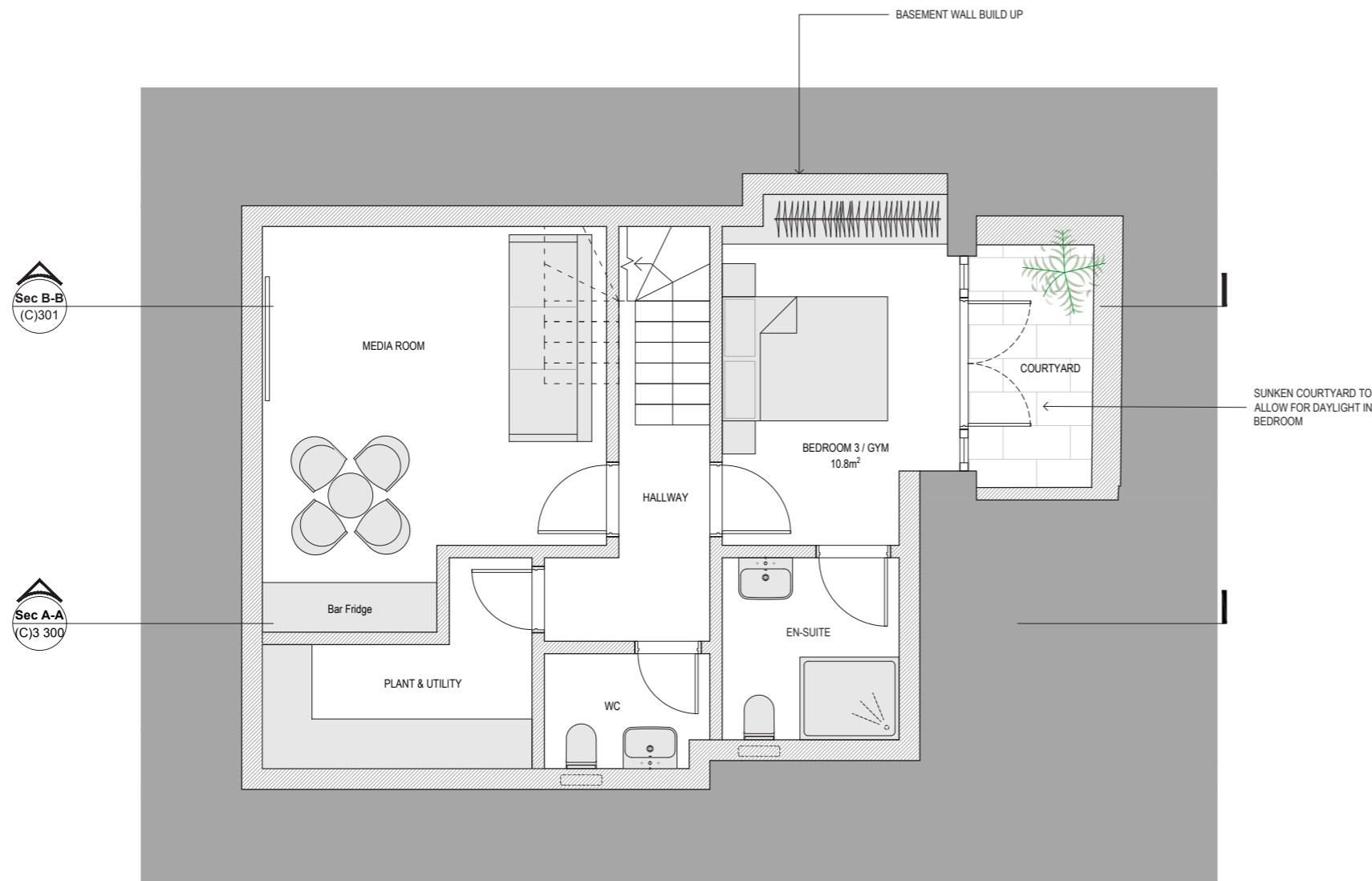
“The proposed light well is discreet and would be hidden from views that overlook the rear yard due to it being positioned very enclosed.” (D&A Statement, 18/05265/FULL).

Basement extension includes a media room, plant and utility room, WC, and bedroom with an en suite and access to the sunken courtyard via bi-fold doors. Rooms are accessed from a central hallway.

The proposal includes a new stair accessed via the ground floor living room.

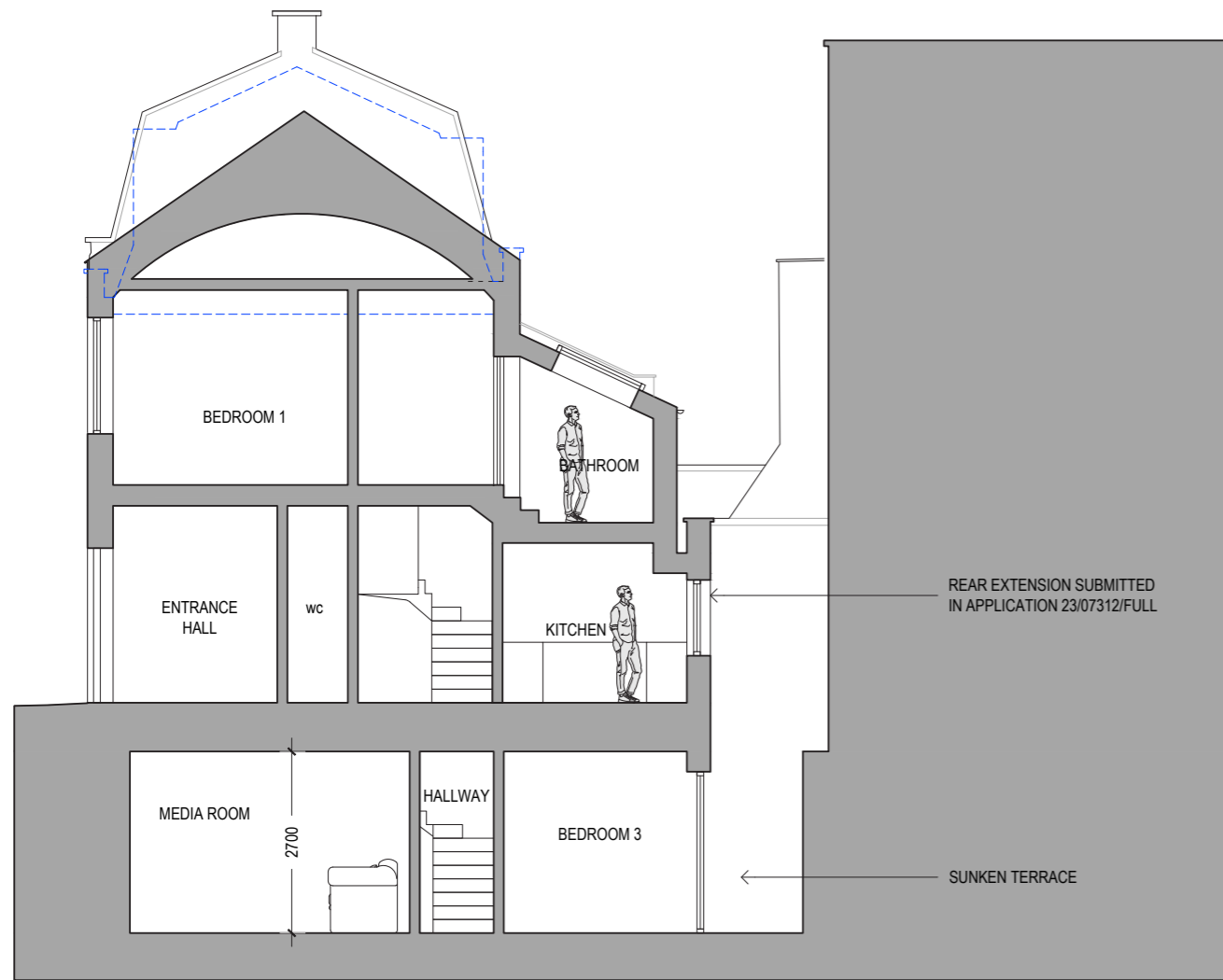
The new external walls will be finished with painted stucco render to match the existing.

The property will remain as a single-family dwelling house and therefore will not affect traffic or access.

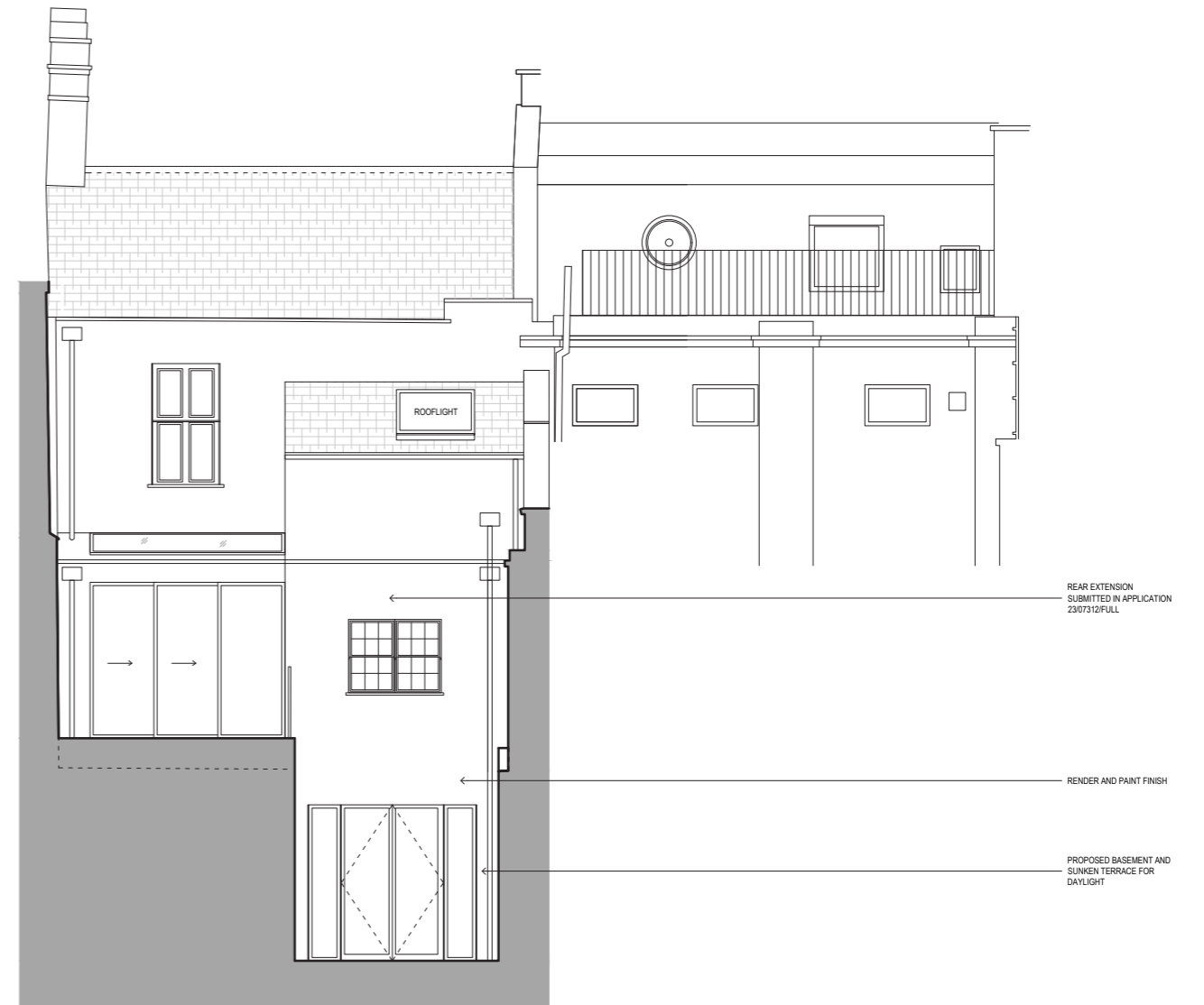


Proposed Basement Floor Plan

\* Drawings not to scale



Proposed Section



Proposed Rear Elevation

\* Drawings not to scale

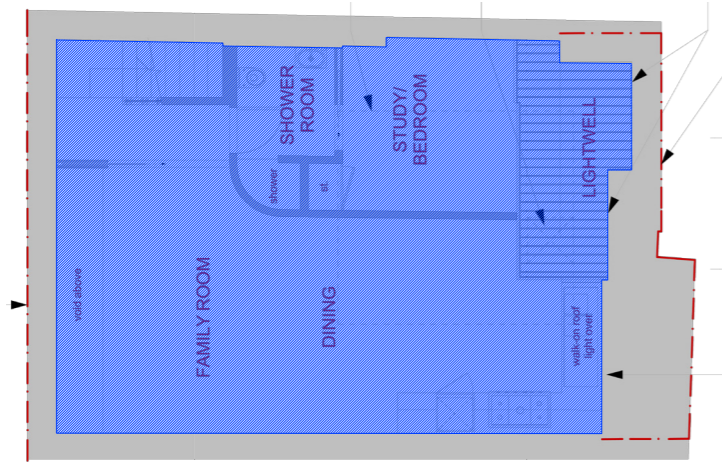
**Past Proposal & Current Proposal Comparison**

The current total basement floor area of the new proposal is 12.1 sqm less than the previous proposal.

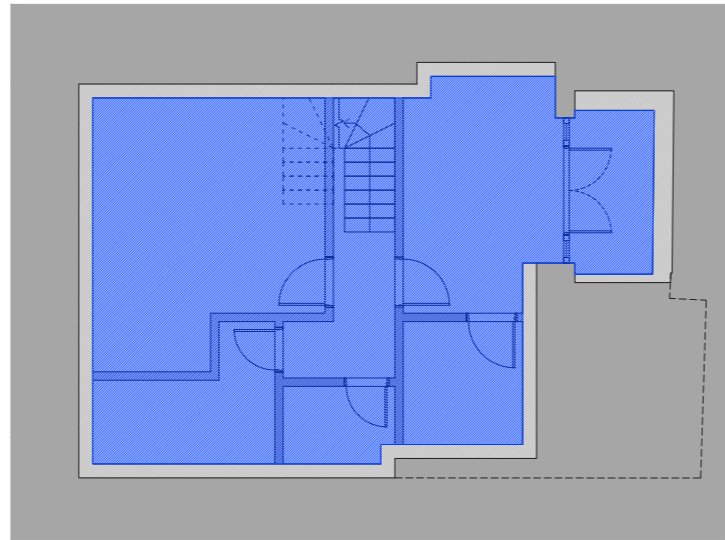
The internal layout has been revised from the previous scheme and will now house a plant room within the basement extension rather than below. This means a further reduction of 29.3 m<sup>3</sup> of excavation required.

The size of the lightwell has been reduced and therefore the current proposal has fewer external alterations. The smaller lightwell further highlights the hierarchy between floors on the rear elevation.

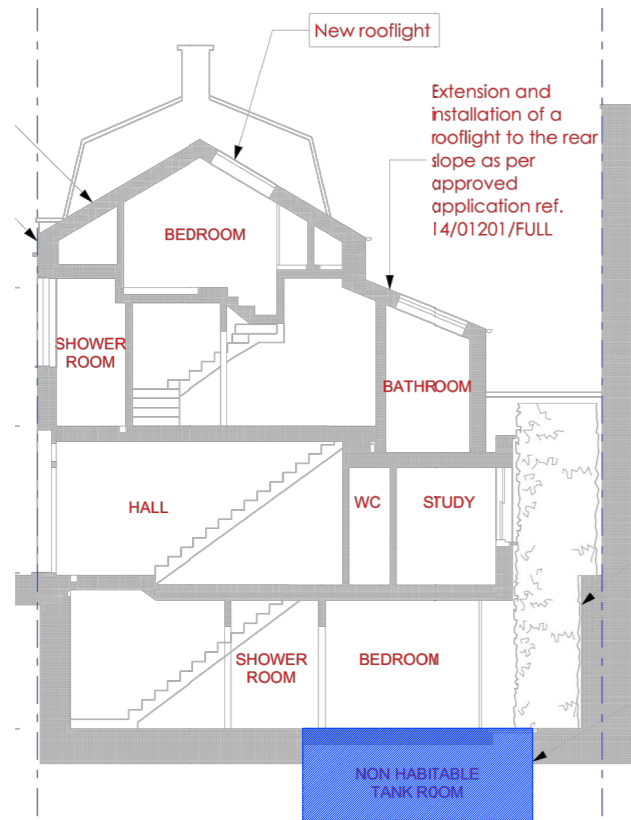
The decrease in the required excavation will mean less disruption, less noise disturbance and vibration.



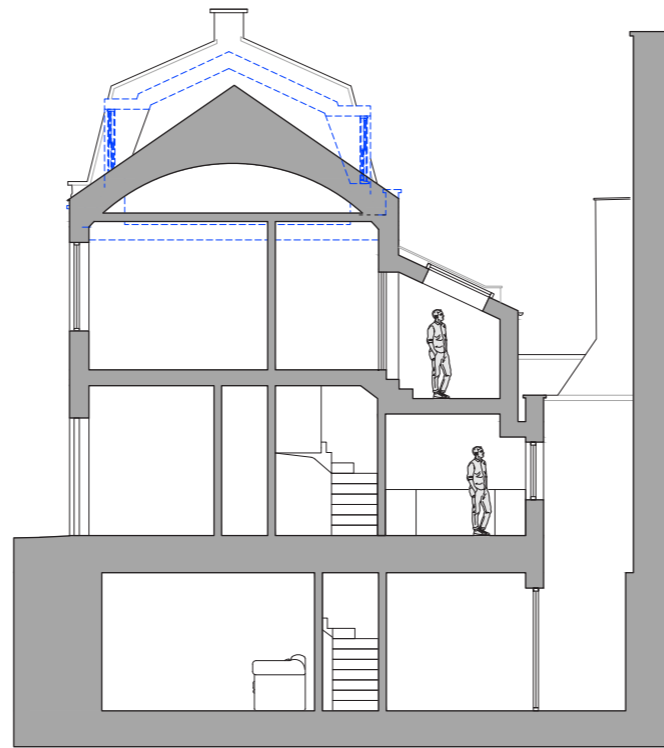
Past Proposal Basement Floor Area: **69.3 sqm**



Current Proposal Basement Floor Area: **57.2 sqm**



Past Proposal with Plant Below  
Additional Excavation: **29.3 m<sup>3</sup>**



Current Proposal with Plant at Basement Level

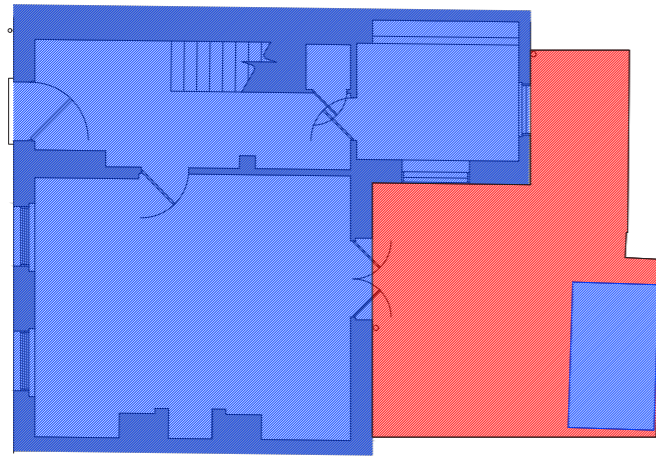
\* Drawings not to scale

**Basement Development**

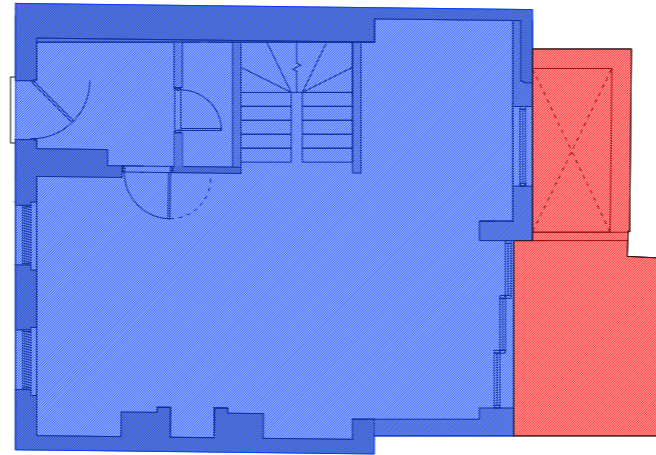
Policy 45.B1 in the City Plan 2019-2040 states that “on small sites where the garden is 8m or less at its longest point, basements may extend up to 4m from the original building in that direction”. A small part of the proposal extends just beyond this. However, the proposals total excavation is less than this policy would allow.

If the basement was to extend 4m beyond the original building entirely, it would result in a total basement area of 22.5 sqm (from the original building) compared to the current proposals basement area of 16.6 sqm (from the original building). The proposal requires 20 m<sup>3</sup> less excavation than what would be permitted under Policy 45.B1.

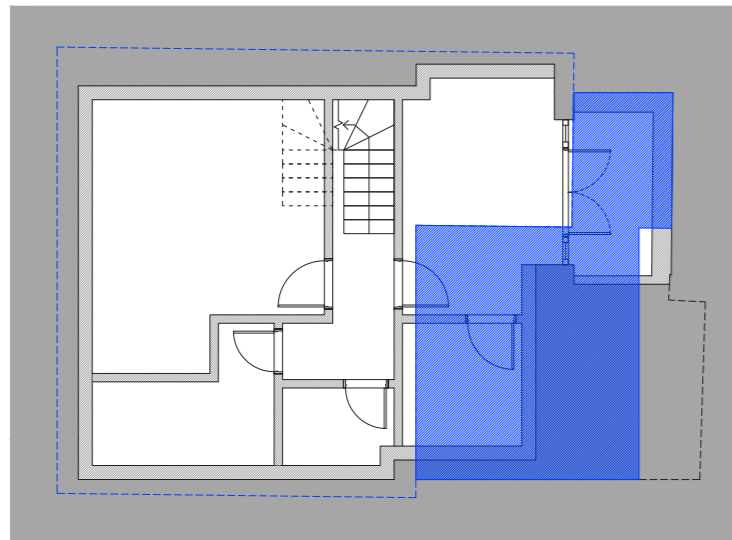
The proposal is more modest in scale than policy would allow and creates more usable space responding to the site context and boundary.



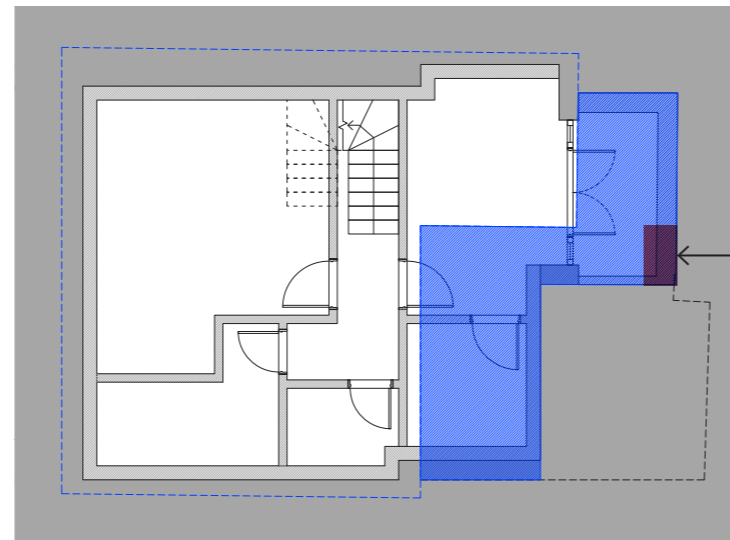
Existing: ■ Building Footprint ■ Impermeable Surface



Existing: ■ Building Footprint ■ Impermeable Surface



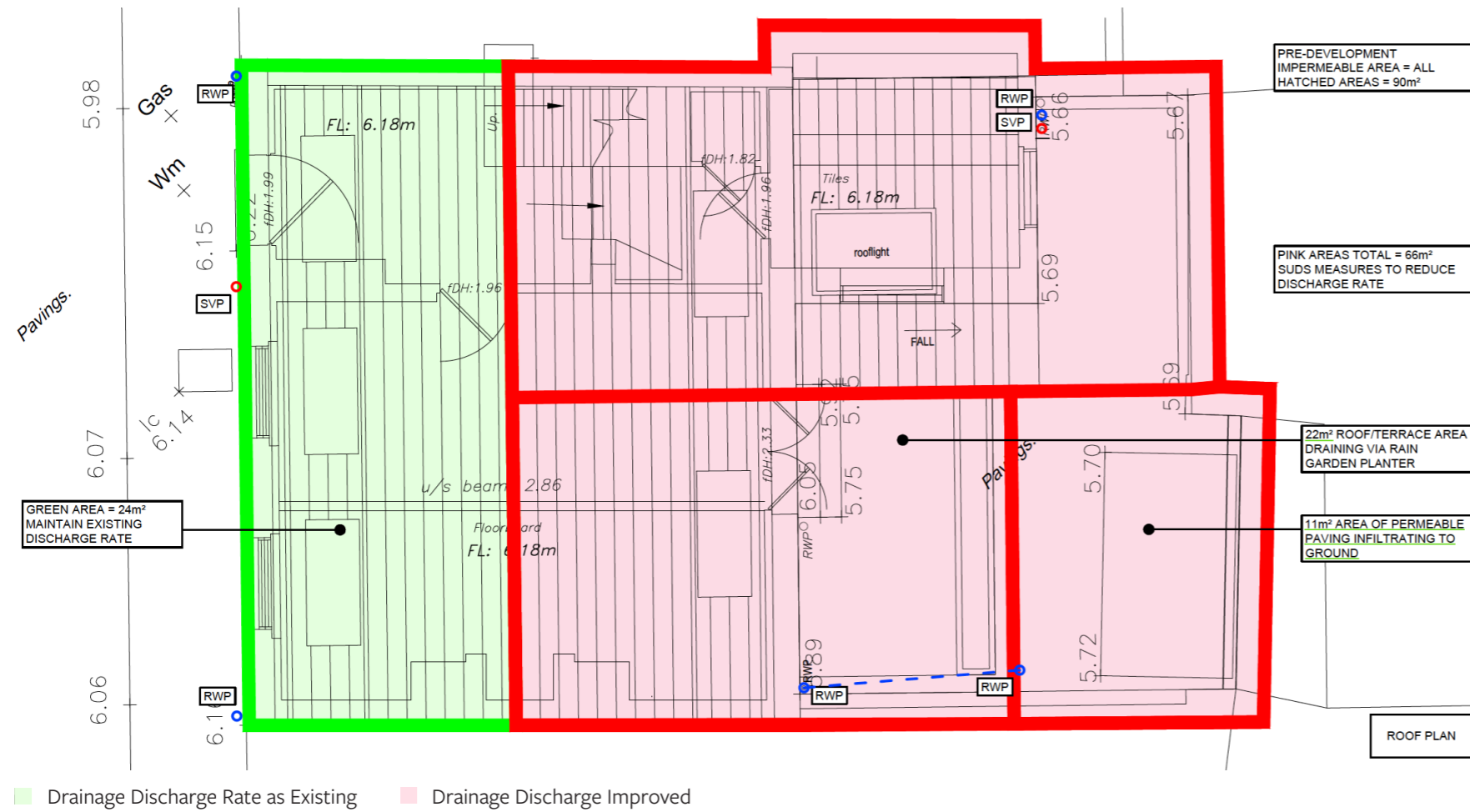
Basement Extended 4m from Original Building: **22.5 sqm** basement area



Proposal: **16.6 sqm** basement area

Small area of proposed basement that extends beyond 4m from the original building

\* Drawings not to scale



**Proposed Drainage**

The existing garden is developed land, it entirely paved with no permeable surfacing and offers no adequate drainage. The proposal seeks to improve the drainage of the rear garden through installing permeable paving at the ground floor terrace, allowing water to infiltrate to the underlying strata.

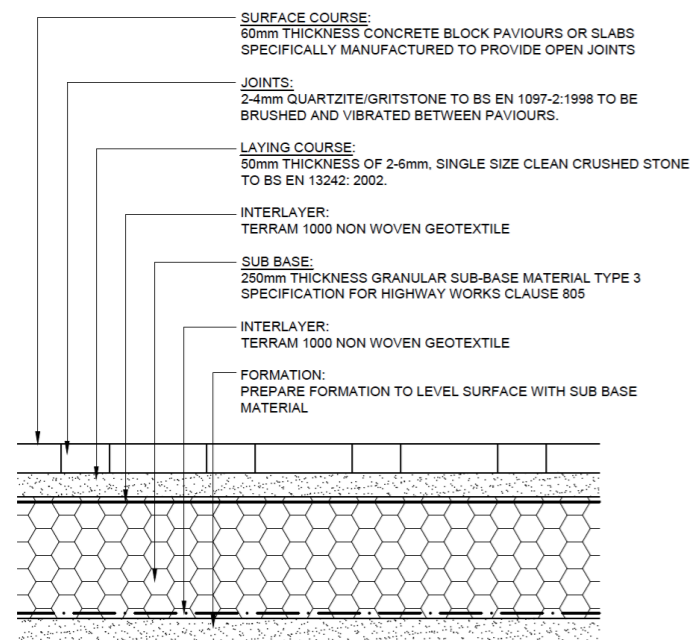
22 sqm of the rear roof will drain via a rain garden planter in order to flow the slow. The remaining site drainage will be collected by a system, directed to a surface water pump then separate foul and surface water systems outfall and combine at the existing manhole chamber prior to their outfall to the public sewer.

**Existing:**

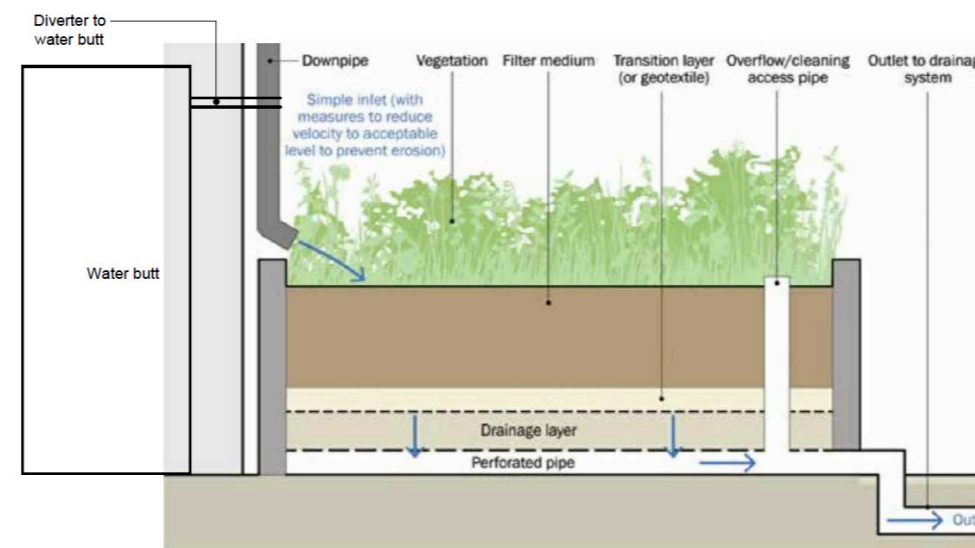
- 100% of the site area outfalls directly into mains (unrestricted)

**Proposed:**

- 27% of the site area (front roof) outfalls as existing
- 12% will now infiltrate the ground
- 61% will now have restricted outflow controlled by a pump



Permeable Paving Construction at Ground Floor Terrace



Rain Garden Planter at Ground Floor Terrace

### Conclusion

The proposal is a more modest version of the previously approved submission in 2018 (18/05265/FULL). This application seeks to renew the existing planning permission but with a design that would cause less disruption.

The proposals will have no impact on the character of the area as it is underground and all replacement features are sensitive to the character of the property.

As standards for the extents of basement development “are intended to strike a balance between allowing development, while ensuring a substantial area remains undeveloped (without any impermeable surfacing installed)” (Westminster, City Plan 2019 – 2040), we believe the extension should be considered acceptable as the entire site is already developed land without adequate natural drainage.

Overall, we therefore believe that the proposal should be considered acceptable as it has no impact on the character of the area, amenities, access and natural drainage; and there is precedent for this type of development on Belgrave Mews.





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