

MEWS NEWS

WINTER 2020



Produced by

LUROT BRAND

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THE FIRST WORD IN MEWS

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THE ONLY WAY IS UP AS WE MARCH INTO THE END OF 2020



FROM MARLON
LLOYD MALCOLM

Early November and it's official, we're back into lockdown as predicted by many in March/April. Less of a shock second time around and surprising how we have adjusted to the 'new norm'.



spurred on serious buyers

The property sector and estate agents across the country have shown an interesting resilience since the onset of the pandemic. For us at Lurot Brand and from what I hear, those working on the general agency side, have in fact enjoyed better than expected results to date this year.

The enjoyment of window shopping has waned for potential buyers with masks and government restrictions. This appears to have spurred on serious buyers to make good use of time at home, researching properties to the point that once they arrive to view, some are even confident enough to make an offer on the spot.

Now as we begin another lockdown, we are intrigued to see if the 'legitimate' reason of house viewing becomes a catalyst for a big rise in viewing activity. Only time will tell...

As for here and now, in this winter edition of Mews News, I'm very pleased that our regular contributor, Martyn John Brown has delved into the history of horses residing in mews and how over time, that changed to make way for us humans.

It will not have escaped your notice that Sean Connery recently passed away, an Oscar award winning actor and always the perfect James Bond. He was also a resident at Wavel Mews in West Hampstead. In homage to him, we have interviewed the author and James Bond stunt driver, Ben Collins formerly known as 'The Stig'. Ben's fascinating book is about 'Aston Martin' – the iconic company synonymous with 007, which started out in Henniker Mews, Chelsea before it moved to Vantage Place in Kensington.

Beyond this you will discover contributions from some of our own experts, including our head of lettings, Mollie Swallow, who

has highlighted in this tricky market, what landlords should and shouldn't do. Noah Pearlman, who runs our Belsize Park office, takes us through the achievements of our first year in North London. The popular *LB loves* covers Marylebone and the independent shops and places we love. We suggest planning your shopping now ready for after the 2nd December.

As we round the final bend of this extraordinary year, we look to 2021 with a sense of excitement and achievement as Lurot Brand turns 50. Mews News will chart the progression of mews through the last five decades in a series of now and then comparisons.

We are very proud of this magazine and what it means to our community. We hope you enjoy the read and wish you well as the winter approaches.





IT'S A BRAVE NEW WORLD BUT LONDON'S PROPERTY MARKET IS RALLYING TO THE CHALLENGE BY ZOE DARE HALL

In this current era of social distancing, one-way systems and hand sanitising stations, most of us would agree that shopping for all but the bare essentials has lost its lustre.

That relaxed, spontaneous style of window-shopping we enjoyed pre-Covid is on hold for now – and that applies as much to buying properties as it does to idly browsing for a new Patek Philippe or pair of Louboutins.

Those window-shopping for a new home are drastically reduced in number, which would normally make estate agents a little hot under the collar. They generally find comfort in the numbers game: the greater the number of prospective buyers who come through the door, the greater the chance of a sale.

A man and a woman are shown in profile, looking at a glass display case filled with property listings. The man is in the foreground, wearing a light-colored jacket, and the woman is behind him, wearing a dark jacket. The glass case has several white cards with photos and text, representing property listings. The background is slightly blurred, showing more of the same display case.

ratio of viewings
to sales has
greatly improved

But while viewing numbers have plummeted, the ratio of viewings to sales has greatly improved. In 2019, Lurot Brand saw an average of 25 viewers per offer agreed. In recent months, a property is seen by 11 viewers on average before a sale is agreed.

"It is taking far less viewings to get sales through, which shows that the buyers who are around are very motivated and have a genuine reason to purchase," comments Marlon Lloyd Malcolm, Lurot Brand's head of sales. "The reason for their desire to purchase will determine what they are willing to offer, anything other than a need to live and use it themselves and the offer is often greatly reduced."

Good news for vendors, then, who will see fewer people traipsing through their home before it goes under offer. But a good dose of reality is required, as those offers are likely to be "average to poor" at present, says Lloyd Malcolm.

Some vendors will decide to accept anyway, motivated in many cases by the spectre of tax rises in the near future. "Most sellers are realistic about what's going on and what

they can achieve, and one of their greatest reasons to sell is the fear of increased capital gains tax," says Lloyd Malcolm.

"There's a lot of talk about how the Government will seek to make a dent in the deficit caused by Covid, and taxing the wealthiest on their properties is to some an obvious way," he adds. "There's a strong indication that capital gains tax will rise in the near future, so vendors are taking the view that they would rather sell at a depressed level now than wait for another two or three years to face potentially an extra 20% or so on their tax bill."

Vendors who have owned their homes for 10 years or more are still likely to be quids in. Those who bought five or so years ago, though, may still be clinging to hopes that their property's value will more than recoup the amount spent on a hefty stamp duty tax bill when they bought. "Owners can find it hard to accept that the amount they paid in stamp duty adds no value to their property," says Lloyd Malcolm.

So who is buying in central London at present? Overseas investors are conspicuous in their absence – apart from

the odd one who is prepared to buy sight unseen via virtual viewings. That has little impact for mews houses, whose core market for prime Mews houses is London-based or British expats returning from abroad.

For now, the deals keep on taking place – but whether it's the tail end of the pent-up demand that built up during months of lockdown, and is now about to come to an abrupt halt, is hard to call in a year that bears no relation to anything we have known before. As destabilising as Coronavirus continues to be in 2020, though, from the perspective of central London estate agents, much of the year has been a marked improvement on 2019, which was paralysed by pre-election uncertainty.

"If we compare this year with last, we're up 50% in terms of the number of sales and we still have a few months to go. Last year was the worst we have seen in nearly 50 years of Lurot Brand and now we are more or less back to the normal amount," says Lloyd Malcolm, who sees the turning point as Boris Johnson's General Election win last December. "Even in a global pandemic, people have a sense that things

will improve at some point and they get on with it, but the uncertainty leading up to last year's election made everyone decide to sit and wait."

It's surprising, perhaps, that central London mews houses – which tend to have no or little outdoor space – are still in high demand, given the much-vaunted post-lockdown trend among Londoners for leaving the capital in search of larger houses with big gardens. "I think it's partly to do with the turn in the weather," says Lloyd Malcolm. "People's memories are short. While all we could think about during the hot summer months was having a big garden, now that winter is approaching and we are barely using our gardens, that is no longer a priority."

Those hoping to sell up in London and buy in the countryside are often finding their budgets don't stretch as far as they hoped, either. "They can't afford what they want in the country as property prices have gone through the roof due to demand, and their London house is worth less, so they are staying in London instead," says Lloyd Malcolm.





lifestyle, lifestyle, lifestyle.

The old adage of location, location, location is no longer so relevant, though. While so many of office workers are still expecting to be home-based for several more months – and after that, maybe commute to the office three or four days a week at most – people are feeling less of a need to live so close to work in central London.

Instead, post-lockdown, it's about lifestyle, lifestyle, lifestyle. "Perfect properties are selling well right now and buyers are willing to compromise on location. During the good times, given the choice of a lovely property or a prime location, buyers would have prioritised the location. Now, a tired property whose only redeeming feature is its central location means very little to buyers," says Lloyd Malcolm.

"Being in central London isn't currently such a big draw, so vendors need to make their property as welcoming and attractive as it possibly can be," he adds. "If its shortcoming is something they can do little about, they either need to decide to sell now or wait until central London becomes more desirable again."

That may not be too far ahead in the future, however. The prospect of the end of the Government's furlough scheme now extended, may inject uncertainty into more mainstream areas of the market as households reassess their finances. But for most central London buyers – many of whom are able to buy with cash – this is less of a concern. "We've also seen that the Government is prepared to do something to help. London – and the country as a whole – is too big to fail, in a sense," says Lloyd Malcolm. "It's the same with good London properties. Buyers of these properties aren't hand to mouth and there is continued demand, so prices are unlikely to fall in a big way."

With the current lockdown and potentially more on the horizon, it may still be a while before we experience the carefree joys of browsing shop windows again. But as 2020 has shown since lockdown and its aftermath, there will always be demand – even if it's of the long-distance and virtual variety, or socially-distanced in full PPE – for the best prime London properties.



AGAINST ALL ODDS – LUROT BRAND CELEBRATES A TRIUMPHANT YEAR IN NORTH LONDON

By Noah Pearlman

A year ago, Lurot Brand finally found the office we had been searching for in North London. Based in pretty Belsize Village in the heart of some of the most charming mews properties to be found in North London.

After a long time searching, Antoine Lurot, the company's chairman arrived with a new Lurot Brand team to fuel the appetite for mews life across the community. One that he had always known was as alive in North London as in other prime areas in the capital.

Back then, the main topic of conversation was Brexit and chatter was reflecting on how over the previous two years, it had not helped the mood of the housing market. Surely, we all said, "things can only get better".

Hurrah! As we headed into the start of a new year in 2020, there was a distinct sense of renewed enthusiasm and property agents were buoyed by positive moves from buyers and sellers alike. 2020 had a new energy and things were really looking up. Our specialist mews market was buoyant and the timing of the Belsize Park office could not have been better; we were off to a flying start. And then came Covid...

Back in March 2020, had you asked me how the property market might fair, my honest response would have predicted that things were not looking good for London's property market in the summer of 2020. The widespread uncertainty created by

the pandemic and the majority of us being furloughed did not bode well.

But Lurot Brand dug deep, we were determined, we found a new resilience, worked even harder and have achieved record pound per square foot prices in North London. We have had multiple buyers bidding at and over asking price for that rare to find property and expanded the areas covered by the Belsize Park office.

Our area focus remains the same in north London - Belsize Park, Hampstead, Camden, and surrounding areas. But as word spreads that Lurot Brand, mews property specialists, has expanded north of Hyde Park, we have been venturing further north into Highgate and west to Maida Vale and Bloomsbury.

To say it has been a roller coaster first year for our new office would be an understatement, but it has also been a surprising and rewarding experience. Constantly discovering new mews and meeting buyers and vendors alike. It's been a pleasure to share nearly 50 years of specialist knowledge with a new, wider mews community.

This feels like an ideal opportunity to indulge in looking back on a few of my personal favourite instructions of 2020, since launching the Belsize Park office.



MURRY MEWS – CAMDEN

This was a real Marmite property, but like Marmite, I loved it! A one bed property, above a group of garages and with planning to almost double its size. Located on a Mews that has a reputation as the place to live if you're one of London's elite architects, past and present.



EGLON MEWS – PRIMROSE HILL

This was a real journey; originally marketed while tenanted (which is always tricky) but once vacant we introduced the owner to one of our preferred refurbishment teams before remarketing the property.

This now elegant and contemporary two bed mews house can be found tucked away in a uniquely secluded and gated courtyard in the heart of Primrose Hill - what more could you want?



MARYON MEWS – HAMPSTEAD

Perfectly petite, this two bed cottage style mews house had been a labour of love for the owners to create a dream home; re-build from the inside out, even sandblasting the exterior to expose the original brickwork and minutes' walk from Hampstead Heath in the heart of South End Green. This might be my favourite mews property of the year.

I think it's safe to say it has been an unpredictable year with some buyers and vendors. No further on with their property plans than this time last year and many eager to move quickly, either because they had been holding off through the Brexit negotiations or recognising the opportunities thrown up by Covid. However, I can promise you, we have renewed optimism for 2021 knowing that anything and everything is possible, even in the most difficult circumstances.

We look forward to making the best of 2021 with you!

Let's keep it in the community.

Noah Pearlman

Lurot Brand,
Belsize Park

ONE-TO-ONE WITH BEN COLLINS

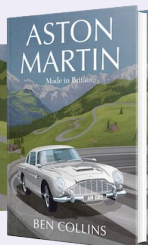
Author, Racer & Stunt Driver

Top Gear's former Stig is Ben Collins, a racer and stunt driver, who is also a bestselling author with a passion for Aston Martins. Unsurprisingly, this has led to him becoming a stunt driver in James Bond movies.

Ben Collins's latest book, *Aston Martin: Made in Britain*, published last month is a fascinating tale of spies, speed and hard driving.

Spies, speed and
hard driving genius

ORDER NOW



What many people do not realise is that Aston Martin started life in Henniker Mews, Chelsea before moving to a mews - Vantage Place in Kensington.

In a year, when we have all been shaken and stirred and recently lost the actor, Sean Connery, the epitome of James Bond 007, himself a mews resident of Wavel Mews, we wanted to celebrate the best of British and the heritage behind our much loved mews.

Let the race begin Ben...



How did you develop a passion for cars and racing?

- When I was five, my parents let me take the sit-on lawnmower for a spin around an apple orchard. This front-engined, rear wheel driven beauty with its heavy-duty gearstick was a harbinger of things to come with *Aston Martin* some years later. Once I snapped the heavy clutch free, I shot off and was giving the accelerator plenty. My foot didn't reach the brake pedal and I was unprepared and un-slowed for the sharp left turn required to avoid a chicken enclosure. After I crashed into it the machine stalled and the joy ride was over but I really enjoyed it.

It was probably my experiences as a passenger with my Dad that sealed my fate as a speed junkie. He used the hand brake liberally and we never remained behind other cars long enough to read the number-plates. When I first climbed aboard a racing car at the age of 18 it just felt like home, and I was hooked.

If you could drive along any race track or route in the world, where would it be?

- My favourite race track is a mad street circuit in Macau because it's the most challenging and visceral experience you will ever have as a racing driver. You squeeze and rub past the walls of the high rises and casinos of the port city and every lap without incident is like a small miracle. My favourite routes are in the Alps and there are many to choose from but the *Flüela Pass* is hard to beat.

The classic sports car that you would most like to own and why?

- The *Aston Martin DB5* with the V8 engine. There is only one in existence and its location is unknown but it's probably residing in a Mews somewhere underneath an old dust-sheet, waiting to be discovered.

Aside from cars and motorsport, what do you like to do in your free time?

- I love skiing. There's a natural synergy with speed but I never get bored experiencing the connection with nature and the energy of the mountains.

Your favourite place to spend time and relax in London?

- I enjoy mooching around Notting Hill and can get lost in Portobello Road for any length of time.

Who would you most like as a passenger from the past or present?

- It would have to be the Duke of Wellington. He was a keen horseman and exceptionally brave, so I think he would enjoy a lap aboard something like the *Aston Martin DBS Superleggera* with a zero to sixty of 3.4 seconds. I suspect he would have a heavy right foot...

What driving bad habit irritates you most and how do English drivers rank compared with other nationalities?

- People who unconsciously tap the brake pedal drive me nuts and I do my best to cure them. The English are very good drivers comparatively speaking, but the Italians are the kings of the road when it comes to hand gestures, use of the horn and ducking and diving.

Who is your favourite racing driver of all time?

- Ayrton Senna is the greatest of all time.

Other than a car, what is your favourite mode of transport – no expense spared?

- If I had the space I would have a Harrier Jump Jet, of course, or a helicopter. Since I don't, I will be making the most of my new 'Evolve' electric skateboard.

What mews would you most like to own?

- Anything on Warren Mews would do me nicely.

LANDLORDS NEED TO BE QUICK OFF THE MARK AS MORE TENANTS MAKE THEIR MOVE ON MEWS

By Mollie Swallow

After a very tricky market due to Covid affecting almost every business across the UK, the summer months brought some real positivity and confidence back to the market.



June, July, August, and September were very busy and lifted the grim mood that had descended in March when lockdown began. The secret to success for landlords seeking tenants was and continues to be to listen to their agents' advice. Those who spruced up their properties, agreed to take lower rents than previously agreed and reduced their asking prices, secured tenants for the next 12 months or longer.





June 2021 MEWS IN BLOOM

We are delighted to confirm that Lurot Brand will be holding our annual Mews in Bloom competition next year, so do prepare yourself for June 2021 and surprise us with colour.

Despite the market being challenging this year, never have the odds been more tipped in favour of those mews house landlords. The changes we have had to face in these uncertain times have meant a complete shift in what tenants need from a rental property.

Property wish lists have changed, prompting tenants to look to move from flats where they share communal areas such as lifts and entrance spaces to homes where they have their own private entrance or front door. The importance of having access to outside space, whether that be a patio, terrace or even the mews street itself, has become a game-changer.

Many people are still working from home and with the latest lockdown announcement, this looks most likely to continue for the foreseeable future. Renting a house as opposed to a flat offers the space some people need to separate the work and home life balance.

During this tricky period, we have seen applicants we have matched with rental properties, using spare rooms on top floors as their offices, converting garages into playrooms and classrooms for their children.

"The inventive ways we have seen clients reconfigure their homes to make the best out of a bad situation has been nothing but impressive!"

Throughout this pandemic, the camaraderie we have witnessed up and down London's residential mews streets has been heart-warming. People moving from flats into mews properties, who had never before met their neighbours, now sit outside on their picnic tables (weather permitting) sharing glasses of wine or a morning coffee chatting together and getting some much-needed human interaction.

As we head into winter and one of the most testing periods of a difficult year, I am certain that mews houses will continue to attract more tenants, wanting to change the way they live and embrace the lifestyle mews living offers.

Realistically with my agent's hat on, prices across the rental market will tend to continue to stay low, as there is so much stock currently available.

Right now, the best advice I can give to landlords is to make decisions quickly when receiving offers. Tenants are currently hard to come by so to be in with the best shot of securing a tenancy, Landlords must act swiftly and be prepared to accept offers they would previously have not considered. Be careful, a void period can quickly become more detrimental than a rental decrease! Ensure your property is at the top of its game and be prepared to negotiate and take offers. After all, it is better to have something than nothing when the future holds no guarantees.

EVERCHANGING MEWS

A BRIEF HISTORY OF THE MEWS

*- From equine overcrowding
to luxurious living for humans*

LONDON'S MEWS CHRONOLOGY

London is like no other city because in no other city will you find Mews in such prolific numbers, located so widely, or so varied.

Whilst the golden age of the Mews may only have lasted around 75 years - between 1825 and 1900 - the origins of the mews can be traced back almost 500 years. Founded in Roman times, London has since expanded in an irregular and piecemeal

fashion; generally avoiding the planned and comprehensive re-building that occurred within other large cities.

London's Mews are unique and to understand them you need to look at the key conditions that influenced the development of London, as revealed by eight significant historical events.

Perhaps the most significant of these was:

Equine Overcrowding

Mere horseplay or a harbinger of change?



Whitby Abbey ruins



1. THE DISSOLUTION OF THE MONASTERIES

For dissolution read destruction; this was Henry VIII's action to disband monasteries and separate the Church of England from papal control after he had fallen out with the Pope over divorcing Catherine of Aragon.

When Henry VIII took this action to separate from the Roman Catholic Church it resulted in massive destruction to religious buildings and communities. Between the years 1536 and 1541 around 625 monastic communities including priories, convents and friaries were closed down. This began a process of change in land ownership as many areas of monastic land both inside and outside the city of London, were liberated from their erstwhile owners – the Church.

The Church was enormously wealthy, it owned almost 30% of the land in England and Henry needed their assets to fund his divorce. The dissolution was much criticised as it was carried out in an indiscriminate fashion that left buildings in ruins and destroyed countless English Medieval treasures of art.

It was integral to the future development of London that huge tracts of monastic land were then divided up and sold, leased or given away by Henry to his loyal courtiers and to the aristocracy. The subsequent expansion of London after the Dissolution, allowed wealthy and influential families - who would go on to build the Mews - to profit both financially and socially from development of their estates. This enabled the beneficiaries to create a lasting impression of their wealth and status. Even today it is possible to discover the legacy of these distinguished families in the names of the streets, squares and mews of London, such as Portman, Grosvenor, Cadogan.

The first recorded mention of a Mews in London was in 1537, when fire destroyed Henry VIII's stables in Bloomsbury Royal Mews which had become his royal stables. Henry then started a trend by converting the Charing Cross Mews (previously used for housing his falconry birds) to stables. He was much copied and thereafter the Mews came to have a different, more modern meaning.

2. THE CREATION OF LEASEHOLD PROPERTY OWNERSHIP

Land ownership in London differs significantly from that of other cities and countries where private landownerships are smaller and public landownerships bigger. In London large private ownerships – hereditary estates – developed because the landowners held large and substantial plots of land in one place instead of having land divided into many remote and individual freeholds. These estates were developed and then maintained using the leasehold system of land tenure, which at the beginning of the 17th century enabled landowners to allow development by others and at the same time retain an interest in the land.

Whereas a freeholder owns the building and the land it stands on in perpetuity and has 'absolute title', a leaseholder only has use of the land or building for a specified term of years at the end of which it has to be handed back to the landlord or be made subject of another lease. Leases therefore, provide finite periods of ownership that may be sold – they are usually for 90, 99 or 125 years, but can be as long as 999 years.

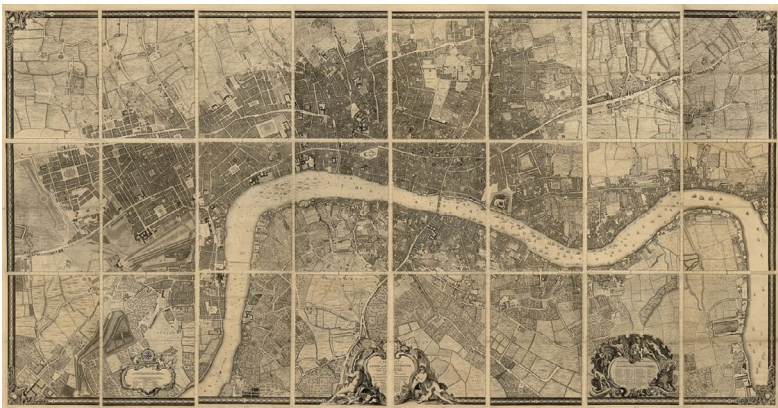
The hereditary landed estates were keen to develop their lands through the issue of building leases that, in addition to giving them overall control of ownership, allowed them to dictate the architectural style and social status of the area. Through the development of the great estates more mews were built than exist today.

Towards the end of the seventeenth century, as its population expanded, London suffered plague and epidemic as a consequence of the terrible overcrowding and the inadequate sanitary arrangements of open drains that ran down the middle of streets towards the Thames. The Great Plague of 1665, which ended in the Great Fire, resulted in 100,000 deaths.

3. THE GREAT FIRE OF LONDON

As almost every school child knows, the fire commenced in a bakery in Pudding Lane off Eastcheap, in the early hours of Sunday morning, September 2nd 1666. Due to the timber construction of houses and warehouses, it created a conflagration that raged furiously for four days. It destroyed 13,200 houses, 87 churches and 44 halls of livery. The subsequent rebuilding resulted in implementation of the first comprehensive Building Act for London in 1667. This addressed the cause of the spread of the fire by changing the type of construction undertaken; legislation deemed that all buildings had to be constructed of brick or stone to protect against the possibility of fire.

The Act and those that followed contained provisions governing the relationship of house sizes to streets, also the maximum numbers of dwellings and the number of storeys per building. This form of planning is considered one of the main reasons why Georgian development, including that of the Mews, remains a success today.



4. GEORGIAN TOWN PLANNING

Perhaps the second most significant event in the historical development of the London Mews was Georgian town planning. This lay the foundations for the setting out of and construction of Mews.

Mews in their present form were only created when London began to expand northwards and westwards into arable pasture land such as that now known as Belgravia and Mayfair. The ordered grid of streets that emerged from Georgian town planning meant that Mews could be easily and discretely contained behind the main houses in London's most exclusive areas. Initially at least, each house had its own Mews house to the rear.

The now ubiquitous Georgian terraced houses, usually comprising four storeys including basements, were arranged in streets, squares and crescents. The terraces had an attic floor set back behind a roof parapet to accommodate servants' quarters.

The development of the Mews was a natural progression from the private stables and livery yards that were previously on roads around London, and these buildings are now inextricably connected with the design of 'the London House'.

John Roque produced an engraved map in 1746 (in 24 sheets) entitled 'A plan of the cities of London and Westminster'. This shows a number of mews located around Grosvenor Square including Shepherds, Reeves, Adams, Blackburn's, Woods and Three Kings Yard.

For around 75 years the ideal conditions presented themselves for Mews development and if the opportunity had been ignored it is unlikely Mews would exist today.

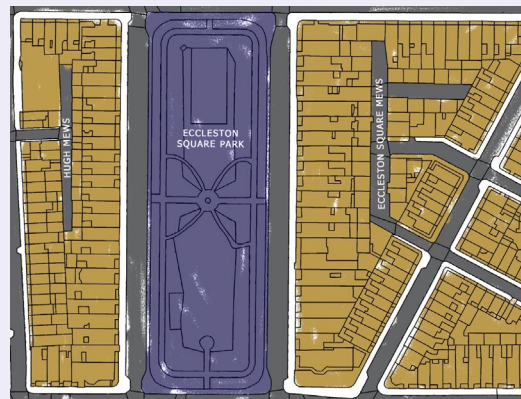
The nineteenth century Industrial Revolution was to prove a huge success and the subsequent growth of the British Empire boosted growth of London's population. Many people now lived in further speculative development on the established London Estates of Belgravia and Bloomsbury; many more lived in new ventures, such as the Ladbroke estate. Accommodation for horses was considered a key development criterion in building for the future.

5. VICTORIAN BUILDING BOOM

Huge increases in the numbers of houses were required for a population that nearly quadrupled in the Victorian era.

For the Mews, the period between 1825 and 1900 is the golden age of Mews construction. From the 1850's, they were built as separate buildings at the rear of the main houses and had their own independent gates and arches. As a result, the number of mews under construction continued to increase even up until the latter part of the 19th century. The traditional use of the Mews changed as well because as households dwindled in size, and as horses and carriages were replaced with motorcars, accommodation for grooms and coachmen was no longer needed. Stables were no longer an important feature. By the end of the century the Mews growth had dramatically reduced due to:

- **Migration** – as fashionable people migrated to outlying areas.
- **Conversion** – the everchanging use of the Mews transformed from servant quarters into the smart residential addresses they are today.



Typical grid pattern of streets around Eccleston Square with Mews access from secondary streets



Victorian Building Boom

The focus had changed from new buildings to the conversion of existing Mews.

Mews that originally provided stabling and servants housing were being converted to become cottages in various styles. The coach house or stables used for garaging and the upper floors forming one or two bedrooms.

6. THE ADVENT OF THE MOTOR CAR

The 40 year period from the 1900's to the 1940's marked the period when Mews stopped being used as stables and became garages and houses.

People came to realise that Mews properties were ideal for conversion into terraced cottages. Widespread transformation followed - out went the equine paraphernalia, in came citizens of the metropolis.

The Survey of London cites the example in 1908 of No.1 Streets Mews changing from a stable into a dwelling house.

7. THE IMPOSITION OF MODERN BUILDING & DEVELOPMENT CONTROL

Prior to 1947 Town planning as we understand it now did not exist. Legislation existed in part, but was not always enforced as the machinery of local government did not support it. The general legal structure for Town and Country Planning at national and local levels was completely changed by the Town and Country Planning Act of 1947, which made planning an obligatory function and gave wide ranging powers to the County Council and Local Planning Authorities.

Whilst regulation of development was long overdue, by the 1960's the pressure that the green belt exerted on land values

The Great Mews Clean Up



Isn't it about time that filthy polluter left the Mews?

was transforming urban areas. Georgian and Victorian properties were the focus for conversion as the large older type of properties were being turned from houses into flats. Areas were becoming blighted by the pressure of development as densities increased overnight and streets became filled to bursting with cars and people.

Statutory protection was now needed in the form of conservation areas and listed buildings designed to conserve all that is good in the housing stock.

Around 90% of Mews are now covered by conservation area controls. Less than 10% have listed building status.

LONDON MEWS TODAY

London and its Mews have undergone remarkable changes in the last 200 or so years. It is a testimony to their adaptability that so many remain in occupation. Perhaps not by horses, but by people who utilise and adapt them to their contemporary lifestyles.



Compared to flats and maisonettes, Mews can offer more development potential as the majority are owned freehold (or their freehold ownership can be acquired). This means the owners can excavate under them to form basements. High land values in central London prompt such developments and initially, in the early noughties, they were welcomed. Basements were then being sunk by developers, who would seemingly compete with one another to go ever larger and deeper. These early excesses were met with resistance and sometimes problems. The term iceberg was coined and reflected the nature of the disproportionate magnitude of engineering works involved in extending below and out of sight of the other Mews users.

Following resistance from neighbours, planners and other interested parties, basement schemes are now necessarily more modest and are being managed more sensitively to ensure that their potential impact on the neighbours and the environment are properly mitigated.

Mews prices have risen over 500% since the 1970's and the properties are still in considerable demand. Scores of Mews have been changed to create luxury living spaces.

No longer does the possibility of a horse sharing the accommodation still occur. There is presently only one working equine Mews in Bathurst Mews.

Bathurst Mews for sale with Lurot Brand - www.lurotbrand.co.uk/property-for-sale/house-for-sale/bathurst-mews-london-w2/7219



By the end of the century the population of London is predicted to be approximately 15 million. What will the Mews be like then... everchanging of course.

This article was written by Martyn John Brown MRICS, MCIOB, MNAEA, MARLA, MISVA of Everchangingmews - www.everchangingmews.com who is a specialist Mews Consultant.

Everchangingmews is owned and run by Martyn John Brown MRICS, MCIOB, MNAEA, MARLA, MISVA who provides professional surveying advice – For surveys, valuations and Party Wall matters contact: info@everchangingmews.com or call Martyn on **0207 419 5033**.

LB LOVES...

MARYLEBONE

at Christmas

After December 2nd, we're predicting that we will have the 'C' word on our minds... Christmas! Whilst shopping online has been a blessing during lockdown, a chance to get out and indulge our senses in some good old fashioned browsing cannot come too soon and Marylebone has to be the season's go-to destination for relaxing and joyful shopping and (hopefully) socialising.

Making present lists over a festive latte, smelling spicy aromatic scents as we pop into exquisitely decorated shops cannot come a moment too soon.

So what if we spot the odd reindeer mask –ho, ho, ho! This may be a Christmas like no other, but perhaps there's never been a more apt time to show those close to us how much we care. After all, it really is the thought that counts...

Here are some seasonal suggestions to include when you are next in Marylebone.



1. **HAMILTON AND HARE ON CHILTERN STREET**

A British brand that set out to make men care about what they wear underneath – not a cartoon character or garish logo in sight! The best men's underwear around with a focus on perfect fit and sustainable, beautiful natural premium fabrics. Designed from their London HQ and manufactured by small scale partners in Portugal with a commitment to creating and producing high quality garments. Now Hamilton & Hare also design and make pyjamas, loungewear and travelwear to complete a man's wardrobe.

www.hamiltonandhare.com



2. **ANGLO-ITALIAN ON WEYMOUTH STREET**

In 2017, Alex Pirounis and Jake Grantham founded Anglo-Italian in London to create everything from cloth to clothing – from pre-seasonal collections to bespoke menswear. This is craftsmanship and design without gimmick or fuss made with by hand with passion in Italy and specialist mills in the UK. The made to order and made to measure experience is curated by Alex and Jake with the eye of people who have style and taste in abundance.

www.angloitalian.com



3.

**LE PORTEGNA
ON MARYLEBONE
HIGH STREET**

With traditional Iberian roots, the wonderful array of products at Le Portegna from bags to shoes for men and women are all a reflection of the spirit of Spain. Simple timeless designs but world class in quality and composition. Every product made is different because each one is worked on by hand to create something unique using materials that have been around and will last a lifetime.

www.laportegna.com



4.

**THE MONOCLE
CAFÉ ON
GEORGE STREET**

Cosy, hospitable and in normal times open seven days a week. For those who cannot do without a delicious salmon bagel or a Swedish bun with a hot chocolate to go during lockdown. Always busy, always welcoming Monocle is full of tasty bites and excellent coffee. It also produces the insightful print magazine that goes by the same name as sells stylish unusual gifts. They're happy to deliver food to your door so you don't even need to leave the house – sound familiar - for a yummy treat!

www.monocle.com



5.

**FISCHER'S ON
MARYLEBONE
HIGH STREET**

Something of an institution on the high street. Fischer's evokes the warmth and culture of Vienna in the early 20th Century. In normal times, they are open from breakfast until late in the evening, but are currently offering a takeaway menu. The classic Viennese style café offers everything from Schnitzel to Sachatorte, sweet crepes and Strudel.

www.fischers.co.uk



6.

LA FROMAGERIE ON MOXON STREET

Award winning purveyor of cheese, charcuterie and all you need for a feast. This cheese and deli heaven was started by founder, Patricia Michelson after discovering a wheel of Beaufort Chalet d'Alpage whilst skiing in Meribel. Friday night fondue gatherings and tasting events are a great opportunity to sample the goods. Christmas has arrived here in the shape of Christmas pud, panettone, seasonal cheeses and everything you need for a gastronomic grazing feast.

www.lafromagerie.co.uk



7.

THE CONRAN SHOP ON MARYLEBONE HIGH STREET

This is an emporium of curated living that showcases collectibles chosen for their considered design that spans over 50 years. Design classics inspired by the 1960's share space with some of the latest innovative designs. It's a place where you will find colour, inspiration and something for everyone young and old, perfect for one stop Christmas shopping.

www.conranshop.co.uk



8.

TOAST ON MARYLEBONE HIGH STREET

Step into an oasis of calm, the Toast store in Marylebone is small but perfectly formed. And after this year's shift in the way we live, Toast promotes a more thoughtful simpler lifestyle, which we can all benefit from now. The collections include beautiful clothing using fabrics and wool and a tempting selection of homeware and lifestyle products. The perfect place to get inspiration for a Christmas at home.

www.toa.st/uk



9.

**ENTRECOTE ON
MARYLEBONE LANE**

This traditionally French bistro has been serving up 'steak frites salad' for 60 years and it's as popular with diners today as it was back then. It's an unpretentious place, simple but excellent and maintains its French heritage with impeccable waitresses dressed in traditional black dresses with a white apron and collar. The good news is you can take away the best 'la baguette du relais' until they hope to open up on the 3rd December.

www.relaisdevenise.com

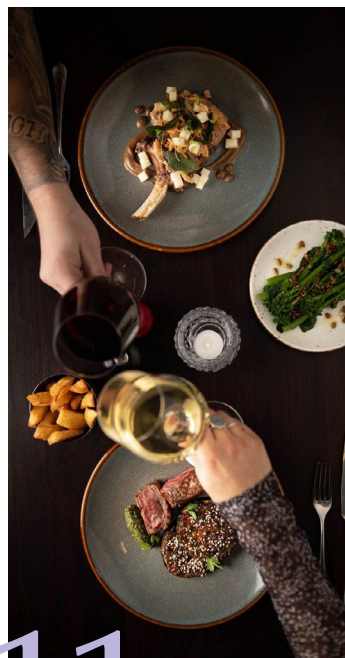


10.

**THE GOLDEN HIND ON
MARYLEBONE LANE**

By now you get the sense that Marylebone is steeped in good traditions and so long as it's the best in class, it works here. 100 years of history and heritage, and this fish and chip shop continues to serve up the finest fish and is regarded as one of the best fish and chips in London. Serving a menu of traditional fine seafood dishes, The Golden Hind guarantees a welcoming and friendly atmosphere and many happy returns!

www.goldenhindrestaurant.com



11.

**THE GUNMAKERS AT
33 AYBROOK STREET**

This hidden gem has had a clever makeover with a 'sexy new bar'. It is known for a great atmosphere, lovely staff and in the summer a gorgeous beer garden. It's a place for hanging out with friends, enjoying a pizza, negroni or a pint and you cannot leave without trying their gourmet popcorn.

www.gunmakershouse.co.uk

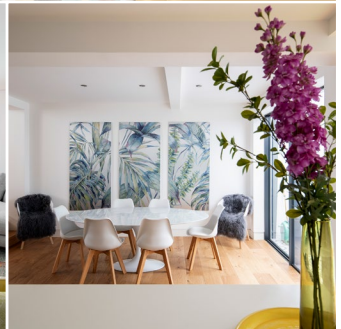
FOR SALE

W2

SMALLBROOK MEWS

£3,500,000

- 4 Bedrooms
- 2 Reception Room
- 3 Bathroom
- Garden
- Roof Terrace
- Resident Parking
- Freehold
- 2488 sqft





W2

BATHURST MEWS

£3,275,000

- 4 Bedrooms
- 2 Reception Room
- 3 Bathroom

- Garage
- Freehold
- 1972 sqft

FOR SALE

W11
ST. LUKES MEWS
£2,750,000

- 2 Bedrooms
- 2 Reception Room
- 1 Bathroom
- Roof Terrace
- Balcony
- Freehold
- 1493 sqft





W14
**RUSSELL GARDENS
 MEWS**
 £2,500,000

- 3 Bedrooms
- 1 Reception Room
- 2 Bathrooms

- Resident Parking
- Freehold
- 1915 sqft

FOR SALE

FOR SALE

SW1X

GROOM PLACE

£1,950,000

- 2 Bedrooms
- 1 Reception Room
- 2 Bathrooms

- Private Garage Parking
- Leasehold
- 997 sqft





W14
**RUSSELL GARDENS
 MEWS**
 £1,850,000

- 3 Bedrooms
- 1 Reception Room
- 2 Bathrooms
- Resident Parking
- Freehold
- 1565 sqft

FOR SALE

W1J • £5,000,000

BRICK STREET

3 Bedrooms •



W11 • Price On Application

ST. LUKE'S MEWS

• 3 Bedrooms



W2 • £2,000,000

LINDEN MEWS

2 Bedrooms •

W9 • OIEO £1,000,000

BRISTOL GARDENS

• 2 Bedrooms





SW7

ELVASTON MEWS

£4,750,000

- 2 Bedrooms
- 5 Car Garage



SW7

STANHOPE MEWS EAST

£4,700,000

- 3 Bedrooms



SW7

QUEEN'S GATE PLACE MEWS

£4,600,000

- 3 Bedrooms



SW7

PETERSHAM MEWS

£4,000,000

- 3 Bedrooms

SW7

ENNISMORE GARDENS MEWS

£3,500,000

- 2 Bedrooms

SW5

LAVERTON MEWS

£3,350,000

- 3 Bedrooms



W2

CRAVEN HILL MEWS

£3,000,000

- 5 Bedrooms

W2

FULTON MEWS

£3,000,000

- 4 Bedrooms

SW7

COLBECK MEWS

£2,995,000

- 3 Bedrooms

SW7

MANSON MEWS

£2,950,000

5 Bedrooms •



W2

**ST. STEPHENS
MEWS**

£2,950,000

4 Bedrooms •



W9

PINDOCK MEWS

£2,500,000

Development Opportunity •



W2

PRINCES MEWS

£2,500,000

3 Bedrooms •



W8

KELSO PLACE

£2,500,000

3 Bedrooms •



W2

PRINCES MEWS

£2,450,000

3 Bedrooms •



W2

PRINCES MEWS

£2,450,000

3 Bedrooms •



W1G

**DUNSTABLE
MEWS**

£2,250,000

2 Bedrooms •



W2

**PRINCES
MEWS**

£2,250,000

3 Bedrooms •





W2

LANCASTER MEWS

£2,100,000

- 2 Bedrooms



W11

LAMBTON PLACE

£2,000,000

- 3 Bedrooms



W2

SOUTHWICK MEWS

£2,000,000

- 4 Bedrooms



SW1X

BOWLAND YARD

£1,900,000

- 2 Bedrooms



W11

DENBIGH CLOSE

£1,850,000

- 3 Bedrooms



NW1

EGLON MEWS

£1,500,000

- 2 Bedrooms



W14

RUSSELL GARDENS MEWS

£1,500,000

- Development Opportunity



SW1V

WEST MEWS

£1,375,000

- 2 Bedrooms



W2

CONDUIT MEWS

£1,350,000

- 2 Bedrooms

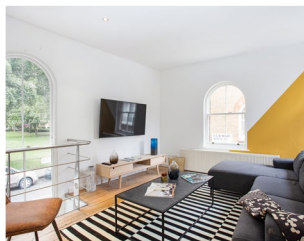
SW1X
STUDIO PLACE
£1,300,000
3 Bedrooms •



W2
CHILWORTH STREET
£1,250,000
2 Bedrooms •



W9
ELGIN MEWS NORTH
£1,050,000
1 Bedroom •



W2
SHREWSBURY MEWS
£995,000
2 Bedrooms •



W14
COMERAGH MEWS
£950,000
2 Bedrooms •



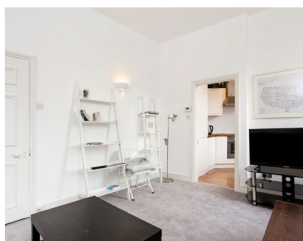
N6
ARCHWAY ROAD
£900,000
2 Bedrooms •



W1H
MONTAGU MEWS NORTH
£895,000
1 Bedroom •



SW7
STANHOPE MEWS WEST
£585,000
1 Bedroom •



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W11 • £3,500,000

COLVILLE MEWS

4 Bedrooms •

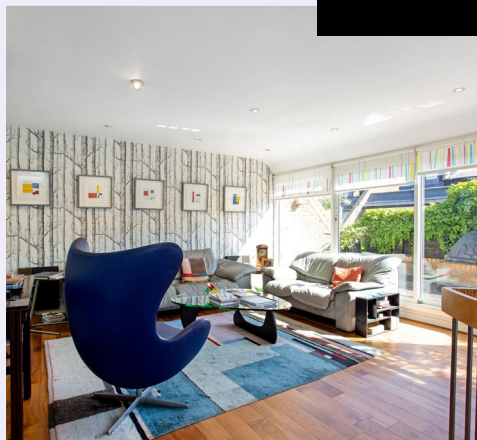
W2 • £2,450,000

LEINSTER MEWS

• 4 Bedrooms



RECENTLY SOLD



W11 • £1,500,000

HIPPODROME MEWS

3 Bedrooms •

W11 • £2,200,000

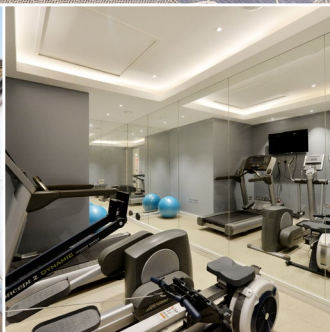
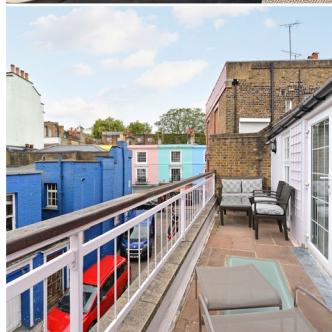
HOLLAND PARK MEWS

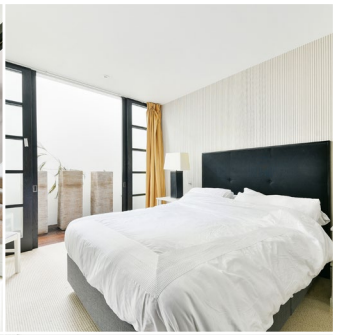
• 2 Bedrooms

SOLD

W11
DENBIGH CLOSE
£2,000 pw

- 3 Bedrooms
- 2 Reception Room
- 4 Bathroom
- Roof Terrace
- Resident Parking
- Long Let
- 1829 sqft





SW7

PRINCES GATE MEWS

£1,890 pw

- 3 Bedrooms
- 1 Reception Room
- 3 Bathrooms
- Patio

- Balcony
- Long Let
- 1995 sqft

TO LET

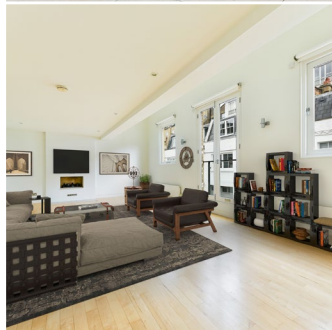
TO LET

W2

LANCASTER MEWS

£1,750 pw

- 4 Bedrooms
- 1 Reception Room
- 3 Bathrooms
- Garage
- 2979 sqft





W14
**RUSSELL GARDENS
 MEWS**

£1,350 pw

- 3 Bedrooms
- 1 Reception Room
- 2 Bathrooms
- Long Let
- Resident Parking
- 1915 sqft

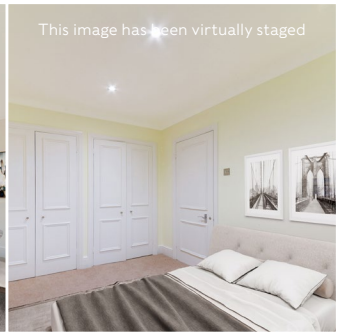
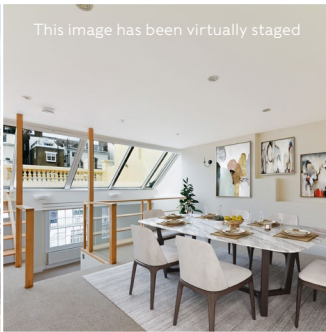
TO LET

TO LET

SW7
**QUEEN'S GATE
PLACE MEWS**
£1,450 pw

- 3 Bedrooms
- 1 Reception Room
- Roof Terrace
- Long Let
- 1703 sqft





W11

HOLLAND PARK MEWS

£1,375 pw

- 3 Bedrooms
- 2 Reception Room
- 2 Bathroom

- Garage
- Long Let
- 1647 sqft

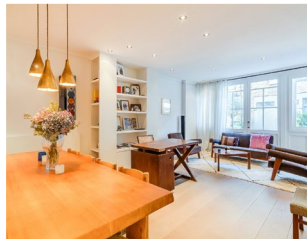
TO LET

W2

**SOUTHWICK
MEWS**

£1,250 pw

4 Bedrooms •



W2

**BATHURST
MEWS**

£1,100 pw

3 Bedrooms •



SW7

**PRINCES GATE
MEWS**

£1,025 pw

3 Bedrooms •



W2

**LEINSTER
MEWS**

£950 pw

3 Bedrooms •



W11

**QUEENSDALE
WALK**

£950 pw

2 Bedrooms •

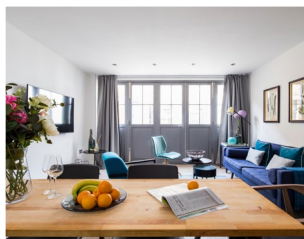


W2

**RAINSFORD
STREET**

£922 pw

3 Bedrooms •



SW3

**OVINGTON
MEWS**

£855 pw

3 Bedrooms •



SW5

**REDFIELD
LANE**

£850 pw

2 Bedrooms •



W2

**GLOUCESTER
MEWS WEST**

£750 pw

3 Bedrooms •





W2

BATHURST MEWS

£750 pw

• 2 Bedrooms



W2

JUNCTION MEWS

£725 pw

• 2 Bedrooms



SW1V

WEST MEWS

£700 pw

• 2 Bedrooms



W2

FREDERICK CLOSE

£625 pw

• 2 Bedrooms



W2

KENSINGTON GARDENS SQUARE

£600 pw

• 2 Bedrooms



SW1V

MORETON TERRACE MEWS SOUTH

£577 pw

• 2 Bedrooms



W2

REDE PLACE

£525 pw

• 2 Bedrooms



W2

JUNCTION MEWS

£450 pw

• Studio

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SW7 • £1,795 pw
COLBECK MEWS

3 Bedrooms •



SW7 • £1,300 pw
QUEENS GATE PLACE MEWS

• 5 Bedrooms



RECENTLY LET



W2 • £895 pw
CONNAUGHT CLOSE

2 Bedrooms •

W2 • £595 pw
SHREWSBURY MEWS

• 2 Bedrooms



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