

MEWS NEWS

AUTUMN 2021



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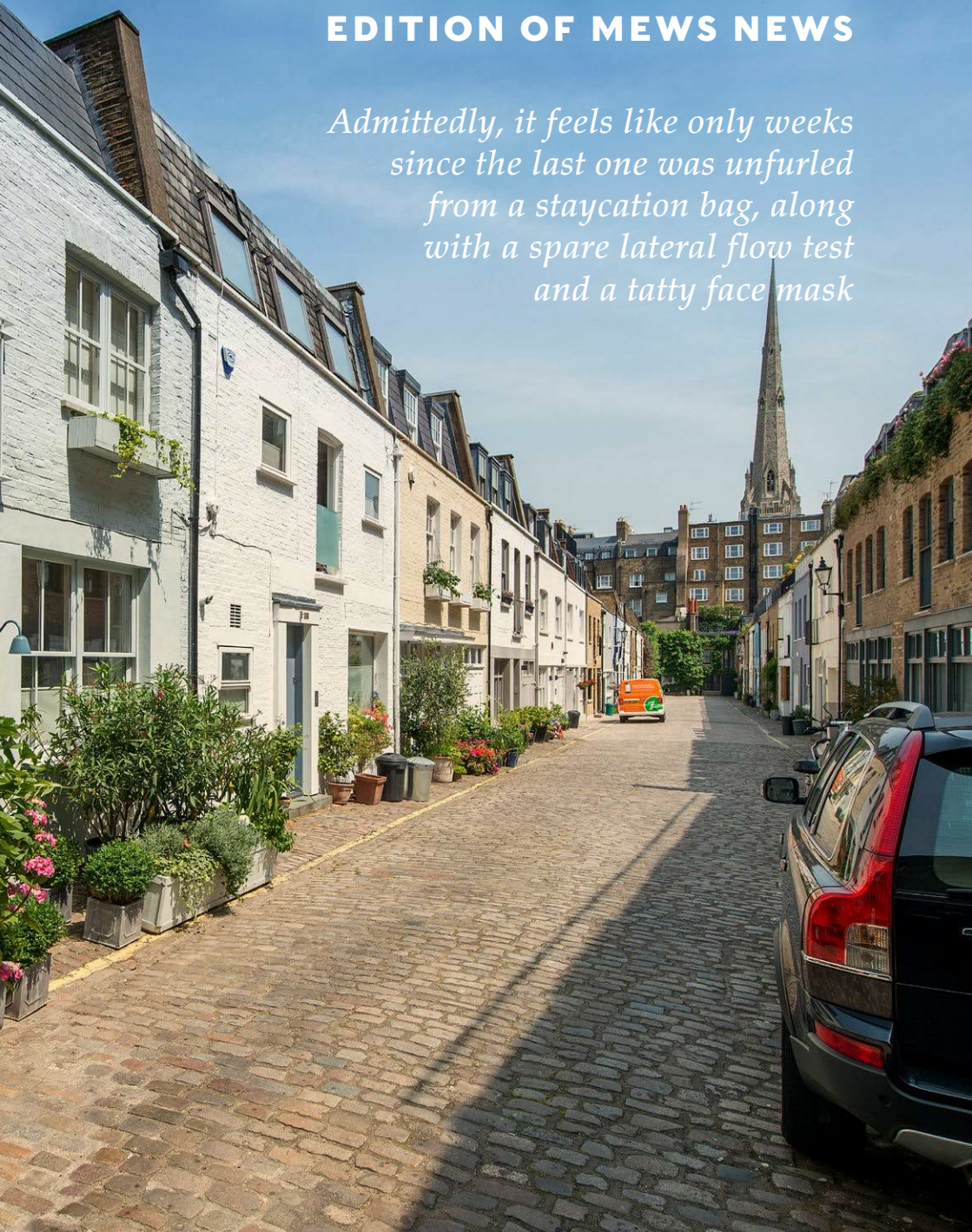
THE FIRST WORD IN MEWS

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WELCOME BACK TO ANOTHER EDITION OF MEWS NEWS

*Admittedly, it feels like only weeks
since the last one was unfurled
from a staycation bag, along
with a spare lateral flow test
and a tatty face mask*





If all that sounds familiar, then along with us, you will be enjoying the freedom after a more normal way of life has returned.

For us 2021 began with a hush followed by a rush of business until June. The summer months have seen fewer sales viewings as people started to be able to travel and go on holiday. Regular conversations are continuing with plenty of clients and buyers, but we expect a spike in serious demand to return in September, as the academic year begins and people return to work.

We are pleasantly surprised by the volume of business we are doing; it's fair to say most of the transactions are at levels that range from okay to good. The motivation is coming from owners serious about selling rather than super keen buyers.

Within Lurot Brand, we have grown our teams by hiring 30% more people to cater for the increase in activity we are anticipating in Q4 and into 2022. More excitement lies ahead with the launch of our new website before the end of this year. The design of which, is about revealing how we are the one stop shop for all things newsy and 'mewsy'.

But before we even think about entering the final quarter of 2021, we want to enjoy and revel in a celebration of fine and lovely things in this latest Mews News issue – including a trip down memory lane with Martyn Brown as he does a retro-reflection on the last few decades of the London mews. A businessman

with a passion for perfection charts the highs and lows of rebuilding his unique Kensington Mews home, and if that leaves you shaken or stirred, Gio Spezziga, the General manager of The Coral Room, at the Bloomsbury Hotel, explains what creates the best cocktail and why the hotel bar is back at the top of the menu for local residents out socialising again in London. LB Loves also takes us on tour of Bloomsbury's independent treasures. Familiar LB face and contributor, Mollie Swallow offers up some savvy rental tips.

We hope you enjoy this edition, cocktail in hand and cheers to that.



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**WHY MEWS ARE THE
HAPPY MEDIUM FOR
POST-PANDEMIC LONDON
BY ZOE DARE HALL**





When, exactly 50 years ago, Lurot Brand began selling mews houses in central London, they were far from in vogue.

Indeed, other agents were keen to offload what were, back then, simple two-storey buildings in back alleys, mainly used for storage, or for housing staff who worked for grander townhouses nearby.

Lurot Brand's founder, Antoine Lurot sensed a missed opportunity and was eager to add these unloved, overlooked properties to his books. He knew that here was a real opportunity, with a type of property that offered rare garage parking (a boon to a rally driver at the time) and a central London location, in semi-private streets with a strong sense of community.

Half a century later, the change of usage and ownership of mews houses has transformed beyond recognition, and values have gone through the roof. What cost £15,000 in 1971 would now be worth around £3,000,000. In the last 25 years, the price of houses in Kynance Mews in one of Kensington's most desirable mews streets, for example – has increased ten-fold.

As London gets a post-lockdown reboot, with normal life starting to return, the London mews may have found its moment. These quiet, often cobbled and flower-filled back-streets of houses with cottage-like charm offer the balance between city and country that could tempt buyers back to London.

"Mews streets are the happy medium," thinks Marlon Lloyd Malcolm, Lurot Brand's head of sales. He mentions Kynance Mews, Hyde Park Gardens Mews and Bathurst Mews as examples of streets "as near as you can get to country living" in central London.



We expect a seasonal shift in September

“The countryside may have seemed blissful during lockdown, but as it feels like a new dawn and a beacon of fun again in London, people are realising that the countryside can’t compete. They’re starting to miss the city.”

In a year of continued disruption, the mews market is standing strong. “In a pre-pandemic year, there would be between 100-120 mews sales across the whole of prime central London, where we would typically sell 30-35% of them. By the end of July 2021, we had already sold 73% of target, so we were 15% ahead of where we projected to be in a normal year,” comments Lloyd Malcolm. “The other remarkable fact; we have only one agreed sale which has fallen through. It tells us that buyers wanting to do these transactions are owner-occupiers, and they are emotionally committed to finding a home. They are typically very picky, but once they have found the mews, they are then certain, and will follow through” says Lloyd Malcolm.

Desirability may be relatively high for this niche market of prime central London property, but vendors should not expect to be knocked down in the rush of prospective

buyers. “Pre-Covid, we would typically see 20-25 viewings per house that gets agreed. Now we’re seeing four. Gone are the window shoppers,” Lloyd Malcolm comments.

That’s good news for vendors, ultimately; fewer house-hunters traipsing through the front door before the sale is secured mean far less disruption and hassle. But it can also be unnerving for owners as they tend to equate a lack of volume of prospective buyers with a lack of interest. “The hardest part of the sales process at the moment is the ‘tumbleweed’ of silence before a buyer comes along,” says Lloyd Malcolm.

And though this has been another atypical summer, with foreign travel still fraught with complications, August is seeing its usual lull as many families disappear on holiday in the UK. “We expect a seasonal shift in September,” he adds.

More buyers might be tempted, of course, by lower asking prices. But bar the odd exception, mews owners are not usually people who need to sell. “We, as agents, need to feel confident that we have priced our properties fairly, based on what else is selling and how our properties compete.



Then we have to manage everyone's patience including our own!" says Lloyd Malcolm.

So who are today's highly-motivated mews buyers at the tail end of a global pandemic? At the start of the year, the picture was dominated by relatively young, successful individuals or couples buying their first house. "They have no intention of moving to the countryside in their twenties and thirties," Lloyd Malcolm comments. "Now we are seeing a flurry of older couples whose children are at university, or have just started work. These couples usually have a country home and are looking for a city base because they feel that everything is being switched back on in London."

The rental market for mews is busy, too, with corporate relocations starting to re-emerge on the London radar, and with tenants adjusting their priorities, after lockdown, and looking to upgrade in size and live more centrally. "In the weeks leading up to 'Freedom Day', we saw ten times as many leads for rentals as we did in the same week pre covid." Mollie Swallow, Head of Lettings.

Some legacies of the pandemic on house-hunters' priorities are here to stay. "Buyers

and tenants want a work from home office. It needn't be big, but somewhere they can pull the door and talk on videos undisturbed. Often couples want a home office each, so tenants who would have previously looked at two-bed properties are now wanting three or four bedrooms as they both work from home," Lloyd Malcolm observes.

Video tours of properties, on a 3D platform such as Matterport, are now expected too, "although in the same way that working from home cannot replace the experience of being with colleagues in the office, virtual tours are no substitute for seeing a property in person," says Lloyd Malcolm.

Outside space remains a big talking point – but memories of warm nights, filled with rosé and barbecues, fade fast along with the dying Autumnal light. Buyers wanting large family houses, and gardens, are fuelling the market in outer prime London, but outdoor space is less of a pull for buyers looking in central London.

Mews have come a long way in half a century. And maybe, in post-pandemic London, this is their time to shine.

ONE-TO-ONE WITH ADAM & EVE MEWS

A wonderful new creation from basement to roof terrace

Egged on by his wife, who had always wanted to own a London mews house, Yorkshire businessman and entrepreneur, Chris and his wife bought a traditional mews property tucked away in the cul-de-sac section of Adam & Eve Mews, a quiet Kensington street back in November 2016.

This was to become a labour of love project and one that was to keep the appointed project manager, an expert team of builders, engineering and

construction specialists, very busy for three years until the project was finished.

The vision these owners had for their humble Kensington mews went way beyond a normal refurbishment of an existing home. This was to become a complete rebuild and restoration project, which entailed retaining the original front façade of the building as far as the height of the second floor, but then re-creating the roof top level for a private roof terrace and digging out a basement that would work as a magnificent kitchen and social hub.



What drove you to take on such a labour intensive project?

- The existing house was badly built, the roof not structurally sound, and over the centuries the building had been added to in a haphazard piecemeal manner, which meant that although the property retained some of its original character and period detailing, the existing configuration of living space was never going to work for us.

I am a firm believer that firstly, if you're going to take on a challenge in any aspect of life, you should do it as well as you possibly can and secondly, when it comes to finish and design, you should opt for the best that you can afford because if you compromise, you will regret it.

So the 'obsessive' in me, wanted to make sure we never compromised on Adam & Eve Mews when it came to investing in the best materials, state-of-the-art engineering and technology. We wanted this home, once finished, to showcase everything excellent about contemporary design, much of it British, and reveal a wealth of detail from top to bottom, inside and out.

What were some of the major hurdles and challenges to overcome during the build process?

- Well, being situated in a traditional mews instantly makes for a logistical headache and a military style plan of action is required when it comes to a complete rebuild. For example, we had to hire two cranes at £4,500 per crane to lift materials onto site through windows and onto the roof. We had to hire specialised skips as we had to make sure that the lorries could access the narrow streets. When our builders began on the basement, they discovered asbestos. This required a separate specialist team of builders to come in and spend weeks removing it before we could progress the project.

Digging down to create a basement had my wife threatening to divorce me if there was ever to be a hint of damp. Taking her threats seriously, we had three



separate systems installed to waterproof the property. It took five builders one year, to dig down five metres by hand, leaving a one metre void to hide the services. In effect, they created a swimming pool in reverse; using individually sealed concrete pins to hold up the sides, a delta membrane inserted behind the walls as an additional barrier against any risk of water penetration and finally waterproof cement and plaster was used to finish the room.



What were the most important considerations and features for you in rebuilding this house?

- Making sure that the entire space was optimised, this included creating two new usable floors – the basement and a roof terrace. We wanted to have a three double bedroom house, all with ensuite bathrooms, so on the first floor there are two bedrooms and two bathrooms and a further cloakroom and on the ground floor, there is a master bedroom ensuite with a dressing room. All of this newly configured living accommodation, rested on really well-considered ergonomic design without compromise. The space needed to flow seamlessly from room to room and floor to floor. We took no shortcuts, especially when it came to sourcing the finest products and smart technology. My belief has always been if you are going to do something properly then you should be able to afford to do it well or not bother at all.

The finish of this property inside and out is really exemplary. By using the best of everything and employing the most skilled craftsman to produce the highest standard of detailing throughout, we've

created a perfect aesthetic – both in terms of functionality, practicality and from a visual and sensory perspective. It has the wow factor, but also feels like a calm sanctuary and comfortable home, in a lovely mews community.

How have you chosen to incorporate technology into your home?

- In my opinion, making the most of technology in the home is a way of enhancing your experience of living in it. For example, we have a smart home system controlled via an app – Loxone, which provides ultra home efficiency and comfort; the AV & hi-fi systems, heating and air conditioning, mechanical ventilation heat recovery system (MVHR), indoor lighting including outdoor lighting on the roof terrace and automated screens for extra privacy, are controlled remotely or in house via this app from your iPhone and iPad.

For me, lighting is everything; it's key to your mood and well-being and through clever design and software, it is possible to have different modes of lighting to suit each room in the home and reflect the room's purpose and ambience.





We chose specialist lighting consultants, Nulty Lighting to create a bespoke lighting system and installed it throughout the property, all controllable from the App. We chose to position the large kitchen and dining area in the new basement. It was essential that being subterranean, the space would still feel as 'naturally' lit as possible and be versatile enough to set the right mood to suit that space depending on the occasion - whether cooking, sitting at the island having a coffee, or hosting dinner and entertaining. Air conditioning was always going to be a must for us, as in contrast to the climate we have at our other home, London feels several degrees hotter. Being able to control the temperature via my mobile, means I can simply set the individual room temperatures using the air-con or heating at the start of my journey south and by the time I arrive at the house the home environment is perfect. Air filtration and heat recovery is another feature we installed, using a system called MVHR allows air to be filtered from a sealed unit on the roof to distribute purified air, maintain air quality and redistribute the heat energy created in bathrooms and redistribute to other rooms. We have a clever bespoke extraction system in the kitchen, which stops any cooking smells from

circulating around the kitchen, the main extraction unit is directly above the centre island which filters out 95% of any cooking odours but in addition there a further unit fitted discreetly within a slot around the staircase, which catches any odours rising on up through the house, which is particularly important in a mews with five floors.

What are some of the standout bespoke features you enjoyed commissioning the most?

- There are so many nods to craftsmanship and UK talent within the house. It was only right that given my Yorkshire heritage, I was able to commission a bespoke designed staircase from BISCA the award-winning company based in Helmsley, North Yorkshire. They are one of the top bespoke manufacturers in the world and made our 14 metre semi-cantilevered staircase from steel, glass and American black walnut, forming one gently curved, fluid sweep from top to bottom. The contemporary chandelier was designed to mirror the length and scale of the staircase and consists of 146 hand-etched glass spheres that complement the space and provide almost a sculptural element alongside the staircase.

Our drawing room occupies the second floor and we have a little balcony leading from it, which again is cleverly lit. The floor is crafted from American black walnut and is bordered by a band of brass all the way around. We have some of our favourite artwork displayed in this room, including hand-drawn pencil sketches by South African artist Greg Lourens. Fun touches, such as the zebra picture display on the “Frame” television screen, echoed by the zebra hide rug beneath, pick up a natural African textural element.

In the kitchen and bedrooms, we chose Smallbone of Devizes for the cabinetry and worktops with Gaggenau and Miele integrated appliances. I am a very keen cook, so to make sure that I can be left to my culinary art, I had a hidden breakfast bar with Nespresso Miele coffee machine and Miele microwave installed. This means my wife can enjoy her cappuccino and toast while I carry on cooking undisturbed! The kitchen has been designed as a real social hub, so friends can relax with a glass of wine seated on stools at the island chatting, whilst I happily cook at the same time with music and mood lighting in the background.

What traditional and period aspects of the mews have you retained?

- The front façade exterior of the mews house is original, but painstakingly restored and woodwork and doors painted in Farrow & Ball’s ‘Pigeon Blue’. Wherever possible, we salvaged small details such as the garage door brackets, which are a nod back to the property’s stabling back in the 1850’s. We have a sloping Mansard wall in the drawing room and have retained the style of the original windows.

I kept the garage because who wouldn’t in central London? But behind the traditional door, I had a double stacker built with additional security and enough room for two cars, including my classic car.

What special touches have you brought to the roof terrace you created?

- Any outside space in London is a bonus, so I knew we would add a roof terrace to the property. The design means that it does not feel like an ‘appendage’, but feels completely connected to the rest of the house as an outdoor room. Having a continuous bespoke staircase rising up to the terrace helps to achieve this, as does the use of glass panelling and the height, scale and visibility of the chandelier from all levels and angles.





The terrace decking is in fact made up of thick ceramic tiles, which sit within aluminium frames, designed by Kinley, who supplied the roof terrace at Kings Cross and St Pancras stations. The generous all singing and dancing gas barbecue, commercial all weather fridge and firepit are all connected to the mains supply, to boost performance and always be readily on hand. We have bespoke rising panels that we can operate remotely if we prefer extra privacy whilst socialising on the roof.

How important was it to respect and communicate with your neighbours in the mews community?

- Communication is always important. When you undertake such a complex and major building project like this one, it's understandable that fellow residents and neighbours will have concerns and be apprehensive about how it might impact on their daily lives. From the beginning, I was completely transparent about our plan and schedule of works. I also wanted to go beyond the usual due diligence, to ensure that neighbours had total confidence and peace of mind in what, how and who we had doing the work. I appointed an independent full-time project manager and structural engineer to oversee and report back to me weekly on every aspect of the work. I paid for

third party checks and contracted a laser measurement company to monitor the basement excavations every week for 18 months checking for abnormal movement (thankfully, no movement was ever recorded!).

When the builders had to pump out the water to excavate below the 2.6 metre water table, we made every effort to minimise the disturbance to neighbours. We invested in extensive sound proofing to reduce any noise and disturbance to the neighbours. The upshot was that in undertaking all the works that the project entailed to such a high standard, incorporating very sophisticated materials and using such a skilled team has benefitted not just us, but the adjoining owner's residences, who, by default, have superior insulation, improved energy efficiency and heat retention, unrivalled damp protection and better sound proofing. Hopefully, it is a win-win for Adam and Eve Mews.



This is the fourth in a series of five articles published during 2021, that look at the last 50 years of the Everchanging Mews. This time we focus on the 1990's and 2000's and events that have affected the Mews.

EVERCHANGING MEWS THE EVERCHANGING MEWS IN THE 1990'S & 2000'S

By Martyn John Brown





THE 1990'S

The 1990's is sometimes referred to as the 'good' decade, although it started with an invasion of Kuwait by Iraq. Only a year later, another significant event followed with the end of the Cold War as the USSR was dissolved.

It was a period of 'boom and bust', with bust following Conservative Chancellor Nigel Lawson's economic boom. Interest rates had risen to 15% and unemployment rose twice to three million in a decade. Record numbers of house purchasers suffered negative equity and had their homes repossessed. Across the UK, construction dipped, before recovering at the end of the decade.

At the start of this decade the UK population was around 58 million and the London population around 6.8 million. 'New Labour' led by Tony Blair in 1997, took over from the Conservatives, followed by Gordon Brown, as Labour remained in government during the rest of the 1990's.

The period introduced an exciting period of new technology, great music and culture. Unfortunately, it also became notorious for the abuse of human rights and war crimes. All these momentous events and more that followed, left their mark; if Germany had not reunited, if Yemen had not reunited, if the Baltic States had not separated from the Soviet Union, then life as we now know it would not exist.

The World Wide Web led the advance in technology. Closely followed by gene therapy trials (the Human Genome Project) and designer babies. New dance moves were introduced and our appetite for fast food grew.

Leaders of the period became known as 'centennials' personified as a group people - self-educated, loyal, creative, concerned and realistic about opportunities. This was a decade that welcomed free-thinking. Economically, when America hit a bad recession it had repercussions around the world.

Some of the main events that marked out the 1990's were:

1990

- German reunification – GDR became part of the Federal Republic of Germany
- Nelson Mandela released from prison in South Africa and became the leader of ANC
- Tim Berners-Lee published formal proposal for the World Wide Web
- Margaret Thatcher resigned from her position as Prime Minister, replaced by John Major

1991

- Operation Desert Storm started as the UN bombed Iraq in Kuwait
- Internet became available for unrestricted commercial use
- Freddie Mercury died from Aids
- Boris Yeltsin's became Russia's first elected president

1992

- John Major elected conservative Prime Minister
- European Union was created when the Maastricht Treaty was signed
- Bill Clinton (D) was elected 42nd President of the United States

1993

- Intel introduced the Pentium Microprocessor

1994

- Nelson Mandela became President of South Africa after being elected in the country's first multiracial elections
- Channel Tunnel was completed, connecting France and England

1995

- eBay auction site was founded
- World Trade Organization was created
- 2,000 killed in Rwanda massacre
- O J Simpson was acquitted of a double murder

1996

- Princess Diana and Prince Charles divorced
- Bill Clinton (D) was elected for second term as US president

1997

- Tony Blair's Labour Party won a landslide election
- Hong Kong transferred to China
- J K Rowling published first Harry Potter book
- Dolly became the first successfully cloned sheep

1998

- China's Yangtze River flooded killing 3,700 people
- Google was founded
- Apple created the iMac

1999

- President Bill Clinton faced impeachment proceedings
- Euro adopted by 11 countries
- In 2000, the Mayor of London's office was created and Ken Livingston became Mayor of London until 2008

In the housing market, interest rates spiralled between 1990 and 1995, leading to a housing crisis that took five years to reverse.





IN THE EVERCHANGING MEWS

Mews became places for ambling about in faded denims, Dr. Martens and Birkenstocks, listening to grunge music and social media had not reached us.

Mews owners were enjoying life. The proven capital appreciation of their homes enabled them to invest in expansion – building upwards subject to planning approval.

Planners were generally accommodating although each area had its own perspective on how roofs should look – most settled on mansard forms. The relationship of inside to outside space was not always consistent. This then dictated the size and type of accommodation that could be produced. For example, an extra bedroom and en-suite would not require a balcony or outside space, whereas a reception room would be much improved by additional external space.

LUROT BRAND... *remembers Mews properties in 1990's*

Overall, the 1990's were good for Mews sales, although it was not all plain sailing, and at the end of the 1990's there was a sense of change coming...

At the beginning of the 1990's a Mews in Kensington would sell for around £350,000 (equating to £233/sqft), whereas by the end of the decade, a similar property would sell for £635,000 (equating to £508/sqft).



Lexham Mews sold for £350,000 in 1990.



Lexham Mews sold for £635,000 in 1999.

THE 2000'S

The '2000's' became known as the time when the world didn't end. Beforehand there had been much speculation that life would change dramatically with the arrival of Y2K. This was based on the assumption that computer programming had not anticipated the turn of the millennium and a technological collapse.

'Millennials' arrived with their changing expectations of big issues - marriage, religion, family and independence.

The 2000's brought about the third big post-war housing bubble, due to rising population, recent economic growth and plenty of cheap available credit. Prices rose from 2000 until 2007, then dropped significantly, before rising again in 2012.

The UK population was around 59 million and the London population 7.2 million, and life was shaped by first, Tony Blair's Labour government (1997-2007) and then Gordon Brown's (2007-2010).

The decade was to bring us Coldplay, Beyoncé, the opening and closing of the Millennium Dome (then re-opening in 2007 as the O₂ Arena), Steve Redgrave achieving his fifth Olympic gold in rowing and the TV reality show 'Big Brother'.

All talk was of online business and an internet driven digital economy. Due to massive speculation, dot com stocks were traded on the NASDAQ at twice the level fast forward ten years. Economically, China made a massive breakthrough to achieve double digit growth for most of the decade.

The decade was also marked by terrorism and climate change; global warming became a common concern. Huge internet growth increased globalisation by accelerating worldwide interaction. Social networking allowed people to stay in touch wherever they were.

2000'S NEWS

So Awesome





Some of the main events that marked out the 2000's were:

2000

- Millennium Dome was opened by the Queen
- International Space Station received its first inhabitants

2001

- George W Bush (R) became 43rd President of the United States
- 9/11 Twin Tower Al Qaeda terrorist attacks in New York and the Pentagon in Washington DC resulting in nearly 3000 fatalities. US retaliated by invading Afghanistan
- US Energy Company Enron collapsed with estimated loss of £74 billion

2002

- Stock Market crash occurred with market lows not seen since 1997
- Bali bombings killed 202 people and injured 209 more
- Queen Elizabeth celebrates her Golden Jubilee
- Brazil won the World Cup

2003

- US invaded Iraq and ousted Saddam Hussein, triggering an eight-year war
- Human Genome Project was completed

2004

- Facebook formed by Mark Zuckerberg and others
- Boxing Day tsunami occurred in Indian Ocean killing 230,000

2005

- China and India grew as financial powers
- The Irish republican army ended military campaign in Northern Ireland
- The 7/11 bomb attacks on London Underground killed 39 and injured 700 people
- Hurricanes Rita and Katrina killed thousands, causing £20 billion in damages in the Gulf of Mexico

2006

- Mumbai bombings
- Execution of Saddam Hussein
- Twitter was launched

2007

- Gordon Brown succeeded Tony Blair as Labour Prime Minister
- UK banned smoking in public
- House prices continued to increase post millennium
- Spike in food prices and a sub-prime crisis (mortgages in United States) triggered a two year global recession and collapse of Wall Street

2008

- Stock markets plunged, signalling the start of the great recession
- Housing market fell and continued to do so until 2012
- O J Simpson was convicted of armed robbery and kidnapping (33 year sentence)
- Barack Obama (D) was elected as 44th President of the United States

2009

- Michael Jackson died
- Swine flu pandemic began in North America lasting 19 months

MEANWHILE IN THE MEWS...

You could spot people walking down a Mews wearing heavy eye-liner and body glitter, dressed in low-rise jeans, yoga pants, tube tops, crop tops, Capri pants and puffy jackets, carrying copies of Harry Potter or Lord of the Rings – not necessarily all at the same time!

More prosaically, by 2000 the number of mansard roof extension opportunities was

dwindling and, due to the massive capital value increases that had accompanied Mews developments, a new alternative expansion direction was arrived at... going underground.

Digging basements became the trend and lasted for another 15 years or so, until planners responded to public concerns about the disruption it caused for neighbours and local residents.



A new alternative expansion direction was arrived at... going underground.

LUROT BRAND...
remembers Mews properties in 2000's

The 2000's were a good time to sell Mews properties. At the end of the 2000's there was a sense of change coming...

At the beginning of the 2000's a Mews in South Kensington would sell for around £995,000 (equating to £642/sqft), whereas by the end of the decade a similar property would sell for £1,425,000 (equating to £933/sqft).



Queens Gate Mews sold for £995,000 in 2003.



Queens Gate Mews sold for £1,425,000 in 2009.

In the next article we look at the Everchanging Mews of the 2010's and 2020's

All of ECM's 2021 posts have been written in collaboration with Lurot Brand. We congratulate them on their successes, as this year they celebrate 50 years as estate agents and look forward to their continuing years of achievement.



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

Everchanging Mews is owned and run by Martyn John Brown MRICS, MCIQB, 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**.

**A great cocktail
deserves a wonderful
bar and The Coral Room
at The Bloomsbury
Hotel in Great Russell
Street, is a perfect
combination of bringing
the finest ingredients
to the party.**

Designers Martin Brudnizki and artist Luke Edward Hall have created a bar at The Coral Room that is a tonic for the eyes and an homage to the heritage building. Vibrant colours, parquet flooring, a classic marble-topped bar and other sophisticated details, have been mixed and blended to complement the exciting menu of twenty different cocktails to enjoy as you please.

LB LOVES...

THE CORAL ROOM AT THE BLOOMSBURY HOTEL



**GIO SPEZZIGA, GENERAL
MANAGER AT THE CORAL
ROOM INVITES US TO JOIN
HIM FOR A LITTLE BAR TALK:**

"From the colour of the walls, to the Murano lighting and choice of bespoke artwork and furniture – it's really the combination of each of these which makes a destination bar such as ours. I don't think I'm overstating it when I say that The Coral Room is one of the most iconic bars in London. This is the canvas against which we are challenged to create a memorable (not to mention delicious) drinks experience.

Going out for cocktails has definitely become an event in itself over the past few years and we have many regular destination drinkers. We are also open from midday and offer a full service lunch menu - our Dorset Crab sandwich is unbeatable with our Champagne Cocktail or a glass of English Sparkling!

The Coral Room is an inspirational place where so many experiences are shared, stories created and memories made. For me, it's a privilege to be in charge. Our clientele are an elegant and fashionable set and, like us, are passionate about authenticity and craftsmanship. They know what they like but are also open to trying something new..."

It's worth noting that beyond cocktails, The Coral Room's mission is to highlight the quality of English sparkling wine. We have the largest list in London and have been integral in introducing estates such as Rathfinny, Bolney Estate, and Gusbourne to the market. My favourite wine is probably the Bloomsbury' Cuvée from Ridgeview wine estate. Named in our honour, it has won many awards and was one of the official wines served for the Queen's Diamond Jubilee celebrations.

The Doyle Collection is a family owned group with eight hotels in the UK, Ireland and the US. Our warm welcoming service offers the familiarity of a member's club and the intimacy of a private home. Each hotel sits within a landmark building and has its own distinct personality that is rooted in, and authentic to, its local neighbourhood – for us it's Bloomsbury. The Bloomsbury is the epitome of classic style and contemporary chic, located in a Grade II Listed neo-Georgian building, which reflects this artistic quarter of the city.

*The Doyle Collection
is delighted to offer
a complimentary
discount to Mews
News readers during
September*

Offer: Get 20% off your total bill when dining at The Doyle Collection hotels this September. Simply quote 'Lurot' when making your reservation.

T&C's: Offer includes dining at The Veranda, Kensington, 108 Brasserie, Marylebone and The Coral Room at The Bloomsbury, excludes Dalloway Terrace. Offer is subject to groups of less than 6 and will be applied at the discretion of the duty manager.



1.

ROSÉ IN STRAWBERRY

Nicholson Gin, home-made strawberry, ginger & cinnamon syrup, Sassy Cidre Rosé

Ingredients:

- Nicholson Original London Dry Gin: 30ml
- Home-made strawberry, ginger & cinnamon syrup: 30ml
- Sassy Cider Rosé: 60ml

To make the syrup:

- 10 hulled strawberries
- 1 teaspoon of white sugar
- 50grams of fresh ginger
- 2 cinnamon sticks
- 100ml water
- Cook in a pan on low-medium heat until reduced to a syrup
- Strain and bottle

Method:

Quick shake Nicholson Gin and strawberry syrup, double strain in a Champagne glass, then top up with Sassy Rosé Cider. Garnish with fresh strawberry.

This cocktail is a delicious combination of sweet and spice, topped with Sassy Cider Rosé – made with more than eighteen varieties of Normandy apples. Rosé in Strawberry is the perfect tippie to enjoy alongside delicious seafood dishes this autumn.

LB LOVES...

THE DOYLE COLLECTION'S UNFORGETTABLE COCKTAILS



2.

THE DOYLE COLLECTION – LIVING CORAL

Ingredients:

- Seedlip Spice (94): 50ml
- Pineapple & coconut shrub: 60ml
- LE jasmine & peach soda - Top up: 90ml
- Garnish: Dried pineapple & coconut flakes

Method:

Build each of the ingredients in a tall glass filled with ice.

LB LOVES...

BLOOMSBURY

Bloomsbury has always been a corner of London immersed in culture, creativity and the arts. Today, the elegant Georgian houses stand in line along the leafy Bedford and Russell Squares, where interesting characters have held many a fascinating conversation through the years. It is an area spilling over with academic and medical institutions, bookshops, home to creative studios, coffee shops and street cafes. The literary and artistic quarter attracts locals and fellow Londoners, students and visitors from all over.



1.

PENTREATH & HALL IN RUGBY STREET

Tucked away in Rugby Street – a quiet street in one of London’s loveliest corners, you will discover this tiny shop and be greeted with a warm welcome. Cleverly curated by owners, Ben Pentreath and Bridie Hall, who manage to seek out and source the most unlikely and original things that create a vibrant, jewel-like interior. They sell a beautiful, ever-changing range of antique furniture and objects, combined with their own unique ranges of homeware, paper goods and decorative items, and special unusual things made by their small number of collaborators.

www.pentreath-hall.com



2.

OLIVER SPENCER AT 62 LAMB’S CONDUIT STREET

Designed in the heart of Bloomsbury, Oliver Spencer prides himself on designing and creating luxury environmentally conscious menswear and accessories. From early beginnings as a self-taught tailor and shopkeeper, Oliver Spencer has built a brand around his vision: hand-crafted quality paired with stylish accents and details. In the words of GQ, a ‘uniquely British take on relaxed style’.

www.oliver Spencer.co.uk



3.

GRENSON AT 40 LAMB’S CONDUIT STREET

Started in Northamptonshire by William Green in 1866, Grenson are now only in their third shoe factory and based in London. The privately owned business now has six stores across London. The Bloomsbury store opened in 2014, the same year the ‘Triple Welt’ was launched.

Grenson retains its passion for traditional craftsmanship and painstaking workmanship across its footwear collection. The timeless style and superior forever quality is loved by everyone from David Gandy to Lily Cole.

www.grenson.com



4.

KATE HALFPENNY ON WALTON MEWS

Kate Halfpenny is proud to be based in Bloomsbury, London, designing and making bridalwear for real women. Kate weaves Brit cool with vintage inspiration to create truly stunning modern wedding dresses and bridal wear. She brings creativity, intelligence and versatility to her collections. Knowing that carefully crafted and interchangeable elements will work for every woman.

Kate's clients reads like a who's who of the fashion glitterati. She is a trusted stylist and friend to British icons Kate Moss, Erin O'Connor and Emilia Fox amongst others.

www.halfpennylondon.com



5.

NUDGE, THE PEOPLE'S SUPERMARKET

An inspiring concept that works on the basis of building close relationships with producers locally to source better, fresher local food, whilst committing to a healthier more sustainable economic model. Owner Arthur Potts Dawson believes the power of food to bring people together and supermarkets playing a role in their local community. Residents living in the neighbourhood, can drop by The People's Supermarket and pick up fresh local produce for a great price. You could also enjoy a chat with a neighbour who works there for four hours a month in return for cheaper food. If you supply the store you will be appreciative of the stable agreed price and the human-scale operations.

www.thepeoplesupermarket.org



6.

LANGHAM GALLERY

Set in the heart of historic Bloomsbury in Lamb's Conduit Street, the Langham Gallery offers a range of fine quality paintings dating back over the past 200 years. Everyone is welcome, whether you are already a seasoned collector or someone curious to make their first artwork purchase, or looking for a special present. The contemporary art collections and artwork from the 19th and 20th Centuries is beautifully displayed and curated.

www.langhamgallery.com



7.

NOBLE ROT

Noble Rot Soho stands on the site of the historic Gay Hussar. The lair of many a notorious political plot, it is now the second restaurant for Dan Keeling and Mark Andrew. The period building has been beautifully renovated. Now, in the first floor dining room, the cartoonist Martin Rowson, has painted two triptychs for those same walls, celebrating the restaurant's characters – past and present.

Noble Rot Soho's menu is overseen by Head Chef Alex Jackson (ex-owner/head chef of Sardine) and executive chef Stephen Harris of The Sportsman. It includes nods to The Gay Hussar's past with dishes such as Eggs Casino.

www.noblerot.co.uk



8.

ALBION WINE SHIPPERS

Quietly tucked away in their cosy traditional Holborn shop is Managing Director, Phillip Amery, MD and his experienced team, surrounded by dusty wine bottles and wooden boxes. Whether you want wines for your restaurant, for a private function, or just a good bottle to take home and drink right away, this is the place to help you find it.

Since 1986, the independent vintner has imported extensively from Spain, Portugal, France, Germany and Chile. Adding Mexican LA Cetto wines from 1991. The direct relationships that they have with these artisan wineries and makers means they can offer customers both original and unique wines competitively priced.

www.albionwineshippers.co.uk



9.

THE PERSEVERANCE PUB

A traditional free house in Bloomsbury offers a relaxed atmosphere and specialises in craft beers and lagers. There's always some great beers from local London breweries like Camden and The Kernel, and some from a little further afield like Wooden Hand in Cornwall and Brewdog in Scotland.

The menu was created with sharing in mind; from small plates to awesome pizzas, there is something for everyone to try. The kitchen strive to cook all their food fresh on the premises, using local and seasonal ingredients from nearby London markets.

www.theperseverance.co.uk

WHY IT PAYS TO PUT YOUR PROPERTY IN EXPERIENCED HANDS EXPLAINS LUROT BRAND'S MOLLIE SWALLOW



As a landlord you may not be aware but there are now over 180 government statutes and regulations you now must adhere to provide a safe and compliant home for your tenants. Failure to do so can result in large fines or can put your tenant's safety at risk.

TOP 10 REASONS TO RETAIN LUROT BRAND AS YOUR PROPERTY MANAGER

1. Our fully managed service, available to new and existing landlords, irrespective of whether we rent your property, has been created to provide the particular care and knowledge that Mews houses require. We find that these properties need trained and experienced staff to take care of the array of issues that can occur. For example, one of the most common causes of leaks in Mews houses is guttering in need of cleaning and maintenance. Lurot Brand provides a biannual gutter clearing service to pre-empt this problem.
2. Lurot Brand offer a twice yearly comprehensive property inspection to ensure your property is being correctly maintained whilst in tenancy. During these inspections we can pre-empt issues that may arise later down the line, saving the landlord money and reducing expenditure in the long run.
3. Ensuring that your property is constantly up to date with the correct safety certificates, smoke alarm testing and any other legal compliance is imperative. We diarise these important dates and plan ahead to ensure a safe and smooth tenancy throughout.
4. From the start of a tenancy we manage all tenant communication. As a property manager, we are your eyes and ears on the ground. In fact, there's no need for you to have direct contact with your tenant. This means you are not bogged down with time consuming aspects of property management such as maintenance, rent arrears or even changing over of utilities.
5. Property management will assist you in not only maintaining your asset, but also optimising the return on your investment by mitigating risk and keeping it well maintained. Happy tenants tend to stay longer, therefore a property manager can be a big part of retaining tenants longer and reducing void periods.

BIG NEWS ABOUT MEWS IN BLOOM

Yet again, it was a joy for our judges to discover the delightful hidden green and burgeoning mews, entered in this year's ever popular Mews in Bloom. We were overwhelmed by the many entries, and the care and passion that goes into creating such charming residential enclaves never ceases to amaze us.

It gives us great pleasure to reveal our shortlist chosen for their 'green and bench-lined streets':

- Scampson Mews • Bathurst Mews
- Kynance Mews • Elnathan Mews
- Hyde Park Gardens Mews

We plan to announce the final overall winner on social media and our website on September 24th 2021.

6. Many landlords are not aware that it is a legal requirement to be on call 24/7 and available to tenants around the clock. Employing our property management service means you can feel relaxed knowing everything is taken care of 24 hours a day; so your work, social life or holidays will not be interrupted.
7. Our property management service includes a vacant management service; offering you peace of mind should your property be unoccupied. During a void period, we run the taps, flush toilets, check the smoke alarm and generally inspect the property regularly.
8. Our Property Management team prides itself on having great relationships with landlords and tenants. Much of our work comes from referrals because tenants and landlords know they can trust Lurot Brand to take care of everything property related.
9. If you decide to undertake a refurbishment project, we can offer advice and assistance.

As Mews enthusiasts, we really know how to make your bricks and mortar work best for you. We can advise on what prospective tenants want (or don't) in a property, to ensure your property refurbishment brings you the optimal financial return.

10. The Mews community is quite specific. Through 50 years of working with these charming properties we know how to make them work for you as owners and landlords. We have access to a pool of Mews craftsmen and tradespeople and can advise and help with a multitude of Mews questions and dilemmas.

Contact Mollie Swallow, Head of Lettings to hear more about what enjoying Lurot brand as your property manager can do for you.

**mollie@lurotbrand.co.uk
020 7479 1996**

LUROT BRAND

Selling or renting your property?

As well as all of our other marketing channels including, social media, and online portals, Mews News will get your property in front of the right people at the right time.

Showcase your property here to reach an audience that trusts our expertise in all things mews.

020 7590 9955
www.lurotbrand.co.uk



SW7

KYNANCE MEWS

£3,950,000

- Freehold
- 3 Bedrooms
- 1 Reception Room

- 3 Bathrooms
- Patio
- 1443 sqft

FOR SALE

W2

CLEVELAND TERRACE

£3,500,000

- Freehold
- 3 Bedrooms
- 2 Reception Rooms
- 3 Bathrooms
- Resident Parking
- 2290 sqft





SW5
LAVERTON MEWS
£3,500,000

- Freehold
- 3 Bedrooms
- 2 Reception Rooms
- 3 Bathrooms

- Roof Terrace
- Resident Parking
- 1838 sqft

FOR SALE

NW1

ALBANY STREET

£2,750,000

- Leasehold 143 years
- 2 Bathrooms
- 3 Bedrooms
- Garage
- 1 Reception Room
- 1364 sqft





SW7

**CORNWALL
GARDENS WALK**

£2,395,000

- Freehold
- 3 Bedrooms
- 1 Reception Room

- 2 Bathrooms
- 1522 sqft

FOR SALE

W1J • £5,000,000

BRICK STREET

Freehold • 3 Bedrooms •



SW3 • £4,500,000

BURNSALL STREET

• Freehold • 4 Bedrooms



W2 • £4,500,000

PALACE COURT

Freehold • 4-5 Bedrooms •

SW7 • £4,300,000

STANHOPE MEWS EAST

• Freehold • 3 Bedrooms





SW7

PETERSHAM MEWS

£3,700,000

• Freehold • 3 Bedrooms



W2

SMALLBROOK MEWS

£3,500,000

• Freehold • 4 Bedrooms



W11

ST. LUKE'S MEWS

Price On Application

• Freehold • 3 Bedrooms



W2

CRAVEN HILL MEWS

£3,000,000

• Freehold • 5 Bedrooms



SW7

MANSON MEWS

£2,950,000

• Freehold • 5 Bedrooms



W2

BATHURST MEWS

£2,500,000

• Freehold • 4 Bedrooms



W2

BATHURST MEWS

£2,500,000

• Freehold • 3 Bedrooms



W2

PRINCES MEWS

£2,500,000

• Freehold • 3 Bedrooms



WC1N

JOHN'S MEWS

£2,395,000

• Freehold • 3 Bedrooms

W8

KELSO PLACE

£2,250,000

Freehold • 3 Bedrooms •



W2

SOUTHWICK MEWS

£2,150,000

Freehold • 4 Bedrooms •



W2

LANCASTER MEWS

£2,100,000

Freehold • 2 Bedrooms •



W2

ARCHERY CLOSE

£2,000,000

Freehold • 2 Bedrooms •



W2

PRINCES MEWS

£2,000,000

Freehold • 3 Bedrooms •



W2

PRINCES MEWS

£1,850,000

Freehold • 3 Bedrooms •



SW7

CRANLEY MEWS

£1,850,000

Freehold •
2 Bedrooms •



W2

BATHURST MEWS

£1,800,000

Freehold •
3 Bedrooms •



W11

DUNWORTH MEWS

£1,750,000

Share of Freehold 979 years •
3 Bedrooms •





W2

REDE PLACE

£1,600,000

- Freehold
- 3 Bedrooms



W2

RAINSFORD STREET

£1,550,000

- Freehold • 3 Bedrooms



SW1V

WEST MEWS

£1,375,000

- Leasehold 962 years
- 2 Bedrooms



W2

CONDUIT MEWS

£1,275,000

- Freehold
- 2 Bedrooms



W2

CHILWORTH STREET

£1,250,000

- Share of Freehold 988 years
- 2 Bedrooms



W2

SHREWSBURY MEWS

£850,000

- Freehold • 2 Bedrooms



Visit our website for more detail on all our properties

SW7

QUEEN'S GATE TERRACE

OIEO £750,000

- Leasehold 976 Years
- 2 Bedrooms

**LUROTBRAND.CO.UK
020 7590 9955**

SOLD

W2 • £3,250,000

FULTON MEWS

Freehold • 4 Bedrooms •



W2 • £2,000,000

QUEENS MEWS

• Freehold • 3 Bedrooms



RECENTLY SOLD



W14 • £1,350,000

RUSSELL GARDENS MEWS

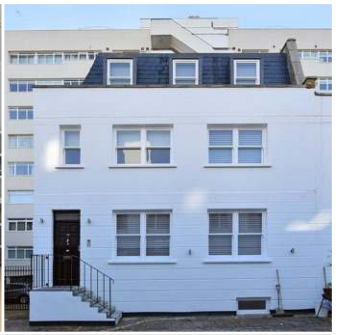
Freehold • 6 Bedrooms •



W2 • £895,000

ELGIN MEWS NORTH

• Freehold • 1-2 Bedrooms



W2

RADNOR MEWS

£1,650 pw

- 4 Bedrooms
- 1 Reception Room
- 4 Bathrooms
- Garage

- Long Let
- Unfurnished
- 2257 sqft

TO LET

W8

CANNING PLACE MEWS

£1,100 pw

- 3 Bedrooms
- 1-2 Reception Rooms
- 2 Bathrooms
- Balcony
- Resident Parking
- Unfurnished
- Long Let
- 1280 sqft





W9

**CHIPPENHAM
MEWS**

£1,300 pw

• 3 Bedrooms



SW7

**QUEEN'S GATE
MEWS**

£1,100 pw

• 3 Bedrooms



SW1X

**EATON MEWS
NORTH**

£950 pw

• 2 Bedrooms



SW7

**CRANLEY
MEWS**

£850 pw

• 2 Bedrooms



W2

**SOUTHWICK
MEWS**

£775 pw

• 3 Bedrooms



SW5

**KRAMER
MEWS**

£725 pw

• 2 Bedrooms



*Visit our website
for more detail on
all our properties*

W8

**LEONARD
COURT**

£595 pw

• 2 Bedrooms

W1G

**DEVONSHIRE
MEWS WEST**

£550 pw

• 2 Bedrooms

**LUROTBRAND.CO.UK
020 7590 9955**

SW7 • £1,295 pw
PETERSHAM PLACE

4 Bedrooms •



SW10 • £995 pw
BILLING STREET

• 3 Bedrooms



RECENTLY LET



SW7 • £923 pw
**QUEENS GATE
PLACE MEWS**

2 Bedrooms •

W1U • £850 pw
**SHERLOCK
MEWS**

• 2-3 Bedrooms

THE LAST WORD IN MEWS

LUROT BRAND

8 Ladbroke Grove, Notting Hill,
London W11 3BG

37-41 Sussex Place, Hyde Park,
London W2 2TH

4-5 Kynance Place, South Kensington,
London SW7 4QS

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WWW.LUROTBRAND.CO.UK



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