March 2023
Martin Mignot & Thérèse M'Boungoubaya
Job No. 3947
Revision –

4 King's Mews
Design & Access Statement

Stiff + Trevillion

Contents

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4 King's Mews

3947

1.0 Introduction

1.0 Introduction

4 King's Mews is an unlisted building located within the Bloomsbury conservation area in the London Borough of Camden. The building is a two storey mews building creating a terrace with its pair at no. 2.

This Design and Access Statement has been prepared by Stiff + Trevillion in support of a Planning Application to justify the design proposal.

The description of the proposal is as follows:

'Extension of the existing property with an additional storey at roof level, erection of a single storey rear extension, extension of first floor rear terrace, removal of front balcony and alteration to the facade/fenestration to the front. Amendments to the internal layouts'.
The full demolition of the building is not considered.

Historically, a number of mews buildings have been extended with additional storey at roof level in this area.
North Mews has been entirely developed, and much of the southern area of Kings Mews has been rebuilt.

Pre-application advice has been sought with ref 2022/2082/PRE and the current proposal addresses all the issues raised within the pre-app note dated on 21/07/2022.

The objectives of the proposal are to achieve a high quality and sustainable residential development which will complement the character of the surrounding area and the adjoining buildings, and preserve or enhance the character and appearance of the conservation area.

The Design and Access statement should be read in conjunction with the Architect's Drawings prepared by Stiff + Trevillion submitted with this Planning Application.

2.0 The Site

2.0 The Site

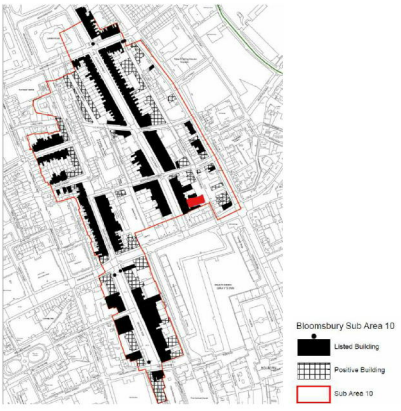
Site Location

The application site is located at 4 King's Mews WC1N 2HY, in a predominantly residential area. It sits within London Borough of Camden and forms part of the Bloomsbury conservation area. The application site does not contain any listed building, but is surrounded to the rear and south by Grade II listed buildings.

Site Boundary

The site is located in King's Mews at the south east boundary of the Bloomsbury conservation area, between Theobalds Road and Northington Street, at the Sub Area 10: Great James Street/Bedford Row.

The site is surrounded by the neighbouring properties:
- No. 2 King's Mews immediately to the South
- No. 4 John Street immediately to the North and West



Sub Area 10: Great James Street/Bedford Row (not to scale)

Site aerial view of existing development

Existing Location Plan (not to scale)

2.0 The Site

Site and neighbouring sites

The site is located within the Bloomsbury Conservation Area - Sub Area 10.

The mews in this area were developed as service streets for the larger houses in the principal streets. Their distinctive character derives from the smaller scale of the street, the footprint and scale of the mews buildings (mostly of two storeys). Their elevational treatment reflects their original use with large ground-floor openings and small openings on the upper floors, and building lines immediately behind the street edge.

The mews areas mainly have a mixture of small-scale workshop and residential uses consistent with their historic use. The properties are generally of two storeys (with no basements) with some architectural variety as shown in photos attached with wide range of materials but the predominant material is brick.

4 King's Mews is a two storey yellow brick terrace house with a rear garden.
The site is not in an area with risk of flooding.
There are no any trees or hedges affected by the proposed development site.

4 King's Mews

20-21 King's Mews

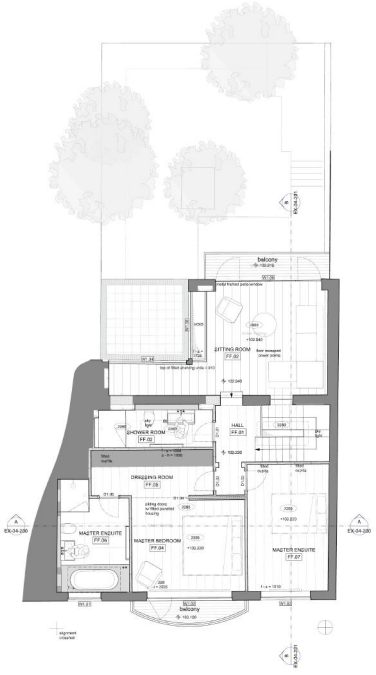
Other properties in King's Mews

Existing street view

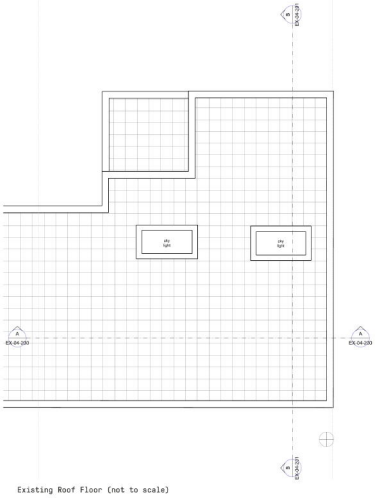
3.0 Existing

3.1 Existing Floors

Existing Ground Floor (not to scale)



Existing First Floor (not to scale)



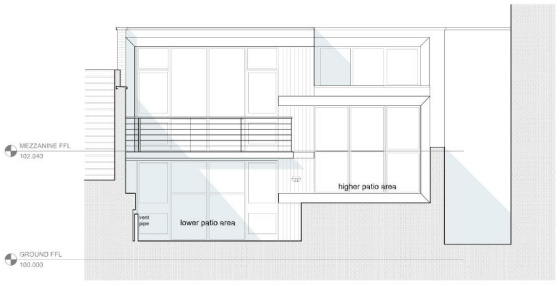
Existing Roof Floor (not to scale)

3.2 Existing East Elevation

Existing King's Mews Elevation (not to scale)

Existing King's Mews Elevation

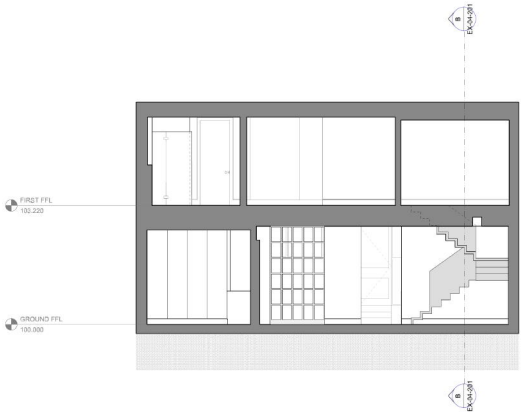
3.3 Existing West Elevation



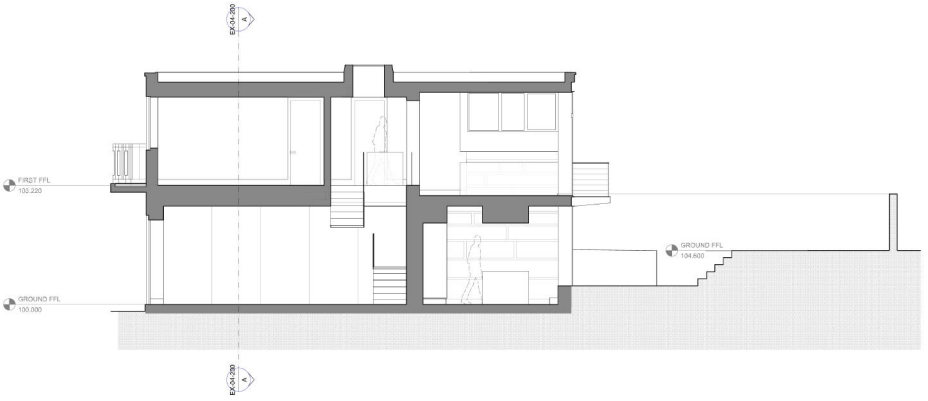
Existing Rear Elevation (not to scale)

Existing Rear Elevation

3.4 Existing Section A-A



3.5 Existing Section B-B



4.0 Proposal

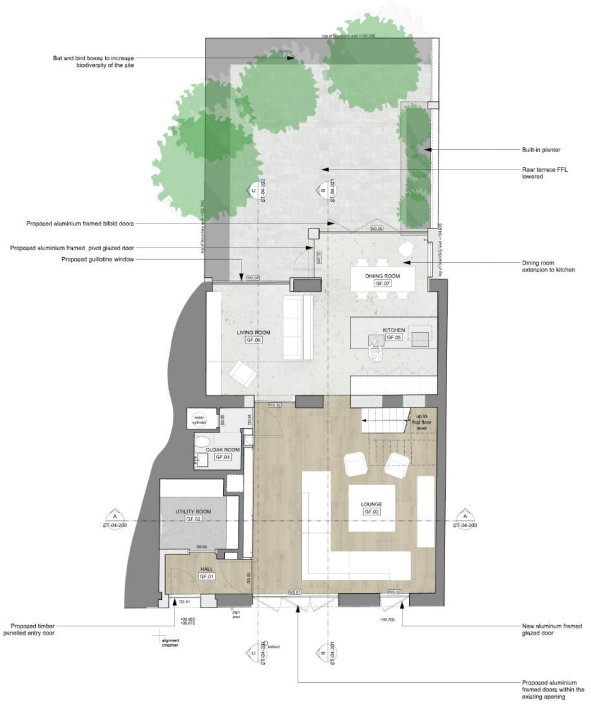
4.1 Proposed East Street Elevation

• The new proposal would respect the character of the mews and neighbouring properties. The existing brick facade will remain as it is and the proposed additional floor would be cladded in a different material and will appear as an addition to the existing building maintaining the same height of other properties in the street.

4.2 Proposed Ground Floor Plan

Proposed development - Design Concept:

"Extension of the existing property with an additional storey at roof level, erection of a single storey rear extension, extension of first floor rear terrace, removal of front balcony and alteration to the facade/fenestration to the front. Amendments to the internal layouts.'

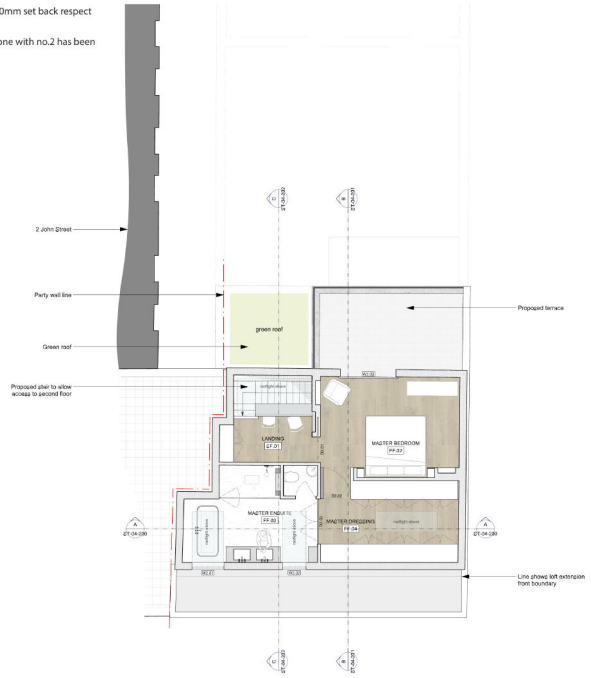


4.3 Proposed First Floor Plan

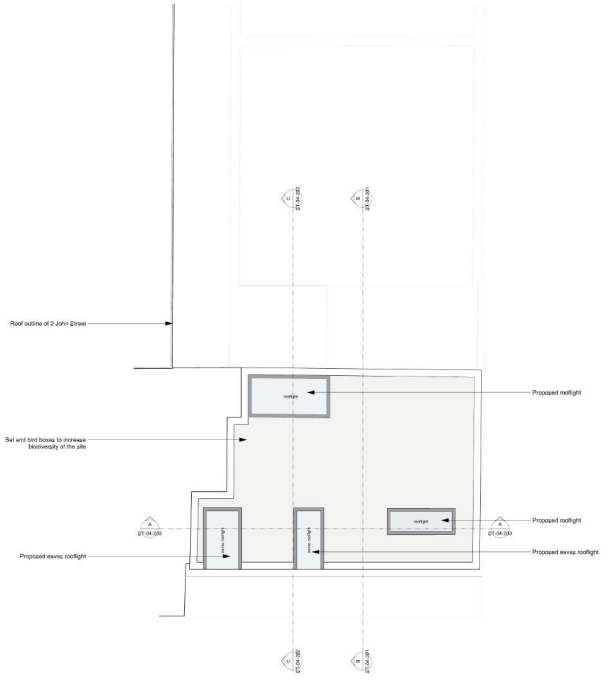
The proposed terrace at first floor replaces the existing balcony at the same level. The depth of the terrace has been increased 825mm but the lenght remains the same of the existing balcony. The distance to property 2 King's Mews remains also the same so there's no risk of overlooking to the neighbours.

4.4 Proposed Second Floor Plan

The proposed loft extension at front facade will be 1700mm set back respect the existing front facade.
The parapet line of the existing building and adjacent one with no.2 has been maintained.



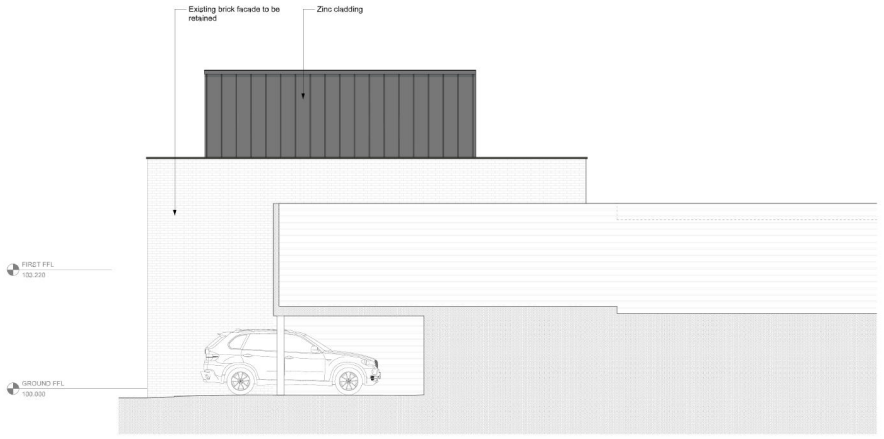
4.5 Proposed Roof Plan



4.6 Proposed East Elevation

• The proposed 4 King's Mews front elevation keeps the existing exposed brick facade but introduces some alterations to the openings. The brick work would be cleaned and re-pointed. The central windows size remains as existing, but the rest of the openings are slightly changed to maintain an aligment between them. A new solid timber entrance door replaces the existing glazing door. The proposed additional floor would be cladded in dark zinc with two eaves rooflights.

4.7 Proposed North Elevation

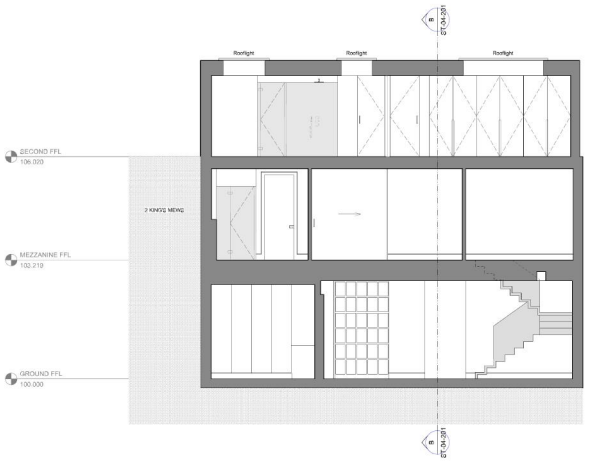


• The proposed 4 King's Mews side elevation keeps the existing exposed brick facade

4.8 Proposed West Elevation

• The proposal for the rear elevation mantains the idea of the front facade of keeping same material, render in this case, for the lower floors and a dark zinc cladding for the additional floor. Most of the existing glazing openings are mantained in the proposal and only a minimal glazing door is added for the upper floor to access the terrace. No windows are proposed at top level to avoid any adversely impact to adjoining properties in terms of excessive light.

4.9 Section A-A

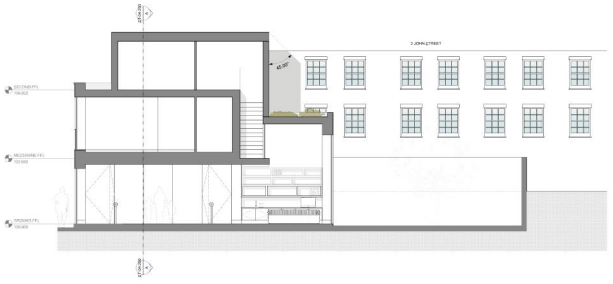


4.10 Section B-B

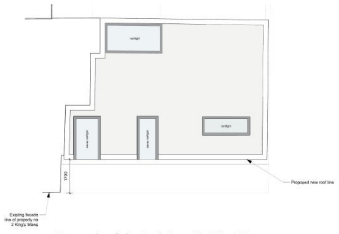
4.11 Section C-C

4.12 Impact of new extension on neighbouring

Sun path



Proposed section C-C showing 45 degree rule
(not to scale)



Proposed roof plan in relation with 2 King's Mews property
(not to scale)

Proposed first plan rear extension showing 45 degree rule
(not to scale)

Aerial view showing properties on both sides of no 4

Given the sun orientation of the property shown in the sketch 'Sun path' above and the position of the new roof line 1700mm behind the 2 King's Mews facade, the additional floor at top level will not reduce neighbours access to daylight & sunlight from the windows at the front elevation. The rear extension will not affect no2 as shown in proposed first floor plan. There's no any building in property no 5-6. Regarding the property no 2 John Street, shown in section C-C above, the additional floor at top level will project a shadow only early in the morning due to the sun path shown in sketch above.

4.13 Proposed Appearance and external materials






Proposed external materials are as follows:

- Front Elevation
Existing exposed yellow brick at GF and 1F
Zinc metal panel at top floor

- Rear Elevation
Render at GF and 1F
Zinc metal panel at top floor

- Slimline aluminium door and windows in both elevations

- Stone finish for garden floor, including planters with timber inserts

Martin Mignot & Thérèse 4 King's Mews 3947

5.0 Access & Sustainability

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5.1 Access

The existing glazing entrance door is proposed to be replaced by a new timber door.
The house has a front stepped entrance on the street façade and no rear entrance.
The proposal will not affect any existing on street parking arrangements.

5.2 Sustainablility

SUSTAINABILITY APPROACH

Stiff + Trevillion Architects is a growing company, but we recognise that our business has an impact on the local, regional and global environment. Therefore, we put maximum importance on matters concerning the environment and strive to minimise the negative environmental impact of our activities.

While we aim to reduce our workplace footprint, we understand that our largest contribution is in our designs. We will endeavour to ensure that our buildings are energy efficient in their operation, low in embodied energy, minimise pollution, conserve natural resources, reduce impacts from travel and are built from sustainable materials.

The objective of the current proposal is to achieve a high quality and sustainable residential development, going beyond current statutory requirements in terms of CO2 efficiency and achieve all Sustainable Policy Requirements.

• The LETI Climate Emergency Design Guide will be followed to ensure the proposal would achieve the lowest possible carbon impact. Where possible building materials from any demolition will be reused and recycled content used in new construction including concrete using GGBS content in lieu of Portland cement. Both refurbished and new external fabric elements will be constructed to meet or exceed part L of the Building Regulations.

• Instalation of solar panels and Passive house design standards will be considered. The energy strategy for the building will be based on renewable energy and electricity.
Natural ventilation is proposed at all levels.

• The proposal increases the biodiversity of the site through new soft landscaping and installation of bat and birth boxes at roof and rear garden. A green roof is proposed at first floor.

5.0 Access & Sustainability

5.3 Sustainablility aspirations

The objective of the current proposal is to achieve a high quality and sustainable residential development, going beyond current statutory requirements in terms of CO_2 efficiency and achieve all Sustainable Policy Requirements. The proposed development has been assessed against relevant sustainability criteria and will aim to meet targets set out by RIBA 2030 Climate Challenge and LETI Climate Emergency Design Guide.

5.4 Embodied Carbon

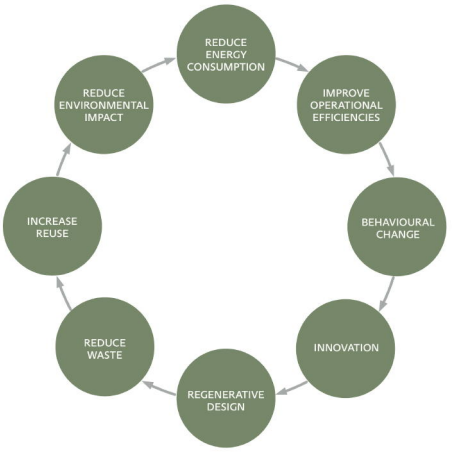
We will look to minimise the carbon impact of our design by first ensuring existing fabric is retained, where feasible. Where possible, building materials from any demolition will be deconstructed and reused on site or salvaged. A design process focusing on material efficiency will be conducted to ensure wastage is reduced. We will further minimise our impact through the specification of low energy and natural materials. This will include high recycled content in materials and the specification of less impactful alternatives such as concrete using GGBS content in lieu of Portland cement. To meet embodied carbon targets we will assess and review the embodied carbon of the materials at each design stage. Our initial assessments have given us the following embodied carbon targets:

RIBA 2030 Climate Challenge target = <300kgCO_2/m^2
LETI Embodied Carbon target = A+

5.5 Embodied Carbon

We operate a fabric first approach and aim to exceed Part L of the Building Regulations for both refurbished and new external fabric elements. We will aim to reduce the operational energy as much as possible through an improved building envelope, including upgrading the rear facade and roof for better thermal efficiency and improving all windows and external doors. We will target U values and thermal efficiencies set out in LETI Climate Emergency Design Guide.

We have incorporated passive design techniques into our design through natural ventilation at all floors with stack ventilation to lower ground floor and cross ventilation to the ground and upper floors. We have increased natural daylight and passive solar heating with the inclusion of large amounts glazing to reduce energy consumption from lighting and heating. The large amounts of thermal mass will store heat energy reducing heating needs in the winter and keeping the building cool in the summer. Once the energy demand has been sufficiently reduced, we will assess the viability of renewables on the site to further reduce our consumption. This includes the consideration of solar PV panels.



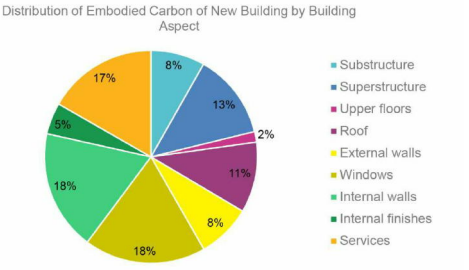
5.0 Access & Sustainability

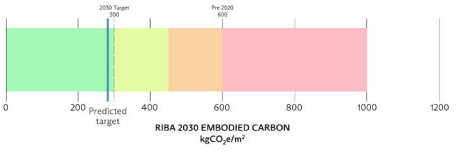
5.6 Biodiversity

The proposal increases the biodiversity of the site through new soft landscaping to the rear, with the inclusion of biodiverse native flora, and the installation of bat and bird boxes at roof and rear garden. A green roof is proposed at first floor to further improve the ecological impact of the development.

5.7 Sustainable drainage system

The proposal looks to reduce surface water run-off rates and volumes and improve water quality through sustainable drainage measures. This includes the storage of rainwater for use in the rear garden, porous surfaces to the rear to allow run off and a green roof system.





Martin Mignot & Thérèse 4 King's Mews 3947

6.0 Conclusion

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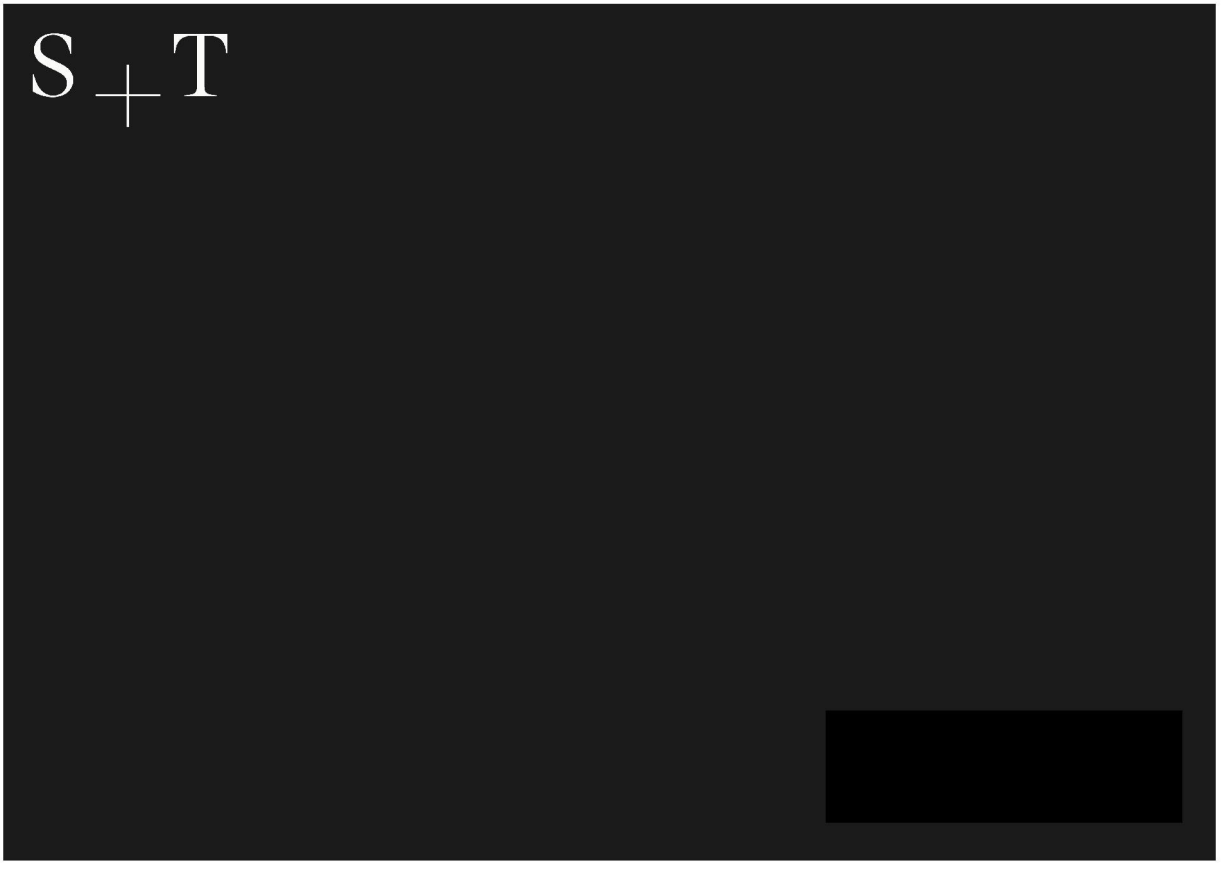
• The current design proposes a high quality and sustainable residential development which will complement the character of the surrounding area and the adjoining buildings, and preserve or enhance the character and appearance of the conservation area.

• The external alterations will positively enhance the character of the area particularly as follows:

Replacement of the glazed entrance door at ground floor level by a solid timber door.
Use of materials sympathetic and appropriate to the context of the surrounding buildings.
Addition of hierachy and regularity to the openings and addition of traditional brick details to window surrounds, increasing the quality of the front facade.
The additional floor at roof level will be aligned with most of the buildings height on the street.

• The proposal is in accordance with national, regional and local planning policy guidance.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