

PROJECT:  
20-21 Wolsey Mews  
Kentish Town, LONDON NW5 2DX

DESIGN, ACCESS AND HERITAGE STATEMENT

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# 1.0 Introduction

This report reviews proposals for the development at 20 - 21 Wolsey Mews NW5 2DX.

Currently utilised as offices, the spaces on ground and first floors originally were designated as live/work space in a 2005 Section 106 Agreement relating to 250-254 Kentish Town Road, NW5 2AB (planning application number 2003/1502/P).

This application is for a change of use from Office (use class E) to residential dwelling (use class C3).

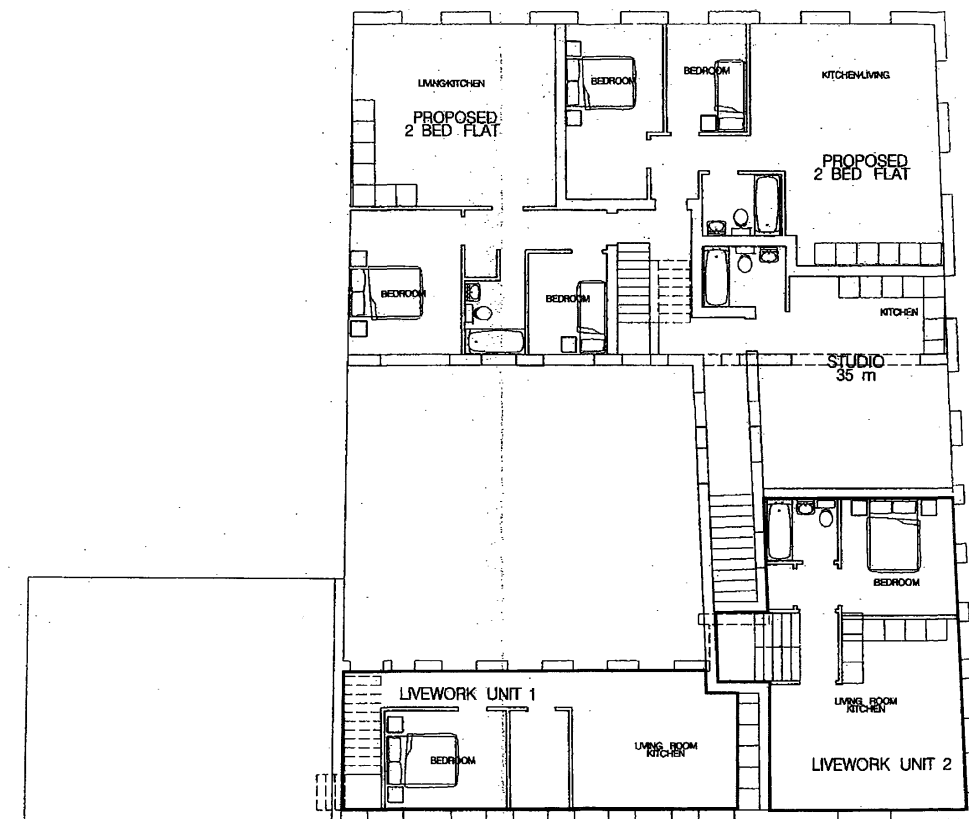
Following the Covid 19 pandemic, the rise in working from home has brought about two changes in the way we live and work, namely:

- Lower demand for small office space
- Increased demand for larger residential space with dedicated work-from-home spaces and outside amenity space.

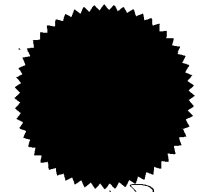
The last occupier of the office was the applicant (who have now moved to alternative space in Barnet). In anticipation of this move, the office has been advertised for rental since December 2021 however no interest has been generated. Therefore it is now proposed to convert the space to residential use as there is proven demand for this kind of accommodation in this area.

This report will demonstrate the viability and indeed desirability of such accommodation to support the application for a change of use.

FIRST FLOOR PLAN



*K.A. Whitaker*  
K.A. Whitaker  
Authorised Sealing Officer  
7891



*Nathaniel Lichfield*

nlp Nathaniel Lichfield  
and Partners

Project 250-254 Kentish Town Road

Title Plan 2  
Live Areas

Client The Co-operative Group

Date July 2004

Scale NTS N

GROUND FLOOR PLAN

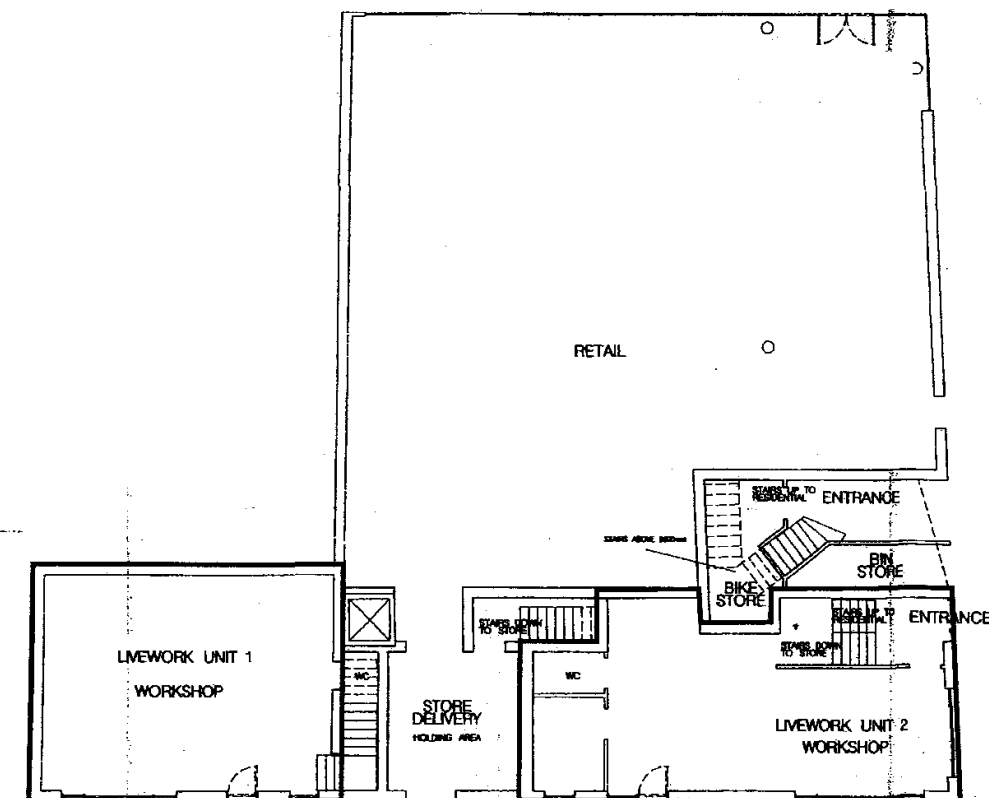


Fig. 1 - Ground and First floor plans from S106 Agreement indicating Live/Work accommodation



2.0 The Site, Surrounding Area and Heritage Considerations

Key points of Planning Policy and legislation which relate specifically to the site are summarised below:

2.1 Conservation Areas

The building to which this proposal relates lies within the Bartholomew Estate Conservation Area, designated in 1992.

Described in the Conservation Area Statement as a “compact and well preserved Victorian Residential development, which has changed remarkably little over the last 150 years.” The Area is divided into three sub-categories (Sub areas one, two and three). Wolsey Mews is on the western edge of “Sub Area One - the Christ Church Estate”

Generally, this area consists of brick-built three to five storey terrace houses, set back from the road with defined boundary treatments and front gardens. Wolsey Mews is, however of a different typology, being slightly more modern two storey buildings of mixed use, ranging from light industrial and garages to residential. In the Conservation Area Statement it is generally the two storey mews houses which are deemed to make a positive contribution to the area.

Parking in the area is largely on-street, restricted by permits.

The site is in close proximity to local shopping and public transport facilities of Kentish Town Road.

The Site is also within an area covered by an Article 4 Direction, hence this application for a change of use when previously it would have been Permitted development via Prior Approval Application.

2.2 Archaeological Priority Area

The Western part of the Conservation Area has been identified by English Heritage Greater London Archaeological Advisory Service as a Tier 2 Area of Archaeological Potential, due to the possible presence of medieval remains. As this application does not involve any disturbance to the ground, we understand that an archaeological assessment is not required.

2.3 Planning History

Relevant Planning History for the street has been researched and the results tabulated in Section 3.0.

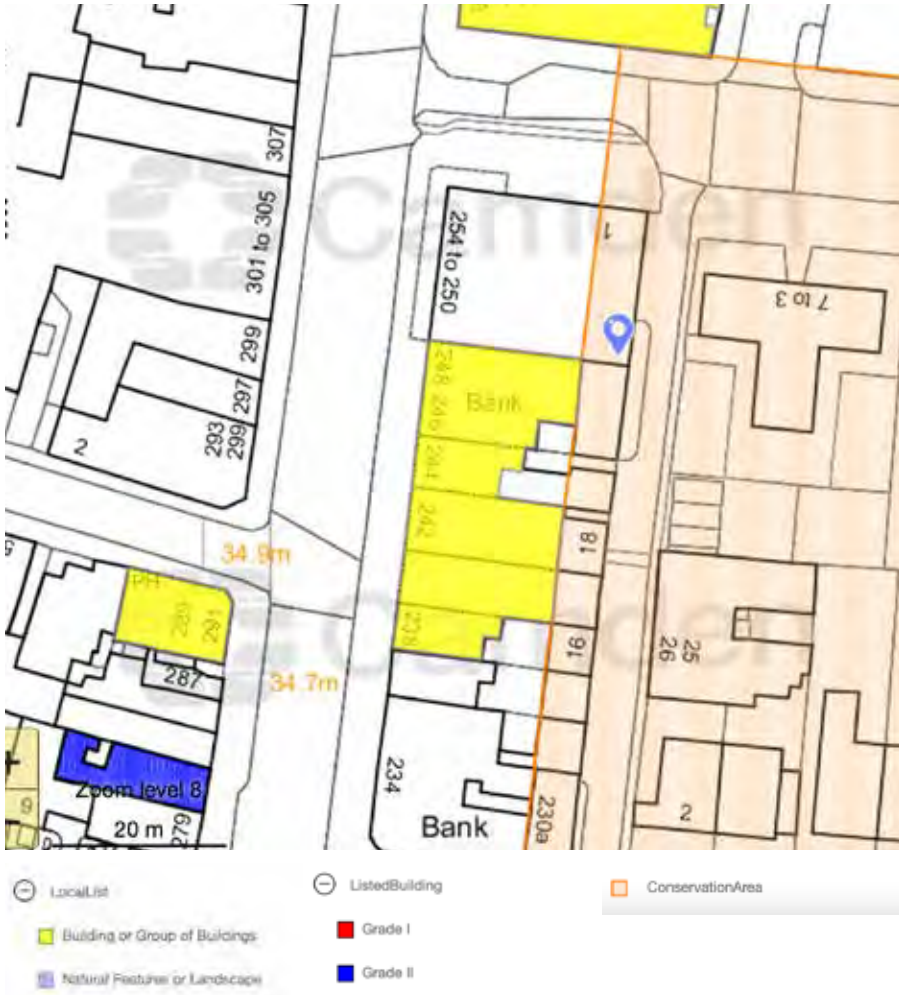


Fig. 2 - LB Camden Conservation Areas Map with local Heritage Assets

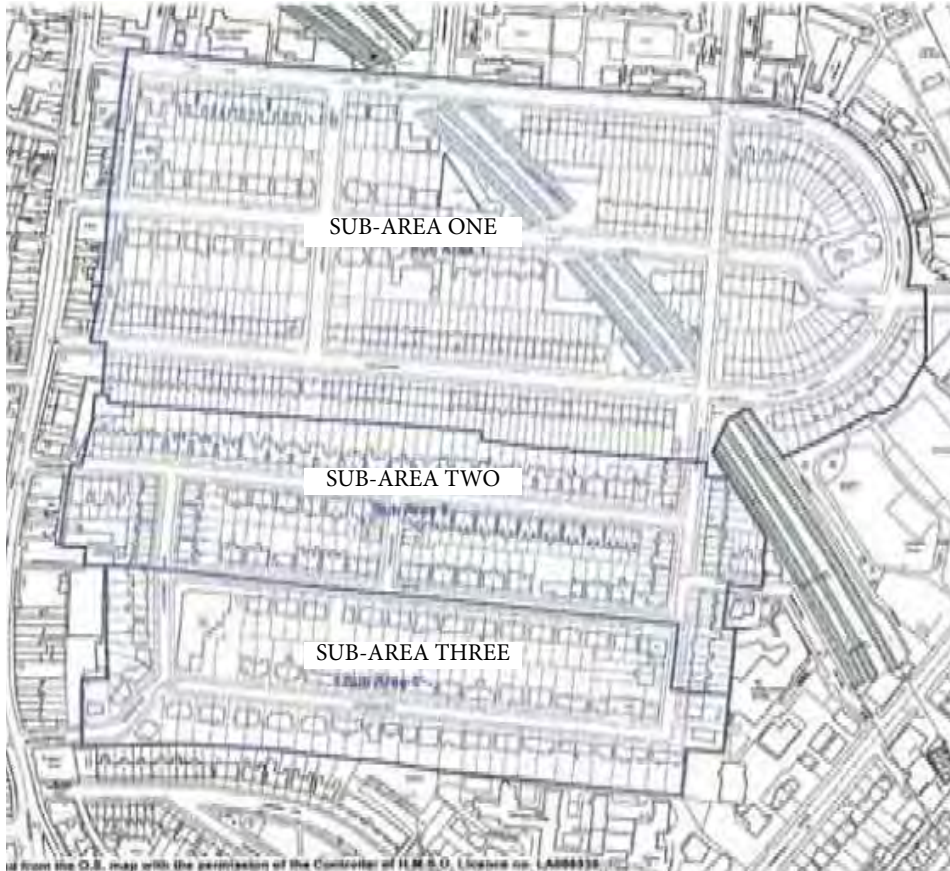


Fig. 3 - Bartholomew Conservation area map (taken from Camden Council website)

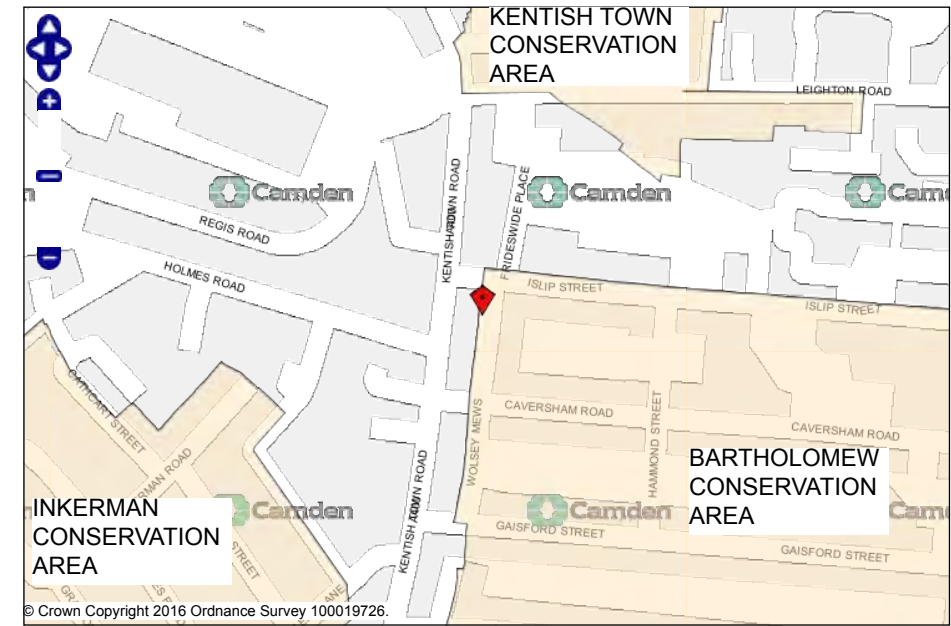


Fig. 4 - LB Camden Conservation Areas Map

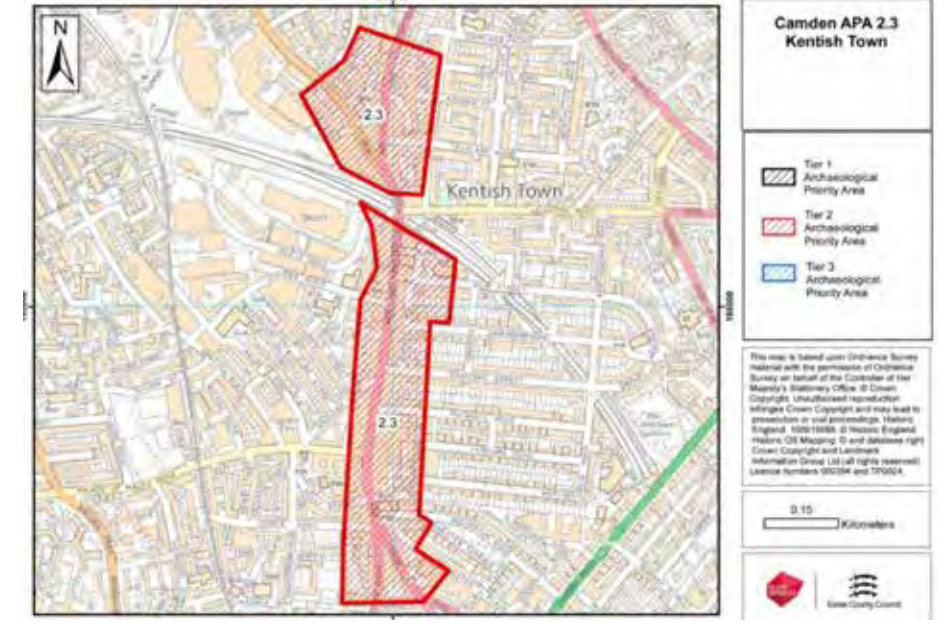


Fig. 5 - LB Camden Conservation Area Map with Archaeological Priority marked



## 2.4 Streetscape

The nature and use of the buildings in Wolsey Mews have changed, or rather evolved over the past 20 years, the industrial workshops and garages have been converted to residential uses. The quality of the buildings is varied, both in terms of their condition and their contribution to the street scape. This diversity is also reflected within the age, detailing and size of the buildings. However the buildings are predominantly brick façades, with timber windows, a number being two-storey plus roof, where the roof is inhabited space with both 3 and 4 storey buildings being present on the mews. The large, 4 storey late 18th Century buildings to Kentish Town Road which back on to the Mews are not apparent in the majority of views from the Mews.



Fig. 6 - View from southern end of Wolsey Mews (western side of street)



Fig. 7 - View from southern end of Wolsey Mews (eastern side of street)



Fig. 8 - View from northern end of Wolsey Mews (eastern side of street)



Fig. 9 - View from northern end of Wolsey Mews (western side of street).



Fig. 10 - Wolsey Mews Street elevation showing typological variety

### 3.0 Planning History

**20-21 Wolsey Mews NW5 2DX**

- 4741:** The erection of a single storey building for use as storage purposes ancillary to Sainsbury’s. Granted 28/05/1957.
- 2010/6290/P** Erection of a first floor side extension to an office building (Class B1). Granted 7 February 2011
- 250 - 254 Kentish Town Road London NW5 2AB**
- 2003/1502/P** - Conversion of existing building to provide retention of A1 retail at ground floor with two live/work units (2x1 bed) and nine self contained residential units (3x1 bed and 6x2 bed) above; alterations to ground floor entrances and first floor fenestration (rear and side elevations).  
Granted subject to a Section 106 Legal Agreement.
- 2004/3615/P** - Retention of 1m satellite dish installed for connection to ATM. - Granted.
- 2005/0606/P** - Retain as existing AC plant to rear of property. Granted
- 2005/1956/P** - New double doorway to rear and 2 new side entrances to Ground floor elevations.

**Neighbouring properties in Wolsey Mews:**

- 2016/2446/P** - 16 & 17 Wolsey Mews  
Alteration / replacement of front fenestrations to 2 x residential dwellings (C3)  
GRANTED
- 2016/0232/P** -16 & 17 Wolsey Mews  
Addition of mansard style roof with two front dormers to create a new storey, replacement doors and windows at ground/first floor and addition of balcony to front elevation at first floor level  
REFUSED
- 2015/3741/P** - Garages & land adjacent to 25-26 Wolsey Mews  
Erection of 2x 2 storey plus basement dwellings following demolition of the three single storey garages.  
GRANTED
- 2014/7811/P** - 16-17 Wolsey Mews London NW5 2DX  
Change of use from offices (Class B1) at ground & 1st floor levels to residential use (Class C3) to provide 2 x 1-bed units.  
GRANTED 22-12-2014 subject to Section 106 Legal agreement
- 2014/2155/P.** - Approval was received on 4th June 2014 subject to a Section 106 Agreement to secure this as a car-free development for Prior Approval to be granted for the change of use from B1 Office to single residential use (1 x 1 bed unit over two floors)  
GRANTED
- PE9606140R1** - 15-17 Wolsey Mews, NW5 Change of use from office (B1) to “live/work” units with changes to front elevation, including removal of glazed entrance screens at ground floor.  
(REVISED PLANS SUBMITTED) 05-03-1997  
Withdrawn Application
- CE9700034R1** - 15-17 Wolsey Mews, NW5 Change of use from office (B1) to “live/work” units with changes to front elevation, including removal of glazed entrance screens at ground floor.  
(Plans submitted). FINAL DECISION 05-03-1997 Withdrawn Application

- PE9606140** 15 - 17 Wolsey Mews, NW5 Change of use from office (B1) to “live/work” units with changes to front elevation, including removal of glazed entrance screens at ground floor. (Plans submitted).  
FINAL DECISION 15-01-1997 Withdrawn Application-revision received
- CE9700034** 15- 17 Wolsey Mews, NW5 Change of use from office (B1) to “live/work” units with changes to front elevation, including removal of glazed entrance screens at ground floor. (Plans submitted). FINAL DECISION 15-01-1997 Withdrawn Application-revision received

- 32848** 15, 16 and 17 Wolsey Mews NW5. Change of use and works of conversion, including alterations to and the upward extension of the front elevation, to provide three studio workshops. FINAL DECISION 18-08-1981  
CONDITIONAL

**Other Planning Considerations:**

- Kentish Town Neighbourhood Plan Site Specific Policies
- SSP4 Wolsey Mews -



4.0 Design Proposal

4.1 Design Considerations:

Planning Considerations.  
The Dwelling Size Priorities Table under Policy DP5 of the Camden Development Policies sets out Camden’s priorities in relation to dwelling sizes. For market housing two bedroom dwellings are a very high priority with 3 bedroom and 4+ bedrooms dwellings a medium priority and 1 bedroom dwellings a lower priority. Any redevelopment proposals should reflect these priorities.

Minimum space standards are set out in the London Design Guide - see table below.

External space is also required for any new residential units.

A review of possible layouts has been undertaken with a mix of dwelling unit sizes, whilst bearing in mind the above recommendations.

Number of bedrooms (b)	Number of bed spaces (persons (p))	Minimum gross internal floor areas and storage (sqm)			
		1 storey dwellings	2 storey dwellings	3 storey dwellings	Built in storage
1b	1p	39 (37)*			1
	2p	50	2b	2b	1.5
2b	3p	61	1b	1b	2
	4p	70	1b	1b	
3b	4p	74	1b	1b	2.5
	5p	86	1b	1b	
	6p	95	1b	1b	
4b	5p	90	1b	1b	3
	6p	99	1b	1b	
	7p	108	1b	1b	
	8p	117	1b	1b	
5b	6p	103	1b	1b	3.5
	7p	112	1b	1b	
	8p	121	1b	1b	
6b	7p	116	123	129	4
	8p	125	132	138	

\*Where a studio / one-bedroom one-person one-bedspace (i.e. one single bedroom) dwelling has a shower room instead of a bathroom, the floor area may be reduced from 39 sqm to 37 sqm, as shown bracketed.



Fig. 11 - Aerial View of the site (marked in red)



Fig. 12 - OS Plan of location with site marked in red.



## 4.2 Design Approach:

The proposal involves the change of use from office accommodation (formerly Live/Work accommodation) to residential use.

Various options were considered for subdivision of the space and potential mix of accommodations which could be provided.

The scheme presented is a result of considering the Camden priorities for larger accommodation sizes, together with the need for providing dedicated private amenity space, and led to the provision of a single unit rather than multiples.

## 4.3 Form and Massing:

The proposal sits within the existing building envelope, therefore the form and massing is largely already established. Providing access to the roof terrace necessitates raising the roof level of the existing stair core - an element in the elevation which is already articulated in the elevation. The 'Kee-klamp' rail guarding the rooftop plant projects significantly higher than the existing roofline.

The stair core will extend to the height of this existing guarding, and planting and guarding to the roof terrace side of the property will still sit below this level.

Careful consideration has been made with regard to the privacy and overlooking both into and out of the roof terrace, as explained in the amenity of neighbouring properties section below.

## 4.4 Internal Layout:

The ground floor portion of the property, benefits from a high floor to ceiling level, currently concealed by a false ceiling. This will be opened up to achieve a floor to ceiling height of over 3 metres and provide a lofty open plan living space on the ground floor.

Secure cycle parking for 2 bikes is provided in the entrance hallway, and a WC with adjacent utility/store room is also located to the rear of the ground floor.

## 4.5 Areas:

The proposed dwelling has a GIA of 145m<sup>2</sup>, with a roof terrace amenity space provision of 35m<sup>2</sup>.

The internal and external areas are in excess of current London Design Guide and Camden Council space standards.



Fig. 13 - Existing Elevation



Fig. 14 - Proposed Elevation

## 4.6 Amenity of neighbouring properties:

The new windows to habitable rooms at the southern end of the property, together with the provision of a roof terrace have both been subject of careful consideration with regard to privacy and amenity.

The plans opposite demonstrate that there is minimal overlapping between the building opposite (no. 24 Wolsey Mews) and the site. The windows that do occur opposite at both ground and first floors are serving ancillary spaces and will be fixed and obscured to ensure privacy.

At roof level, the area of usable terrace is cut back to avoid roof terrace being opposite no. 24.

In section, the roof terrace has been assessed being overlooked by adjacent properties in Kentish Town Road. The section opposite draws the line of sight from these windows over the proposed rear screen, and demonstrates the limited visibility of the majority of the terrace area.

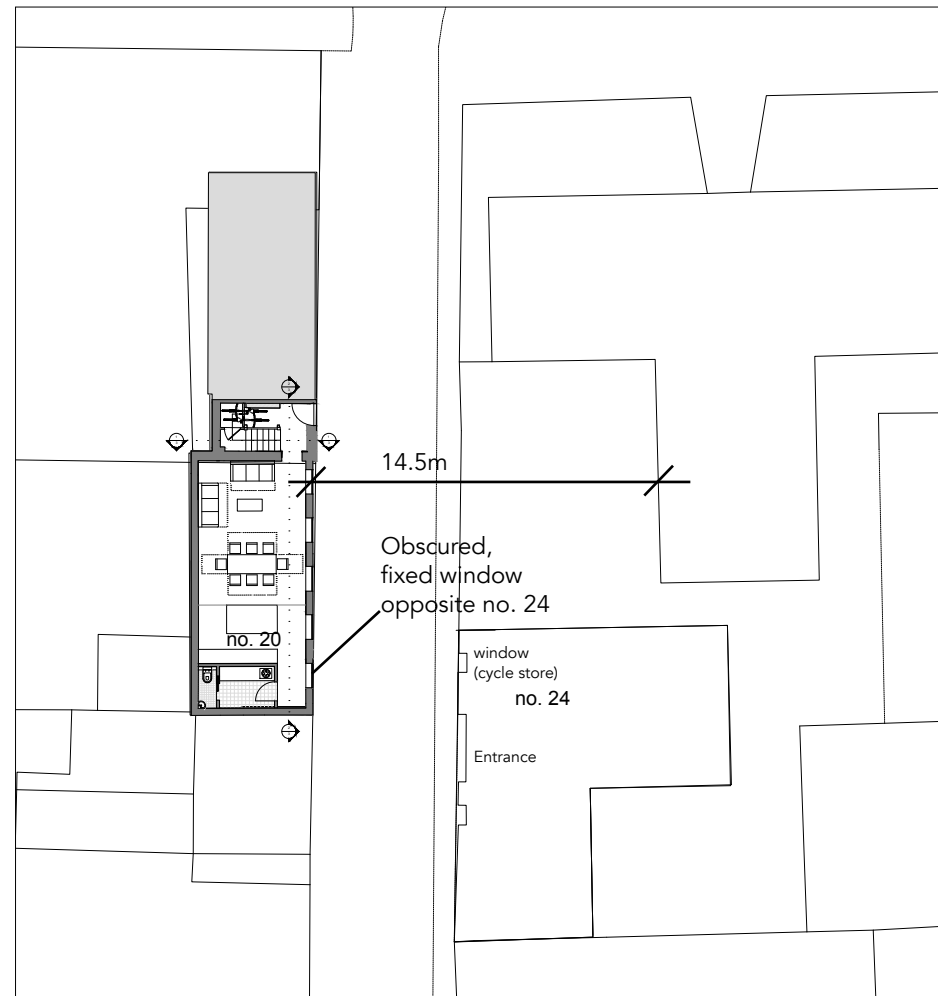


Fig. 15 - Ground Floor Plan - proximity to windows serving habitable rooms

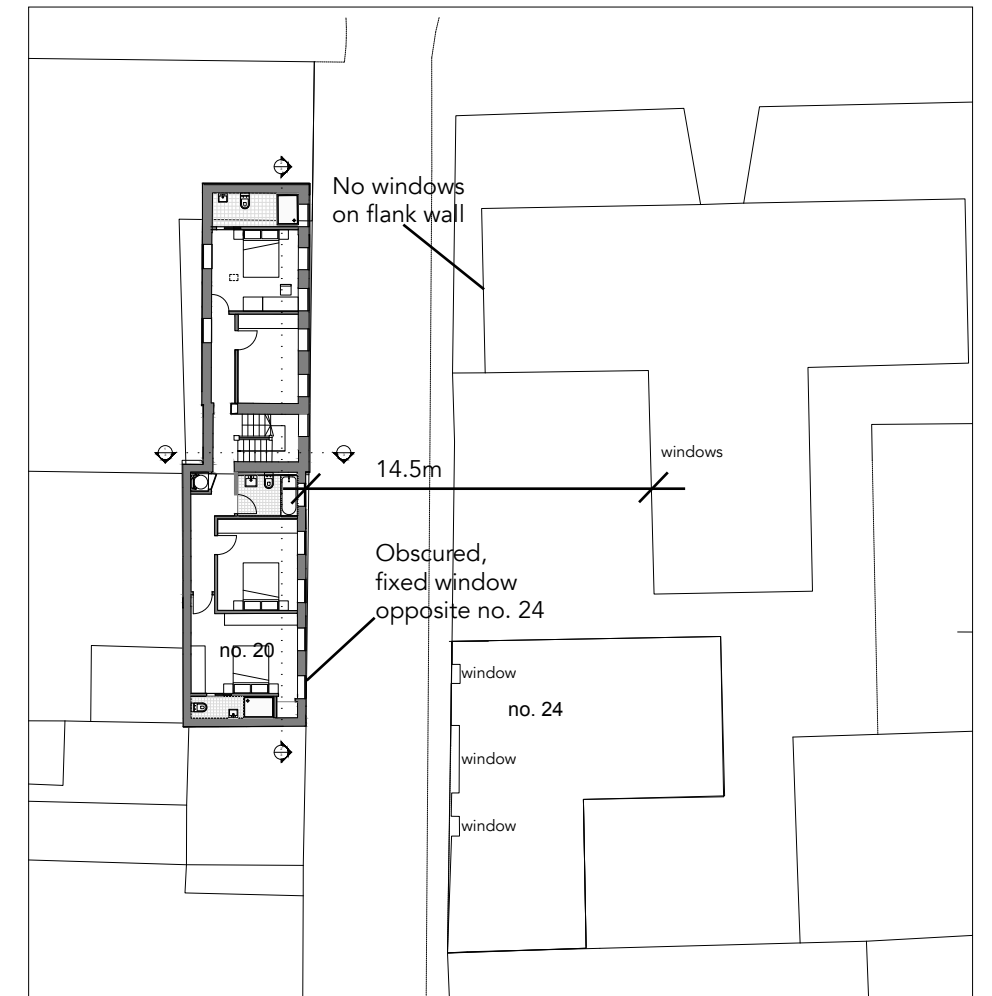


Fig. 16 - First Floor Plan - proximity to windows serving habitable rooms

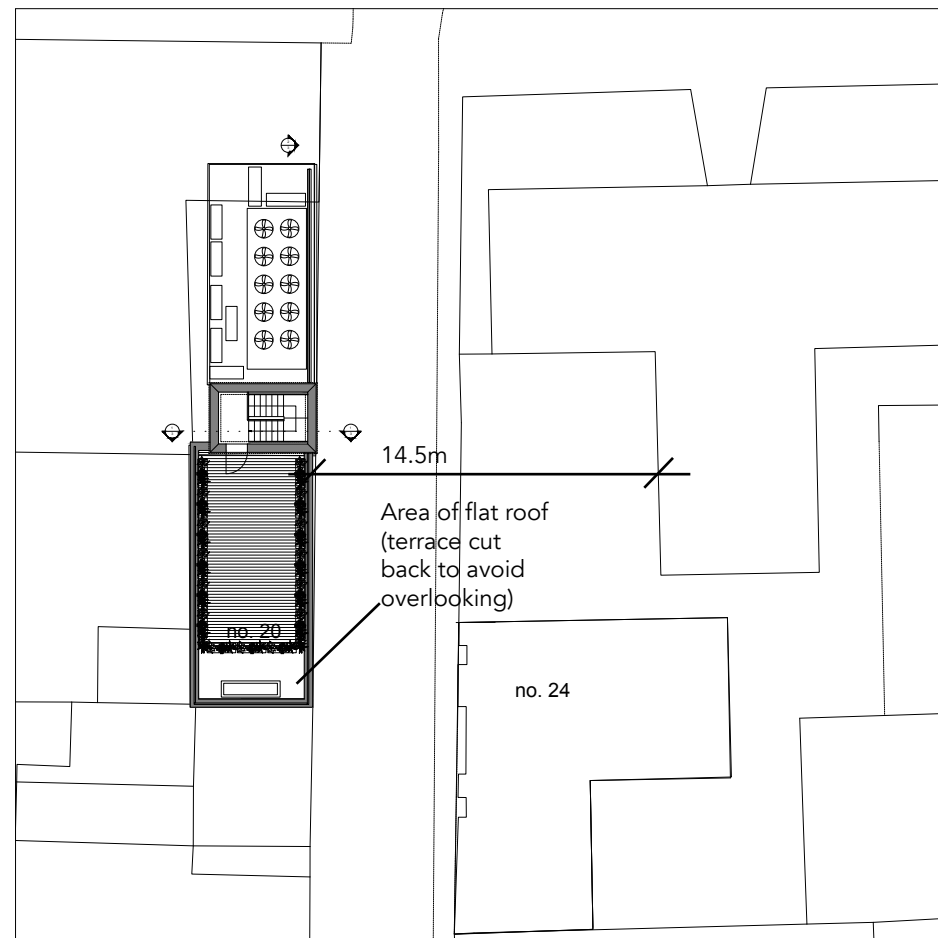


Fig. 17 - Roof Plan - Roof terrace location

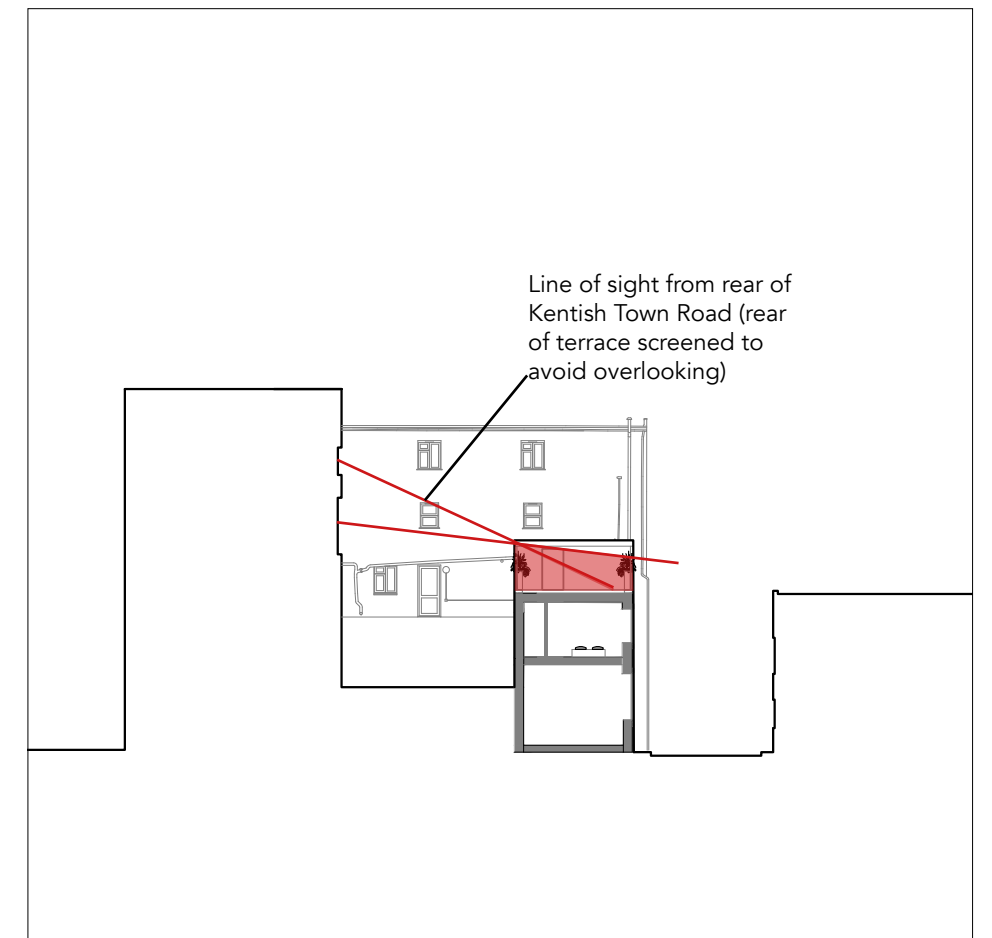


Fig. 18 - Section- Roof terrace location



4.7 Elevations and Materials:

The existing brick finish to the external walls is to remain, however additional measures are being taken to enhance the appearance of what is currently a fairly bland facade. These include:

- Changing windows from white uPVC to powder-coated sash windows.
- Amending proportion of windows.
- Adding decorative metal sliding shutters to windows on southern portion of elevation.
- Introducing decorative brick panles to the stair tower element of the elevation.
- Adding decorative metal screening to the existing 'kee-klamp' railings to existing rooftop plant.
- Adding decorative metal railings to the roof terrace side, with planter boxes behind.

Changes to the elevation result in a more animated, decorative elevation which enhances the street scene, whilst referencing the historic industrial aesthetic of the mews.

Screens are shown in decorative metalwork to have a lighter visual impact with more finesse, and chimes with the metalwork on the house opposite (which has corten steel finish).

Finish for the decorative metalwork is proposed to be in a powder coated bronze colour finish.

To the rear of the roof terrace, taller screening will provide the background for climbing plants to add further greening and shield the terrace from overlooking from Kentish Town Road flats.



Fig. 11 - metal railings and shutters



Fig. 12 - metal shutters - night view



Fig. 13 - No. 24 opposite site - metal shutters



Fig. 12 - Victorian railings - precedent



Fig. 14 - example contemporary metal railing



Fig. 14 - Stainless steel rope mesh for rear screening of roof terrace.

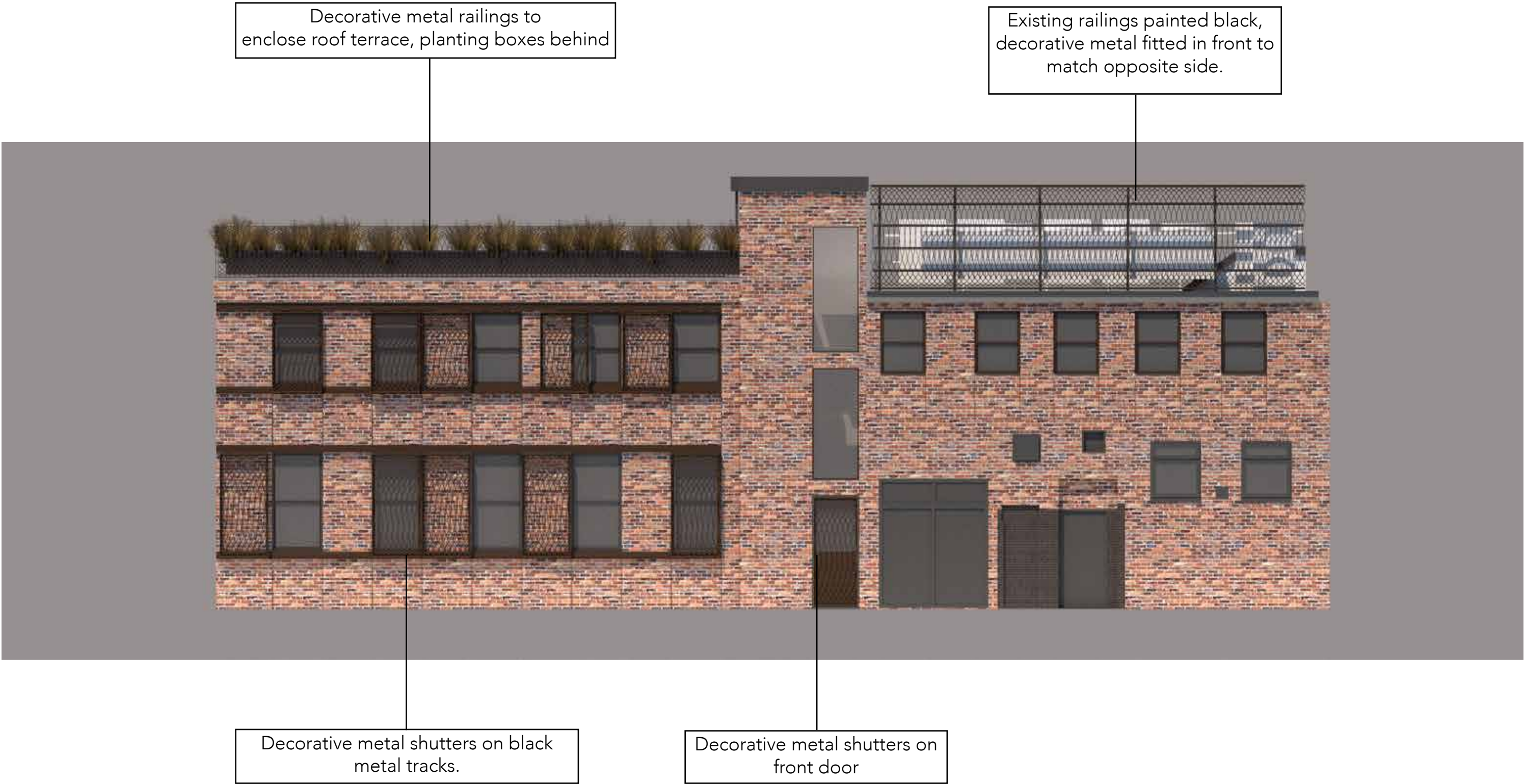


4.7.1 Existing Elevation





4.7.2 Proposed Elevation





4.7.3 Proposed Elevations  
Street View - existing and proposed





## 5.0 Accessibility

### 4.8 Parking:

It is anticipated that as per Camden Local Plan policy that the redevelopment / change of use scheme will be car-free and this will be secured by putting in place a legal agreement (S106).

There is sufficient space to store two cycles in the entrance hallway, as indicated on the proposal drawings.

### 4.9 Refuse and Recycling

The existing property of 20-21 Wolsey Mews has a dedicated refuse and recycling store, accessible from Islip Street. This will remain for the use of future residents of the property.

Intermediate storage for refuse and recycling is provided in the generous utility store located behind the kitchen area.

The location of long term and short term storage of refuse and recycling is indicated on the proposal drawings.

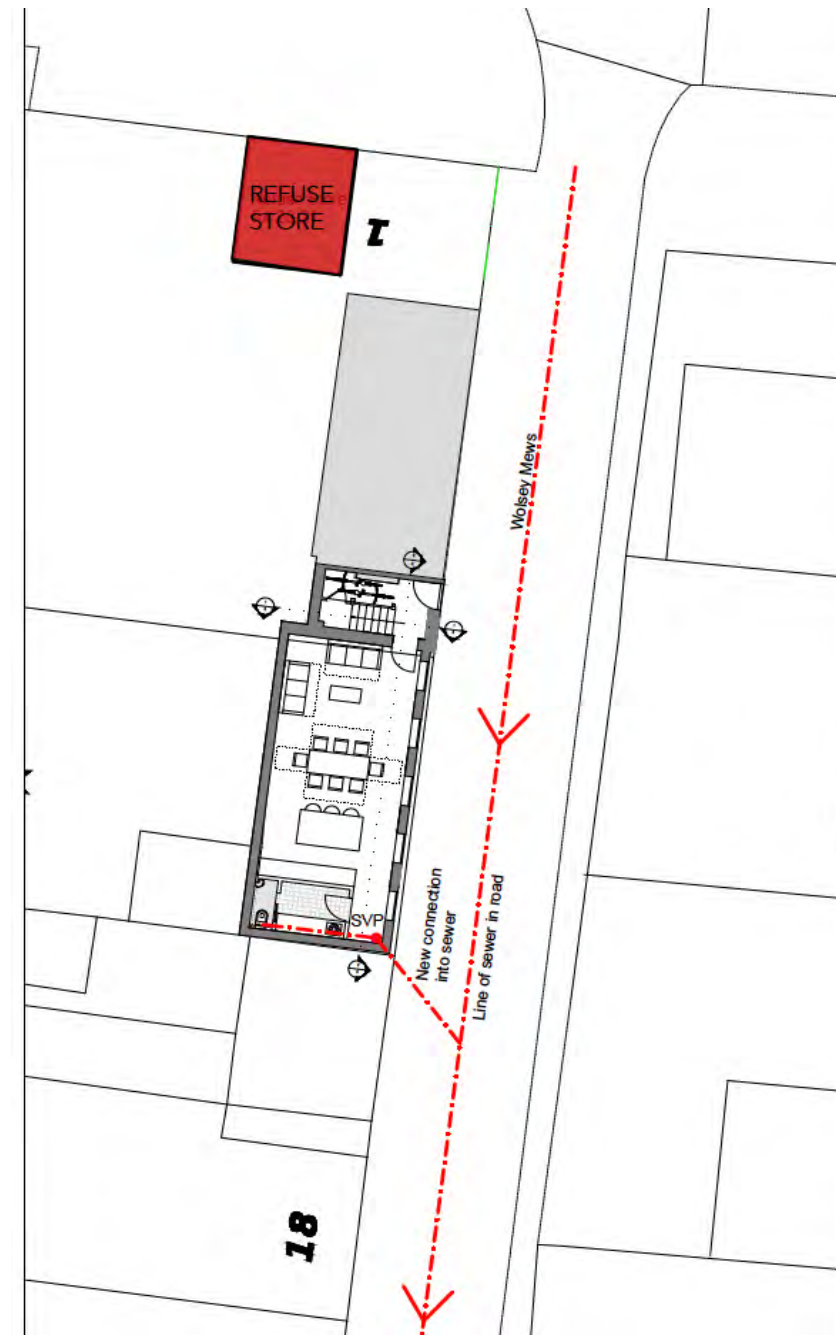


Fig. 15 - Location of Refuse Store off Islip Street indicated

The proposal is designed to comply with Part M of the Building Regulations with regard to achieving Lifetime Home standards also, as far as possible. Vehicular access and parking cannot be achieved due to no on-site space as well as the requirement for a car-free agreement.

# 6.0 Relevant Planning Policies

## NPPF (National Planning Policy Framework) (2021)

- Relevant chapters:
- 5 Delivering a sufficient supply of homes
  - 9 Promoting Sustainable transport
  - 14 Meeting the challenges of Climate Change
  - 16 Conserving and Enhancing the Historic Environment

## THE LONDON PLAN 2021 (Policy D6 Housing Standards)

**Mayor of London’s Housing SPG 2016:**  
Part 2: Quality and Part 2.3 Dwellings, sets out many of the internal considerations for creating good living spaces.

## CAMDEN LOCAL PLAN 2017

### Policy G1 Delivery and location of growth

The Council will create the conditions for growth to deliver the homes, jobs, infrastructure and facilities to meet Camden’s identified needs and harness the benefits for those who live and work in the borough.

- Delivery of growth
- The Council will deliver growth by securing high quality development and promoting the most efficient use of land and buildings in Camden by:
- a. supporting development that makes best use of its site, taking into account quality of design, its surroundings, sustainability, amenity, heritage, transport accessibility and any other considerations relevant to the site;
  - b. resisting development that makes inefficient use of Camden’s limited land;
  - c. expecting the provision of a mix of uses where appropriate, in particular in the most accessible parts of the borough, including an element of self-contained housing where possible; and
  - d. supporting a mix of uses either on site or across multiple sites as part of an agreed coordinated development approach, where it can be demonstrated that this contributes towards achieving the strategic objectives and delivers the greatest benefit to the key priorities of the Plan.

### Policy H1 Maximising housing supply

We will seek to exceed the target for additional homes, particularly selfcontained homes by:

- a. *regarding self-contained housing as the priority land-use of the Local Plan;*
- b. working to return vacant homes to use and ensure that new homes are occupied;
- c. resisting alternative development of sites identified for housing or self- contained housing through a current planning permission or a development plan document unless it is shown that the site is no longer developable for housing; and
- d. *where sites are underused or vacant, expecting the maximum reasonable provision of housing that is compatible with any other uses needed on the site.*

### Policy H6 Housing choice and mix

The Council will aim to minimise social polarisation and create mixed, inclusive and sustainable communities by seeking high quality accessible homes and by seeking a variety of housing suitable for Camden’s existing and future households, having regard to household type, size, income and any particular housing needs.

The Mayor’s Housing SPG advises that the nationally described space standard should be applied to all new dwellings, whether they are created through newbuilding, conversions or changes of use. Where dwellings will be created from conversions or changes of use, the Council will apply the nationally described space standard flexibly taking into account the constraints arising from conversion of existing buildings, particularly listed buildings and other heritage assets.

In accordance with the Mayor’s Housing SPG, applications for development that includes housing should be supported by a Design and Access Statement showing how the proposal performs against Policy H6 requirements relating to space standards.

Table 1: Dwelling Size Priorities

	1-bedroom (or studio)	2-bedroom	3-bedroom	4-bedroom (or more)
Social-affordable rented	lower	high	high	medium
Intermediate affordable	high	medium	lower	lower
Market	lower	high	high	lower

### Policy H7 Large and small homes

Policy H7 seeks a mix of dwelling sizes where the following types of housing are proposed:

- self-contained houses and flats (Use Class C3);
- houses and flats shared by 3-6 occupiers who do not live as a family but are long-term residents sharing some rooms and/ or facilities (small houses in multiple occupation or HMOs, Use Class C4); and
- live/ work units, which are self-contained homes that include a dedicated work area (not in any planning use class, we will treat them as Use Class C3 when we apply Local Plan policies).

Large and small homes are defined as follows:

- large homes are homes with 3 bedrooms or more; and
- small homes are studio flats, 1-bedroom and 2-bedroom homes.

The Camden SHMA indicates that the greatest requirement in the market sector is likely to be for two- and three-bedroom homes, followed by one-bedroom homes/ studios.

The Council acknowledges that there is a need and/ or demand for dwellings of every size shown in Table 1. We expect most developments to include some homes that have been given a medium or lower priority level. However, the Council has prioritised some sizes as high priority (primarily on the basis of a high level of need relative to supply). We will expect proposals to include some dwellings that meet the high priorities wherever it is practicable to do so.

### Policy C1 Health and wellbeing

(Specifically within this policy) -  
Housing quality – there are a number of factors that contribute to the quality of housing, including (but not restricted to) overcrowding, accessibility, space and layout, noise insulation, fabric energy efficiency, shading, and ventilation.



## **Policy C5 Safety and security**

(Specifically within this policy) -  
...security features to be incorporated into a scheme from the beginning of the design process and complement other key design considerations. Internal security measures are preferred.

## **Policy A1 Managing the impact of development**

The Council will seek to protect the quality of life of occupiers and neighbours.

We will grant permission for development unless this causes unacceptable harm to amenity.

We will:

- a. seek to ensure that the amenity of communities, occupiers and neighbours is protected;
- b. seek to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities;
- c. resist development that fails to adequately assess and address transport impacts affecting communities, occupiers, neighbours and the existing transport network; and
- d. require mitigation measures where necessary.

The factors we will consider include:

- e. visual privacy, outlook;
- f. sunlight, daylight and overshadowing;
- g. artificial lighting levels;
- h. transport impacts, including the use of Transport Assessments, Travel Plans and Delivery and Servicing Management Plans;
- i. impacts of the construction phase, including the use of Construction Management Plans;
- j. noise and vibration levels;
- k. odour, fumes and dust;
- l. microclimate;
- m. contaminated land; and
- n. impact upon water and wastewater infrastructure.

## **Policy A4 Noise and vibration**

Where uses sensitive to noise and vibration are proposed close to an existing source of noise or when development that is likely to generate noise is proposed, the Council will require an acoustic report to accompany the application. Supplementary planning document Camden Planning Guidance on amenity provides further detail of the key information expected to be reported in acoustic reports.

## **Policy D1 Design**

The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;
  - b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
  - c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
  - d. is of sustainable and durable construction and adaptable to different activities and land uses;
  - e. comprises details and materials that are of high quality and complement the local character;
  - f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
  - g. is inclusive and accessible for all;
  - h. promotes health;
  - i. is secure and designed to minimise crime and antisocial behaviour;
  - j. responds to natural features and preserves gardens and other open space;
  - k. incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping;
  - l. incorporates outdoor amenity space;
  - m. preserves strategic and local views;
  - n. for housing, provides a high standard of accommodation; and
  - o. carefully integrates building services equipment.
- The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Specifically: Design of housing

7.32 All residential developments are required to be designed and built to create high quality homes. The Council will seek to ensure that residential development, both new build and change of use:

- is self-contained and has its own secure private entrance;
- has good ceiling heights and room sizes;
- is dual aspect except in exceptional circumstances;
- has good natural light and ventilation;
- has good insulation from noise and vibration;
- has a permanent partition between eating and sleeping areas (studio flats are acceptable where they provide adequate space to separate activities);
- incorporates adequate storage space;
- incorporates outdoor amenity space including balconies or terraces; and
- is accessible and adaptable for a range of occupiers.

## **Policy D2 Heritage**

The Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

## **Policy CC1 Climate change mitigation**

The Council will require all development to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation.

## **Policy CC2 Adapting to climate change**

The Council will require development to be resilient to climate change.

All development should adopt appropriate climate change adaptation measures such as:

- a. the protection of existing green spaces and promoting new appropriate green infrastructure;
- b. not increasing, and wherever possible reducing, surface water runoff through increasing permeable surfaces and use of Sustainable Drainage Systems;
- c. incorporating bio-diverse roofs, combination green and blue roofs and green walls where appropriate; and
- d. measures to reduce the impact of urban and dwelling overheating, including application of the cooling hierarchy.

Any development involving 5 or more residential units or 500 sqm or more of any additional floorspace is required to demonstrate the above in a Sustainability Statement.

## **Policy CC3 Water and flooding**

The Council will seek to ensure that development does not increase flood risk and reduces the risk of flooding where possible. We will require development to:

- a. incorporate water efficiency measures;
- b. avoid harm to the water environment and improve water quality;
- c. consider the impact of development in areas at risk of flooding (including drainage);
- d. incorporate flood resilient measures in areas prone to flooding;
- e. utilise Sustainable Drainage Systems (SuDS) in line with the drainage hierarchy to achieve a greenfield run-off rate where feasible; and
- f. not locate vulnerable development in flood-prone areas.

## Policy CC5 Waste

The Council will seek to make Camden a low waste borough. We will:

- a. aim to reduce the amount of waste produced in the borough and increase recycling and the reuse of materials to meet the London Plan targets of 50% of household waste recycled/composted by 2020 and aspiring to achieve 60% by 2031;
- b. deal with North London's waste by working with our partner boroughs in North London to produce a Waste Plan, which will ensure that sufficient land is allocated to manage the amount of waste apportioned to the area in the London Plan;
- c. safeguard Camden's existing waste site at Regis Road unless a suitable compensatory waste site is provided that replaces the maximum throughput achievable at the existing site; and
- d. *make sure that developments include facilities for the storage and collection of waste and recycling.*

---

## SUPPLEMENTARY PLANNING GUIDANCE

### CPG - Design (2021)

Considers:

- context
- height
- accessibility
- orientation
- scale and massing
- siting
- functionality and layout
- detailing
- materials

Further information of these factors is provided within this document.

### CPG - Amenity (2021)

Considers:

- Overlooking, privacy and outlook
- Daylight and sunlight
- Artificial light
- Construction management plans
- Noise and vibration
- Wind and micro-climate
- Contaminated land.

The recommended separation of 18m between two residences is not achievable since the existing street pattern dictates a separation of approx. 6.5m. Privacy and overlooking between habitable rooms and to and from the roof terrace are considered in this application and further detail outlined in this document.

## CPG - Energy Efficiency (2021)

Considers:

Incorporation of improved energy efficiency measures in new development.

### CPG - Transport (2021)

Considers:

Provision of cycle storage and Car Free development.

Provision of cycle storage is required in the case of one or more new dwelling, and has been indicated (2 spaces as required by the London Plan). It is anticipated that any approved new housing would be subject to a Car-free agreement secured via a S106 Agreement.

### CPG - Planning Obligations (2021)

Considers:

Imposition of CIL and S106 Agreements, both of which will apply in the case of this application.

## CPG - Housing (2021)

### Layout:

In general, the internal layout should seek to ensure the main living room and other frequently used rooms are on the south side and rooms that require less sunlight (bathrooms, utility rooms) are on the north side. Kitchens are better positioned on the north side to avoid excessive heat gain.

Additionally, it is preferable that permanent partitions are present between eating and sleeping areas; and between kitchens and living rooms. Combined kitchens and living areas can be acceptable where sufficient floor area allows a greater range of activity.

Dual aspect – Proposals should achieve good dual aspect [London Housing SPG 2016 Standard 29]. Habitable rooms should also have suitable outlook.

Natural light, Daylight/sunlight - All the habitable rooms must have direct natural light, particularly the main living room. The applicant must ensure that the levels of daylight and sunlight that enter habitable rooms comply with BRE standards and that the report for 'Daylight and Sunlight' is submitted with the proposal [London Housing SPG 2016 Standard 32; CPG for Amenity].

Privacy – The habitable rooms of a home should provide adequate levels of privacy for the new occupier. This is set out in the CPG for Amenity. The applicant must ensure all the habitable rooms have a suitable outlook and have suitable privacy. [Local Plan Policy A1; London Housing SPG 2016 standard 28].

Circulation space – Rooms must be laid out around and accessed via sensible circulation spaces to ensure there is no excessive

corridor length or wasted space.

Ceiling heights - A minimum 2.3m headroom for at least 75% of the floor area is required as set out in the Nationally Described Space Standard technical requirements 10(i). Nonetheless, the applicant is strongly encouraged to provide a new home with a ceiling height of 2.5m for at least 75% of its gross internal area (GIA) as set out in the London Housing SPG 2016 standard 31. A higher ceiling will aid natural ventilation of a home particularly in Central London where there is a heat island effect; and will additionally raise the quality of the new home in terms of light and a sense of space.

Flexibility will be applied where an existing property is to be subdivided to form new self-contained homes, but as a minimum, a headroom of 2.3 metres will be required for any new home created through a conversion, across at least 75% of the GIA as set out in the Nationally Described Space Standard technical requirements 10(i).

Storage – Adequate storage space should be provided in accordance with Table 1 in the Nationally Described Space Standard. Provision of a utility room for a washing machine and drying area is particularly welcome for family homes. Space must also be provided for storing separated and sorted waste for recycling [CPG for Design; Local Plan Policy CC5; London Housing SPG 2016 standards 22 & 23].

Stacking – 'Like' rooms must be placed above one another i.e. living rooms above living rooms, bedrooms above bedrooms to reduce the problem of noise disturbance between adjoining properties. This is particularly important for new homes created by subdivision of an existing dwelling.

Demountable partitions – Where possible, these should be inserted to enable adaptation with the changing circumstances of residents. [London Housing SPG 2016 paragraph 2.3.28]. NB: where grab rails are required for the needs of disabled or elderly occupants, this type of wall will not be suitable.

Climate change mitigation – The applicant must consider the overheating and ventilation of rooms. This includes the prevention of the need for mechanical cooling [London Housing SPG 2016 standards 34, 35 & 36; CPG for Energy efficiency and adaptation].

Amenity of neighbours – The proposal should not have a significant detrimental impact to neighbouring amenity in terms of neighbouring outlook, privacy, sunlight, daylight, noise or vibration. Additionally, the proposal should not result in any overlooking into neighbouring habitable rooms. [Local Plan Policy A1; CPG for Design and for Amenity].



Outdoor space – All new homes should have access to some form of private outdoor amenity space, e.g. balconies, roof terraces or communal gardens. Existing gardens and green space should be retained. New homes should meet the open space standard of 9sqm per resident or 0.74sqm per worker in a mixed use development [Local Plan Policies A1, A2 & A3; CPG for Public open space] [London Housing SPG 2016 standards 26 & 27].

## KENTISH TOWN NEIGHBOURHOOD PLAN (2016)

### Policy SSP4: Wolsey Mews

KTNF will support proposals for sustainable development in Wolsey Mews that contribute to the uses listed below, including active frontages and rears of premises along the entire length of the mews:

- a) Shops (A1)
- b) Restaurants and cafes (A3)
- c) Offices (B1(a) or A2)
- d) Live / work (Sui Generis)
- e) Non-residential institutions (D1) and community facilities (D2)
- f) Residential (C3) or offices (B1(a)) on upper floors

Development must be sensitive to occupiers, particularly regarding access, circulation of traffic, strict enforcement by LB Camden and the Metropolitan Police of 7.5 tonne weight restriction and 20 mph speed limit, highway safety, noise and amenity. Development will also be required, as appropriate, to provide or contribute to:

- g) On-site cycle parking facilities, in accordance with the London Plan, Policy 6.9
- h) Enhanced public realm in Wolsey Mews, including widened and improved pavements and tree planting
- i) A safe one-way cycle route marked on the roadway with cycle lane links at the road junctions

This policy will be subject to assessment of viability on proposals coming forward.

#### Reasoned Justification

Kentish Town Road itself is not particularly broad and so the intensity of movement it carries gives little respite for the pedestrian. Whilst there are a number of perpendicular streets running into Kentish Town Road at relatively regular intervals, there are virtually no parallel streets running either side of the centre of the Kentish Town Road shopping area. This means that most residents and visitors moving in a north or south direction are effectively channelled into Kentish Town Road.



POLICY SSP4: WOLSEY MEWS Map 14

At the same time, with the increasing interest by national retail and catering chains and the rising business rents in the Kentish Town Road, there are fewer affordable and smaller scale premises for independent shops and other service sector businesses. KTNF welcomes development of such premises along the routes parallel (but very close) to the centre of the Kentish Town Road shopping area.

Wolsey Mews is slowly developing into a more active part of the town centre, with garages being converted to offices. KTNF supports development that is focused on small business and creative entrepreneurial activities. The policy will create new active frontages along Wolsey Mews, thereby contributing a new and potentially attractive streetscape to Kentish Town. In preparing proposals subject to this policy, regard should be given to The London Plan, Policy 6.9 and the related table at 6.3, setting out the cycle parking standards to comply with Policy 6.9.

Policy SSP4 conforms to the policies set out in:

The London Plan, Policy 6.9; Camden's Core Strategy policies: CS1, CS3, CS5, CS6, CS7, CS8, CS10 and CS17, DP1; adopted Development Policies; DP2, DP3, DP5, DP10, DP12, DP13, DP15, DP17, DP21, DP22, DP24, DP29, DP31, and the following guidance: Camden Retail and Town Centre Study (GVA 2013); Camden Housing Strategy 2011-2016; Social infrastructure SPG GLA (2015); London Plan Policy 3.5 and Table 3.3; Camden Planning Guidance 2 Housing; Camden Planning Guidance 5 Town Centres, Retail and Employment; Camden Planning Guidance 6 Amenity; Camden Planning Guidance 7 Transport.

"Perhaps the most critical issue in policy terms is to nurture growth of small, dynamic businesses, and this means having a ready stock of suitable premises available." Camden Employment Land Review 2014.

## BARTHOLOMEW ESTATE CONSERVATION AREA STATEMENT (2000)

Salient points from this document have been summarised in section 1 of this document, but Wolsey Mews is generally described as being 'set apart from the wider residential character of the Conservation Area in terms of scale and uses, and has two storey buildings consisting of light industrial garages or rear service yards for shops fronting Kentish Town. As this appraisal is now over 20 years old, the character has changed further with the additions and improvements to the street - notably two houses at the former garage site, and the refurbishment of the building on the corner of Wolsey Mews and Caversham Road.

**20-21 WOLSEY MEWS  
NW5 2DX**

**MARKETING REPORT &  
RECOMMENDATIONS**

**Prepared by Metin Yildirim  
Salter Rex Chartered Surveyors  
LLP**

**05 APRIL 2023**

The impact of the Coronavirus is yet to be fully understood, this worldwide pandemic is causing major uncertainty and volatility in most markets. Our valuations and Reports are therefore subject to a high degree of uncertainty. It is generally predicted that property values for sale will fall along Rental values, but it is unclear how this extreme situation will unfold.

**CONTENTS**

1. (PAGE 2) AGENCY INSTRUCTION AND BACKGROUND
2. (PAGE 3) MARKETING CAMPAIGN
3. (PAGE 4) RESULTS OF MARKETING CAMPAIGN
4. (PAGE 6) CONCLUSION

**1. AGENCY INSTRUCTIONS & BACKGROUND**

We have been instructed to Rent the Leasehold interest of above property as of 15<sup>th</sup> December 2021 and we been actively marketing the property on our website along with EACH (Estate agent clearing House), Right move, On the market and co- star (Focus) to date.

This brief report will set out the complete summary of the marketing we undertook for the building and will include details of any viewings we have undertaken of the premises and some of the comments that we received from parties that had inspected the building.

We inspected the premises and set out our advice on marketing and potential To let as of November 2021.

We were instructed by the owners of the building to market premises To let the Leasehold interest and find a potential Tenant for the available space.

The property is situated in the northwest London district of Kentish Town in the Borough of Camden.

Kentish Town is approximately four miles northwest of central London.

Wolsey Mews is situated off Islip Street, which intersects with Kentish Town Road.

This is an attractive secluded location although some occupiers may prefer a more prominent location with a main road frontage.

The surrounding property stock is primarily comprised of Victorian terraced houses. Local retail facilities can be found along Kentish Town Road to the south of Kentish Town station. The station provides Underground services (Northern Line) and Overground (Thameslink services).

**DESCRIPTION**

20-21 Wolsey Mews comprise north end of Wolsey Mews off Islip Street and rear of 240-254 Kentish Town Road NW5 and off Caversham Road to South.

The property is of cavity brick/blockwork over two floors construction under a flat roof.

The accommodation is arranged as office space over ground and first floor with kitchen and WC/shower facilities.



The internal specification is typical of units of this type with electric storage heaters, double glazed windows, ceiling mounted fluorescent lights and wooden flooring along with air conditioning.

There are no allocated car parking spaces as such.

We made our client fully aware of our concerns from the commencement of the marketing and advised owners by providing evidence of office space lettings took place within last year or so in order for them to consider all options to find a suitable tenant such as long rent free period, short lease, tenant breaks in the lease, possibly stepped up rent to attracts tenants as there was no demand for offices due to effect of Pandemic which made working from offices impossible for some people or companies as lot of employers and employees prefer homeworking or hybrid from anywhere as there was no need for office desk any longer.

The space comprised of the following approximate areas:

	Area sq. ft
Ground and 1 <sup>st</sup> Floor Offices	1571
Total	1571

2. MARKETING CAMPAIGN

Set out below is a brief outline of the marketing we have undertaken from the date of instruction as of 15<sup>th</sup> December 2021 on Right Move and On the Market from 17-12-2021 website along with Salter Rex, Co-star group (Focus). See attached Evidence for your approvals.

We prepared in-house marketing particulars (attached) with information about the size, Rent facilities, lease terms etc. The marketing particulars were sent out in response to several potential tenants and circulated by mostly local agents during the period of our instruction, but we did not have a very positive response. Only one agent brought round a potential occupier a Gallery who thought it was ideal but not enough natural light.

Details of the property were posted onto our Retail and Office Lists on all portals. The Lists are updated on a fortnight or quarterly basis and when we do take on a new property instruction new lists are printed out immediately so that no exposure is lost. The List set out all the available retail and (E) B1 office premises that we currently have in our database to let and for sale which we find very effective marketing tool.

During the period of our agency, we had seen lots of interest in the property on portals and most viewers were other agents looking for space for their own retained clients or wanted an Comparable evidence for their rent reviews or valuations along with few Investors. As you can see from the marketing report, we had over 561 hits only two inquiries.

Marketing particulars were initially sent to registered applicants on our database looking for retail and Office space within Camden and surrounding areas, A further two mail outs were undertaken to registered applicants in January 2023, March 2023 along with all portals updated regularly.

Marketing particulars were circulated by Each which is marketing portal for co-star the first mail out produced two enquiries from a local agent Jon Elliot who had a Charity client Unfortunately the charity found the location not right and no lift to first floors as it was over two floors which was not suitable, the second mail out produced one enquiry from Rogoff UK Ltd, a fashion company but once again Natural light and parking was an issue.

The office space was displayed on our website from 15<sup>th</sup> December 2021 and ongoing up with general information about all the available space and outlining the flexibility with regard to the Sale/Rental and lease terms that could be offered and incentives such as rent free landlord’s work etc.

3. RESULTS OF MARKETING CAMPAIGN

We were marketing the property at a fair market Price for Rental and quoting rental for this type of space in this location. We tried to market the space to an Accountant/ Travel Agents/ small Gym operators and other end-users that we felt would be able to utilise the space who do not require high level of footfall.

However, this location is not desirable for offices which are borne out by the fact that properties along this parade have been converted to residential, Although the property provides a reasonable amount of space.

We were marketing the demise as Office space at a quoting rental of £35,00 Sq. ft (Thirty Five Pounds) exclusive or near offers with good incentives with minimal service charge.

We were told and instructed that client would consider any such offers as they were keen to let the unit as the result of marketing, we had few E-mails and inquiries no luck of viewings or offers, we then asked the client to reduce the asking price on advertising portals to £27.00 Sq. ft (Twenty Seven Pounds) in order to attract and provide added flexibility for any potential occupiers and attract more budget conscious individuals and companies. The unit was rarely occupied or used by the owners since the Pandemic back in March 2020, only time client had used was to collect his post and some equipment when required.

Although we undertook a substantial marketing campaign as previously stated, we were fully prepared to offer flexibility on the quoting Rental price, we have had no solid interest in the office space. Even offering further incentives such as generous rent-free periods, short term leases, and further landlord’s works if required were not sufficient to persuade a potential occupier to make offers.

Enquiries received were for the Freehold interest subject to planning and from other agents/ surveyors who were looking to use it as evidence and comparable as they were carrying out bank valuations or appraisal for their own clientele.

Since we commenced marketing in 15 December 2021 we have tried to attract a wide network of different Office Space users, however we were always fully aware that trying to find a tenant for this type of space was not going to be easy due to constraints of the building, especially in terms of the space close proximity to the surrounding residential premises and with Covid 19 Epidemic Demand for Office Rentals.

Despite strong marketing we have been unable to secure a suitable tenant for the office unit although we had two potential purchasers who wanted to buy to let pulled out and we recommended client to consider subject to planning.

The situation was also fuelled by the effects of a limited potential audience either due to their location being too secondary, poor layout or lack of prominence and the suitability of the space for certain operators.

During the period of our marketing which resulted in only 4 viewings viewing and we outline below further details on the inspections.

Wed22 <sup>nd</sup> February 2022	Charity (Jon Elliot associates)
Thursday 30 <sup>th</sup> June 2022	(Roggof Ltd Design )
1 <sup>st</sup> July 2022	Roar Architects 12.30 pm (Rentals )
7 September 2022	(Mr Leigh agent looking for Storage for his clientele)

#### 4. CONCLUSION

In summary we feel that we undertook a wide-ranging marketing campaign during our agency instruction. As we have previously stated, we feel that the lack of interest derives initially from the secondary location. Based upon feedback from people with whom we have discussed the space and those that have gone one stage further and viewed the premises, we are of the opinion that the space was deficient for most operators: the main reasons being:

- 1) The property is tucked away from the high street.
- 2) No Parking facilities other than few Paid and displayed parking bays on the Road
- 3) No outside space.
- 4) Not enough natural light
- 5) No demand for office space in the area
- 6) No lift

When we initially were instructed, we made it clear to the owner of the building that we did not think it would be easy to find an occupier or investor as it's very difficult under the present circumstances.

We hope that this report adequately outlines the marketing we undertook during the period of our instruction to try and secure a tenant for the space and the potential problems that exist with older buildings like this, and the demands of contemporary office use due to uncertainty of the market.



### Property marketing report

for Salter Rex - Commercial



We are pleased to present your property marketing report. This report shows how many detail views the property listing identified below has received at OnTheMarket.com between the dates specified.



#### 20-21, Wolsey Mews, London NW5 2DX

£36,000(annual) | Office

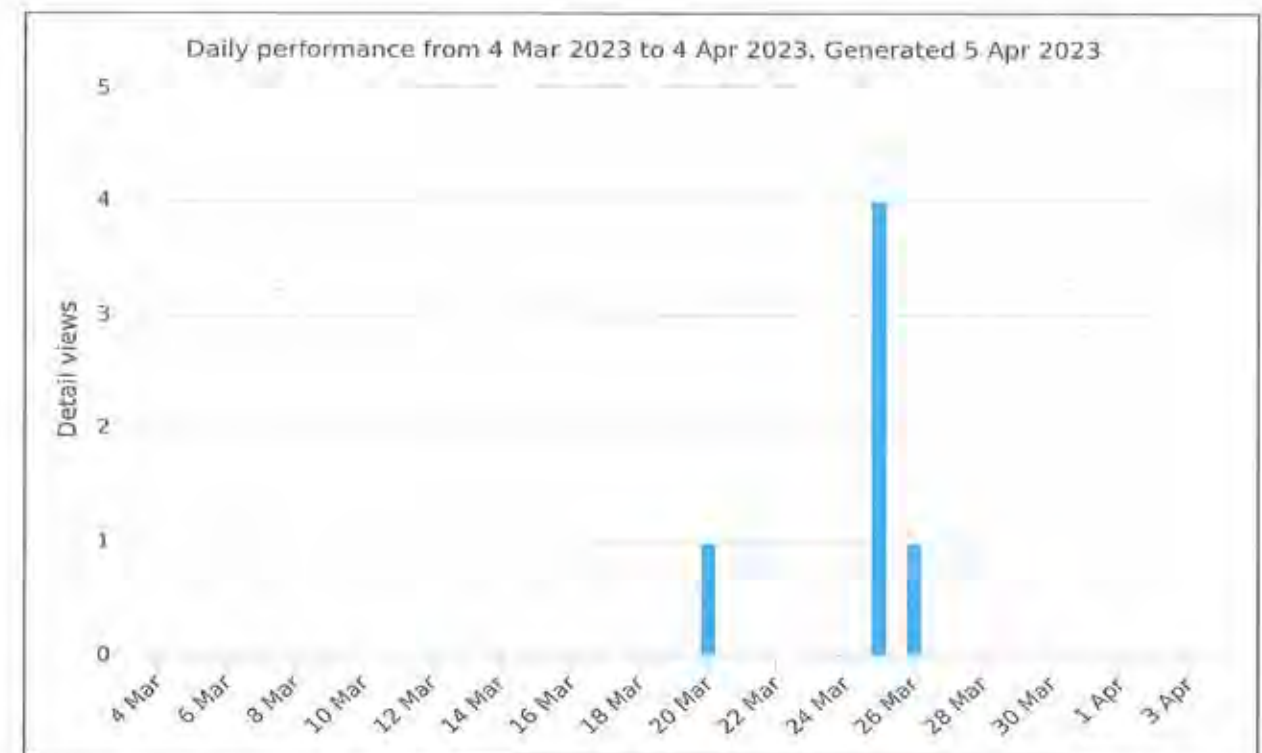
Current status: Available (since 17 Dec 2021)

Media: 2 photos | 0 floorplan | 2 others (brochure, virtual tour, PDF, etc)

Listed: 17 Dec '21 | Last updated: 05 Apr '23

Page views: 6

Website link: [www.onthemarket.com/details/11286976](https://www.onthemarket.com/details/11286976)



For further information please contact Salter Rex - Commercial on 020 8022 7805 or [olm+0088bd80-be85-11e9-84f5-05439c502cab@bestagent.online](mailto:olm+0088bd80-be85-11e9-84f5-05439c502cab@bestagent.online)

All data is derived from OnTheMarket.com's internal statistics on 05-04-2023, may be subject to specific geography or search criteria and is provided "as is" for general information and interest only. OnTheMarket.com makes no warranty as to the data's suitability for any purpose and accepts no liability for any action or inaction taken as a consequence of its use.





Socrates V. Ioannou  
Director  
Anese Investment Limited  
20-21 Wolsey Mews,  
Kentish Town,  
London NW5 2DX  
Tel: 020 7424 8792 | Fax: 020 7482 6125

05/04/2023

Dear Mr Socrates

## An update on your property performance

We've enclosed a copy of our marketing report, produced in association with Rightmove.

The report shows how your property has been performing and is a way of keeping you up to date on how we are marketing your property.

## How much interest is your property getting?

The graph shows the amount of views your property has received on Rightmove over time. That means the number of visitors who have landed on your property's full detail page.

This report gives you an excellent guide to the level of interest your property has received, particularly when compared against other properties' performance.

**Essentially, the more times your property's full detail page is viewed, the more likely we are to receive an enquiry from a buyer or tenant.**

## Why does a property's performance change over time?

When a property is first loaded to Rightmove, it is sent out in alert emails to potential buyers and tenants who are looking in your area. All Rightmove listings tend to see a fall in views after this initial spike, so it's then about us working with you to generate as many detail views as possible by keeping the advert fresh and regularly checking that its price is in line with the market.

The performance graph highlights any changes we have made to your property listing and the subsequent impact of those changes on the number of people viewing your property's detail page.

If you have any questions about the marketing of your property, or if you'd like to discuss how we could generate more detail views, please do not hesitate to call us on 020 7428 6801.

Yours sincerely,

Metin Yildirim  
Commercial Agent  
Salter Rex Chartered Surveyors

Marketing report



Dear Sir/Madam

We are pleased to present your latest marketing report. This shows how your property listing has been performing on Rightmove.



Marketing report for

20-21, Wolsey Mews London, NW5 2DX

£36,000 pa

Listed: Dec 15, 2021

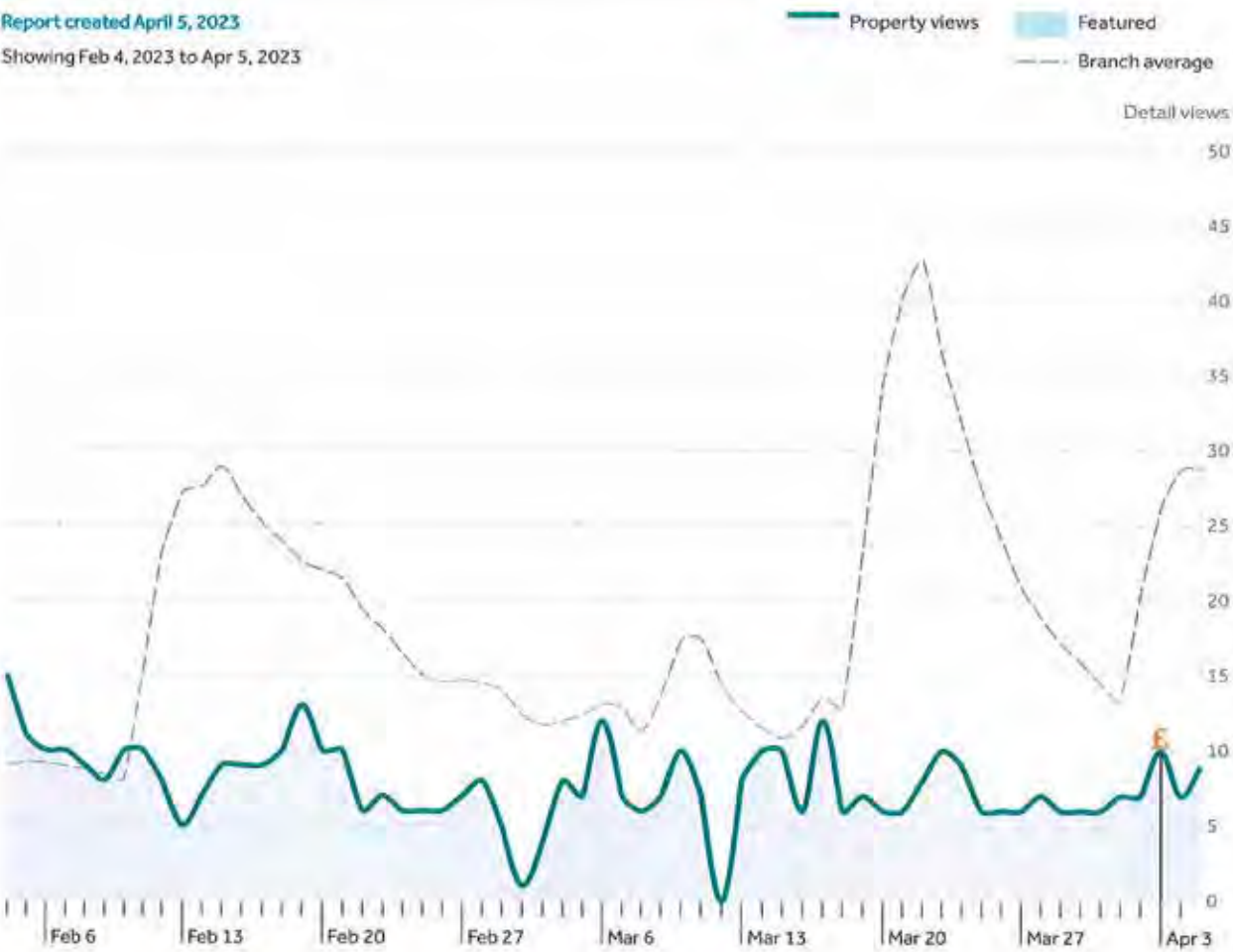
Updated: Apr 3, 2023

Views (last 60 days): 459

[rightmove.co.uk/property/117641792](https://rightmove.co.uk/property/117641792)

Report created April 5, 2023

Showing Feb 4, 2023 to Apr 5, 2023



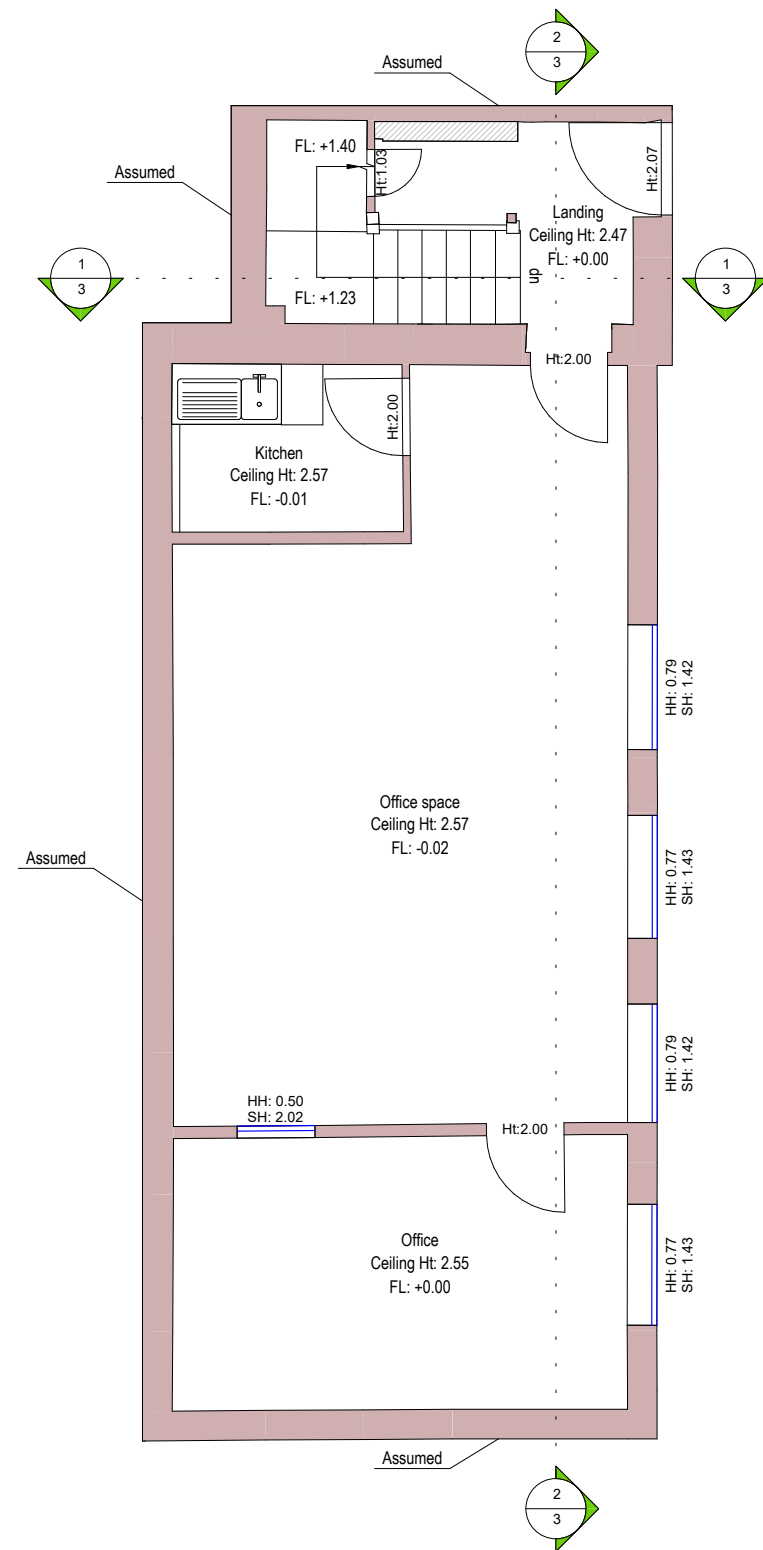
• Apr 3, 2023 Price change (£3,542 pcm to £3,000 pcm, -15%)

For more information, please contact Salter Rex on 020 3893 8686 or [rightmove.leads@easymatch.co.uk](mailto:rightmove.leads@easymatch.co.uk).

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7.2 Appendix - Survey Drawings



1 Existing Ground Floor Plan  
1 : 50

**Measured Survey PRO**  
+44 (0) 203 538 8176  
+44 (0) 739 901 1771  
hello@measuredsurveypro.co.uk  
https://measuredsurvey365.co.uk

Reference symbol

**Plan**

**Elevation**

**Section**

**Site plan**

**Legend**

- Beam on plan view
- Fireplace
- Built-in storage
- Shower
- Ceiling hole, Ceiling level change
- Roof
- Ceiling
- Floor
- Outline of a neighboring bld.
- Fence
- Landscaping
- Manhole

**Abbreviations**

- FL - Floor Level
- HT - Leaf Height (Door)
- HT - Bottom Level (Beam)
- SH - Window Sill Level
- HH - Window Height
- TL - Top Level
- BL - Bottom Level

**Section Number**

**Sheet Number**

Notes

Project number: MS - 152020 - 12166

Project address: 20-21 Wolsey Mews, NW5 2DX

Description: Existing ground floor

Drawn: S K Checked: C P

Scale bar: 0 1 2 3

Scale: 1:50 Format: A2 Sheet No: 1



Measured Survey  
**PRO**

☎ +44 (0) 203 538 8176  
✉ +44 (0) 739 901 1771  
✉ hello@measuredsurveypro.co.uk  
🌐 <https://measuredsurvey365.co.uk>

Reference symbol

Beam on plan view

Fireplace

Built-in storage

Shower

Ceiling hole, Ceiling level change

Roof

Ceiling

Floor

Outline of a neighboring bid.

Fence

Landscaping

Manhole

Abbreviations

FL - Floor Level

HT - Leaf Height (Door)

HT - Bottom Level (Beam)

SH - Window Sill Level

HH - Window Height

TL - Top Level

BL - Bottom Level

Section Number

Sheet Number

Notes

Project number

MS - 152020 - 12166

Project address

20-21 Wolsey Mews, NW5 2DX

Description

Existing 1st floor plan

Drawn

S K

Checked

C P

Scale bar

0 1 2 3

Scale

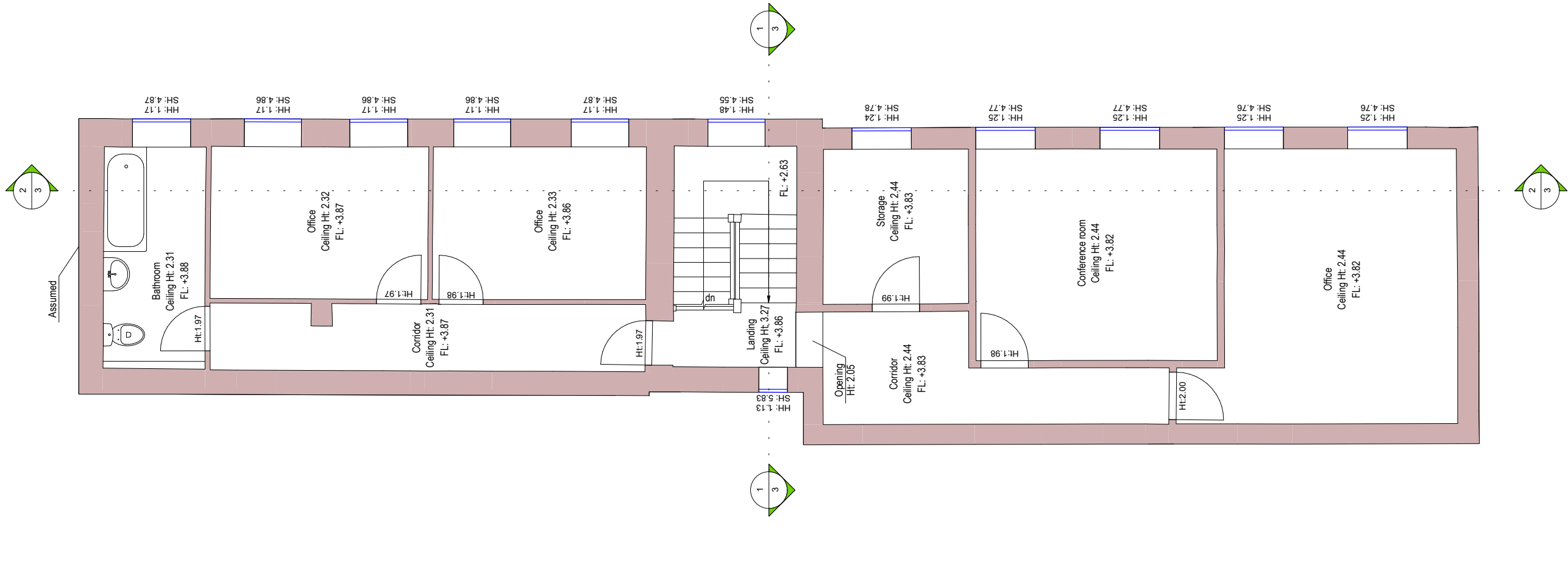
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Format

A2

Sheet No

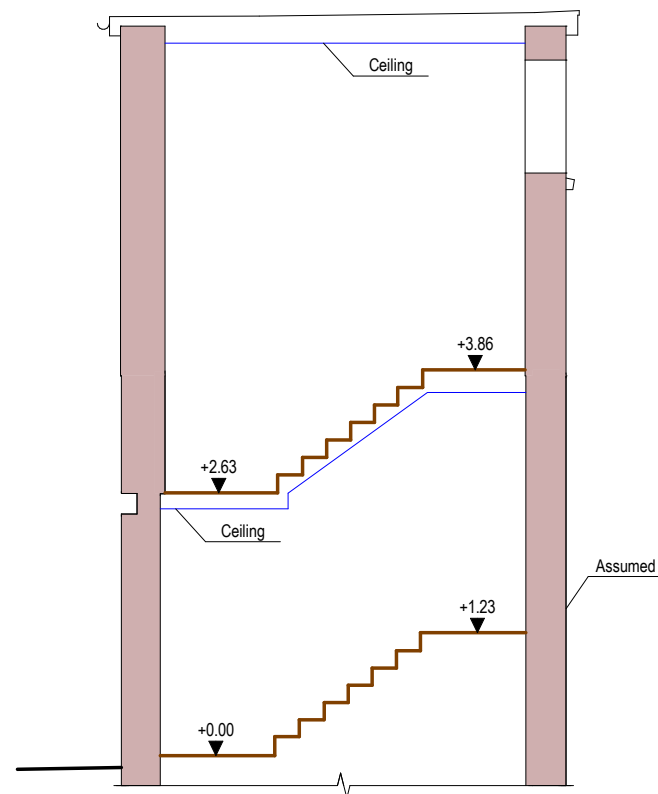
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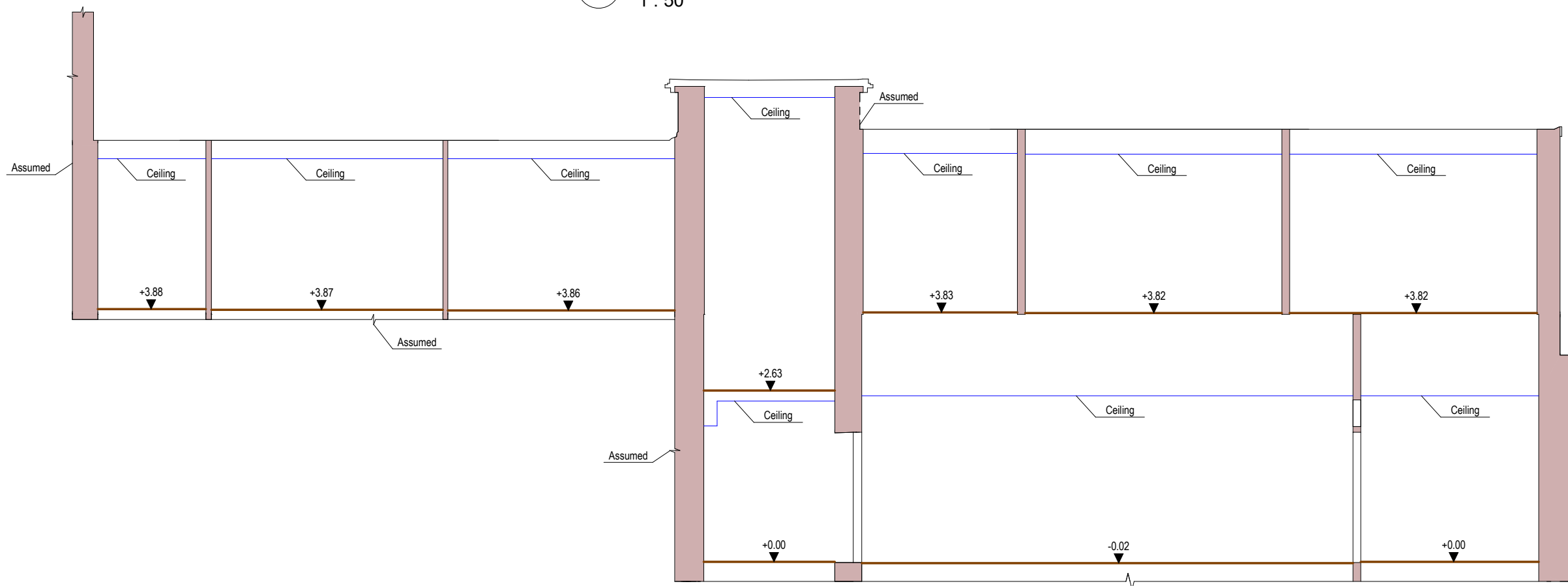
1 Existing 1st Floor Plan

1 : 50





1 Existing Section 1  
1 : 50

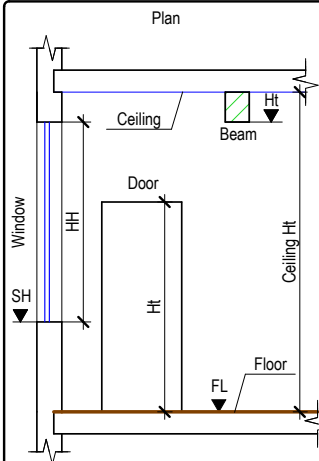


2 Existing Section 2  
1 : 50



+44 (0) 203 538 8176  
+44 (0) 739 901 1771  
hello@measuredsurveypro.co.uk  
https://measuredsurvey365.co.uk

Reference symbol



- Beam on plan view
- Fireplace
- Built-in storage
- Shower
- Ceiling hole, Ceiling level change

Elevation

Section

Site plan

- Outline of a neighboring bld.
- Fence
- Landscaping
- Manhole

Abbreviations

- FL - Floor Level
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- HT - Bottom Level (Beam)
- SH - Window Sill Level
- HH - Window Height
- TL - Top Level
- BL - Bottom Level

Notes


Project number

MS - 152020 - 12166

Project address

20-21 Wolsey Mews, NW5 2DX

Description

Existing sections

Drawn SK Checked C P

Scale bar

0 1 2 3

Scale 1:50 Format A2 Sheet No 3



1 Existing Front Elevation  
1 : 50





Measured Survey

PRO

+44 (0) 203 538 8176

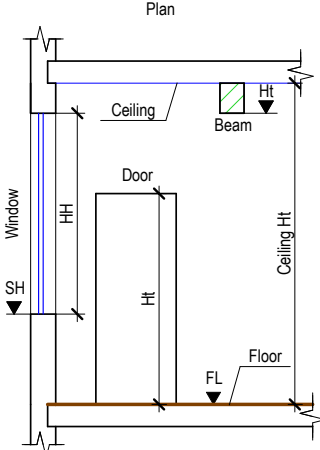
+44 (0) 739 901 1771

hello@measuredsurveypro.co.uk

https://measuredsurvey365.co.uk

Reference symbol

Plan



Window

SH

HH

Door

HT

Ceiling

Beam

HT

Floor

FL

Ceiling Ht

Beam on plan view

Fireplace

Built-in storage

Shower

Ceiling hole, Ceiling level change

Elevation

Roof

Section

Ceiling

Floor

Site plan

Outline of a neighboring bld.

Fence

Landscaping

Manhole

Abbreviations

FL - Floor Level

HT - Leaf Height (Door)

HT - Bottom Level (Beam)

SH - Window Sill Level

HH - Window Height

TL - Top Level

BL - Bottom Level

Section Number

1

3

Sheet Number

Notes

Project number

MS - 152020 - 12166

Project address

20-21 Wolsey Mews, NW5 2DX

Description

Existing rear elevation


Drawn

SK

Checked

CP

Scale bar



Scale

1:50

Format

A2

Sheet No

5

1

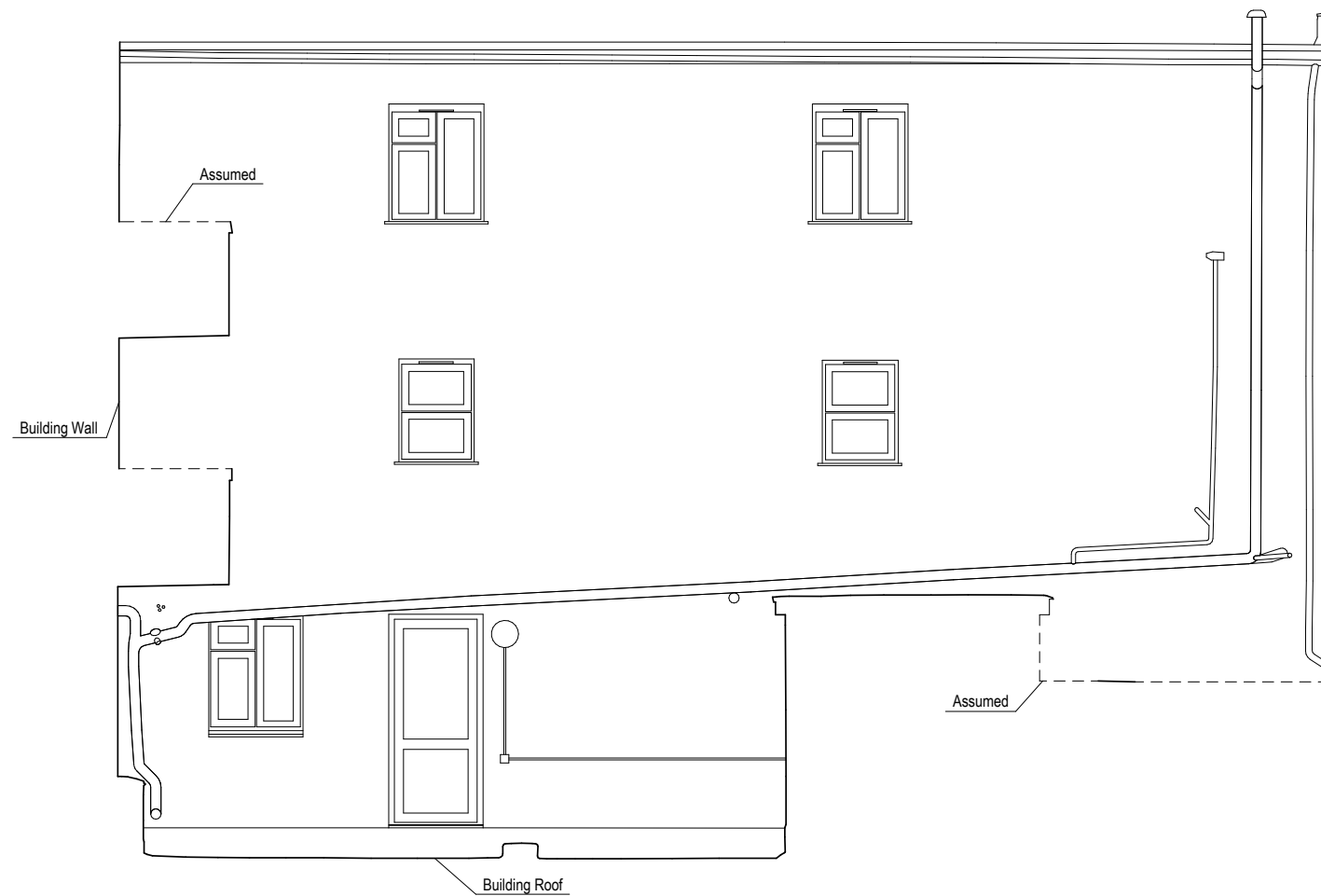
Existing Rear Elevation

1 : 50

Design Access Statement 20-21 Wolsey Mews NW5

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29

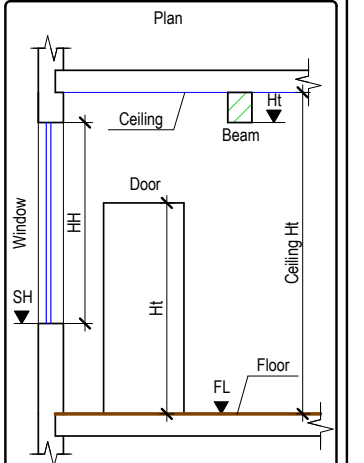


1 Existing Side Elevation  
1 : 50



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Reference symbol



- Beam on plan view
- Fireplace
- Built-in storage
- Shower
- Ceiling hole, Ceiling level change

- Roof

- Ceiling
- Floor

- Outline of a neighboring bld.
- Fence
- Landscaping
- Manhole

- Abbreviations
- FL - Floor Level
  - HT - Leaf Height (Door)
  - HT - Bottom Level (Beam)
  - SH - Window Sill Level
  - HH - Window Height
  - TL - Top Level
  - BL - Bottom Level

Notes

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Project number  
MS - 152020 - 12166

Project address  
20-21 Wolsey Mews, NW5 2DX

Description  
Existing side elevation

Drawn  
S K

Checked  
C P

Scale bar  
0 1 2 3

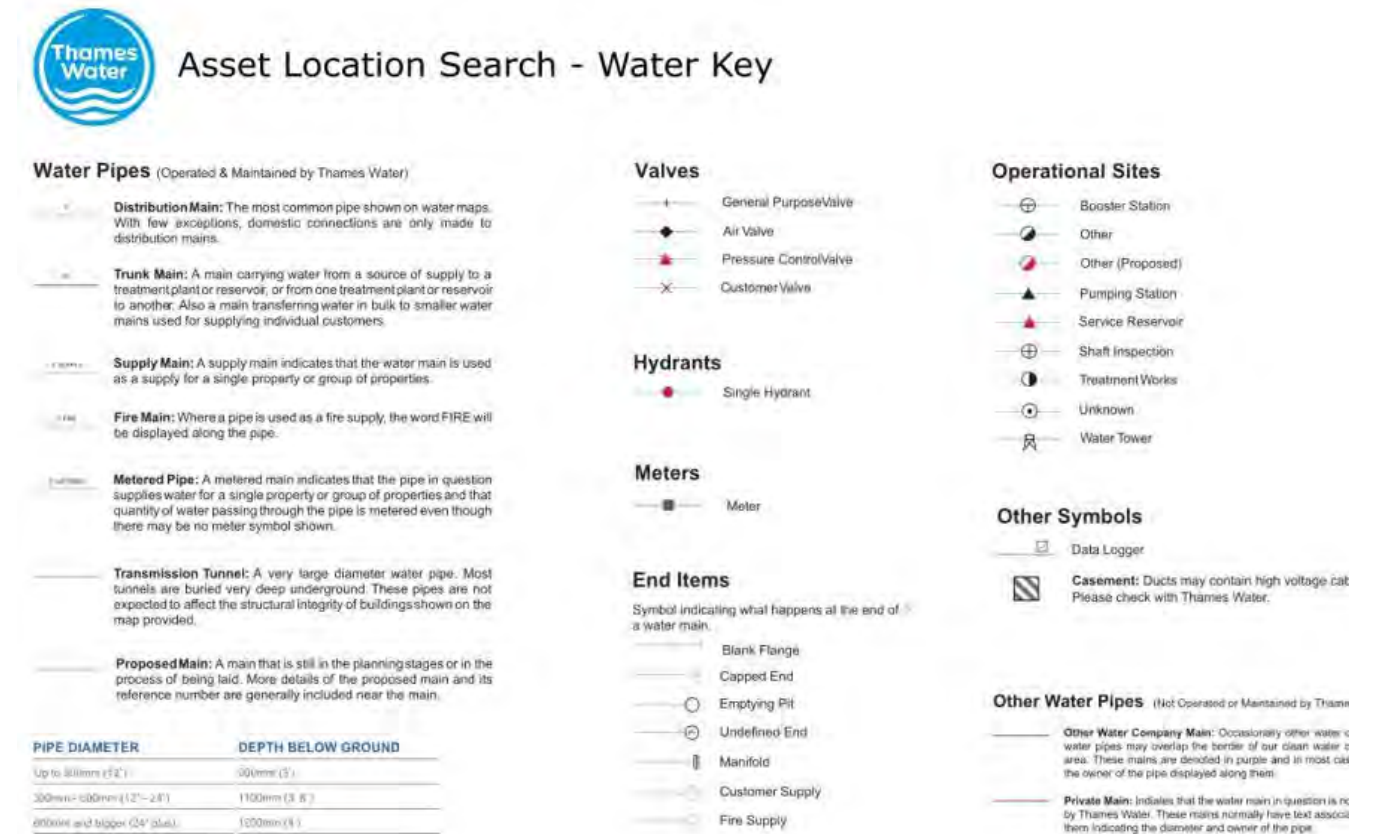
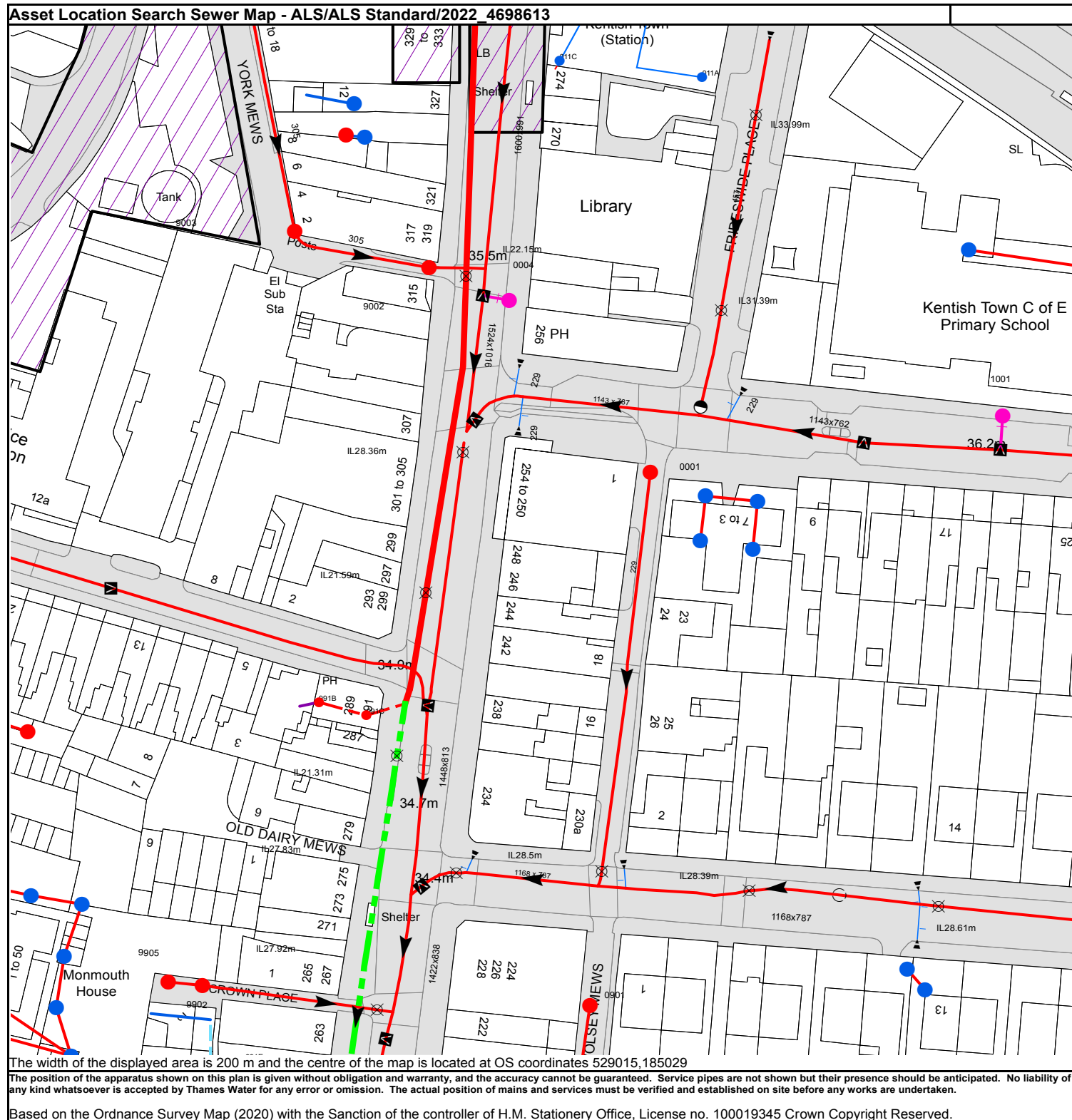
Scale  
1:50

Format  
A2

Sheet No  
5



### 7.3 Appendix - Thames Water Existing Drainage Information





## Asset Location Search - Sewer Key

### Public Sewer Types (Operated and maintained by Thames Water)

- Foul Sewer:** A sewer designed to convey waste water from domestic and industrial sources to a treatment works.
- Surface Water Sewer:** A sewer designed to convey surface water (e.g. rain water from roofs, yards and car parks) to rivers or watercourses.
- Combined Sewer:** A sewer designed to convey both waste water and surface water from domestic and industrial sources to a treatment works.
- Storm Sewer:**
- Sludge Sewer:**
- Foul Trunk Sewer:**
- Surface Trunk Sewer:**
- Combined Trunk Sewer:**
- Foul Rising Main:**
- Surface Water Rising Main:**
- Combined Rising Main:**
- Vacuum:**
- Thames Water Proposed:**
- Vent Pipe:**
- Gallery:**

### Other Sewer Types (Not operated and maintained by Thames Water)

- Sewer:**
- Culverted Watercourse:**
- Proposed:**
- Decommissioned Sewer:**
- Content of this drainage (network is currently unknown):**
- Ownership of this drainage (network is currently unknown):**

### Sewer Fittings

A feature in a sewer that does not affect the flow in the pipe. Example: a vent is a fitting as the function of a vent is to release excess gas.

- Air Valve:**
- Meter:**
- Dam Chase:**
- Vent:**
- Fitting:**

### Operational Controls

A feature in a sewer that changes or diverts the flow in the sewer. Example: A hydrobrake limits the flow passing downstream.

- Ancillary:**
- Drop Pipe:**
- Control Valve:**
- Well:**

### End Items

End symbols appear at the start or end of a sewer pipe. Examples: an Undefined End at the start of a sewer indicates that Thames Water has no knowledge of the position of the sewer upstream of that symbol. Outfall on a surface water sewer indicates that the pipe discharges into a stream or river.

- Inlet:**
- Outfall:**
- Undefined End:**

### Other Symbols

Symbols used on maps which do not fall under other general categories.

- Change of Characteristic Indicator:**
- Public / Private Pumping Station:**
- Invert Level:**
- Summit:**

### Areas

Lines denoting areas of underground surveys, etc.

- Agreement:**
- Chamber:**
- Operational Site:**

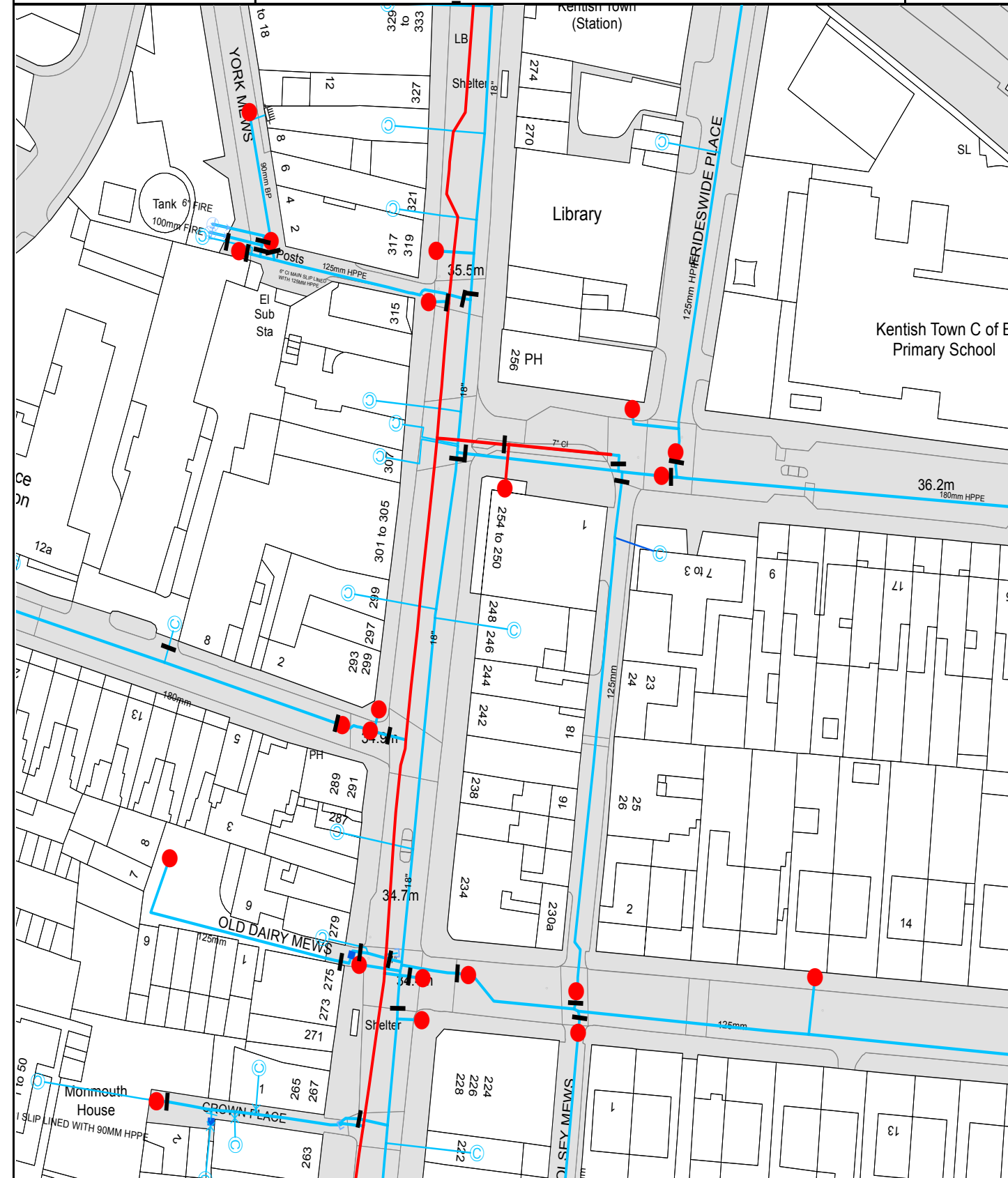
### Ducts or Crossings

- Casement:**
- Conduit Bridge:**
- Subway:**
- Tunnel:**
- Ducts may contain high voltage cables. Please check with Thames Water.**

- Notes:**
- 1) All levels associated with the plans are to Ordnance Datum Newlyn.
  - 2) All measurements on the plan are metric.
  - 3) Arrows (on gravity fed sewers) or flecks (on rising mains) indicate the direction of flow.
  - 4) Most private pipes are not shown on our plans, as in the past, this information has not been recorded.

- 5) 'na' or '0' on a manhole indicates that data is unavailable.
- 6) The text appearing alongside a sewer line indicates the internal diameter of the pipe in millimeters. Text next to a manhole indicates the manhole reference number and should not be taken as a measurement. If you are unsure about any text or symbology, please contact Property Searches on 0800 009 4540.

## Asset Location Search Water Map - ALS/ALS Standard/2022 4698613



The width of the displayed area is 200 m and the centre of the map is located at OS coordinates 529015, 185029.

The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map (2020) with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.



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