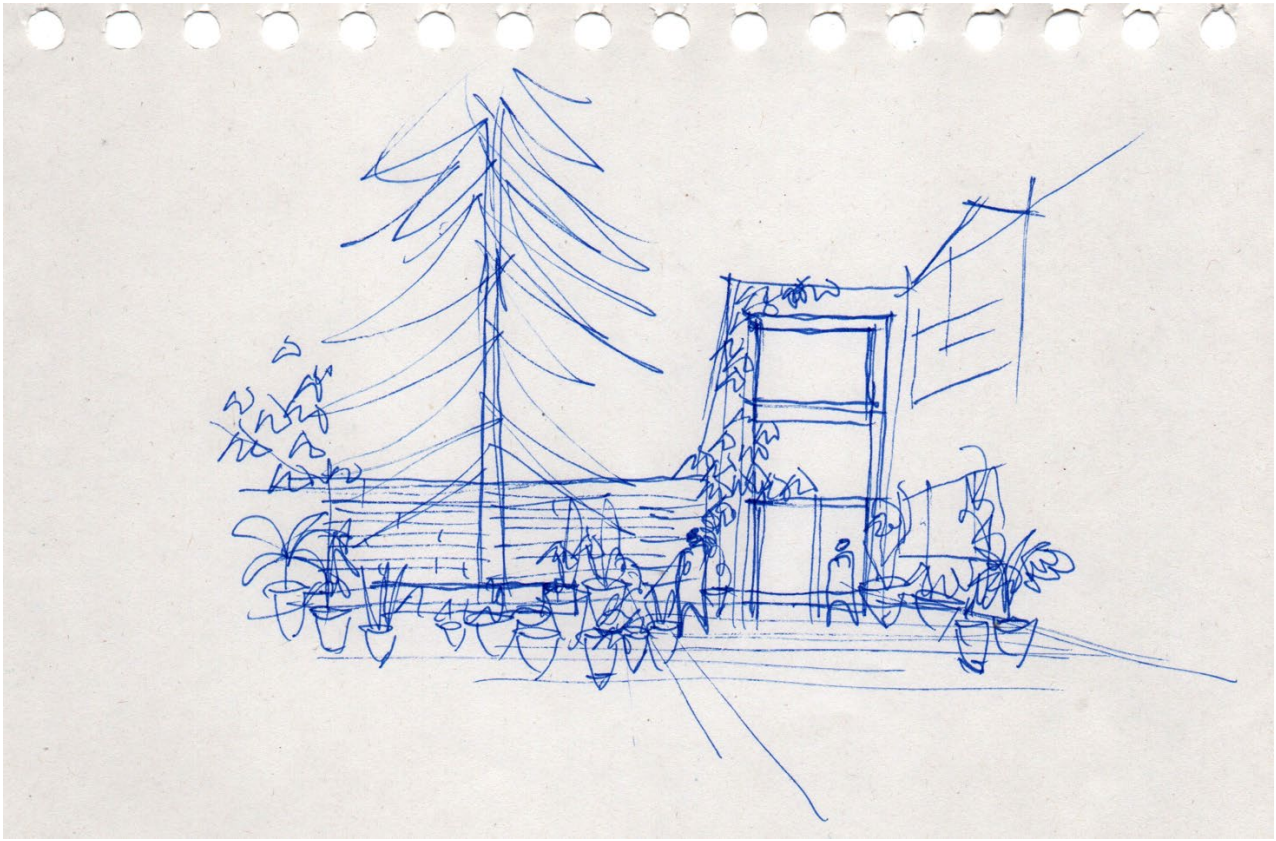


6 Torriano Mews, Camden,
London, NW5 2RZ

Design Access Statement

Change of Use from Office to Residential

28/09/2023

Contents

1. Proposal Outline

The following report outlines the design proposal for the Site located at 6 Torriano Mews.

The Site is the last remaining office unit situated at the end terrace of a block of offices comprises 5 units: 4 are already converted to residential flats, and the fifth unit is registered to a change of use application.

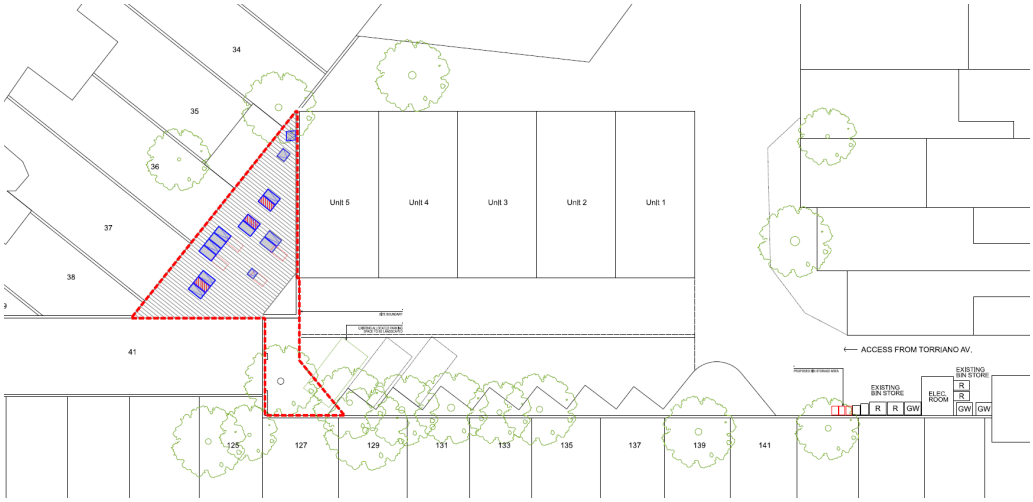
We propose to create a high-quality 3-bedroom home for our family of four (a couple and 2 young children)

LOCATION PLAN

AERIAL VIEWS

2. Site and Context

The site is set within the gated Torriano Mews, in the western part of London Borough of Camden. Torriano Mews is accessed off the western side of Torriano Avenue (undercroft access at no.91 and no. 105 Torriano Mews).



SITE PLAN

The site is well connected to public transport network, located approximately 0.4 miles from Kentish Town Station, 0.5 miles from Tufnell Park Station, and 1 mile from Caledonian Road Station.

The site is located at the West-end of the Mews and comprises a single storey building with a mezzanine level for a ground floor footprint of circa 95sqm. It includes an outdoor amenity space of 27.6sqm and a carparking space, adjacent to the building.

The property was originally built in 1989 and used as an office space. A mezzanine level was later added in 1997.

The site is currently vacant and was formerly occupied by a developer.

The building -as the rest of the terrace- is clad with bricks, the roofing is made of fibre cement slate roof tiles.

The character of the surrounding area is predominately residential.

VIEWS OF THE MEWS

3. Change of Use

We seek to convert the existing office into a single-family house of 120.0sqm GIA.

4. Layout

The proposal for the 3-bedroom house is fully compliant with the Nationally Described Space Standards (NDSS) minimum space standards requiring 84.0sqm minimum over 2 storey dwelling for a 3b4p.

House size	NDSS requirement (2 storey dwelling)	Proposed
3b4p	84.0 sqm	120.0sqm

Bedroom	NDSS requirement		Proposed	
	Min. floor area	Minimum width	Min. floor area	Minimum width*
Double bedroom 1	11.5 sqm	2.75m	16.8 sqm	2.75m
Single bedroom 2	7.5 sqm	2.15m	13.6 sqm	2.25m
Single bedroom 3	7.5 sqm	2.15m	**10.2 sqm	2.15m

*Due to the triangular geometry of the site boundary, most of the rooms have a trapezoidal shape. The minimum proposed width corresponds to the smallest side of the trapezoidal shaped room.

**This room includes an additional 2.6sqm of floor area where the width is less than 2.15m, and an extra 2.1sqm of build-in storage with a headroom of 1.5m.

The site is offering a rare opportunity to create a unique family home -for a couple and their 2 young children- in a quiet area, remote from the traffic.

The proportion of the property is not conventional. The footprint of the building is triangular. However, the layout proposed and the space available allow for a generous living area in a double-height space. The arrangement provides outlooking from the main daytime spaces -study area, kitchen, and living room- towards the South and East glazed façade, and the private external amenity space.
Large integrated pieces of joinery along the perimeter walls will provide the required storage space while keeping the central area as a large open space.

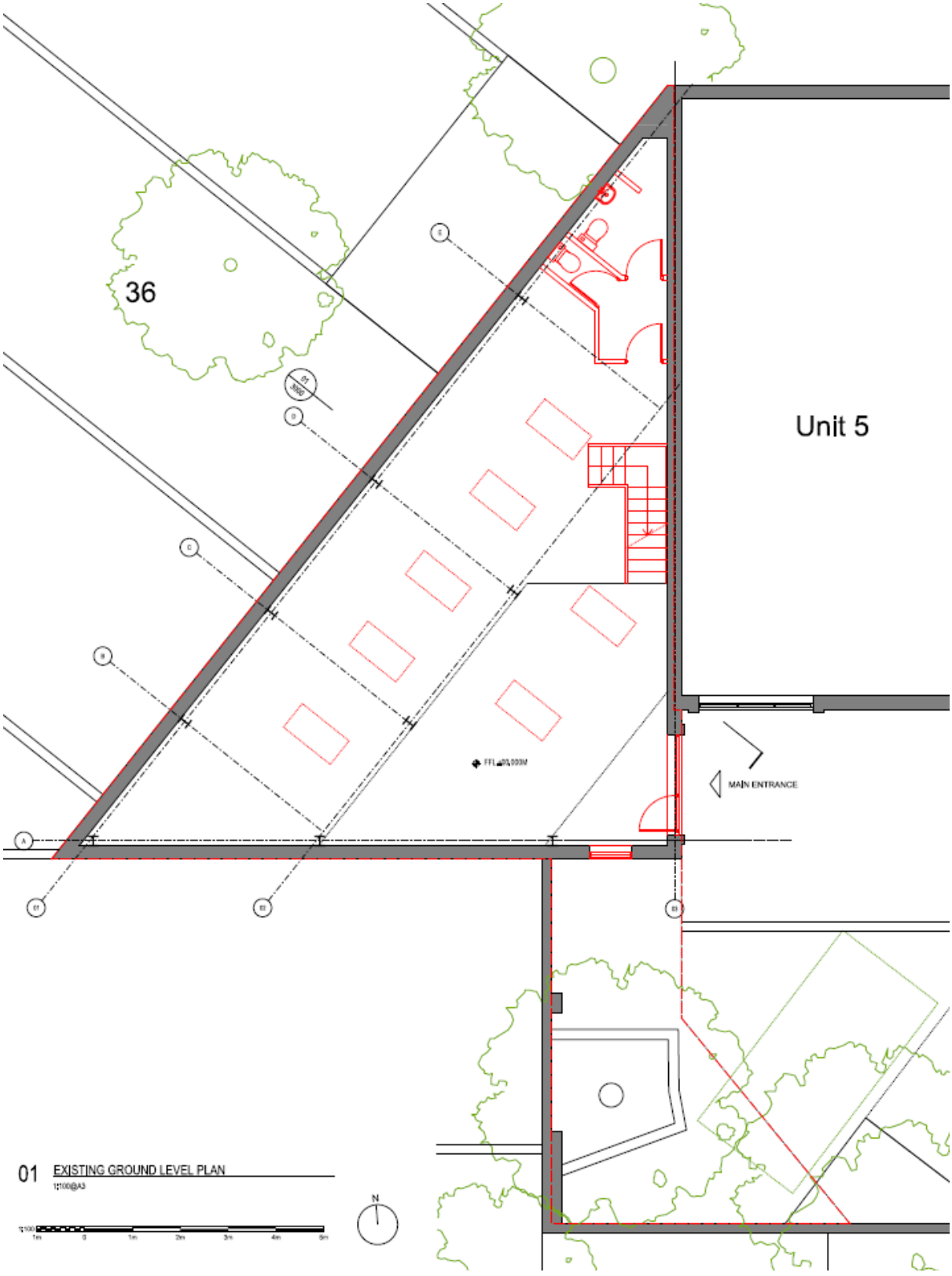
Those joinery elements are “dilated” to incorporate a utility room and a bathroom.
The appropriate level of natural light is achieved thanks to roof lights, arranged in a staggered fashion to introduce variations in the way the light will define the space.

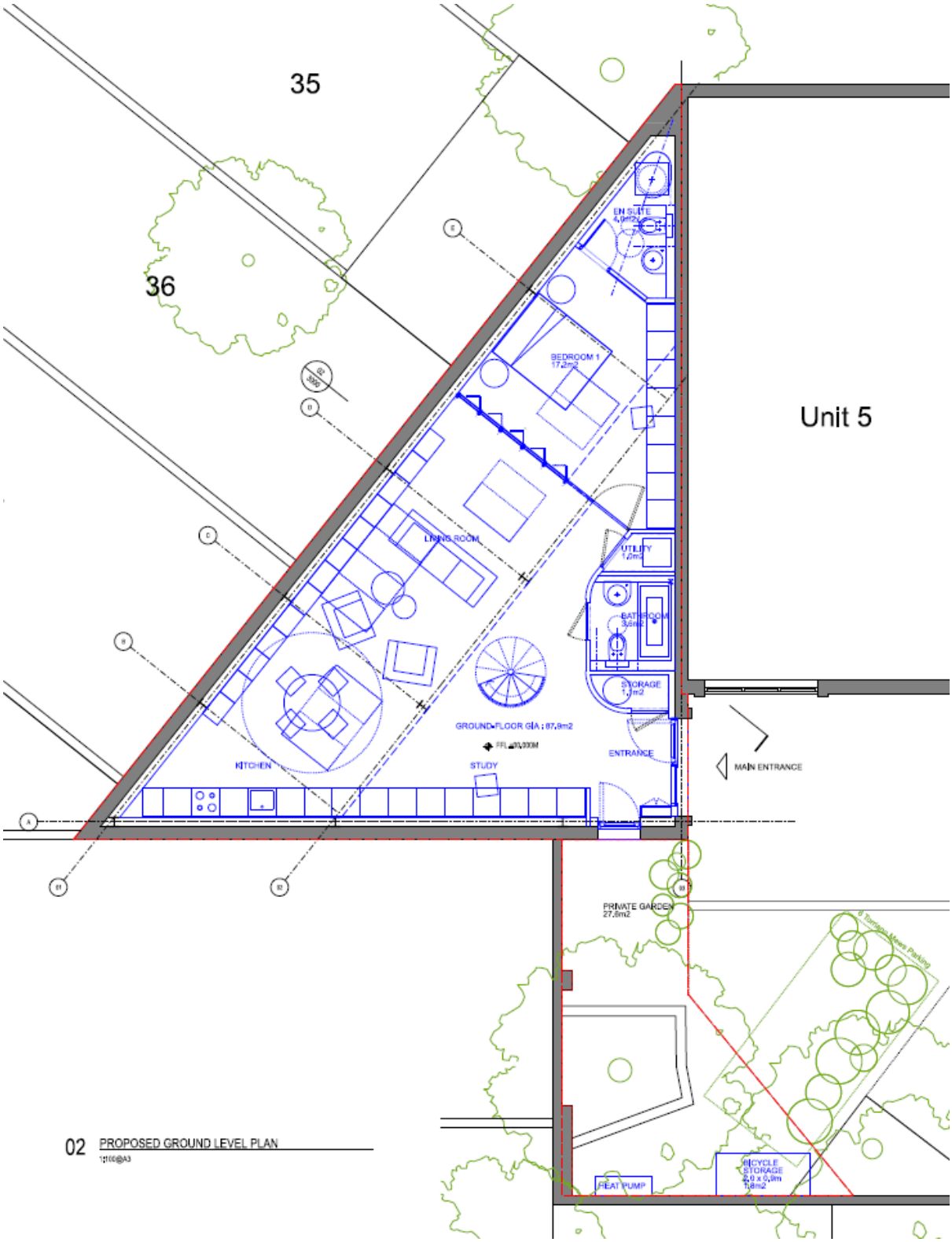
The ground floor parental double bedroom is separated from the living room by a glazed partition (FR30min) and integrating timber shutter to provide privacy (acoustic and visual separation) when required. This arrangement offers a double-aspect experience for the bedroom that also includes a roof light for a view of the sky.

Rooflights are included in the in-suite bathroom to provide natural light and natural ventilation in addition to the mechanical extraction.

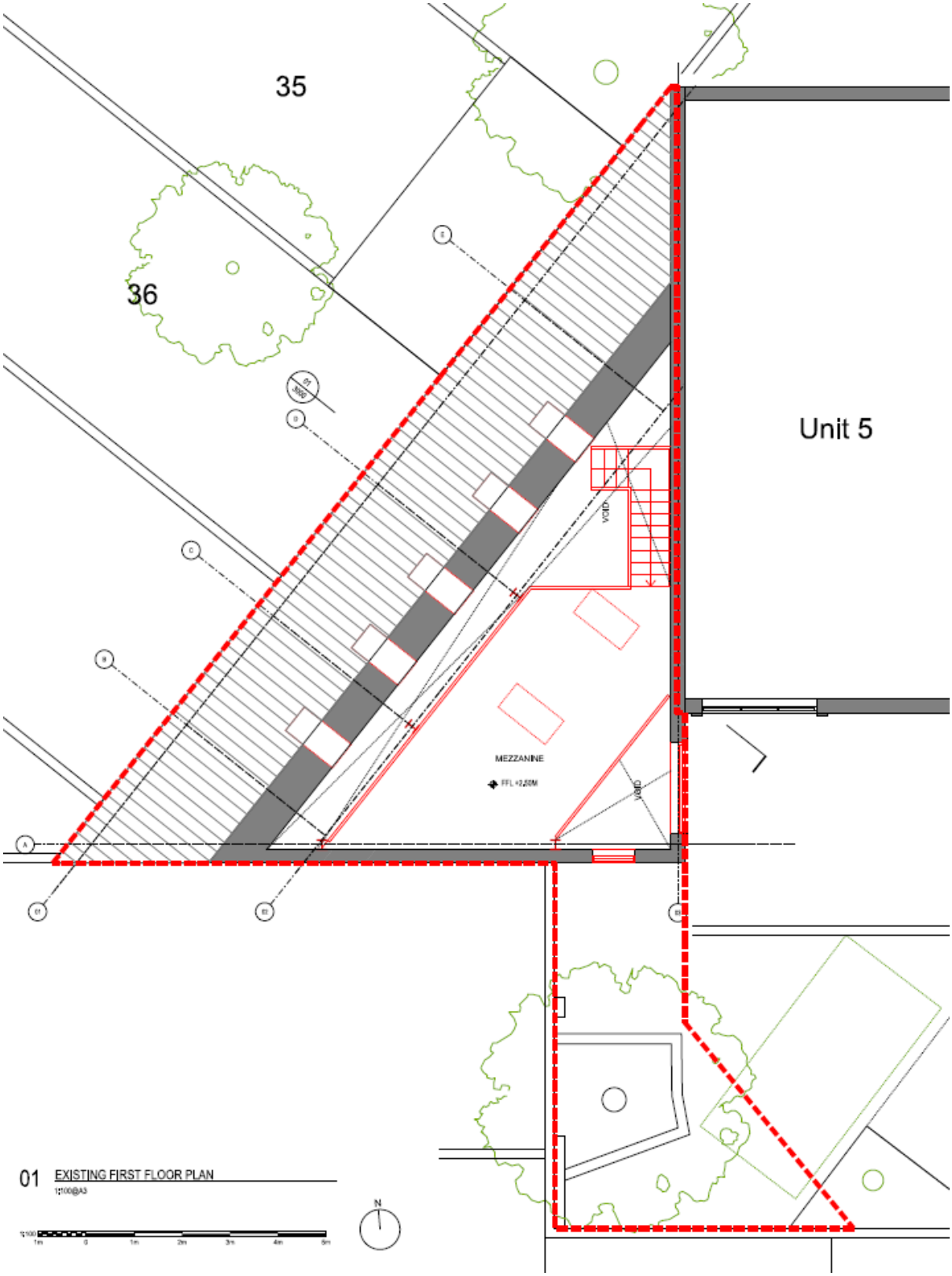
A key feature in the layout is the spiral stair. Located in a central position, the sculptural vertical circulation leads to the 2 first-floor single bedrooms. The south bedroom has an area of 13.6 sqm and double aspect with 2 large windows. The North bedroom has an area of 12.8sqm and includes an additional 2.1sqm storage located at the tip of the trapezoidal room shape.

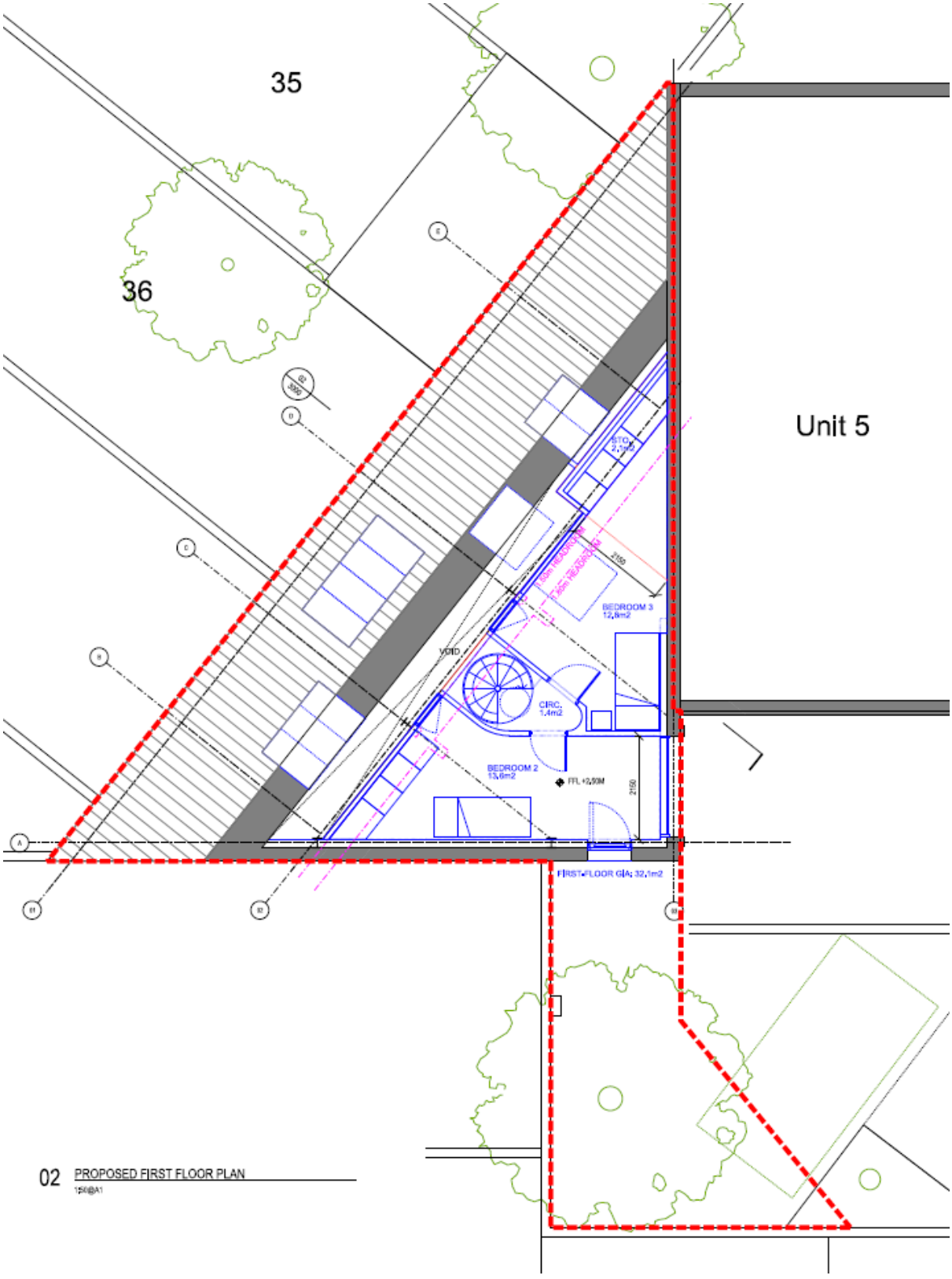
Views from the living area and bedroom 1


36
Unit 5
MAIN ENTRANCE
01 EXISTING GROUND LEVEL PLAN
1:100@A3
N



02 PROPOSED GROUND LEVEL PLAN

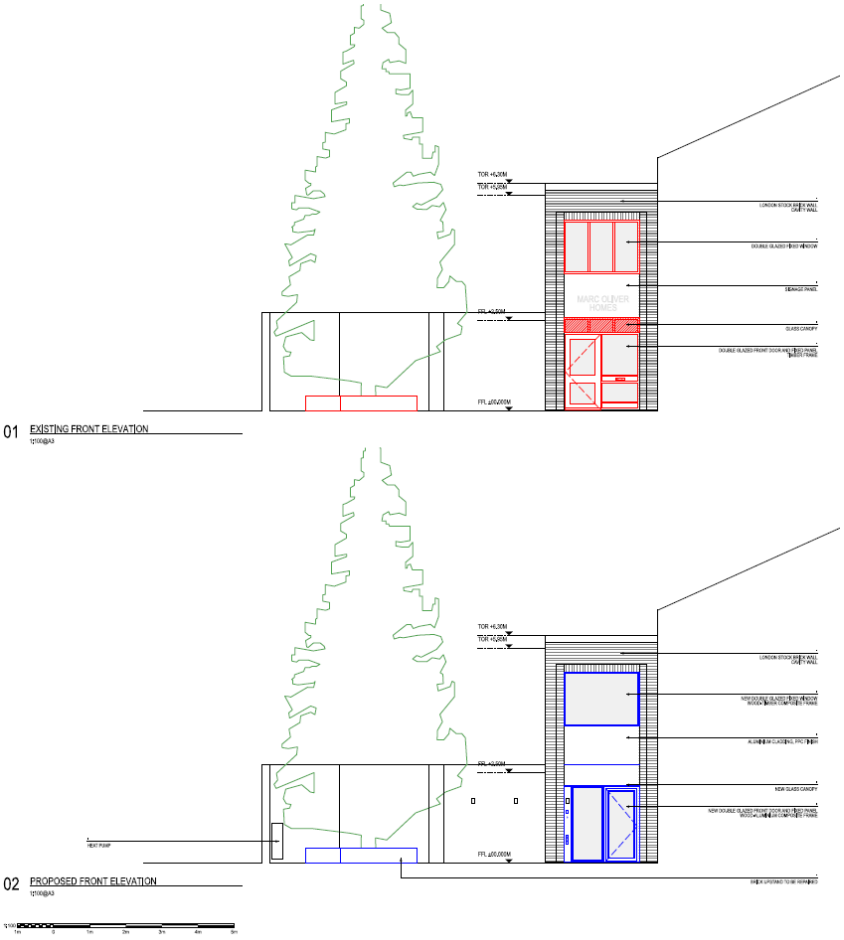

35
36
Unit 5
VOID
MEZZANINE
FFL +2.80M
VOID
01 EXISTING FIRST FLOOR PLAN
1:100@A3
N

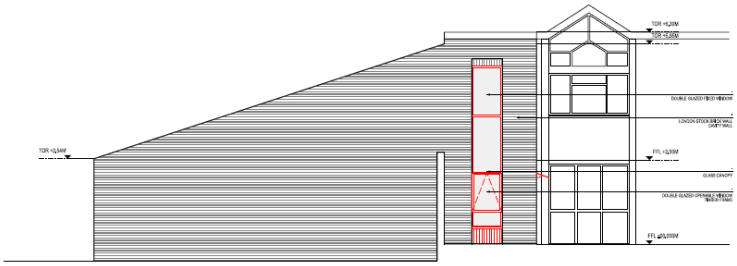

35
36
Unit 5
BEDROOM 3
12,8m2
VOID
CIRC.
1,4m2
BEDROOM 2
15,8m2
FFL +2,93M
2150
FIRST FLOOR GIA: 32,1m2
02 PROPOSED FIRST FLOOR PLAN

5. External envelope and appearance

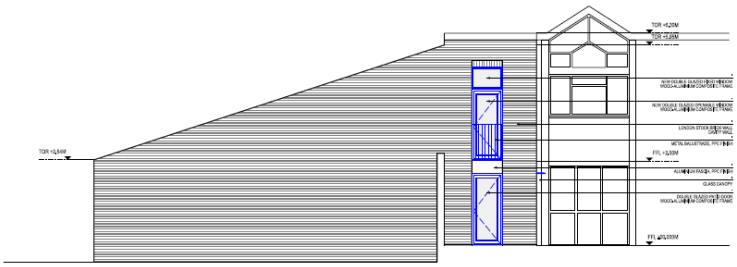
The appearance of the building will remain mostly unchanged.
There is minor external alteration proposed to the building. The existing glazing in the property is of poor quality so it is proposed to replace the existing facade windows, the entrance door, and roof lights with extended rooflights to provide an appropriate level of natural light throughout the building. All new glazing will be double-glazed. The new rooflights will have an aluminium framed in RAL 7016 and will include integrated external shutters that will contribute to thermal performance of the system.

The South and East facades will have new composite aluminium-wood frame double glazed windows and door in RAL 7016.

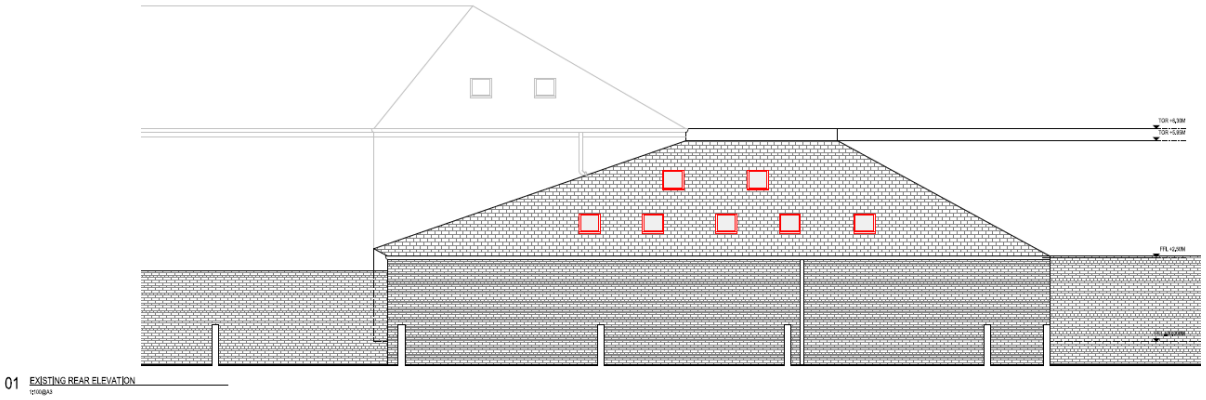

01 EXISTING FRONT ELEVATION
02 PROPOSED FRONT ELEVATION



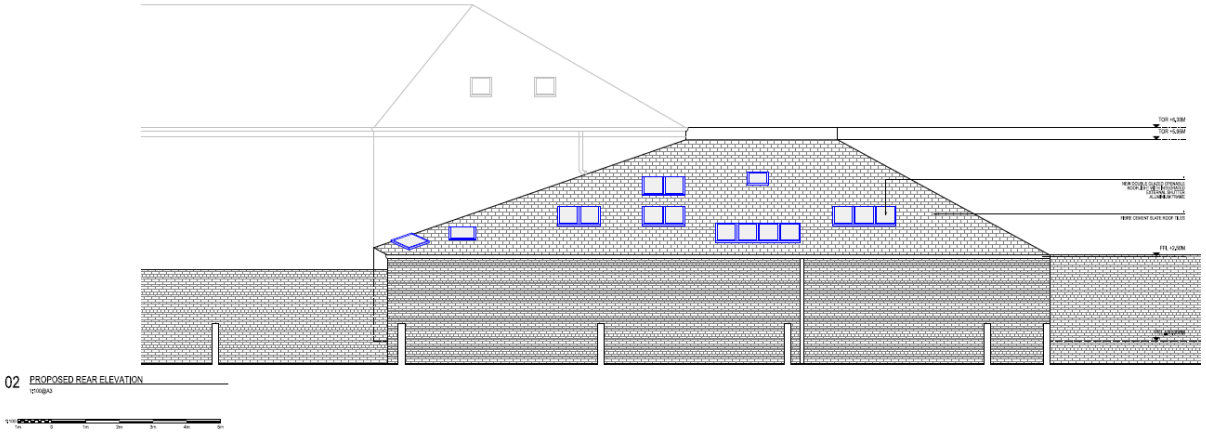
01 EXISTING SOUTH ELEVATION



02 PROPOSED SOUTH ELEVATION

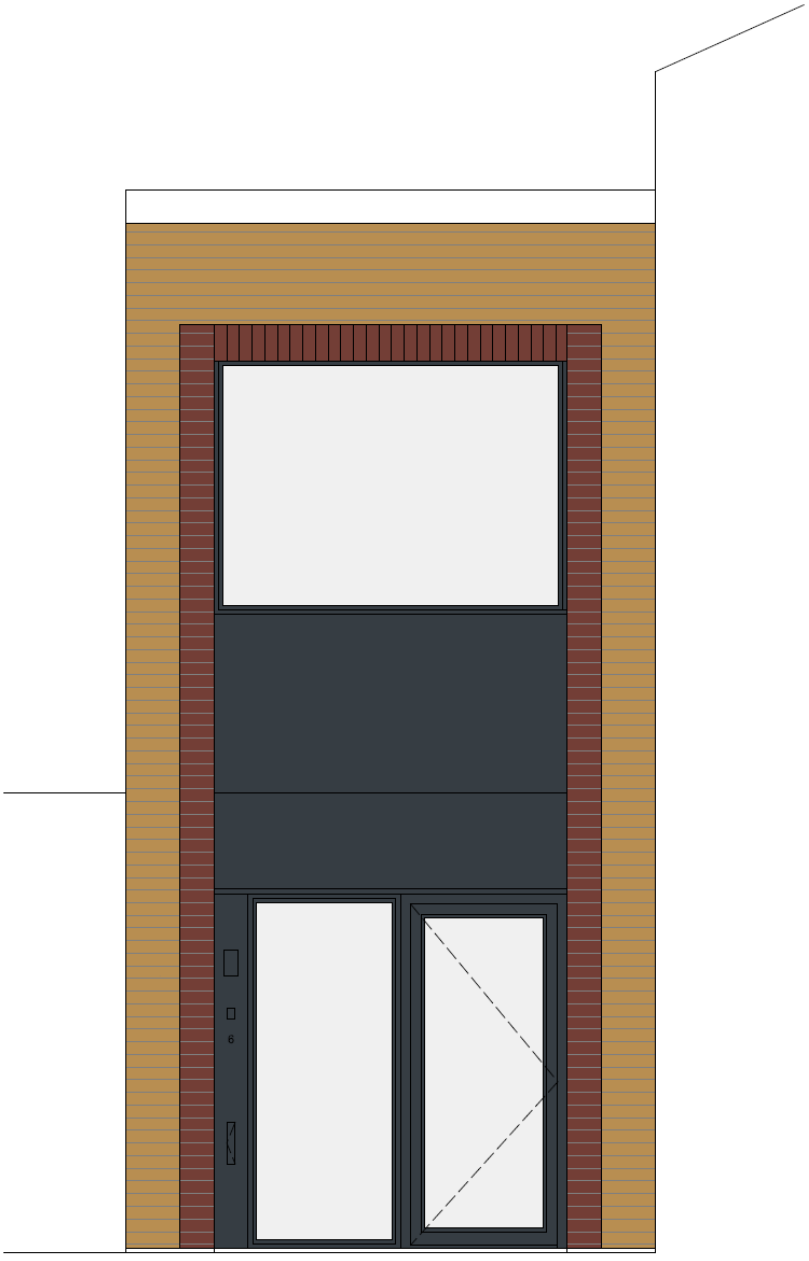


01 EXISTING REAR ELEVATION



02 PROPOSED REAR ELEVATION

Wood-Aluminium Composite Windows and Glazed Doors



Windows, Doors Frames and Fascia in RAL 7016

Anti-heat, black-out aluminium shutter in RAL 7016

6. Sustainability statement

6.1 Envelope performance

The proposed works would be built in line with current Building Regulations Approved Document L, Conservation of duel and power, Volume 1: Dwellings, 2021 edition incorporating 2023 amendments – for use in England.
The existing glazing in the property is of poor quality so the new proposed glazing will be an upgrade towards the energy performance of the building. The new proposed entrance door, windows, and rooflights will have a maximum U-value 1.4W/(m².K) or Window Energy Rating Band B minimum.

The thermal envelop of the building will be improved with internal mineral wool insulation and associated vapour barrier, for the external walls and the roof soffit.
While this option applied to the walls will reduce the internal floor area of the property, it will provide a much better and performant insulation solution to the cavity wall insulation, limiting condensation issues and maintaining the primary function of the cavity wall: a barrier against penetrating dampness.

6.2 Overheating and cooling

The proposed works will be built in line with the current Building Regulations Approved Document O.
The mono-pitch roof is orientated North-West. This orientation naturally limits the risk of solar heat gain and overheating in summer.
The adjacent buildings and tall trees are also contributing to limit the risk of overheating.
The proposed layout allows for cross ventilation in most of the spaces.
The area of rooflights glazing has been calculated to provide a good level of natural light throughout the house but remain below the maximum glazing area stated in the table 1.1 of the Approved Document Part O.
Each rooflight will integrate an external shutter with means of ventilation and the glass specified will have the appropriate G-Value and minimum light transmittance.

6.3 Reduced Energy Consumption

Having reduced energy demand through improvements to the fabric, this development shall seek to reduce energy consumption further through the specification of mechanical and electrical systems with efficiencies that surpass the requirements of the Domestic Building Services Compliance Guide: 100% LED low energy lighting, Programmer, thermostat and TRVs with delayed start thermostats, and an efficient heating system.

6.4 Heating System

The Climate Change Committee has stated that "new homes should not be connected to the gas grid from 2025" and the Future Homes consultation indicates that "there is a need to establish heat pumps as a mass market solution for low carbon heating".

The proposal includes the installation of an Air Source Heat Pump (ASHP).
The 11KW outdoor unit (Daikin Altherma 3 Monobloc) will be located as indicated on the plans, away from the neighbours' facades to minimise nuisance.

6.5 Photovoltaic Panels and Solar Thermal Panels

The building arrangement and predominantly the orientation of the roof is unfortunately not suitable for the installation of PV or Solar Thermal panels.
ASHP is therefore considered as the most suitable alternative to minimise carbon emissions.

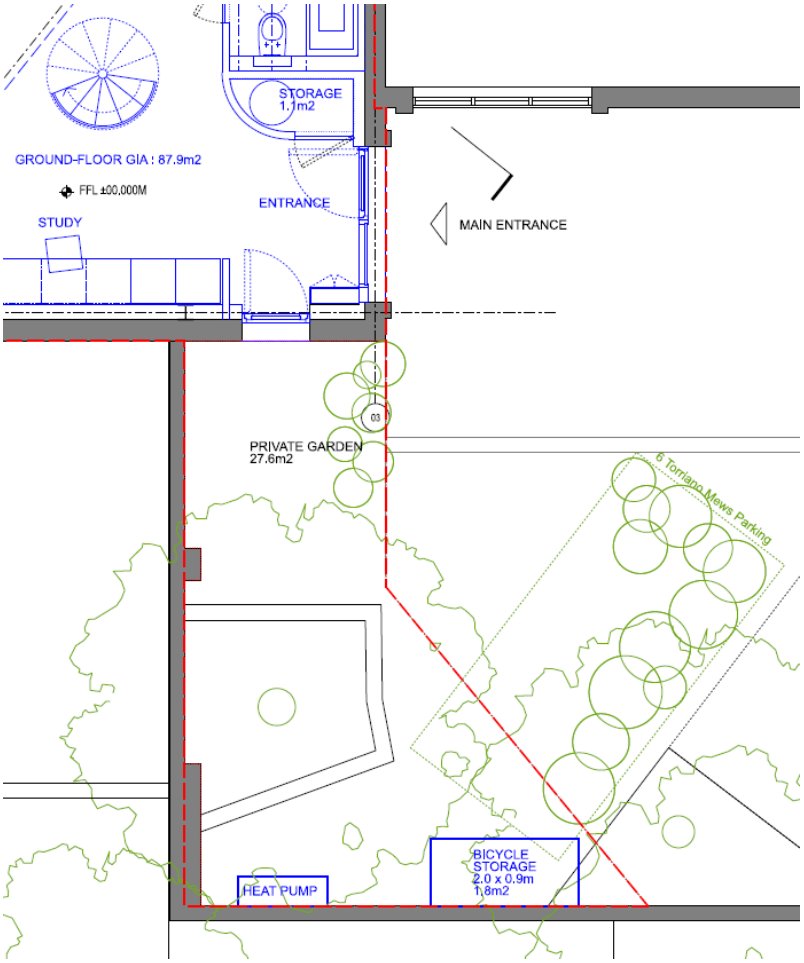
Daikin Altherma 3 Monobloc Air to Water Heat Pump outdoor unit

7. Outdoor space

The aim is to maximise soft landscaping with plants and shrubs in large planters arrange in the spirit of traditional mews. This flexible arrangement will contribute to the biodiversity, water retention and limit heat island effect. It will also provide the necessary buffer area and privacy in between the property and the rest of the mews.
The Air Source Heat Pump (ASHP) outdoor unit is located along the South wall separating the mews from the properties on Leighton Road.
The bicycles storage is located on the carpark bay and will be surrounded by planters to reduce the visual impact of the ASHP and the storage.

Accessibility

There are no proposed changes to the access of the site. There will be minimal alterations to the existing building and all proposed works will be built in line with current Building Regulations 2010 Approved Document Part M4(1): Access to and use of buildings, Category 1 - Visitable dwellings.



Examples of Landscape treatment similar to the current proposal – Doughty Mews, Camden

Urban Green Factor: 0.058

The outdoor space of 27.6m^2 only represents ¼ of the total site area. Minor amendments will be made to the existing condition, with the addition of circa 6.5m^2 of planters.

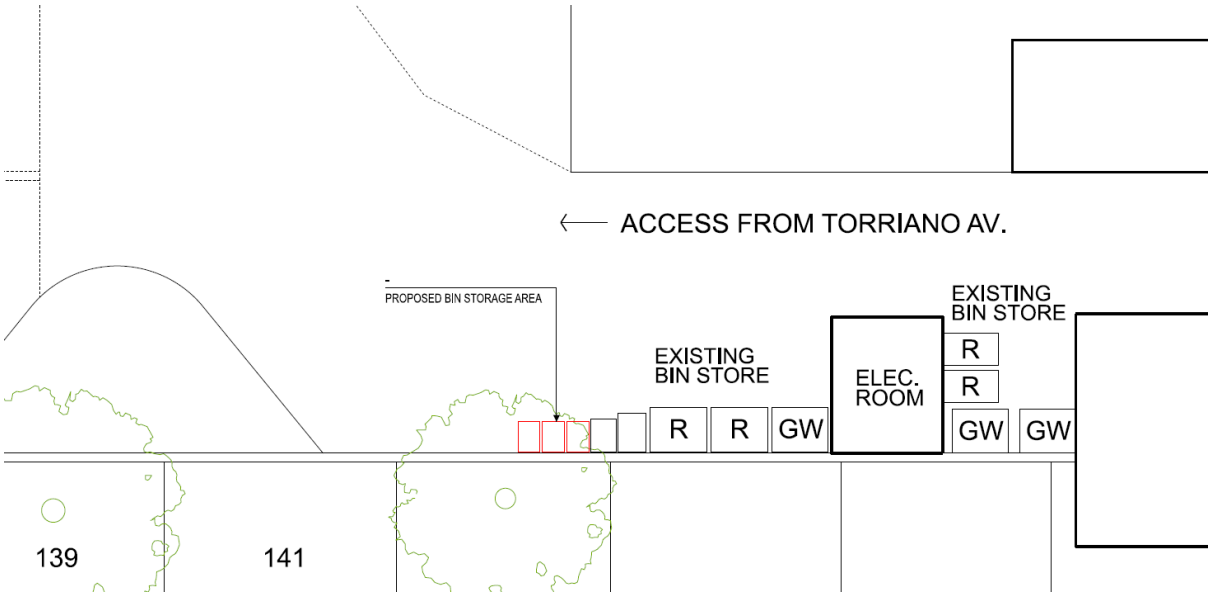
Urban Greening Factor Calculator				
Surface Cover Type	**Factor**	**Area (m²)**	**Contribution**	**Notes**
Semi-natural vegetation (e.g. trees, woodland, species-rich grassland) maintained or established on site.	1	0	0	
Wetland or open water (semi-natural; not chlorinated) maintained or established	1	0	0	
Intensive green roof or vegetation over structure. Substrate minimum settled depth of 150mm.	0.8	0	0	
Standard trees planted in connected tree pits with a minimum soil volume equivalent to at least two thirds of the projected canopy area of the mature tree.	0.8	0	0	
Extensive green roof with substrate of minimum settled depth of 80mm (or 60mm beneath vegetation blanket) – meets the requirements of GRO Code 2014.	0.7	0	0	
Flower-rich perennial planting.	0.7	6.54	4.578	Incl. parking space landscape
Rain gardens and other vegetated sustainable drainage elements.	0.7	0	0	
Hedges (line of mature shrubs one or two shrubs wide).	0.6	0	0	
Standard trees planted in pits with soil volumes less than two thirds of the projected canopy area of the mature tree.	0.6	5.35	3.21	Tree canopy diameter measured on site
Green wall –modular system or climbers rooted in soil.	0.6	0	0	
Groundcover planting.	0.5	0	0	
Amenity grassland (species-poor, regularly mown lawn).	0.4	0	0	
Extensive green roof of sedum mat or other lightweight systems that do not meet GRO Code 2014.	0.3	0	0	
Water features (chlorinated) or unplanted detention basins.	0.2	0	0	
Permeable paving.	0.1	0	0	
Sealed surfaces (e.g. concrete, asphalt, waterproofing, stone).	0	26.11	0	Incl. parking space
Total contribution			**7.788**	
Total site area (m²)			134.64	
Urban Greening Factor			**0.057843137**	

8. Refuse Storage

There is an existing communal refuse storage area towards the entrance of the Mews. It is proposed that the refuse will be located within the existing communal bin storage area.

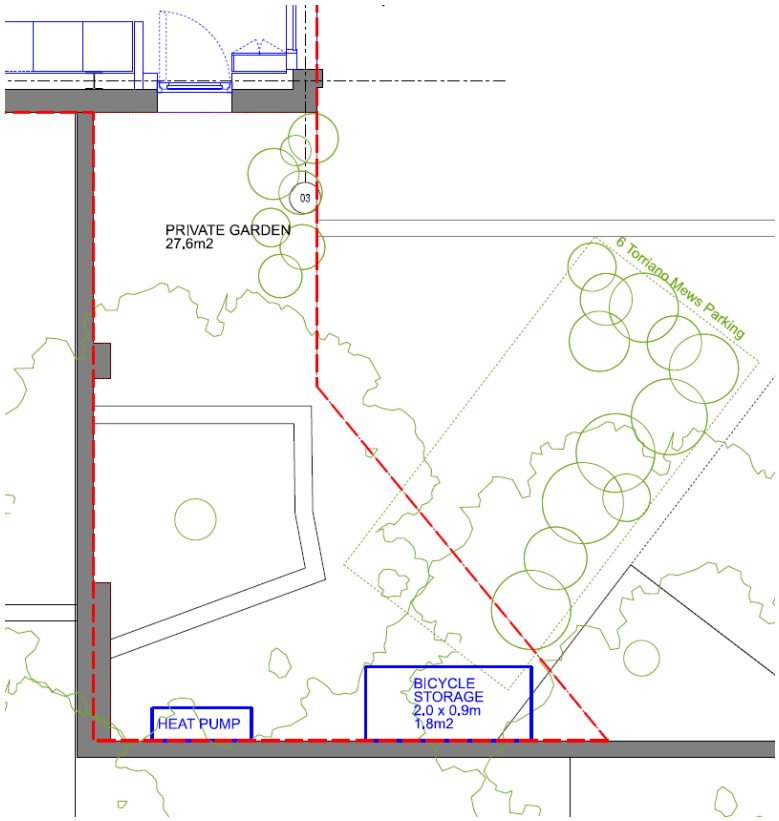
As set out in the Camden Planning Guidance: Design January 2021 - Waste Collection in Camden, the volume per dwelling with three bedrooms or less per week is:
120 litres for general waste,
140 litres of mixed dry recycling, and
23 litres of food waste.

The development proposes:
1no. 140L General refuse bins,
1no. 140L of mixed dry recycling bins,
1no. 140L of food waste bin.



9. Cycle Storage

The units will be served by a total of 4 x cycle storage which exceed the minimum requirement stated in the London Plan Guidance.



10. Conclusion

For reasons already explained and demonstrated within the proposal drawings, the application, is of high-quality design that respects the local context while creating a flexible home for a growing family.