

2 WARREN MEWS LONDON W1T 6AL

FULL PLANNING PERMISSION
Internal and external alterations

DESIGN & ACCESS STATEMENT

19th November 2023



1 Introduction

On behalf of the applicant, Mark Ellwood, we are making this submission for full planning permission for internal and external alterations to 2 Warren Mews, W1T 6AL.

2 Context and description

The property is a three-storey C19 light industrial building located on the north side of Warren Mews, accessed through an archway beneath no.s 31-33 Warren Street. Warren Mews contains a mix of commercial and residential units including historic garages on the west side. Warren Mews lies within the Fitzroy Square Conservation Area, which was designated in 1968. Along with nos 13 & 14, no.s 1 & 2 are considered in the conservation area appraisal to make a positive contribution to the conservation area. No.s 1 and 2 are described as “*an attractive pair of yellow brick warehouses with garage doors at ground level and projecting pulley brackets at eaves level*”. They stand apart from the more contemporary adjacent three storey terrace constructed in the 1980s. The surrounding Georgian terraces to the east and north are statutorily listed grade II.



Aerial views of Warren Mews

3 Policy and planning history

The following policies were identified as relevant for consideration in relation to the proposals submitted for approval:

National Policy

National Planning Policy Framework (NPPF) September 2023

Chapter 16 Conserving and enhancing the historic environment

Regional Policy

London Plan March 2021

Policy D4 Delivering good design

Policy HC1 Heritage conservation and growth

Local Policy

Camden Local Plan 2017

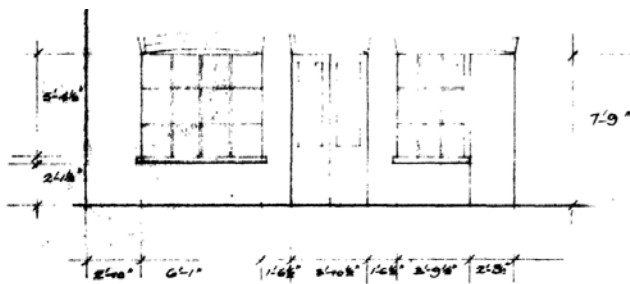
A1 Managing the Impact of Development

D1 Design

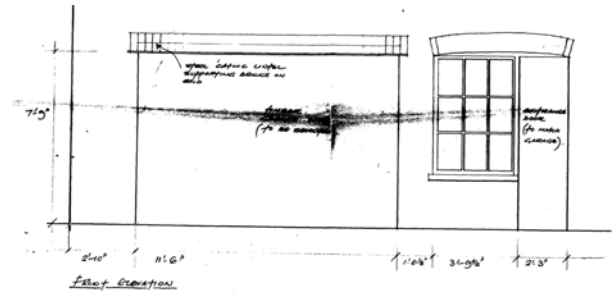
D2 Heritage

Fitzroy Square Conservation Area Appraisal and Management Strategy 2010

Planning permission M12/27/J/26744 was granted on 23rd October 1978 for the 'installation of vehicular access and use of part of the ground floor as a garage'. The approved proposed drawing shows the existing garage door opening as we see it today.



Existing front elevation c1978



Proposed front elevation c1978

4 Proposals

Front

It is proposed to reverse alterations made as part of the 1978 approved works since the use of the ground floor for parking is no longer a requirement. The painted timber framed half glazed bi-fold garage doors are to be removed, the openings altered and a timber framed pivot window and glazed double doors reinstated, to match the existing at first and second floor. New brickwork will match the existing as precisely as possible. The window and half glazed boarded door at ground floor will be retained.

Existing single glazed pivot windows and external doors will be refurbished and reglazed with Fineo vacuum glass to reduce heat loss. The pulley bracket at eaves level will be retained.



Front elevation c1977



Proposed front elevation

Rear

The rear pitch patent glazing is to be replaced with a pitched insulated roof, set with 2 no. new manual opening conservation rooflights installed to achieve a flush finish with the roof. These will be fitted with obscured glass. The roof will be finished with a dark grey single ply membrane. This alteration will also serve to reinstate a previous arrangement, with reference to the 1977 interior photograph below



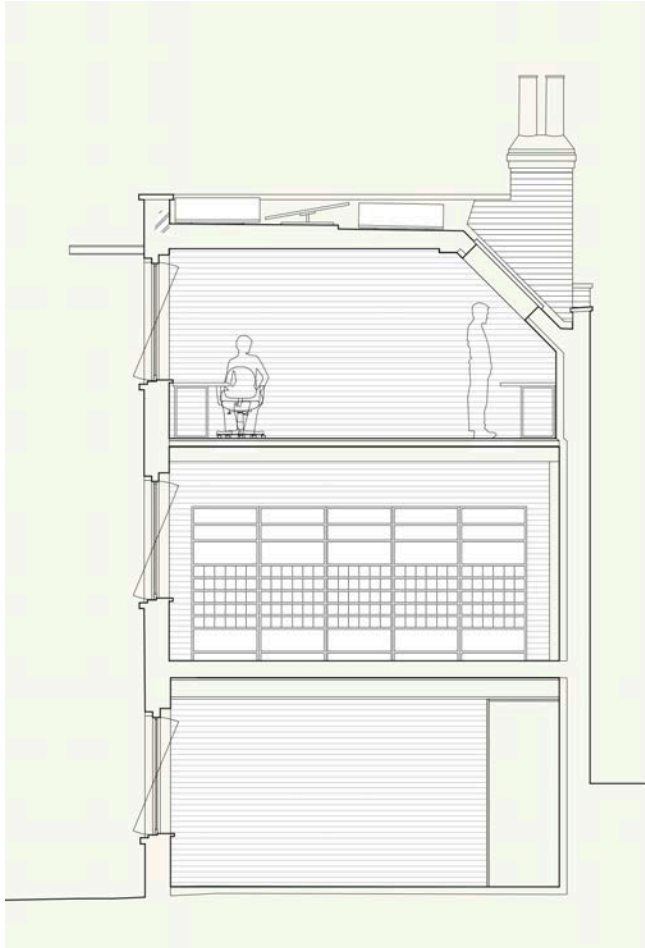
Existing roof 2023

Interior second floor 1977



Roof

Solar panels will be installed on the flat roof at an elevation and angle which means they are not visible from behind the parapets.



5 Conservation Area Impact

The alterations to the front and rear elevations to replace modern joinery with the late C19 detail will enhance the character and quality of the conservation area. The solar panels will not be visible from ground level and so will preserve the character and quality of the conservation area.

6 Amenity

The proposed glazed area to the front elevation will increase from 13.5m² to 16.0m², however this will not result in loss of residential privacy since the opposite premises is commercial. The new obscure rooflights to the rear will have limited opening, and so protect the existing privacy to the residential properties on Conway Street.

7 Use

The building has been used as a studio from 1977 until recent years by the late artist Derek Ellwood. The applicant proposes to refurbish the building to provide 97.3sqm of office space.

8 Flood risk

The property is located within flood zone 1 which reflects the very low level of risk of flooding from rivers or the sea; it is also deemed by the Environment Agency to be at very low risk of surface water flooding. There is no change to the run off as a result of the proposed works.

9 Ecology

No trees, hedges or protected species will be affected by the proposals.

10 Access

The proposals will not alter existing access to the site, however the proposed works will improve access into and within the building.

Access into the building

The new double doors will be at least 1m wide providing improved access into the building.

Access within the building

A new ground floor accessible wc will be suitable for use by ambulant disabled or those requiring assistance. The replacement staircase will comply with approved document part K where the existing spiral stair does not. Internally, doors will be of sufficient width and arrangement to satisfy the requirements of part M of the building regulations.

11 Transport and refuse

The existing parking facility within the building will be removed. To encourage the use of bicycles, wall rails will be provided to allow for secure storage. On street refuse and recycling collection on Warren Mews will not be affected by the proposals.

12 Sustainability

Significant improvements in insulation will be achieved as a result of the refurbishment and alteration works, reducing the energy demand and resulting carbon emissions in servicing the building. These will include the installation of stone wool insulation to the interior of masonry walls and an improvement in roof and ground floor insulation. It is proposed to reduce the dependency on heating with gas, by installing economic infrared electric heating systems and solar panels with battery storage. Materials employed in the works will be of a high quality, and where possible from sustainable sources. Furthermore work will be carried out to a high standard to ensure longevity, and waste in construction will be minimised.

13 Summary

The proposed alterations have been designed to be sympathetic towards the special character of the property within the Conservation Area, to protect the amenity of neighbours and reduce carbon emissions.