



Erection of roof extension to create second floor level, with associated installation of roof lights and alterations to rear elevation to office building

For

10 Pratt Mews, London, NW1 0AD

I.P.M. PERSONAL PENSION TRUSTEES LIMITED

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1. The Application

This application has been prepared on behalf of AVONDALE CONSTRUCTION LIMITED.

The Design and Access Statement is written in support of the Full Planning application for 10 Pratt Mews, London NW1 0AD. The proposal involves the construction of a second floor storey to be used as offices, with a flat top mansard roof and dormer windows to the front, on an existing double storey mews building comprising of ground and first floor offices.

The building is currently vacant.

In August 2024, I.P.M. Personal Pension Trustees Limited purchased the property and entered into a long-term lease agreement with Avondale Construction Limited. Established in 1978 and based in Camden Town for over 45 years, Avondale Construction is one of the UK's leading principal contractors and construction logistics specialists, renowned for delivering high-quality projects. The company has identified 10 Pratt Mews as its permanent head office for the foreseeable future, despite the need for significant refurbishment to modernise the space. The planned second-floor extension at 10 Pratt Mews will be critical in providing the current and future infrastructure and resources necessary to function the company.

This statement should be read in conjunction with the following documents submitted with the Planning application listed below:

- Architectural drawings by Studio Basheva Ltd, which includes: SB_P_series including Site Location Plan, Existing drawings. Proposed drawings.
- Daylight and Sunlight Study Report, prepared by Right of Light Consulting.
- Biodiversity Net Gain matrix

2. Context

- The site is located close to established commercial, retail and entertainment outlets in Camden High Street and close to public transport 5 to 10 minutes' walk away which includes Camden Town Underground and Camden Road Over-ground Stations to the North and Mornington Crescent Underground Station to the South, as well as various bus links to other parts of town.
- Camden High Street, the main commercial and retail sub-area of Camden Town Conservation Area consists of a traditional wide shopping street with continuous building lines, linking Mornington Crescent to the eclectic and lively town centre at the heart of Camden Town. This busy, noisy, and dynamic area is powerfully urban in character with an array of banks, restaurants, pubs, places of entertainment, street

markets, shops, stalls and offices, with an absence of public open spaces. The buildings in this area reflect the diverse and changing architectural styles of the past two centuries. It has a high proportion of 19th century buildings both listed and unlisted, which makes a positive contribution to the historic character and appearance of the conservation area. 20th century buildings also contribute to the wide ranging.



Street view to Pratt Mews front elevation (South Orientation). Source: Google Earth

3. Site location

The site is a typical two storey late 19th Century mews building, with accommodation on ground and first floors and is currently vacant. Last recorded use as offices was in 2021. No. 10 is at the South Western end of Pratt Mews, through which it is accessed and backs No. 86 Camden high Street. Pratt Mews runs north to South, parallel with Camden high street and is located within Camden Town Centre in the Camden Town Conservation Area. It is a short cul de sac off Pratt Street which connects Camden High Street to the East with Bayham Street to the West. For many years the piano and other light industry were concentrated in the mews of this area, which includes Greenland place, Pratt Mews and

Kings Terrace, these have since disappeared or moved elsewhere. Other commercial uses are retained although some residential development has taken place in recent years. Pratt Mews consisted predominantly of a repetitive terrace of two storey garage fronted buildings with modest variations of fenestrations to the upper level accommodation and the commercial or garaging floor space of the ground level, which gives the narrow mews passage a special scale. Over the years several properties have been redeveloped and have lost their original garage doors and fenestration. No. 11A is a good example of the original style of the mews building although it contains inter-war steel framed fenestration. Some upper storey extensions and conversions have already been carried out to some properties in the mews. Nos. 15 and 16 are four storey buildings which includes residential accommodation with third floor mansard roof and terrace. Nos. 8 and 9, which are adjacent to no. 10, has been extended to three stories with residential accommodation on the second floor, which has a mansard roof and dormer windows.

4. Planning History

4.1 Reference

2016/5942/P: 10 Pratt Mews London NW1 0AD. Erection of roof extension to create second floor level, with associated installation of rooflights and alterations to rear elevation to office building (Class B1). FINAL DECISION 09-11-2016
Granted

2013/7963/P: 10 Pratt Mews London NW1 0AD. Erection of roof extension to create second floor level, with associated installation of rooflights and alterations to rear elevation. FINAL DECISION 24-12-2013
Granted

2013/0120/P: 10 Pratt Mews London NW1 0AD. Erection of extension at rear first floor level and roof extension with terrace at front second floor level and roof garden over all in connection with the provision of additional office floorspace (Class B1). WITHDRAWN 01-02-2013
Withdrawn Decision

2008/1903/P: 10 Pratt Mews London NW1 0AD. Erection of an additional floor to office building, to provide additional office space (Class B1). FINAL DECISION 03-07-2008
Granted

2007/6256/P: 10 Pratt Mews London NW1 0AD. Erection of second and third floor extension to existing 2-storey office building to provide additional office floorspace (Class

B1).

FINAL DECISION

08-01-2008

Refused

2007/5336/P: 10 Pratt Mews London NW1 0AD. Change of use and works of conversion of first floor from office use (Class B1) to residential use (Class C3) to provide a 1-bed self-contained flat, together with the erection of a new second storey to provide to provide a 1-bed self-contained flat (ground floor with retained office use). WITHDRAWN 19-11-2007
Withdrawn Decision

2007/2192/P: 10 Pratt Mews London NW1 0AD. Change of use and works to convert office (B1) to create a self-contained 1 x bedroom flat at first floor level and erection of a mansard roof extension to create a self-contained 1 x bedroom flat (C3). WITHDRAWN 28-06-2007
Withdrawn Decision

This planning application follows the proposed approved planning application 2016/5942/P.

5. The Proposal

- I) The proposal seeks to add a new single storey extension above the existing first floor, with a flat top mansard roof and dormer windows on the front elevation. The new floor level will accommodate offices just like the floors below. The new extension will match the height and appearance of the adjacent 3 storey building of 9 Pratt Mews, and the building line with no.9 will be maintained at the front of the building.
- II) The front of the building at ground storey level has a modern curtain wall in place of the original wooden garage type doors, with level access into the ground floor. There are 2 traditional wooden sash windows and a pair of wooden French doors with a decorative Juliette balcony at the first floor, which will be retained. The front wall is of yellow London Stock brick construction, and similar bricks to match existing will be used to construct the proposed upper floor flank wall with no. 11 and the rear of the upper floor additions. There is an existing flat asphalted roof over the first floor which will be removed and upgraded to form the new second floor. The raised party wall with no.9 is suitable to provide a flank wall for the current proposal at the second floor level. The mansard roof at second floor will be finished with artificial slate tiles and a bank of 3 no. dormer windows to match no. 9, with a flat felted/ asphalted roof above the second floor.
- III) The ground floor level accommodates an open plan office, with a larger kitchenette/meeting room at the rear. There is also an existing disabled toilet at

the rear opposite the back door leading into the rear light well. New propose glass wall with glass door at the ground floor rear elevation throws extra day light into the kitchenette / meeting room. The glass wall will be with obscure glazing up to 1.8m height. There is a flight of stairs which will be retained, leading up from the ground to the first floor open plan offices.

- IV) The layout of the first floor open plan office predominantly remains the same, with a kitchenette adjacent to No.9 and a toilet situated at the rear of the floor, adjacent to the party wall with no. 11. The rear wall has been moved out about 1.2 metres so as to increase the existing floor area. New larger windows with obscure glazing are proposed for the new rear wall, so as to maximise the amount of daylight and natural ventilation getting into the building. The windows will not be open able except for maintenance purposes, so as to prevent any overlooking onto the neighbouring properties at the rear of the site. 1 no. roof light will be provided above the rear of the first floor extension and 1 no. roof lights above the second floor on the new flat felted or asphalted roof. New stairs have been proposed above the existing stairs leading to the second floor.
- V) The new second floor will accommodate an open plan office and WC/shower along No.11 and a kitchenette along No.9. The front elevation with a mansard front wall set behind the new raised parapet wall above the front first floor windows, which will line up with the wall of the adjacent property at no. 9. The parapet wall will be built in yellow London stock bricks to match existing. 3 no. wooden sash windows, within a dormer roof have been provided on the front elevation to match the composition of windows at the adjacent property. The rear wall will be constructed in yellow London stock bricks and is set back 1.7m beyond the wall of the adjacent property which already has a second floor mansard extension. The windows at the rear, will match those on the first floor, but will be fixed shut and have part obscure glazing. There is an access hatch above the stairwell for maintenance access to the flat roof above the second floor.
- VI) In order to assess the impact of the second floor and rear extension on the light receivable by the neighbouring properties at 84 to 88 Camden High Street, 8-9 Pratt Mews, Regents House 1-6 Pratt Mews (Regents House - Flats 1-8), 'Right of Light Consulting', was commissioned to undertake a daylight and sunlight study of the proposed development (refer to attached Daylight and Sunlight Study Report). The study was based on the various numerical tests laid down in the British Research Establishment (BRE) Guide, 'Site Layout Planning for

Daylight and Sunlight: a guide to good practice by P J Littlefair 2011 and on the requirements of the British Standard, EN17037 Part 2.

- VII) The results of the study confirm the proposed development will have a low impact on the light receivable by its neighbouring properties. In the report two windows No 61 & 62 have not past the numerical standard set by BRE Guide. We would like to point out that 63 & 57 are in worse conditions due to their proximity to 8/9 Pratt Mews. However, Regents House has been approved and constructed. According to the specialist opinion of Right of Light Consulting, there is no daylight/ sunlight related reason why Planning Permission should not be granted for this scheme.
- VIII) Although the design aims to maximise the use of natural day lighting and ventilation, an energy efficient air conditioning system with an adequate acoustic enclosure has been proposed for the property, with a new air conditioning condenser unit mounted on the rear wall of the property at second floor level. A metal grille acting as a walk on platform will be installed at ground floor level above the light well in the lower ground level.
- IX) As already mentioned above the external treatment of the building is sympathetic to the existing appearance the building and the other adjacent properties, with regards to the choice of materials and form of the buildings. Day lighting and ventilation has been maximised by the provision of larger window to the rear as well as additional roof lights above the first and second floors.
- X) The property falls within within flood zone 1 has a low probability of flooding from rivers and the sea. The property is less than 1 hectare (ha) in flood zone 1 do not need a flood risk assessment (FRA) as part of the planning application. The site you have drawn is 0.0094 ha.
- XI) Presently, the property lacks any amenity space, but we are restricted by Planning to providing the much needed amenity space at the front of the second floor level or on the flat roof above the second floor of the property. The design aims at achieving a high level of sustainability where possible, reducing CO2 emissions and reducing the carbon footprint.

6. Access

No changes have been made to the external access of the property. The ground floor level is wheel chair accessible and a disabled toilet has been provided on this level. Due to the design and site constraints, the upper floors are not accessible to wheel chair users, but

considerations have been made for DDA compliance where possible for ambulant disabled, in providing compliant doorways, stairs and handrails.

7. Sustainability

We are committed to designing into the scheme a high level of sustainability wherever possible. In addition we are pursuing a number of environmentally friendly strategies to achieve low CO2 emissions and reduced carbon footprint, including the following:

- I) We intend to avoid the specification of ozone depleting materials.
- II) We intend to provide high levels of natural daylight and ventilation where possible.
- III) Ensure that air conditioning, heating and all fitted appliances are energy efficient or 'A' rated, and to install low energy lighting where possible.
- IV) Water efficiency by use of low flush WCs (dual flush 4.5/3 litres), low flow rate showers (6 litres/ minute).
- V) The building has been designed to function above the minimum performance standards specified in the Building Regulations and to exceed the requirements of Level 3 of the Code for Sustainable Homes.
- VI) In terms of layout, the open office layout used on a daily basis is located along the west façade, making the most of natural light. During the summer, these rooms can be opened up to the back garden providing good natural ventilation.
- VII) The proposal allows for 11no. New solar panels with a solar capacity of app. 430-455 Watt per solar panel. Annual Electricity generation via Solar (Estimate) : 4,200 – 4,400 KWh/year. Currently, the flat roof can accommodate 16no. solar panels.
- VIII) The full specification for the heating system will be developed as part of the Building Control application.

In summary, the following measures are being considered to address environmental concerns.

- Underfloor heating to all three floors.
- Energy efficient condensing boiler
- Polyisocyanurate cavity wall insulation board, thicker than minimum standards and designed to reduce building air permeability and prevent thermal bridging
- High building thermal mass to minimise diurnal temperature cycling
- High efficiency windows / doors fully draught sealed
- Dual flush WCs / aerated taps / showers
- Energy efficient appliances and lighting

- The proposal will be designed to attain a sustainability rating better than the minimum standard as determined by using the 'Code for Sustainable Homes: A Step-change in Sustainable Home Building Practice'.
- Materials selection by reference to BRE Green Guide
- Waste Management during construction and adequate waste storage during its use. Minimise construction waste.
- Provision of cycle storage in the Light Well.
- Environmentally friendly materials will be favoured.
- Recycling capacity will be provided outside in the Light Well.
- Solar hot water heating is currently being assessed, located on the hidden flat roof.
- Enhanced sound insulation.

8. Summary

Due consideration has been given to producing a functional and eco-friendly design which reduces the impact on the surrounding area, as well as comply with relevant Camden Council's and National policies, while maximising the additional office space potential which is desperately needed by Avondale Construction Limited to accommodate their existing and expanding business. The key points are listed below:

- The proposal will not have an adverse impact on the setting, appearance and special character of the building.
- All original feature of the building have been retained where applicable.
- The proposal will not affect the appreciation of the building and the wider surroundings, within the Camden Town Conservation area.
- The environmental impact of noise from the plant has been taken into consideration and noise acoustic enclosure will be installed.
- Consideration has been given to producing a proposal that is in-line with Camden Council's Core Strategy, of the Unitary Development Plan.
- A high level of sustainability has been considered in the proposal and designed into the scheme wherever possible.
- According to the specialist opinion of Right of Light Consulting, there is no daylight sunlight related reason why Planning Permission should not be granted for this scheme.

9. Conclusions

Through the consultation dialogue it was possible to conclude that the proposal had a potential for successfully integrating a development solution complementing the street, accepting that certain design criteria which have now manifest in the current proposals, those being:

- Maintaining consistent alignment of the facade with the neighbouring property and allowing a new mansard which matches the street front of the adjacent properties.
- Continuous alignment of the eaves to the end of terrace on front and back elevations
- Allowing for a loft conversion to match No9 Pratt Mews
- Retention of traditional feature and or improvement of the main facade to comply with the Design Guidelines