

New Family House
28 King's Mews
London
WC1N 2JB

Design, Access & Planning
Statements

In Support of Planning Permission



Contents

1.0	Introduction	3
2.0	This Application	3
3.0	The Site	3
4.0	Site Location	4
5.0	Existing Photographs	5
6.0	Background to This Application	7
7.0	Scheme Amendments - Policy Assessment	8
8.0	Design & Access Statement	9
9.0	Existing and Proposed Areas	10
10.0	Lifetime Homes Assessment	11
11.0	Sustainability Strategy	12
12.0	Conclusion	13



1.0 Introduction

This Design and Access Statement has been prepared by FT Architects, in support of our application for works at 28 King's Mews.

It follows two previous applications. The first of these, (2012/3113/P), was granted consent in December 2012, and involved the replacement of the existing 2-storey disused warehouse building, with a 3-storey building accommodating 2 flats.

The second application (2013/1367/P) was for a single-storey dwelling on the site, plus a basement and 3rd floor. It was recommended for approval by officers, but refused at the Development Committee Meeting held on 26 July 2013. The Councillors were concerned about the increased scale and mass of the building, resulting from the additional storey.

We have acknowledged these concerns and, in this application, removed the 3rd floor.

2.0 This Application

This only difference between this application and unsuccessful application 2013/1367/P, is the omission of the 3rd floor.

Otherwise, this application seeks to vary the approved scheme, to include a new basement, and to alter the approved layout to provide a single family dwelling instead of two flats.

3.0 The Site

The existing property consists of a mid-terrace mews building, arranged over ground and first floors. It forms part of a redundant 1950s-built warehouse unit, previously addressed as 23-30 King's Mews.

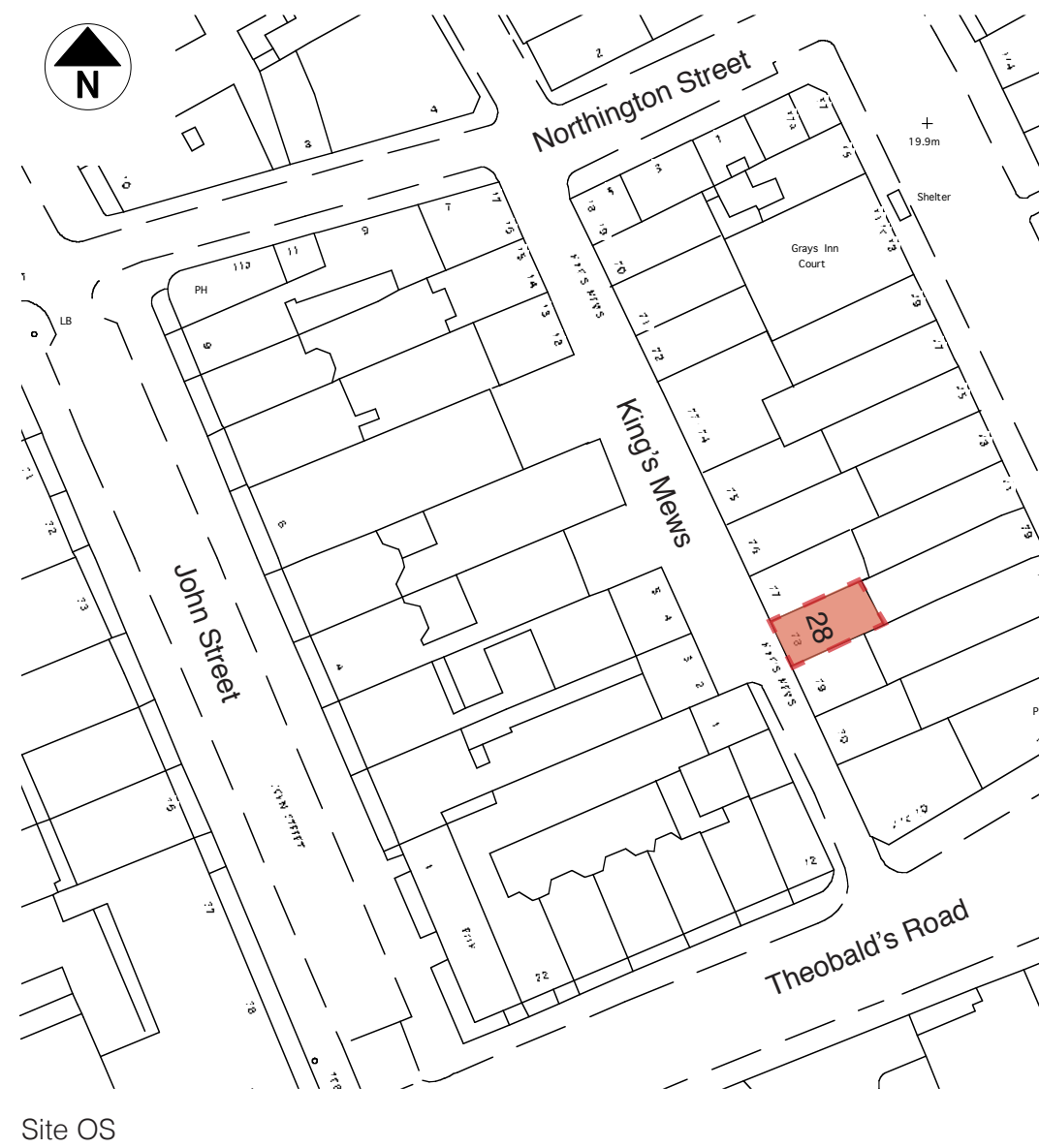
Planning consent was granted in 2009, for the demolition of the terrace, and the construction of a large residential scheme (ref 2009/0710/P). Despite receiving approval for the scheme, the applicant sold off the individual addresses that together made up the development, in the summer of 2011.

The site at 28 King's Mews is therefore Freehold, occupying a footprint of approximately 78.4 sqm.



Approved Elevation (Planning Ref 2012/3113/P)

4.0 Site Location

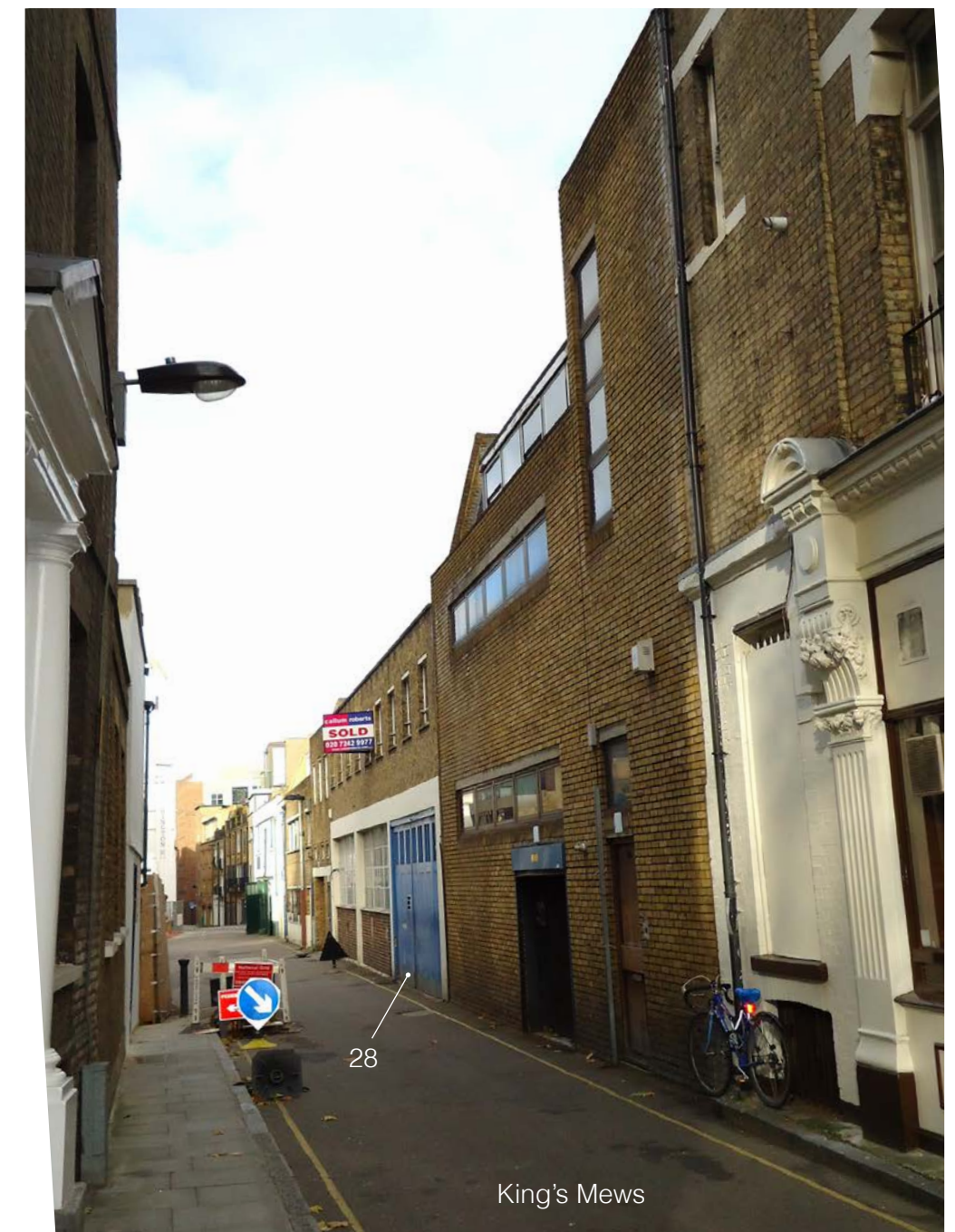


Aerial Photo

5.0 Existing Photographs



King's Mews - Looking South



King's Mews - Looking North

5.0 Existing Photographs



Viewed from 41 Gray's Inn Road, Looking Across Roofs of 27, 28 and 29-30 King's Mews



Viewed from Rear of 26 King's Mews, Looking South

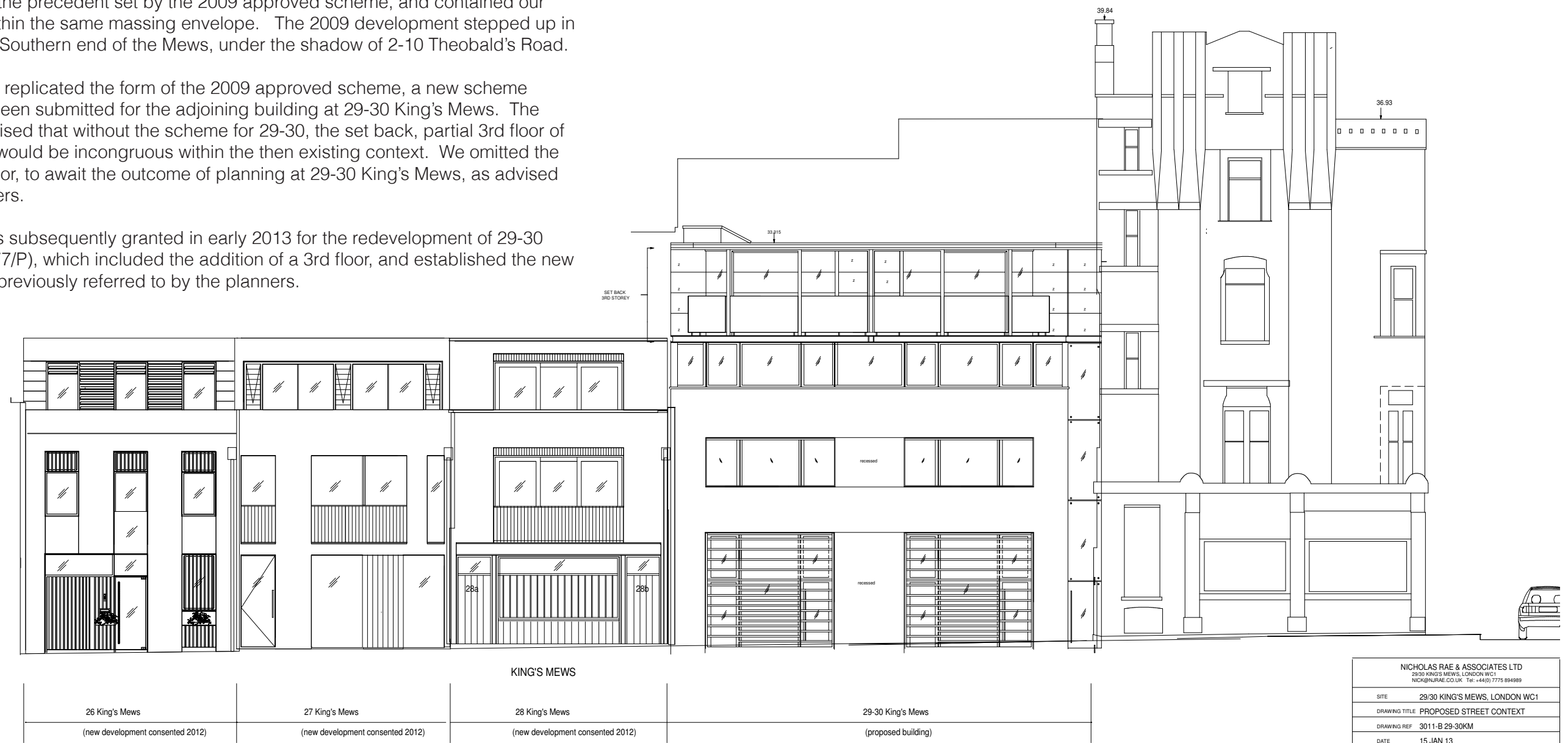
6.0 Background To This Application

In May 2012, FT Architects submitted a planning application for a new development on the site. The proposals were for 2 separate flats, to house a young family and an elderly grandparent. Due to the passage of time, the needs of the family have now changed.

We followed the precedent set by the 2009 approved scheme, and contained our proposals within the same massing envelope. The 2009 development stepped up in height at the Southern end of the Mews, under the shadow of 2-10 Theobald's Road.

Although this replicated the form of the 2009 approved scheme, a new scheme had not yet been submitted for the adjoining building at 29-30 King's Mews. The planners advised that without the scheme for 29-30, the set back, partial 3rd floor of our building would be incongruous within the then existing context. We omitted the partial 3rd floor, to await the outcome of planning at 29-30 King's Mews, as advised by the planners.

Approval was subsequently granted in early 2013 for the redevelopment of 29-30 (ref 2012/3877/P), which included the addition of a 3rd floor, and established the new site context, previously referred to by the planners.



Approved Scheme for 29-30 King's Mews (Planning Ref 2012/3877/P)

7.0 Scheme Amendments - Policy Assessment

Residential Accommodation

Owing to changed family requirements, the current proposals are to provide a single family dwelling instead of two flats. Paragraph 2.23 of the Council's Development Policies states that the Council:

"does not seek to resist schemes combining dwellings that involve the loss of a single home."

The provision of family sized accommodation is considered appropriate in this location and accords with policies set out in the Core Strategy and associated Development Policies.

On this basis it is considered that the proposed change should be considered acceptable.

Basement

Paragraph 18 of the Council's guidance on basement extensions states that:

"A basement development that is modest in size such that it does not extend beyond the footprint of the original building and is no deeper than one full storey below ground level (approximately 3 metres in depth) is often the most appropriate way to extend a building below ground, provided that the internal environment is fit for the intended purpose, and there is no impact to any trees on or adjoining the site, or to the water environment".

The Basement Impact Assessment and Archaeological Reports submitted as part of this application address these points, and confirm that the new basement will comply with Council's recommendations.



Existing Front Elevation

8.0 Design & Access Statement

Use

The new proposals are for a single family dwelling, following a reassessment of the family's needs.

The new house may, at some point in the future, be converted into 2 separate apartments, as per the 2012 approved layout, and for this reason it is intended to retain the 2nd front entrance.

Layout

The principle elevation is to the front, and the floorplans have been developed to maximize natural daylight and views. The layout has also been directed by the need to provide a sensitive street frontage, while maintaining privacy for the occupants.

The views at the rear of the property are unattractive, overlooking the roof mounted condensers and boilers of 39 Gray's Inn Road. Windows from bedrooms and living spaces will therefore open on to a small private courtyard, which will be landscaped at basement level. Bathroom windows facing the back of 39 Gray's Inn Road will be fitted with restrictors and obscure glazing.

Integrated storage, including space for refuse and recycling will be accommodated within the scheme. Security measures, including an alarm and sensor lighting will also be incorporated.

Landscaping

The upper floor terraces will be landscaped with hardwood decking and planted containers to provide private amenity space.

The flat roof will be seeded as a 'green roof' to encourage bio-diversity in this urban location.

Refuse and Waste Management

It is intended that Camden will collect waste on a weekly basis from the street (location of waste bags to be agreed in due course, to avoid a traffic obstruction).

Appearance

Minor amendments have been made to the 2012 approved design, which is a contemporary interpretation of the traditional mews. The wide opening at ground floor level, with subordinate, smaller openings on the upper floors reflects the traditional mews proportions.

Recent development elsewhere on King's Mews incorporate full height openings, and similar details within this design provide continuity.

Boiler flues, and kitchen and bathroom extracts will discharge through the roof to avoid cluttering the elevations.

9.0 Existing and Proposed Areas

	Existing Gross External Area (B8)		Existing Gross Internal Area (B8)		Proposed Gross External Area (C3)		Proposed Gross Internal Areas (C3)	
	sqm	sq ft	sqm	sq ft	sqm	sq ft	sqm	sq ft
Basement	-	-	-	-	71.6 sqm	770.7 sq ft	66 sqm	710.4 sq ft
Ground Floor	78.4	844 sq ft	73 sqm	785.8 sq ft	67.8 sqm	729.8 sq ft	61.3 sqm	659.8 sq ft
First Floor	78.4	844 sq ft	73 sqm	785.8 sq ft	71.7 sqm	771.8 sq ft	62.7 sqm	674.9 sq ft
Second Floor	-	-	-	-	62.4 sqm	671.7 sq ft	55.1 sqm	593.1 sq ft
TOTAL	156.8 sqm	1688 sq ft	146 sqm	1571.6 sq ft	273.5 sqm	2944 sq ft	245.1 sqm	2638.2 sq ft

To be read in conjunction with FT Architects's 'Existing' Drawings 200_03_01 and 02, and 'Proposed' Drawings 200_03_40 and 41

10.0 Lifetime Homes Assessment

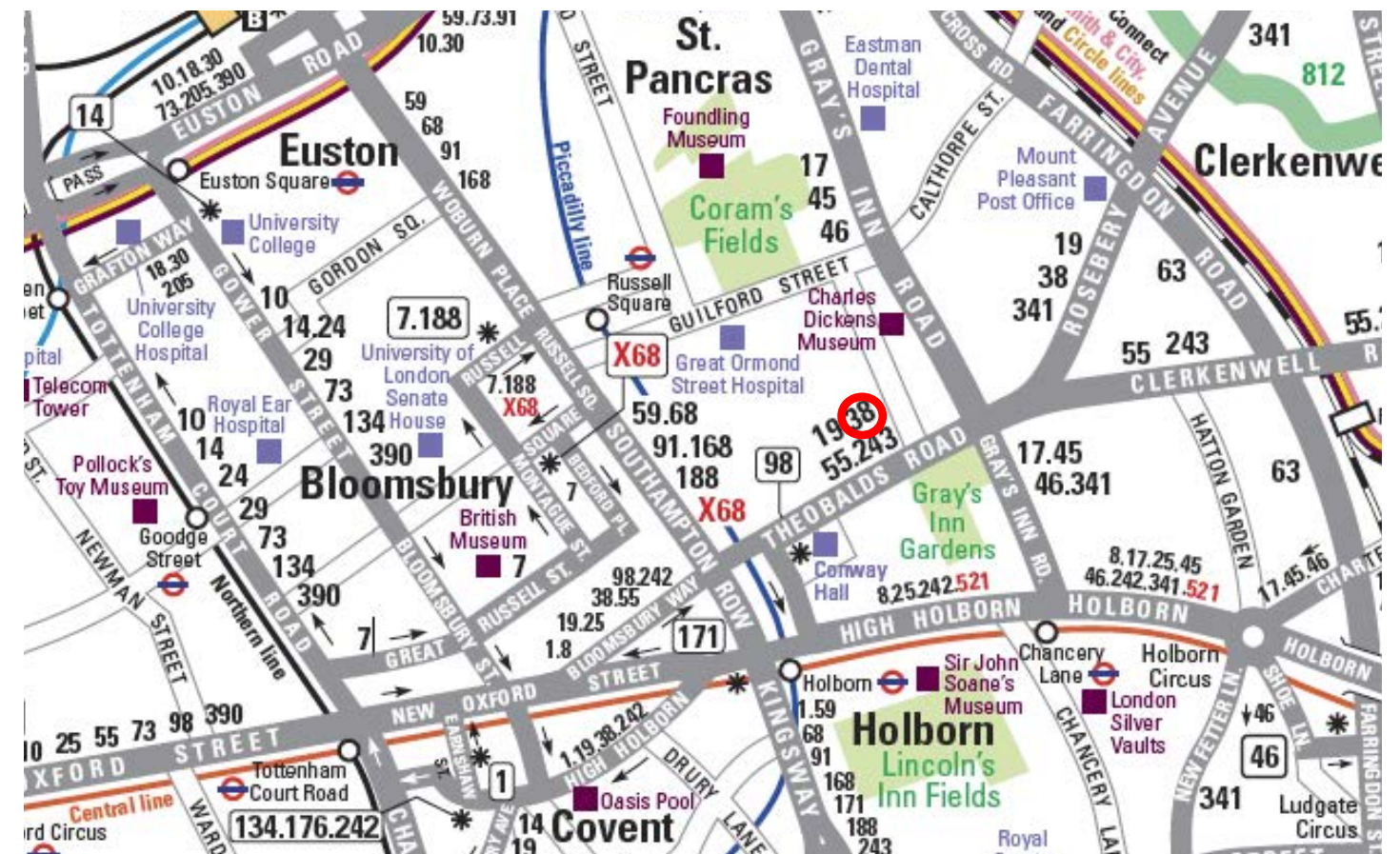
- | | |
|---|---|
| <p>1.0 Car Parking Width:
Not applicable.</p> <p>2.0 Access from Car Parking:
Not applicable.</p> <p>3.0 Approach Gradient:
The entrance from the street into the building will be level.</p> <p>4.0 Entrance:
External, timer controlled local lighting will be provided. There will be a level threshold from the street into the house.
It is not possible to fit a canopy over the entrance, as it would project over the public highway. Instead a 'sheltering recess' has been formed, within which the audio visual intercom / door bell can be fitted.
The entrance door will be approached 'head on' and will provide an effective clear opening width of 800mm. It will be fitted with an electro-magnetic lock/push-button control fitted on the adjacent wall, in lieu of the recommended 300mm nib.</p> <p>5.0 Stairs and Lifts:
The stairs have been designed in line with Lifetime Homes/Part M recommendations, and sufficient space has been allowed to accommodate a future stair-lift.</p> <p>6.0 Doors and Hallways:
All internal doors comply with the Lifetime Homes/Part M guidance in terms of effective clear width and approach width.</p> <p>7.0 Circulation Space:
The proposals will allow turning circles of 1500mm dia. within the living spaces.
The bedrooms are each sufficiently sized to accommodate a double bed with 750mm clear space on either side.
The kitchens will have a clear distance of 1200mm between parallel runs of units.</p> <p>8.0 Entrance Level Living Space:
Subject to minor alteration, an entrance level Living Space can be provided.</p> | <p>9.0 Potential for Entrance Level Bed-Space:
Subject to minor alteration, an entrance level Bed Space can be provided.</p> <p>10.0 Entrance Level WC and Shower Drainage:
A fully accessible WC will be provided at Ground Floor, with below ground drainage in place to enable easy installation of a future accessible shower.
The sanitaryware layout will be capable of adaptation to a fully compliant wheelchair accessible layout.</p> <p>11.0 Bathroom and WC Walls:
Walls in the bathrooms will be capable of taking future adaptations such as handrails.</p> <p>12.0 Stair Lift / Through-Floor Lift:
The stairs have been designed in line with Lifetime Homes/Part M recommendations, and sufficient space has been allowed to accommodate a future stair-lift, should this be necessary.</p> <p>13.0 Tracking Hoist Route:
The proposals provide a reasonable route for a potential hoist from the bedrooms to the bathrooms.</p> <p>14.0 Bathroom Layout:
The bathrooms have been designed to ensure ease of access. The rooms are sufficiently sized to allow future conversion to accessible wetrooms, should this be necessary.</p> <p>15.0 Windows:
The living rooms will all be equipped with full height windows, to ensure that wheelchair users will have good views and levels of natural daylight. The controls will be positioned in no higher than 1200mm from floor level.</p> <p>16.0 Controls, Fixtures and Fittings:
Switches, sockets, ventilation and service controls will be located between 450mm and 1200mm from finished floor level.</p> |
|---|---|

11.0 Sustainability Strategy

The new property will incorporate sustainable and energy efficient measures as follows:

- 1.0 Lighting:
All rooms will be well-lit by daylight and sunlight
Low energy lighting will be specified throughout
- 2.0 Ventilation:
Passive ventilation will be provided through trickle vents
Rooms will generally be ventilated by means of opening windows
- 3.0 Heating and Hot Water:
A Green Tariff energy source will be selected
A boiler with a min. NOx4 rating will be specified
Solar heating panels will be integrated into the design
- 4.0 Water Usage:
White goods with 'A+' ratings will be specified
All sanitary fittings will be specified to minimise water consumption, including aerator taps and shower heads, and efficient dual flush toilets
A water meter will be installed
- 5.0 Recycling:
Dedicated waste and recycling space will be built into the scheme
- 6.0 Transport:
Cycle storage is incorporated within the scheme
Parking provision will be reduced from existing capacity
- 7.0 Materials:
All materials will be min. B-rated in accordance with the BRE Green Guide to Specification
All timber used in the scheme will be FSC, sourced from sustainable forests wherever possible
Transportation distances will be considered when specifying materials
- 8.0 Design & Detailing:
The design will prioritise passive methods of minimising energy consumption and heat loss
Enhanced U-values, acoustic and thermal insulation will be incorporated with high thermally rated windows
Thermal bridging and air permeability will be kept to a minimum
The scheme design ensures a minimally exposed envelope, that will help to reduce heat loss

- 9.0 Biodiversity:
The new roof terraces and 'green' roof will offer the opportunity to bring the site back into use as a garden environment, helping to protect the existing habitats of local wildlife species and biodiversity
- 10.0 Construction:
A construction management plan will be prepared prior to commencement to manage any impact on the local transport network
- 11.0 Summary:
The development will be designed and constructed to achieve Code for Sustainable Homes Level 4
Refer to separate Code for Sustainable Homes Assessment for further details of sustainability measures



Local Transport Routes

12.0 Conclusion

In summary, this application is a variation of the scheme approved in 2012 (ref 2012/3113/P).

The current proposals are:

- To alter the layout to provide a single family house, rather than 2 separate flats
- To add a new basement

We consider that the application proposals are in compliance with the aims and objectives of the relevant UDP policies and national planning guidance and trust that planning consent will be granted.



New Front Elevation