

RECEIVED
26 JUL 2012

DESIGN & ACCESS STATEMENT

FOR

ALTERATIONS & EXTENSION

AT

27 BROWNLOW MEWS, LONDON, WC1N 2LQ.

FOR

MR & MRS CARTER



tekton dpw limited Architect & Designers
Registered Office: 12 Station Road, London W7 3JE
TEL : 020 8840 7300 FAX : 020 8840 7307
Email : tekton.dpw@btconnect.com

Date: JULY 2012
Ref: 12/352/D&A

Registered in England No. 03728986

CONTENTS:

INTRODUCTION

SITE & AREA APPRAISAL

CHARACTER & STYLE OF BUILDINGS

DESIGN PHILOSOPHY

BUILDING LAYOUT & USES

DENSITY & CAR PARKING

AMENITY & LANDSCAPE

OVERLOOKING & NEIGHBOURLINESS

SAFETY & SECURITY

DAY LIGHT & OUTLOOK

REFUSE & SERVICING

DISABLED ACCESS & MOBILITY

ENVIRONMENTAL & TECHNICAL

MATERIALS

SUMMARY

APPENDIXES

APPENDIX A - LOCATION PLAN

APPENDIX B - PHOTOGRAPHS

APPENDIX C - EXISTING ARCHITECT'S DRAWINGS

APPENDIX D - PROPOSED ARCHITECT'S DRAWINGS

APPENDIX E - HISTORICAL MAPS

APPENDIX F - PLANNING HISTORY OF SITE

Introduction

Tekton dpw have been instructed by the owners Mr & Mrs Carter in support of the planning application for the repair of and alterations to the existing mews house on the site to provide flexible and sustainable accommodation for a 'single family home'.

The 'Planning, Design and Access Statement' is submitted in support of the application, pursuant to Paragraph 33 of the Planning Policy Statement - Delivering Sustainable Development, and should be read in conjunction with the submitted application forms, certificate and plans. This 'Design & Access Statement' also takes into account by the requirements of CABE's Design and Access Statements - How to write, read and use them (2006).

The primary objectives of this 'Design & Access Statement' are to demonstrate that :

The proposal has considered the principal of repairing and alterations of the existing building to form this type of accommodation, makes good use of the building, by **extending it's useful life.**

The plans submitted with this application represents a carefully considered proposal, incorporating a **sound approach** towards design and access without compromising the facilities and amenities of the existing, while retaining the existing use of the site.

The proposed external repairs and alteration of this building will not affect the **character** of the period building or the wider context of the **conservation area**, including architectural style, scale, height and rhythm, but will harmonising with existing street scene and landscape.

The plans comply where appropriate with the requirements for **access** for the elderly and disabled, with ease of movement around site and within building to meet current Part M Standards.

The proposal provides a **sustainable** form of development given the type of the building and site.



Site & Area Appraisal

The site is located on Brownlow Mews in the Bloomsbury Conservation Area, sub-area Great James Street and Bedford Row. Brownlow Mews is part of the quite and attractive area of predominately residential street in the area of John Street & Doughty Street, in Grey's Inn Area, largely built in the early 19th Century. Most of the buildings are listed and reflects the high quality of the built environment.

The house at 27 Brownlow Mews is hard to put an accurate date of construction however it was certainly complete in its present form by 1875, See Maps in Appendix E While there is evidence to suggest it could be much earlier 1830's.

Its proximity to many great institutions such as British Museum, Russell Square and Grey's Inn, its easy access to underground links to City and West End, have made it very popular area for young professionals in the heart of the city.

The house is situated on the Northwest side of Brownlow Mews off Grey's Inn Road.

The total site area : 100 sq.m. (measured from OS map)

Character and Style of Buildings

The application site comprises the curtilage of 27 Brownlow Mews, which contains a fine late early Georgian; house which probable dates back to 1830's. The house forms part of a complete unlisted brick build mew house on three storey, it however a building of merit. In this quite and picturesque mews just off the busy thoroughfare of the Greys Inn Road, with its Commercial / Office buildings dominating the area. Although not a listed building It does however within a conservation area.

Large traditional houses facing Doughty Street dominate to the rear of the site these are fine Georgian buildings most are listed.

The property together with its neighbours benefit from elegant façades, it is a typical example of this period with a simple and symmetrical elevation, using brickwork arches street elevation, using old stock brick to rear elevations under a pitched slate pitched roof, many have had mansard and additions added to the roof line.

The accommodation is a spread over three storeys, and has access from street though the main entrance on the ground floor, the property does not benefit from a garden. It is clear that there have already been a number of additions and alterations to the properties in the street differing in scale, height and design. This building has been altered in the recent past however the works were of a quite low standard and the planning does not comply with many of the most recent building regulations.



Design Philosophy

Our design philosophy has been to exploit the form and character of the existing house to extend and alter the accommodation to provide a two bedroom house, which will cater for different stages of professional life of the current owners, from use for extend family members or friends, to providing accommodation for an aging family members. This proposal responds to an assessment of the user needs and incorporates the principles of **'buildings for life'** and **'sustainability'** both for the use and construction of the building, these being **key objectives**.

The aim of the proposed scope of the works is to repair and care for the building, which will enhance the immediate environment, by using the opportunity to develop a severely run-down house which has had the minimum of care over the recent past, while developing it potential to provide high quality accommodation for family members. The aim is to improve the thermal performance of the existing fabric, retaining the quality and character of the existing building.

Building Layout & Uses

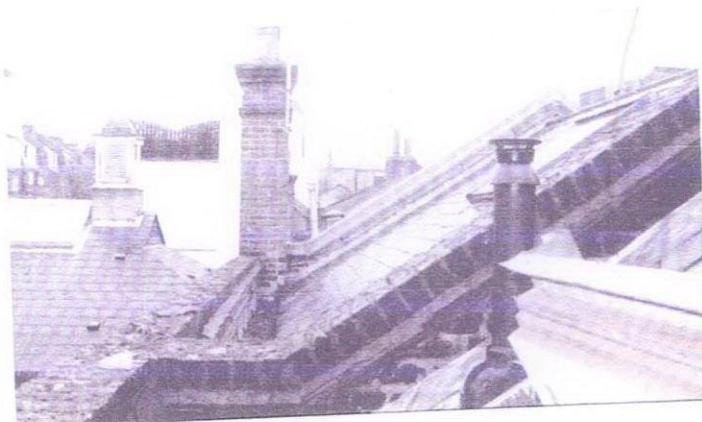
The existing building is in poor condition and layout does not provide for 'sleeping risk' In terms of the means of escape in the case of fire, open plan no protection to single means of escape, while this is important in addition it does suffer from the poor original construction details. This has be made worse by having little in the way of r maintenance of both the original fabric or services, resulting in a poor physical performance and will lead to deterioration in its condition in the long term.

The other main issue has been the treatment and appearance of the street elevation the original brickwork has been covered with a layer of render, and this treatment is not in keeping with the remained of the mews. So part of the brief was to reinvigorate the street scene by the redesign of the elevation to reflect its original form and reintroduce brickwork.

The external appearance of the house to the public will more in keeping with its neighbours by the proposed alterations.

The building layout and massing remains unchanged from the original. Pedestrians access the main entrance from the street via a 150mm high threshold forms a barrier to the entrance of the building from the street level.

The application also provides the opportunity to address the second floor and roof accommodation to improve the internal layout and the external appearance by the introduction of a mansard roof.



The internal layout has been kept simple, retaining the original layout wherever possible. The existing structure will be compromised as little as possible, making repairs following the traditional form, with sections now requiring major intervention to stop further deterioration.

Accommodation :

The existing comprises :

Ground Floor	: 36.0 sq.m
First Floor	: 36.0 sq.m
Second Floor	: 27.5 sq.m

Existing Gross Total Internal Floor Area	: 100 sq.m
--	------------

The proposed comprises :

Ground Floor	: 36.0 sq.m
First Floor	: 36.0 sq.m
Second Floor	: 36.0 sq.m

Proposed Gross Total Internal Floor Area	: 108.0 sq.m
--	--------------

Total Additional Internal Floor Area	: 8.0 sq.
--------------------------------------	-----------

Density & Car Parking

Given its form and the fact that the site is in a conservation area the house does not lean it's self to provide off street car parking. However the proposed accommodation would not increase the number of family dwelling at the property.

Therefore any alteration is likely to be small and the extension and alterations would seem a reasonable response to the requirement for a residential unit for a family of four to five members, in a self-contained unit providing privacy and good quality accommodation. These proposals would not add to the greatly physical mass or increase the amount of floor space on the site, but would improve its flexibility and ability to respond the changing circumstances of a family.

Amenity & Landscape

The house has small windows to the front, which face east towards a number of fine and distinctive buildings on the opposite side of the road. The road has a well-cared hard landscape of cobles and street furniture.

The improvement in access to the garden thought the proposed ground floor with large opening doors, provide an incentive to improve the quality of the landscape for both visual and physical amenities.

Overlooking & Neighbourliness

Overlooking and proximity are always a problem in a urban setting. This site is dominated by a number of modern blocks of flats to the rear and any proposal will suffer from overlooking and lack of privacy.

Safety & Security

The alterations and extension of this building will not affect its ability to provide safe and secure accommodation for the all-family members. It has a good access from the side entrance, however, internally no amount of minor alteration will improve access for wheelchairs or frail elderly, beyond the ground floor.

Day Lighting & Outlook

The building is positioned on the site so as it has a west/east orientation, the living accommodation has been designed to benefit from this aspect, with largest areas of windows to achieve a good levels of daylight to east-facing habitable rooms. However it would much improve the internal environment to increase the area of glazing.

The outlook from the rear of the building will be of the adjoining buildings at high level, however the adjoining taller buildings still will overshadow the site.

Refuse & Servicing

Currently the refuse collection is via bins, provided by the local authority, on a weekly basis. These are currently located adjacent to the kitchen to the rear house. It would be the proposal to retain this arrangement, but relocate to a purpose made location to the front garden of the house. The amount of rubbish generated by this proposal would not change significantly, may in fact reduce, as re-cycling has an effect.

Disabled Access & Mobility

The building was not designed with mobility and disabled access, however modifications to the existing entrance doors thresholds will ensure its compliance with Approved Document Part M of the Building Regulations and the "lifetimes homes" Standards.



Environmental & Technical

The aim of the design has been to exploit renewable energy and control the building environment using natural means. Low energy building techniques, methods and practices are an essential and integral part of tekton dpw philosophy.

We will employ techniques such as the use of increased insulation, heat recovery, solar control glass, condensing boilers and natural ventilation to reduce carbon dioxide emissions. The heating will be provided by gas fired condensing boiler to a under floor space heating from a low pressure hot water system, supplemented by a solar panels on the roof if possible. Heat exchange will be providing for hot water system though use of a thermal store (cylinder) to recover any waste heat from hot water storage. While lighting some will be provide by low-energy fittings with the use of pass infer-red sensors to controls to areas such as bathrooms.

Materials & Aesthetics

An integral part of a building is the choice of materials; this will govern **sustainability**, character and **aesthetics**. The choice of external materials in this instance is governed by the existing; the brickwork and slate roof give the architectural character of the building will be maintained with the **retaining** of these materials. Any repairs, which may be necessary to the rear elevation, will be carried out to match the existing brickwork and lime mortar. The existing bricks will be reclaimed wherever possible and reused.

The new windows and doors will be constructed in high performance aluminium/hardwood, painted white, fitted with low "E" and argon filled double glazed units to maximize thermal efficiency.

Summary

The proposal for the refurbishment and alterations this existing house is moderate and restrained to improve that which is failing and improve facilities, without compromising the character of this fine example of early Georgian architecture.

The modernisation of the internal accommodation, which will provide more flexibility, then allows the regeneration of this building in a sensitive way, respecting the character and quality of the building and site.

The retention of this building depends on finding a long-term use, which will allow sufficient resources to be found to restore and improve it condition, so as to retain it's charm and character. While providing high quality accommodation to allow all member of the family to enjoy this environment for the foreseeable future.

You will see that the range of alterations made on other properties on the road goes from minor to extensive alteration of the bulk, elevations and use. The appearances vary greatly with many examples from the pastiche to the very complimentary extensions, which have broken down some integrity of the original area. From the photographs, you can see that similar developments have taken place at adjoining properties. This will form a much more harmonized appearance to the original building on the site and conform to the general pattern of development in the area. This will not be incongruous or dominant form of alteration to this property or its neighbours.