

Design and Access Statement

26 Wolsey Mews, Kentish Town, NW5 2DX

January 2012

Location and Situation

Wolsey Mews runs parallel to and immediately behind Kentish Town Road and sits within the Bartholomew Conservation Area. It is a short walk to Kentish Town Underground and main line station and the High Street which has numerous bus routes serving Central London and the rest of the Borough.

The property benefits from good accessibility to local amenities and services, with the proposals for the redevelopment works having a negligible impact. A location plan is appended to the end of this document.

The site is currently a single family dwelling and forms half of a double fronted Victorian building. The brick building has two pitched slate roofs either side of a flat roof and sits directly on to the pavement.

It is currently a two storey building with a high pitched roof and is surrounded by more substantial buildings within the immediate area.





The western edge of Wolsey Mews is typical of most Victorian mews' where the building addresses the road directly and is often without a pavement.

The buildings are mostly two storeys in height, built in London stock bricks with sash windows, some with pitched slate roofs.

Towards the southern end of the western edge and on one plot of the northern end, single storey garages have replaced the terrace buildings.

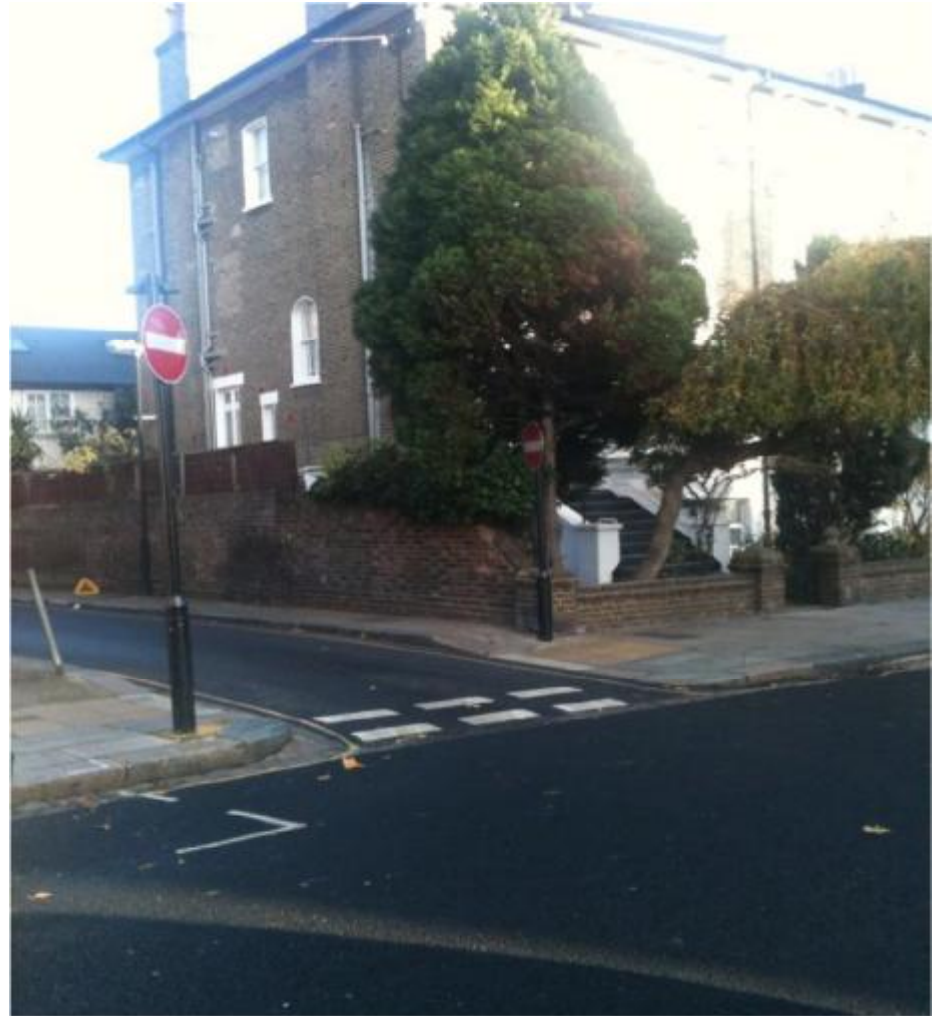
To the northern end, at the junction with Islip Street, there are two modern brick built residential buildings, one three storey and the other five storey.

The three storey block of flats sit within landscaped gardens whilst the five storey block steps down into the mews to form a three storey building tight to the boundary edge for that property.

The eastern edge of Wolsey Mews, where the site lies, is atypical of a Victorian Mews as it is mostly made up of garden walls and the end elevations of the Edwardian villas that line Caversham Road and Gaisford Street.

The Villas are five storeys high, brick built with sash windows and low pitch slate roofs and render detailing at lower and raised ground floor level.

Their garden walls are brick and approximately two metres high. These five storey buildings are typical of the area, with further five storey buildings being situated opposite the property, with lower rise rear extensions which are the buildings fronting Kentish Town High Street.





The site is unique to the mews as it is the only building, except the next door single storey garage, on the whole of the eastern edge of the street.

No's 25 and 26 are bounded to the east and south by the gardens of No's 2 and 4 Caversham Road and to the north by the garage, which is part of the adjacent block of flats.

Along the western edge of Wolsey Mews there are a number of properties that form the rear elevations of the buildings fronting Kentish Town High Street.

The buildings forming the western edge of the street range from between two, three and four storey's, as they were originally constructed as part of the 5 plus storey buildings fronting Kentish Town High Street and therefore provide for a range of building styles and heights along Wolsey Mews.

Development Proposal

The proposal is to divide 26 Wolsey Mews into four flats over three floors, with a two bedroom flat on the ground floor, two one bedroom flats on the first floor and a further two bedroom flat on a newly constructed second floor, at the rear of the building.

The building currently occupies the full footprint of the site at ground floor level, where there are windows on the south and west elevations.

At first floor level the building steps back at the rear to form a terrace which overlooks the rear gardens of the houses along Islip Street and Caversham Road. There are windows and doors on the east, south and west elevations.

The first floor space is further lit by roof lights that run the length of the pitched roof on both sides.

The proposal aims to reintroduce amenity space into the scheme by pulling the building line away from the most eastern edge, creating a new external area at ground floor level with windows / doors for access.

Further outside space is provided at second floor level by a balcony which is further set back from this eastern edge.



Computer rendering of 26 Wolsey Mews, as existing showing relationship to surrounding buildings.

The gable and front elevation and part of the original pitched roof are retained to maintain the balance of the elevation when read in conjunction with Number 25.

The original doors and windows to this main elevation will be retained where possible with the exception of the garage door which will have a new triple sash window with timber detailing below, to match the style directly above at first floor level.

The front door is set back into the elevation to provide bin storage in an easily accessible location for residents and for collection by the local authority.

Keeping the pitched roof will benefit the living space to the front first floor flat as it will be double height in places and have the benefit of additional natural daylight from the retained roof lights.



Computer rendering of 26 Wolsey Mews, as proposed, at front of building

The new second floor is set back from the road to minimise its visual impact from the street and is formed by raising the existing southern side wall by 1600 mm in brickwork to match existing.

This will be capped with a fully insulated, flat metal, standing seam roof with a setback clerestory all round, some of which is metal clad and some with double glazed units.

The profile of the roof is shaped at the edge to reduce its overall appearance which will further lessen its impact.

The new roof line will be 250 mm higher than the ridge of the existing roof. The new rear elevation at ground and first floor levels is to be built in brickwork to match existing with double glazed painted timber doors.

At second floor level, the rear elevation will be a combination of brickwork with the metal clerestory and roof, to match elsewhere, with double glazed timber doors to the balcony.



Computer rendering of 26 Wolsey Mews, as proposed, at rear of building

Internally, all of the flats have been designed to meet as many of the Lifetime Homes Standards as possible, even though this is not a requirement for scheme of this size and for the units to meet the space standards of the London Design Guide.

Signage and wayfinding will be designed to meet the requirements for the visually impaired and the scheme has been designed to allow for inclusive access within the confines of the site.

The entrance is located at ground floor level with level access and common entrance hall is generous in width. There is no provision for an internal lift.

The refuse and recycling areas will be located within the common parts close to the front door of the property at ground floor level.

This will assist with the refuse collection by the appointed refuse contractors and will also remove the need for any refuse to be stored or left on the street.

Provision has been made for bicycle storage at ground floor level with secure storage available for six bikes.

Public utilities are also positioned at ground floor level for easy access for maintenance and meter readings.

A rainwater butt will be provided and positioned at the rear terrace to harvest run-off from the flat roof above, which will improve the impact of the existing building form on the local environment.

