

Townscape Design and Access Statement

12-13 Kings Mews, London WC1N 2HZ

October 2011

Prepared on behalf of Blue Suede Limited
by

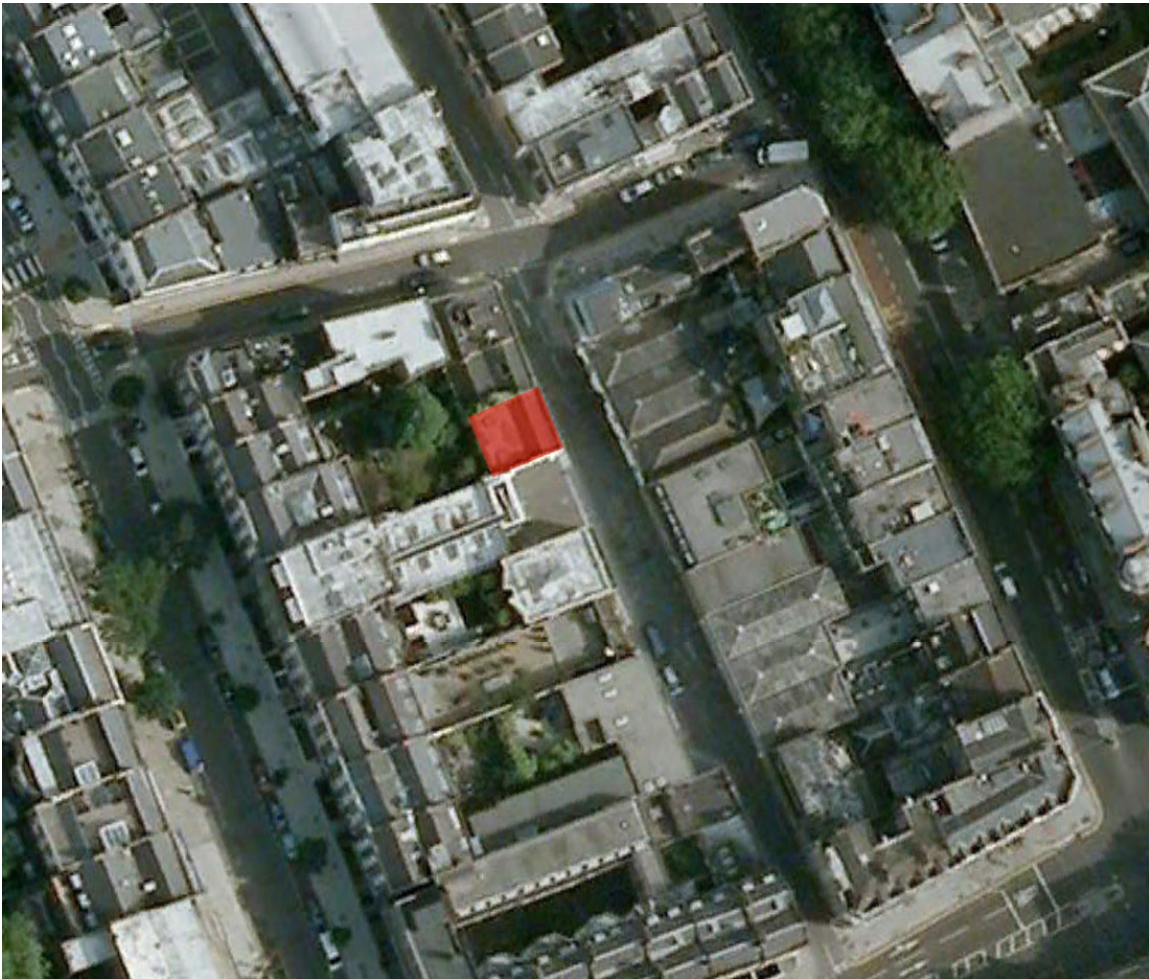
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The Property and Location

'The Property' is an existing two storey mews house of masonry construction located at 12-13 Kings Mews London WC1N 2HZ. It is currently used as a single dwelling with a front entrance on Kings Mews leading up to a first floor flat with garage doors at ground floor level. It is situated within the Hatton Garden Conservation Area.



Aerial View of Site

The Property has a footprint of approximately 74 m2 and is situated on the North West side of the Mews.



Location Plan (NTS)

Its neighbour to the north at 14-15 Kings Mews of similar age, design and construction has recently been demolished to make way for a modern development providing 6 residential units (flats) under Planning Permission 2011/0679/P. On the south side of the Property is a gap in the historic built form. To the West, in John Street, is a terrace of predominately office buildings with gardens at the rear abutting the Property.



14-17 Kings Mews & 7 Northington Street (Now demolished)



South Side Property

Condition of Property

The brick front façade of the Property is painted white. The south flank of the Property is rendered and painted white. The Property is generally in poor condition with some cracking evident along the line of the internal masonry walls. The existing upper floor windows are Victorian with moulded surround. The garage doors are made of timber and are in poor condition. Internally the Property contains no items of historic value and alterations appear to have included the conversion of two smaller garages into one.



12-13 Kings Mews

Site Context

Kings Mews is a quiet, narrow mews created by the John Street development of the 1750s. It has mainly 2 and 3 storey buildings rising to 4 storeys at the junctions with Northington Street (North) and Theobolds Road (South). There has been extensive redevelopment along the Mews over the years with little consideration for the historical context of existing buildings. As a result the Mews has been left with little character. In particular Nos. 23 to 30 Kings Mews (opposite the Property) were rebuilt in the 20th century as utilitarian offices/storage/workshops and are now earmarked for demolition and redevelopment as flats under Planning Permission 2009/0710/P.



View of Kings Mews looking South from the Property



View of Kings Mews opposite the Property

The Proposals

The proposals are

- for change of use of the ground floor of the Property from self contained garage to residential as part of one dwelling house and
- Removal of the existing mono-pitch roof in slates and creation of amenity space by way of a roof terrace with appropriate access.
- the façade material for the front elevation will be rendered and painted white in keeping with the rendered south flank of the Property.
- The proposed ground floor façade (replacing the garage doors) will consist of two large double glazed timber frame windows, I have designed the timber paneling beneath these windows to embody the characteristics of a traditional Mews. It should be noted that because the land slopes down West to East, the ground floor of the subject building only has windows at the East (front) and no windows whatsoever on the South, West or North side.

On the first floor, the existing windows are single glazed timber Victorian sash with moulded surrounds. It is proposed both to retain the Victorian moulded window surrounds and to replace the existing windows with double glazed argon filled sash windows as shown in the supporting detail documents.

Townscape Impact

In relation to well conceived urban renewal and the retention of an existing mews building with substantial alterations, my scheme is intended to pick up as many of the traditional mews characteristics as can be successfully assimilated in a contemporary scheme and to meet **PPS5** policies of preserving the character of the Conservation Area.

Asbestos Survey

We will be carrying out an Asbestos Survey prior to renovation.

Parking

No parking is sought.

Sustainability

A Sustainability Report is attached.

Plans and Elevations

Plans, elevations and photos of the existing and proposed ground floor frontage and roof terrace with access are attached.

Conclusions

- The change of use from garage to residential will occur in a well-considered and well mannered building form.
- The roof terrace access measures 2.2 x 2.2 meters and will not lead to any inappropriate townscape impact and will relate acceptably to the character of the Conservation Area.
- The scheme provides a well considered design that is reflective of traditional mews character and will enhance the scale, character and visual appearance of Kings Mews.

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