

Design and Access Statement

7 Northington Street
& 14-17 King's Mews,
London WC1N 2JF

Full planning application for
construction of a new building
comprising six residential
units

Prepared on behalf of
Capitol City Ltd
Prepared by A+D Studio Ltd

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1.0 Introduction

We are applying to Camden Borough Council, on behalf of our client Capitol City Ltd, for planning permission to demolish the existing building located at No 7 Northington Street and 14-17 King's Mews, London WC1N 2JF and for construction of a new high-quality contemporary building comprising six residential units, which will enhance the scale, character and visual appearance of the street.

The site and the existing building are considered sensitive to any redevelopment. The existing mews houses on the site are not listed; however they are within the Bloomsbury Conservation Area. The scheme will also promote sustainable design principles and will achieve Level 3 of the Code for Sustainable Homes.

This statement should be read in conjunction with the Heritage Report prepared by CgMs Ltd.



Aerial View of Site

2.0 Site Description

Location

The site comprises an area of approximately 148m² (0.0148 ha) and is situated on the corner of Northington Street and King's Mews. The site adjoins the four storey building at no. 9 Northington Street and the two storey mews buildings at no's 12 and 13 King's Mews and the rear garden of 8 John Street, an office building.

To the west of the site lies Gray's Inn Road, to the east is John Street and to the south is Theobalds Road. At the intersection with Northington Street, King's Mews becomes North Mews. The street alignment is such that the site can be seen from Gray's Inn Road.

Use of the Building

The site, known as no 7 Northington Street and 14 to 17 King's Mews is currently used as a single dwelling over two floors with garages. This application will not change the current established use of the site.



Location Plan (not to scale)

2.0 Site Description

Condition of Existing Building

The site is fully developed with a two storey masonry building of approximately 290 sqm floor area.

The existing building has its main entrance on Northington Street, there are also three garage doors accessed from King's Mews. The facade is white painted render and is in poor condition with some cracking evident along the line of the internal masonry walls. The existing windows are Victorian with moulded surroundings to those on the Northington Street facade and the garage doors are modern metal doors, all are in poor condition.

Internally, the existing building contains no items of historic value and alterations have included converting two smaller garages into a music studio with the garage doors being fixed shut.

There is a metal spiral staircase on the first floor leading up to an additional storey in face-brickwork for access to the roof terrace, coping to the parapet walls are not original, and there is a metal and barbed wire balustrade between 13 and 14 King's Mews.

An asbestos survey has not yet been undertaken however the likelihood of asbestos containing materials existing within the building is high.



View of Building from Northington Street



View of Building from King's Mews



2.0 Site Description

Site Context

The buildings along Northington Street range from two to five storeys but the average height is three to four storeys. As no 7 Northington Street is only two storeys there is scope to increase it to four to match the surrounding buildings.

The buildings immediately surrounding the site; nos. 2, 4, 5 and 9 Northington street are predominantly four to five storeys in height, because of this and the site's prominent visibility from Gray's Inn Road we feel it is appropriate to maintain this massing on the corner of King's Mews and gradually step down along King's Mews which has mainly 2 and 3 storey buildings before rising again to four storeys at the junction with Theobalds Road.



2 Northington Street (4 Storey)



5 Northington Street (4 Storey)



4 Northington Street (5 Storey)



9 Northington Street (4 Storey)

2.0 Site Description

Site Context

There has been extensive redevelopment along King's Mews with little consideration for the historical context of the existing buildings as a result King's Mews has been left with little or no character and does not have a definitive entrance from Northington Street in the way that is formed by the four and five storey buildings at nos. 10 and 12 Theobalds Road.

Please refer to drawing no 0006 and 0303 revision A for description of materials and approximate heights and refer to the photographs above of the adjacent and surrounding buildings.



12-13 King's Mews, 15-17 King's Mews



View from the corner of Northington Street and King's Mews towards Theobalds Road



8 King's Mews (3 Storey)

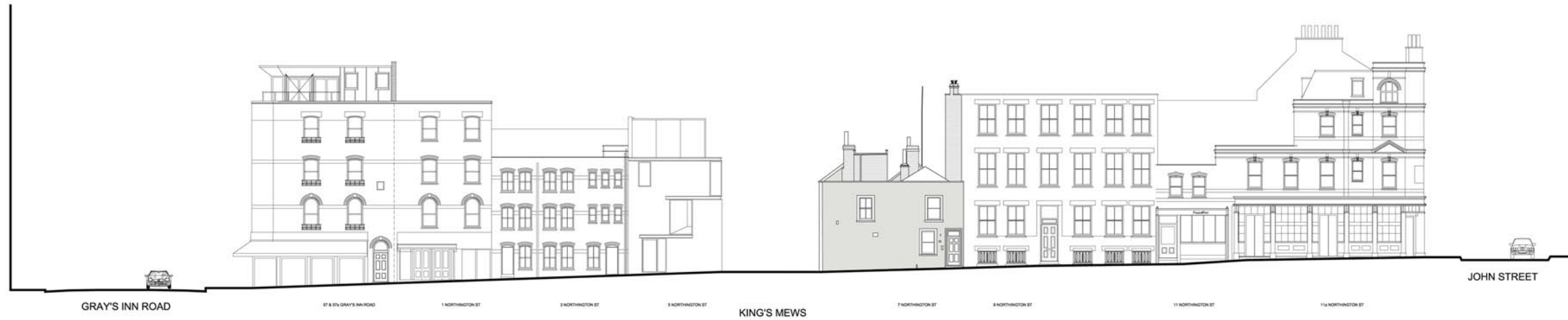


View from King's Mews towards Northington Street

2.0 Site Description

Site Context

Please refer to drawing no 0006 and 0303 revision A for description of materials and approximate heights and refer to the photographs above of the adjacent and surrounding buildings.



Existing Northington Streetscape (not to scale)

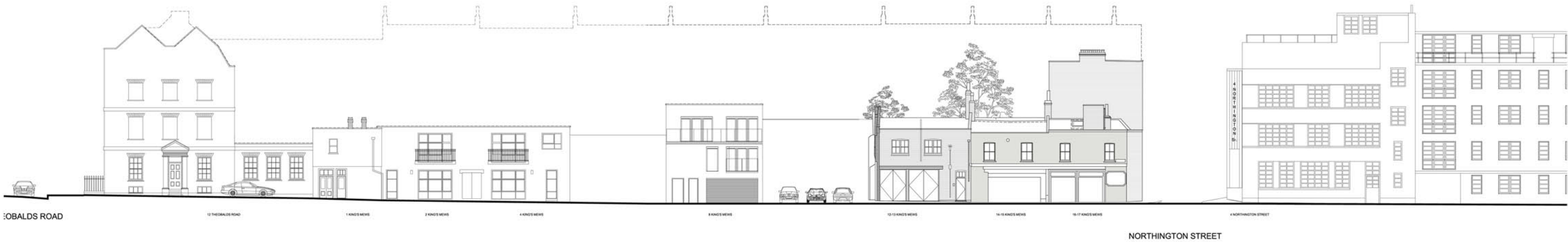


Proposed Northington Streetscape (not to scale)

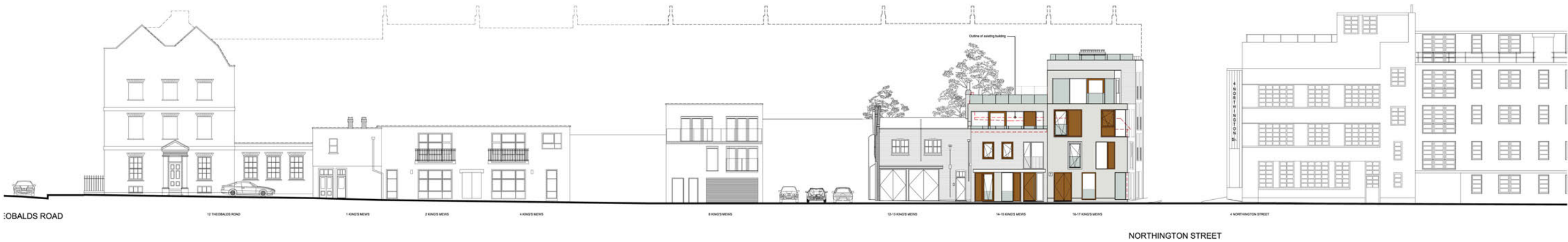
2.0 Site Description

Site Context

Please refer to drawing no 0006 and 0303 revision A for description of materials and approximate heights and refer to the photographs above of the adjacent and surrounding buildings.



Existing King's Mews Streetscape (not to scale)



Proposed King's Mews Streetscape (not to scale)

3.0 Design

The Brief

Our client's instructions are that the development should be designed and detailed to the highest quality both internally and externally using modern building techniques to create a simple yet striking building. All materials are to be evaluated on their environmental impact and the proposal as a whole will meet or exceed Level 3 of the Code for Sustainable Homes. The design and size of the dwellings is in accordance with Camden Planning Guidance and the internal layouts will maximise usable floor area for the occupants

Scale & Appearance

The detailed treatment of the facades has been carefully considered to ensure that the characteristics of King's Mews and Northington Street are preserved and enhanced; the development is of a three and four storey building of domestic scale. The hierarchy of the form addresses the position of each part of the building on the site and within the context of the surrounding buildings

The part of the building containing flat 1 and part of flat 6 which is the corner block is four storeys with the top floor stepped back from the building line to reflect the design of 5 Northington Street, to minimise overlooking of neighbouring properties and to reduce the impact of the flank wall of the properties in Northington Street. We feel that this part of the building should be a "statement" because of its prominent position and visual impact from Gray's Inn Road and other surrounding streets. Materials and design were carefully chosen to complement and not contradict the design of the recently built properties at 2 and 5 Northington Street. This part of the building will be finished with white render to maintain the style of the existing building on the site. High quality metal and timber windows are placed irregularly in the elevation to reflect the fenestration of 5 Northington Street..



Existing view of Northington Street towards John Street



Proposed View of Northington Street towards John Street

3.0 Design

Scale & Appearance

The part of the building containing flats 3, 5 and part of 6 adjacent to 9 Northington Street is four storeys has been designed to match the scale and proportion of the adjacent property with the parapet at the same level which was a requirement of the previous planning application. The facade will be constructed of brickwork to match the adjoining building.

The flat roofs are to be utilised as terraces for flats 4 and 6 to provide valuable amenity space and to allow the inclusion of green roofs to improve the ecological aspects of the area.



Existing view from North Mews towards Theobalds Street



Proposed View from North Mews towards Theobalds Street

3.0 Design

Scale & Appearance

The part of the building which contains flat 2 and 4 is adjacent to 13 King's Mews. Although this part of the building is three storeys, the top floor is stepped back from the building line in order to continue the existing parapet line of 13 King's Mews and to minimise the visual impact and reduce the possibility of overlooking. After consultation with the planners it was agreed that the facade material for this part of the building will be brickwork in order to create a visual break between the render of 16 to 17 King's Mews and the painted brickwork of the existing building at 12 and 13 and also to maintain the human scale of the mews. The windows to the ground floor are larger openings with exposed steel lintels and shutters these have been carefully designed to be in keeping with the historic lintels found over the coach doors of traditional mews buildings. The windows to the first floor reflect the smaller windows on 13 King's Mews as requested by the planning officer.



Existing view from King's Mews towards Northington Street



Proposed View from King's Mews towards Northington Street

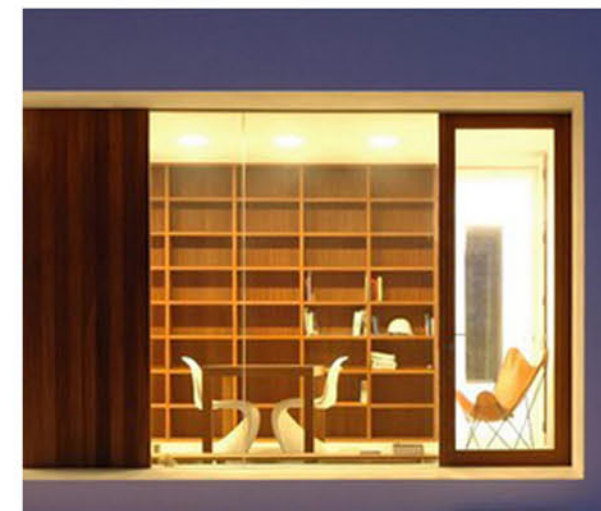
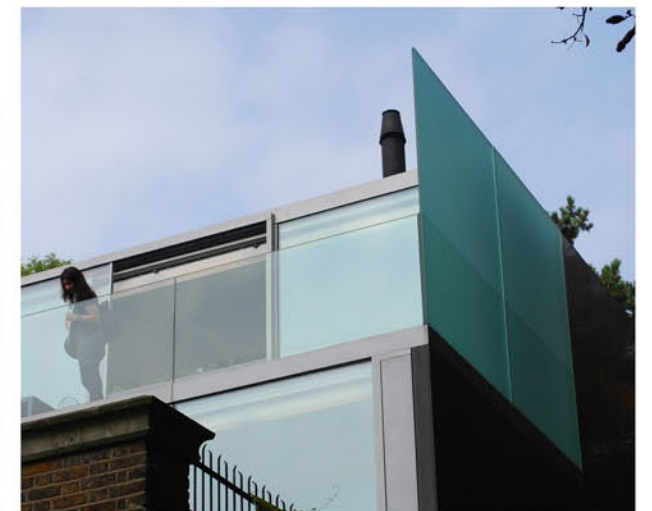
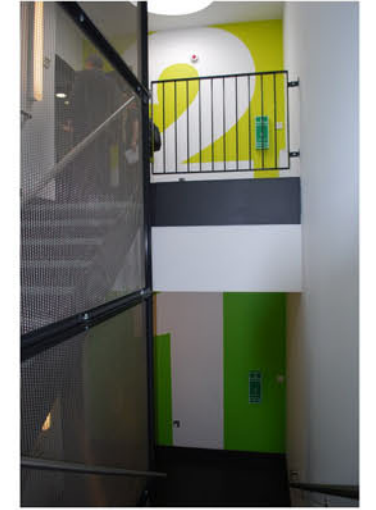
3.0 Design

Proposed sample board



3.0 Design

Proposed Sample Board



3.0 Design

Accommodation Schedule

The development will involve the complete demolition of the existing building and construction of a new four storey building comprising six flats and studios in accordance with the following schedule.

Flat 1 (3 person, 2 bedroom flat)

Living room	16.6
Kitchen	6.2
WC	2.2
Bedroom 1	12.7
Bedroom 2	7.8
Bathroom	4.8
Hall/stairs/landing	6.1
Total GIA	61.1

Flat 2 (1 person, 1 bedroom flat)

Living/kitchen	18.2
Bedroom	11.1
Bathroom	4.2
Hall	3.6
Total GIA	38.0

Flat 3 (1 Person studio)

Living/kitchen/bedroom	28.2
Bathroom	4.2
Total GIA	32.8

Flat 4 (4 person 2 bed maisonette)

Living	24.1
Kitchen/dining	13.9
Bedroom 1	11.1
Bedroom 2/Living	11.2
Bathroom	4.2
Hall/stairs	9.3
Storage	1.5
Total GIA	76.7

Flat 5 (1 person studio)

Living/kitchen/dining	28.0
Bathroom	4.4
Total GIA	32.8

Flat 6 (6 person, 3 bed maisonette)

Living	22.7
Dining	22.8
Kitchen	6.1
Bedroom 1/Living	15.2
En-suite	5.9
Bedroom 2	12.4
Bedroom 3/study	11.1
Bathroom	5.0
Hall	12.3
Total GIA	125.6
Total Gross internal area	363.97
Total number of persons	16

Floor areas have been calculated using drawings 0526-0202 rev. M, 0203 rev. L, 0204 rev. L, 0205 rev. K. Areas are in square metres.

Flats 1, 4 and 6 – number of persons does not include the entrance level bed space required by Lifetime Homes.

All flats and room sizes comply with London Borough of Camden's minimum standards on residential accommodation.

3.0 Design

Lifetime Homes

Despite the very cramped nature of the site we have achieved the required criteria of Lifetime Homes throughout the development.

1. Car parking width

Not applicable as no car parking is provided within the scheme.

2. Access from car park

Not applicable as no car parking is provided within the scheme

3. Approach gradients

Gradients are dependent upon the existing topography of the footpaths around the building and are considered to be gently sloping. The footpaths around the building will be reinstated after the works are complete and level access will be created to each entrance.

4. Entrances

Entrances to each dwelling and communal entrances will be level and illuminated. As agreed with the planners, entrance canopies are not being provided because they would overhang the highway and potentially create a hazard.

5. Communal stairs and lifts

As lifts are not being provided access to the upper floors is dependent upon the communal staircase which is designed to provide easy access and to meet the requirements of Building Regulations Approved Documents K and M. Handrails will project 300mm beyond top and bottom steps and will visually contrast with the background.

6. Doorways and hallways

The width of internal doorways and hallways will comply with Building Regulations Approved Document M. There will be 300mm at the leading edge of all entrance doors and most internal doors.

7. Wheelchair accessibility

A wheelchair turning circle of 1500mm diameter or a 1700x1400mm ellipse is allowed for in all living and dining areas with adequate turning areas elsewhere.

8. Living room

The principal living room is at entrance level except in flats 4 and 6 where the maisonette living room is at upper floor level to take advantage of the roof terrace. In order to satisfy the requirements of Criterion 8 bedroom 2 in flat 4 and bedroom 1 in flat 6 will be used as living space if required, adequate for receiving visitors and general socialising within the household.

9. Entrance level bed space

In the two storey maisonettes a temporary bed space will be provided in the entrance level living space.

10. Entrance level WC and shower drainage

All flats have an entrance level WC which at least meets the requirements of Building Regulations Approved Document M. All entrance level WC's shall include drainage to allow for the future installation of a shower.

11. Bathroom and WC walls

Walls in bathrooms and toilets shall be capable of taking adaptations such as handrails.

3.0 Design

Lifetime Homes

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12. Stairlift and through-the-floor lift

The internal private staircases within maisonettes shall have provision for a stairlift to be installed. Space for a future through-the-floor lift will be provided between the entrance storey and the main bedroom/bathroom storey.

13. Tracking hoist route

A reasonable route for a potential hoist from a main bedroom to the bathroom will be provided.

14. Bathroom layout

The bathroom layouts shall allow for ease of access to the bath, WC and wash basin. Drainage shall be included to allow the future installation of a shower.

15. Window specification

Living room window cills shall be within 800mm of floor level.

16. Controls fixtures and fittings

Switches, sockets, ventilation and service controls shall be at a height usable by all i.e. between 450 and 1200mm from the floor.

Wheelchair accessible standards

Policy H7 expects that 10% of new housing is wheelchair accessible. Flat no. 2 has been designed to be easily adapted for wheelchair access and use.

4.0 Sustainability

Energy Efficiency

We are keen to make this development as energy efficient and low maintenance as possible seeking reductions in carbon emission wherever possible to accord with current local and national policy.

The development will be designed to achieve the requirements of Building Regulations Approved Document L1A and the mandatory requirements of the Code for Sustainable Homes Level 3. Reference should be made to the Energy Assessment prepared by Element Energy. Energy usage will be minimised by ensuring that thermally efficient wall, roof and floor constructions are utilised and high thermally-rated windows are specified, thermal bridging and air permeability is to be kept to a minimum through robust detailing and high-efficiency condensing boilers are installed to both properties.

Water usage is reduced by ensuring that cisterns have a smaller capacity and all taps (inc. showers) have reduced flow rates and low water-volume appliances (dishwashers, washing machines etc) are specified.

Construction materials are evaluated on their environmental impact and will meet the requirements of the BRE Green Guide to Specification. This includes sourcing them from a responsible resource.

In addition 75% of all internal and external lighting will be dedicated energy efficient fittings.

Should white goods not form part of the fit-out contract, information will be provided to the tenants on the benefits of purchasing efficient white goods.

Refuse

A waste management scheme will be implemented with provision in each flat for the storage of recyclable waste.

A dedicated refuse store will be provided. In accordance with the advice of London Borough of Camden's Street Environmental Services it will contain a Eurobin 660 holding 6 to 8 bags. In addition a 360 litre Eurobin holding 3 to 4 bags will be provided for recyclable waste. These are emptied twice a week. To satisfy the requirements of Transport Planning the doors to the refuse store will not open onto the highway; a rolling shutter or sectional overhead door will be used.

The nearest public recycling location is in Elm Street, a two minute walk away from the site.

Sound

Sound insulation of separating walls and floors and within the dwellings, will meet or exceed Building Regulations Approved Document E.

During the construction phase, a commitment will be put in place to comply with the best practice site management principles (Considerate Constructors Scheme) which will be audited through a recognised certification scheme. Security of the dwellings will be in accordance with "Secured by Design" standards.

Construction Management Plan

The scale of the development and the location of the development in the Clear Zone region will mean a large number of construction vehicle movements will occur to and from the site. Therefore, a Construction Management Plan will be prepared prior to commencement of demolition and construction work to manage the impacts of construction on the local transport network.

5.0 Accessibility

Capitol City Ltd is committed to a policy of equality, inclusion and accessibility and is active in ensuring that any potential sources of discrimination are addressed in the physical attributes of the buildings it commissions.

The building will be designed in accordance with the latest legislation and good practice guidance on accessibility available including BS 8300:2001 (Design of buildings and their approaches to meet the needs of disabled people), The Building Regulations Approved Document Part B (Fire Safety), Part M (Access to and use of buildings) and Part K (Protection from falling, collision and impact), and BS 5588 - part 8 (Fire precautions in the design, construction and use of buildings).

Principal entrances to the building will be level and have flooring of slip resistant materials.

All other external doors not accessible to the public shall be designed in accordance with Building Regulations Approved Document M (2004); the width shall be dependent upon their orientation.

The main entrances will be highlighted using colour and luminance contrast and appropriate level of lighting. A suitable signage strategy will be developed; text signage will be supplemented with symbols and Braille where appropriate.

Compliance with legislation will be achieved by consulting with a DDA consultant as necessary and by following the Building Control process.

Transport

The proposal will be car-free and will promote transportation methods other than the use of a private car. There are excellent local public transport facilities. Secure cycle storage for six cycles, one cycle per flat, is provided within the communal staircase area.

6.0 Summary

Through ongoing consultation with the Local Authority, this proposal will incorporate high quality, modern design principles and will respond to the character and scale of both Northington Street and King's Mews and is a positive contribution to the Bloomsbury Conservation Area and inner-city living.

The new scheme will utilise sustainable building materials and techniques to ensure long-term benefits to the environment, the community and the end-users.