



M105_6 North Mews

Design & Access Statement

Supporting information to Planning Application_October 2009
6 North Mews, London WC1N 2JP

Contents

- 1.0** The Site/ Key Proposals
- 2.0** Site Aerial View
- 3.0** Site Context (Immediate)
- 3.1** Primary Street Elevation
- 4.0** Proposed Glazing
- 4.1** Proposed Entrance
- 5.1** Sun Pipe System/ Lighting Strategy

6 North Mews, London. WC1N 2JP

The Project & Site

The property is a 164m² Mews Terrace in the Borough of Camden. The site is compiled of four floors including an external terrace to the south:

Ground Floor - 45m²

First Floor - 41m²

Second Floor - 39m²

Third Floor - 34m² (Internal area)

Terrace - 5m² (External area)

The proposed works to not include any form of extension to the above areas, so the existing floor area will remain unchanged.

It is proposed to refurbish and modernise the property for the owner to occupy. The existing layout and internal general arrangement are outdated and unsuitable for the owners requirements. In addition the external windows are of poor quality and material, so are difficult to operate and have deteriorated and failed.

Access

The existing roads and footpaths will not be affected as external works do not require the erection of scaffolding, nor does the proposed scheme propose any alterations to the existing routes of access surrounding the site.

Key Proposals

- Glazing- Replacement of all existing painted, timber windows with new aluminium framed windows and sliding doors (refer to dwgs 030/040/041/031 for location plan).
- Sun Pipe- The scheme proposes the introduction of a series of 3 no. sun pipes (as specified later within the Access Statement Document) Refer to dwgs 030/ 031/ 041 for additional details and location.
- Velux rooflight to the rear pitch of the existing roof, providing natural light into the proposed bathroom (T.02). This unit it to be openable for servicing reasons and due to it's location/ orientation will not be visible to any of the site's neighbouring properties.
- New appature (to incorporate Velfac 200 range) to the proposed bathroom (T.02) Refer to dwgs 013/014/040 for additional information.
- Proposed enlargement of the existing rear window to F.03. The scheme proposes to increase the size of the window by 50% to remain in keeping with those elsewhere.
- New window and door mechanisms throughout:
 - First Floor
 - (i) Sliding doors to replace standard opening mechanism, RAL 7015: Slate Grey. To match the existing divisions in panels and relative centres.
 - (ii) New window to be divided horizontally with openable bottom section (outwards opening)
note: Window to be enlarged (approx. 50%)
 - Second Floor
 - (i) New window to the front elevation, twin leaf, divided vertically (outward opening).
 - (ii) New window to existing opening. Twin leaf, dividing vertically (outward opening).
 - (iii) New window to existing opening. Twin leaf, divided vertically (outward opening).
 - (vi) New window to existing opening (single pane, non-opening).
 - Third Floor
 - (i) Bi-fold glazing to the front elevation, designed to match the existing panel size and centres of those existing.
 - (ii) New window to existing opening. Twin leaf, divided vertically.
 - (iii) New aperture created and incorporation of a horizontal, fixed window (single pane, openable).
 - (iv) New window to existing opening, single pane, non-opening
- Minor reconfiguration of the existing GA throughout (refer to plans 010/011/012/013 for proposed alterations)
- Glazed sections to the existing landings (refer to dwgs 010/011/012/013 for positioning of each unit. This inclusion of these elements to the scheme is to provide a degree of transparency between floors and to also provide a level of natural light to previously shaded area.

Design

All of the above proposals are considered as being very minor and unobtrusive to the conservation area. The new windows will update the existing, unsympathetic painted timber frame glazing with new aluminium framed windows and sliding/ bi-fold doors to enhance the external appearance of the building, energy performance and maintenance performance. The new frame colour is to be RAL 7015: Slate Grey. (Please note that a sample of any of the proposed materials and finishes can be produced upon request by Camden Borough Council).

Noise & Light Pollution

It is not foreseen that the proposals will produce any increase in noise and light pollution beyond the existing use.

Flood Risk

The proposed external works do not increase the risk of flood.

Sightlines

All proposed works to the existing roof will not be visible from the adjacent or neighbouring properties. The proposed systems are unobtrusive and sympathetic to the scheme. IT SHOULD BE NOTED THAT THE EXISTING TERRACE IS NOT OVERLOOKED BY ANY SURROUNDING BUILDINGS.

There are very limited views to the terrace from ground level.

Existing Character and Appearance

The proposals are sensitive to the existing character and appearance of the area. The scale, choice of materials and material colour is sympathetic to the existing building.

Neighbour and Community Consultation

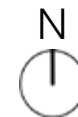
On 01/06.09, Mr Peter Hamilton, the owner of 71 Grays Inn Road (opposite at rear) visited 6 North Mews and viewed the proposed window to be enlarged. He agreed it would not be possible to see out of the window or overlook his property because it would still be above head height.

Summary of Proposals

In Summary, we feel that this proposal:

- is a highly positive enhancement to building
- aims to conserve and build upon the nature of the area
- is an efficient use of the property
- improves the desirability of the local area both commercially and residentially
- will not raise noise levels
- will not contribute to light pollution of the surrounding buildings
- maximises the degree of natural light entering the building

Site Plan 2.0

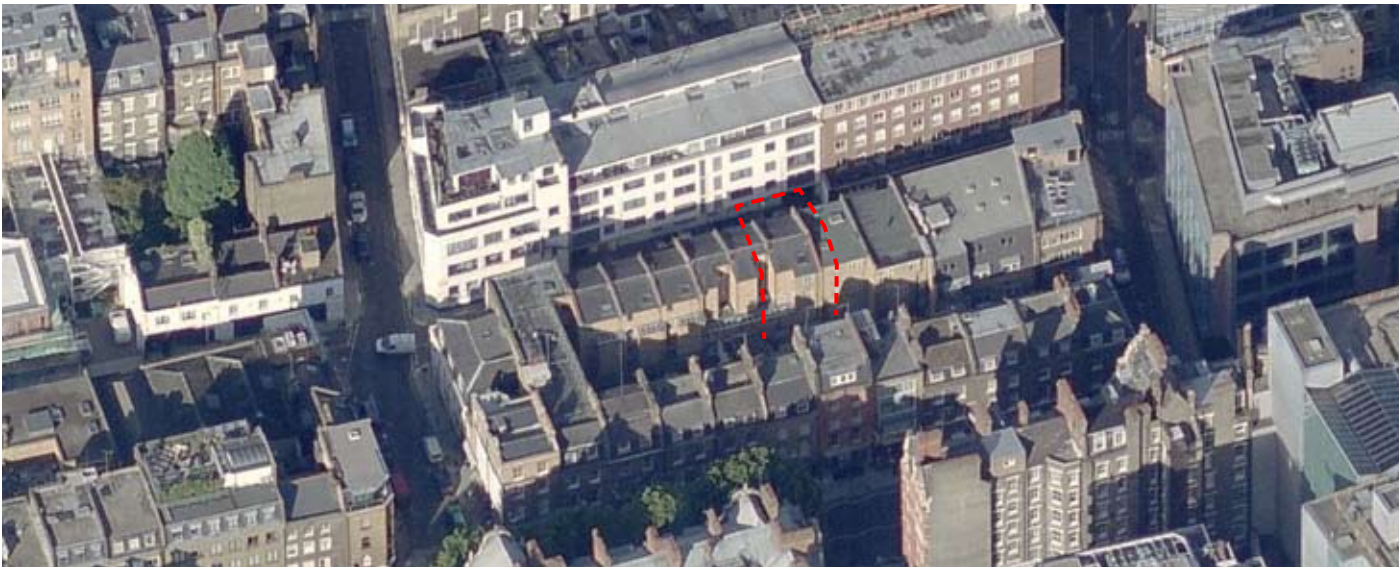


6 North Mews, London WC1N 2JP
(not to scale)

Site Aerial Views 2.1



Aerial view looking North (not to scale)



Aerial view looking South (not to scale)

The Properties Surrounding the Immediate Site.

View 1 - Looking north at high level towards 6 North Mews and line of terrace

View 2 - Looking S.East from the rear of the site

View 3 - Looking N.West from the rear of the site

View 4 - The view directly down towards the ground floor of the neighboring property (6a North Mews)

As indicated within the adjacent images, the rear of the site is only able to be viewed by the immediate residents whom back onto the site. It is also apparent that there is no general style or symmetry in regards to the windows or apertures of the surrounding properties.

It is also evident from 'view 1' that this is also the case within the front elevation of the mews terrace.

The incorporation of a sun pipe system to the existing roof pitch would not raise any issue of overshadowing to any of the neighboring properties.



View 1



View 2



View 3



View 4



Building Elevations

Proposed changes to the primary elevation

General Notes:

- (i) No alterations are proposed to the existing brick work finish
- (ii) No alterations are proposed to the existing drainage routes or down pipes as a result of proposed works
- (iii) All works to the roof (to include 3.no sun pipe units and roof light) are not visible from any point of the public road, nor do the installation of such items have any detrimental effect upon any of the neighboring or surrounding properties.

1) Ground Floor

The existing garage door is to remain as existing, but is to be re-painted/ (including servicing where applicable) to RAL colour 7015: Slate Grey.

Please note, that the original uniformity of colour coordination between each of the neighboring properties has been removed over the years, and no general colour scheme is represented at present.

A new aluminium 'Velfac' front door has been proposed to replace the existing timber unit, which will also incorporate a 'Velfac 600' letter box o/w natural anodised surface finish (refer to attached drawing '030' for elevation details).

Within this section of the elevation the scheme also proposes the incorporation of a video-phone entry system for issues of security and controlled access. This is to be positioned in such a manner, as to replace the existing wall mounted unit. The scheme also plans to incorporate a stainless steel house number within the door leaf (refer to dwg. 030 for details).

2) First Floor

No physical changes have been proposed to the Juliet style balcony, although they are to be re-painted to RAL colour 7015:Slate Grey to match the adjacent window details. A bespoke planter is to be introduced within the balcony to echo the scale and style to that of neighboring property 6a. As opposed to three separate units, the planter is remain as one single entity.

The existing configuration of operably/ fixed section doors are to be replaced with 'Velfac 200 range' sliding doors (RAL 7015:Slate Grey finish). The configuration specified indicated that the central two panels are to slide apart with the remainder fixed in position (refer to dwgs 030 and 040 for further details).



Proposed Glazing 4.0

Proposed changes to the primary elevation (continued)

3) Second Floor

The existing twin leaf window is to be replaced with one from the 'Velfac 200' series (RAL 7015:Slate Grey finish)

4) Third Floor

Four equal panes of bi-fold glass are to be incorporated within the existing aperture to T.03 replacing the existing system. These are to match the centres/ scale of those existing. Refer to dwgs 030 and 014 for folding information and elevations.

5) Roof Level

Incorporation of a series of three sun pipe systems. The proposal for such a device within the site is to introduce the maximum degree of natural light within the internal spaces of the site. The energy free, reflective tube extends through adjustable bends and has an internal mirror finish that intensifies and reflects natural daylight delivering free outdoor light to a room or area below - where the light is evenly diffused by a translucent ceiling fixture.

In the instance of this site, the sun pipe system has been designed to work in unison with a series of glass sections to the floors. The concept therefore being to maximise the degree of natural light entering the site at all levels, and effectively reducing the need for artificial light during certain periods.

- (i) No structural alterations required, (fits between joists and rafters)
- (ii) No maintenance required
- (iii) Top dome is self-cleaning due to its shape and eliminates condensation problems.
- (iv) Few external fixtures are required, (normal single fixing at base of system)

As stated previously, the sun pipe units will not be subject to public viewing as the position that they are intended to be mounted in is set back sufficiently from the road side (North Mews).



Proposed Entrance 4.1

Proposed changes to the primary elevation (continued)

Image 1 - The existing entrance at Ground/ Street Level

Image 2 - The proposed 'style' of door (refer to dwg. 030 for true elevation)

Image 3 - The letter box to be incorporated within the lower section of the door

(i) The proposed aluminium door to be produced using the same finish as the replacement glazing package. The colour chosen is designed to be subtle and sympathetic to the local environment and also easily serviceable.

(i) No alterations are proposed to the existing threshold detail (height) at the point of entrance

(ii) The proposed scheme does not suggest any change to the existing access to the site

(iii) The proposal does not have any detrimental effect upon the street scene



Image 1

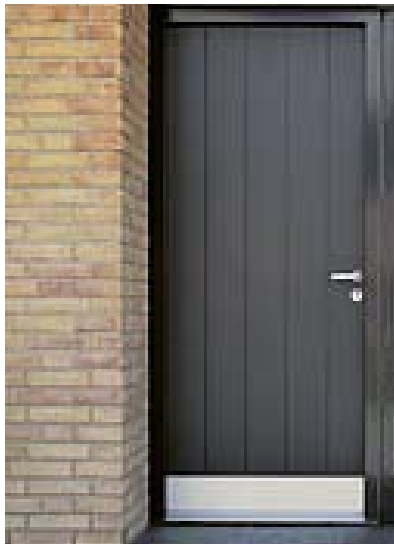
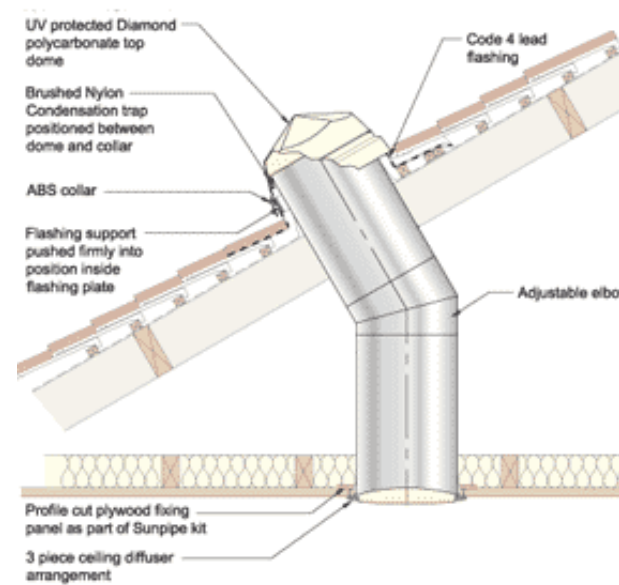


Image 2 (left)

Image 3 (above)



Sun Pipe System 5.0

