

## **11-23 Colonnade Mews London WC1N 1JA**

# **Design and Access Statement**

### **Location**

Colonnade Mews is within the Bloomsbury Conservation Area located directly behind Russell Square Underground Station.

### **History of Ownership**

The building was bought by Ockham Management Limited in 2008 with vacant possession from:

Venture Properties (Northern Ireland) Limited.  
38 Drumeen Road  
Beragh  
Omagh  
Co Tyrone  
BT79 0XG

Venture Properties undertook no activities within the building during the period of two years of ownership having bought the buildings in 2006. Prior to Venture Properties the freehold was owned by the Trustees of the Great Ormond Street Hospital for London.

GOSHCC Head of Accommodation Services Duncan Winter confirmed the freehold of 11-23 Colonnade was purchased by Great Ormond Street Hospital Children's Charity (GOSHCC) around March 2001. It formed part of a much larger site acquisition. This particular site was purchased from University London College Hospitals NHS Trust.

GOSHCC confirmed 11-23 Colonnade were not used for residential accommodation whilst they were in the ownership. GOSHCC stated the bought state and inappropriate nature of the dilapidated accommodation precluded its use as residential/affordable.

The workshop and garage parts of the Colonnade were used by Great Ormond Street Hospital as light overflow storage. GOSHCC maintained 24hour security on the site and therefore it was thought prudent to use the space in some appropriate way whilst the decision was made how to develop the property.

The buildings fronting Guilford Street were directly connected to those in Colonnade Mews, however that connection was been broken when the sites of 66 & 67, 70-82 Guilford Street and 11-23 Colonnade were sold in approx November 2006, at which time the freeholds were split.

From information received from GOSHCC and Venture Properties the existing buildings have had no residential accommodation use for a minimum period of 8 years and only used for light storage by GOSHCC for the period of their ownership.

## **Existing use.**

The existing property is a traditional Victorian mews building typology and has been residentially vacant since 2001.

The ground floors of each Mews building were designed as garages/stables for what would have been the main residence on Guilford Street to which they were directly attached.

Between 2001-2006 some of the garage spaces were used as light storage by GOSHCC as mentioned they had installed 24hr security cover on the building it provided a cost effective opportunity for such.

GOSHCC as part of recent wider redevelopment of the local hospital campus since transfer of ownership in 2006 replaced locally the light industrial storage use present on the site during the period of their occupation.

Activity on Colonnade Mews is predominantly residential on the north side of the mews following recent development. The south side of the mews has light industry/storage uses. Both these activities will not be adversely affected by the proposed refurbishment and development of the existing mews buildings.

## **Amount of area affected by development proposals.**

The present owners are applying for approval to redevelop and refurbish the property from the vacant condition by change of use creating 9 residential Town Houses (Class C3) of varying sizes.

The redevelopment proposes the refurbishment and internal remodelled of the existing buildings to accommodate dividing party walls, floor height amendments and roof amendments introducing rooflights.

The site area of the proposal is the existing footprint of the mews houses. The new proposal retains this area, working within the existing boundaries.

There is a forecourt area in front of the existing mews with parking on the street. This parking provision whilst part of the client site area is classed as by London Borough of Camden as public highway. No parking is being proposed as part of the development proposal, it is a car free project.

## **Layout.**

The existing building contains two floors these are retained and in places the floors are locally revised to enhance the interior experience and provide additional use opportunities.

The Conservation Area constraint demanded a layout that respects the pattern and arrangement of the found façade on Colonnade. This has resulted in the making of 9 town houses within the shell of the development shell space. There are 1 x 1 bed house, 4 x 2 bed and 4 x 3 bed homes created out of the proposed change of use totalling an area of 861.5msq.

The layout of the houses reflects traditional London Town houses. Stairs are arranged to one side of each property, allowing over the lifetime of the home for flexible layouts to the needs of the occupants. All houses have direct access from Colonnade Mews.

All individual proposed town houses have ground floor wc/shower room included conforming to lifetime homes guidelines. There allocated refuse storage to houses with sufficient space for bicycle storage at ground level.

### **Scale**

The development retains and redevelops the interior of the existing mews buildings to respond to the Conservation Area constraint, the massing and scale of changes does not visually harm the surrounding area and streetscape with exception to localised rooflight's and solar panels at roof level.

### **Landscaping**

There are no new external amenity spaces provided and are not present in the existing building. (Policy N4 requires the provision of 9sq/m of open space per person for residential developments of 5 or more dwellings, initial project consultation included local terraces at roof level however due to conservation area restrictions these were omitted in the final application proposal.

### **Appearance**

11-23 Colonnade Mews consists of two groups of mews buildings (11-17 and 19-23).

Originally these were stables for the large town houses on Guilford Street and housing for the coachmen although possibly 21 and 23 may have had a different use as they have windows on the ground floor.

The existing ground floor features large timber doors to the original garages and prior to then where horses would have been stabled. The first floor features traditional timber sliding sash windows. To the mews front the original cobbled street surfacing survives and will be retained following the introduction of services/utilities into the new development.

This site is located in Bloomsbury Conservation Area. A draft area appraisal categorises these buildings making a positive contribution the conservation area.

Behind, the sites on Guilford Street buildings are Grade II listed. We have been informed during the pre planning consultation process that in other applications the mews properties on Colonnade have not been considered as having listed status.

There are a number of door openings between some of the mews buildings and the buildings on Guilford Street but these were blocked up, only one access door remains to a vacant plot on Guilford Street it has been confirmed this access door serves no fire escape easement function.

We do not think the Colonnade buildings meet the criteria for Listed Buildings as they are have been historically independent from the Guilford Street properties for some time and the physical layout has totally separated the existing connection to the principle buildings.

The Mews and adjacent Guilford Street buildings to the south are privately owned and have been empty for some time.

### **Front elevation**

The proposed alterations will retain existing openings with a few exceptions where windows need to be blocked or relocated slightly making the subdivision of the individual town house units possible (drawing 2008-02-P-003).

The existing garage doors are retained and activated as movable screening for the ground floor windows providing light into the accommodation at ground floor.

In Unit 6 and a new set of garage doors will be introduced to match the existing garage doors in visual detail to maintain the street appearance.

The existing parapet heights are retained allowing the two sets of mews buildings 11-17 and 19-23 to be retained as distinctly separate.

All new brickwork repairs will match the present construction of load bearing London yellow and red stock brick, matching the existing colour and size and mortar pointing.

### **Rear elevation**

There are minimal changes proposed to the rear of the mews buildings. The proposal aims to retain the existing windows where possible introducing daylight and ventilation for the houses, all existing windows will be re glazed with double glazed units with white laminate inter layer to retain privacy within the development.

### **Roof alterations**

The proposal will not amend or change the roof height or form or material quality.

Where the introduction of roof lights is indicated these will be Conservation grade detail. The roof lights to rear and front roof pitches introduce natural light into the centre of each individual house from the south in line with best practice and replacing those present.

Solar panels are included in the south facing rear pitches of the mews buildings as part of a renewable energy strategy. These are designed to be as minimally intrusive though the size is relative to capacity to influence the energy strategy and the constraints of Conservation outlook.

On all existing primary dividing walls the chimneystacks have been retained. There are a total of four chimneystacks removed during the remodelling of the interior. On existing secondary dividing walls the chimneys area removed as part of the interior remodelling.

As part of the revised roof detail parapet walls are introduced above each house party wall, the detail and material of London stock yellow with red brick details matching those of the existing parapet walls at roof level at present. All new parapet and roofing flashing details will be in traditional lead.

## **Access**

Existing access to activity in 11-23 Colonnade Mews is divided between 4 access entrance doors direct from the street to the first floor residential accommodation and 11 wider existing garage or stable doors at street level.

The design retains a majority of these openings as part of a minimal intervention architectural strategy.

The new houses incorporate the entrance doors within the retained garage doors or through existing entrance door openings.

New access to all proposed houses is direct from street level and the pavement.

## **Ecohomes Assessment**

We have included in the submission an Eco homes 2006 Pre assessment Estimator for the development.

## **Three Dragons Toolkit Appraisal**

We have included in the submission a Three Dragons Toolkit Appraisal.