

Design and Access Statement

**Planning application for
alteration works to existing
building at No. 7 Northington
Street & 14-17 King's Mews,
London WC1N 2JF**

Prepared on behalf of

Capitol City Ltd

A+D Studio Ref 0511

November 2008

1.0 Introduction

We are applying to Camden Borough Council for planning permission to convert two existing double garages located at No 7 Northington Street and 14-17 King's Mews, London WC 1 N 2JF to form two residential units on ground floor. The existing mews house on the site is not listed, however it is within the Bloomsbury Conservation Area and both the site and the existing building are considered sensitive to any redevelopment. The scheme will also promote sustainable design principles.

2.0 Site Description

The site comprises an area of approximately 87m² (0.0087 ha) and is situated on the corner of Northington Street and King's Mews. The site adjoins 9 Northington Street and 12/13 King's Mews and the rear garden of 8 John Street.

To the east of the site lies Gray's Inn Road, to the west 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.

The existing main entrance is off Northington Street and there are garage doors accessed from King's Mews. The facade is white painted render and is in reasonable condition with some cracking evident along the line of the internal masonry walls. The existing windows are in poor condition with plastered mouldings surrounding those on the Northington Street facade. Internally, the existing building contains no items of historic value and recent alterations have included converting the two smaller garages into a music studio (garage doors fixed shut) and a metal spiral staircase on the first floor leading up to an additional storey in face-brick for access to a roof deck.

3.0 Planning History

The property has planning consent for the conversion of the existing house into three town houses granted under reference 2007/5975/P.

4.0The Design

The property currently comprises a five bedroom house over ground and first floors and two double garages at ground floor. The five bedroom house will not be altered and will remain as existing, we are only proposing to convert the two double garages. The alterations will form two ground floor residential units (Unit A & Unit B) accessed from King's Mews. The proposal includes the removal of the existing garage doors from the King's Mews façade and formation of a new window opening in the Northington Street elevation and demolition of internal non-structural walls within the existing building. No alterations are proposed to the first floor or the rear part of the building facing rear garden of 8 John Street.

Careful detailing is required to ensure that the front entrance doors and windows are successfully incorporated into the King's Mews elevation. Their detailing follows the form as approved under the above earlier consent and retains the original coach door structural openings, timber, steelwork and window design which enhances the original character of the building.

Each dwelling has a floor area of 32.8m² to include an open plan Living/Dining/Kitchen area with separate bedroom and bathroom and storage room.

5.0 Sustainability Statement

It is the designer's intention that this development will produce two high quality single dwellings aiming to meet the following minimum standards for energy and water criteria:

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 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 at least a '0' grade in the BRE Green Guide. This includes sourcing them from a responsible resource.

In addition the following strategies will also be put in place:

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

A waste management scheme will be put in place with a provision in each flat for the storage of recyclable waste (minimum total capacity of 30 litres). The council's kerbside collection scheme for recycled waste is already in place and waste is currently collected every Monday. The nearest public recycling location is in Elm Street, a two minute walk away from the site.

Sound insulation, both separating and within dwellings, will exceed Part E of the Building Regulations.

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.

6.0 Accessibility

This proposal has been designed in accordance with Part M (Dwellings) of the Building Regulations.

The proposal does not provide off-street parking but promotes transportation methods other than the use of a private car. Each new property will have internal cycle storage. There are very good public transport links.

7.0 Summary

Through ongoing consultation with the Local Authority, this proposal will retain the existing building, thereby preserving the inherent character, scale and detailing.

The new scheme incorporates high quality, modern design principles and responds 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.

A separate Lifetime homes statement is included with this planning application.