

## 22 King's Mews, London WC1N 2JB

### Design and Access Statement



Full Planning Application and Conservation area consent for the partial demolition of existing building and construction of a new dwelling house



# CONTENTS

## Introduction

## PROCESS

### Assessment

### Involvement

### Planning Policy Context

### Evaluation

### Design

## PROPOSAL

### Use

### Amount

### Layout

### Scale

### Landscaping

### Appearance

### Access

### Refuse and Recycling Management

## Introduction

This Design and Access Statement has been prepared by Buchanan Hartley Architects Limited (BHA) in support of the planning application by Queens Gate Holdings Limited for a redevelopment of 22 King's Mews, London WC1N 2JB. It has been written broadly following the guidance given in CABE's 2006 publication 'Design and Access Statements - How to write, read and use them.' It is laid out in two main sections: process and proposal.

The proposal is for the construction of a self-contained dwelling house at No 22 King's Mews – high quality residential accommodation for which there is a strong demand in Central London. The building has been thoughtfully designed to complement the sensitive setting, will be built to a high specification and will achieve the Level 4 'Code for Sustainable Homes' standard.

This statement should be read in conjunction with the following additional material:

Supporting Planning Statement	Planning Potential Ltd (PPL)
Lifetime Homes Statement	BHA
Construction Management Plan	BHA
Conservation and Heritage Assessment	Heritage Collective LLP
Archaeology Report	L.P. Archaeology
Basement Impact Assessment	Campbell Reith Consulting Engineers
Sunlight/Daylight Assessment	Waldrams Chartered Surveyors (WCS)
Energy and Code for Sustainable Homes Statement	AJ Energy Consultants
Commercial Statement	Farebrother Chartered Surveyors (FCS)
Heritage Assessment	Heritage Collective LLP



View of King's Mews from Clerkenwell Road



# PROCESS

## Assessment

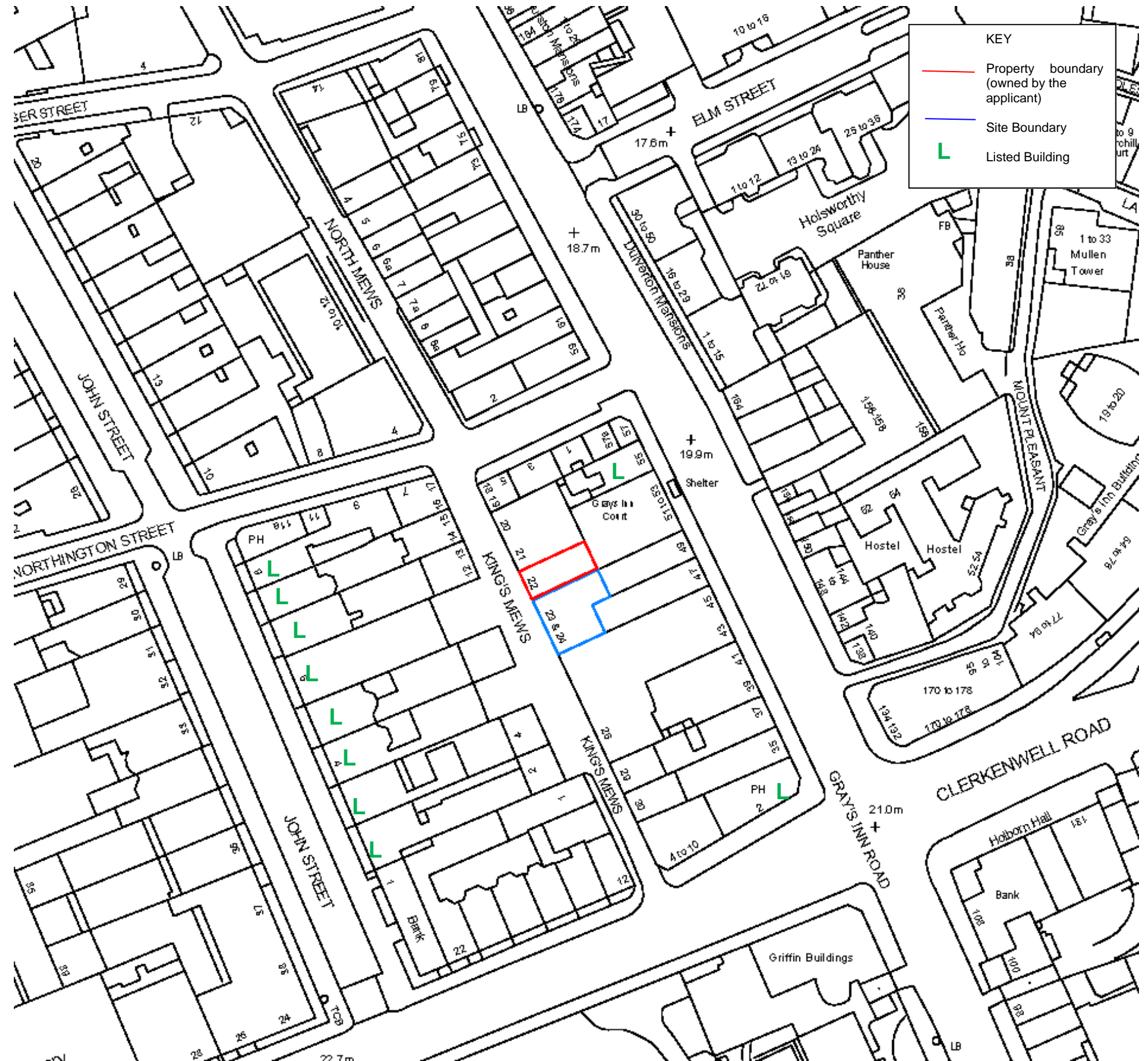
### Physical Context

The site is 22 King's Mews, originally a stable/coach house serving the principal frontage properties at No 51 Gray's Inn Road. It is located on the east side of this mews and originally had similar properties both either side and opposite. Currently the plot is completely occupied by a single two storey building whose last known use was as storage space. Many of the other plots in the mews have been rebuilt for various uses in recent times, diluting the original homogenous character of the street.

The building on the site is considered by the LPA to make a positive contribution to the conservation area being an example of the original building type in the mews. There has in the past been substantial redevelopment of properties in this mews and plans are currently underway to redevelop plots at Nos 23, 24 & 25 and Nos 26 to 30. After demolition the plot will consist of the retained front façade (approximately 6 metres in length) and blank (party) wall to the rear (No 51 Gray's Inn Road) prospective party walls to Nos 21 & 23. The site area is approximately 90m<sup>2</sup> and the depth of the plot is approximately 14000mm.



View of King's Mews looking North



Site Location Plan



# PROCESS



View of Lambs Conduit Street

## Social Context

The site was formerly in commercial use but this was discontinued prior to the 2009. There are various other uses taking place in the immediate vicinity – mainly commercial and residential, but the general recent trend is for properties to come out of commercial use into residential use. The location is apparently popular as a residential location and there is little employment use remaining. The social context is therefore of a quiet residential enclave located within a wider central business district. As such a proposal for a dwelling in place of existing storage unit is in keeping with the character of the context.



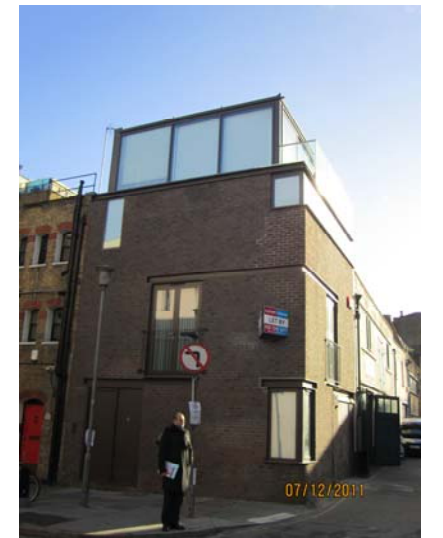
View of East side of King's Mews looking South

## Economic Context

The site was formerly in economic use but is no longer viable in this location and economic viability is addressed in further application documents produced by both Mid-Town specialist FCS and PPL. These documents demonstrate that the present use is not sustainable and support the proposal to change the use and construct new residential buildings.



Corner of Northington Mews 7 North Street



5 Northington Street

## Involvement

This application is for a revised design to a similar brief following an unsuccessful appeal (APP X 5210 A 13 2203357) against the Council's refusal to grant planning permission in case references 2012 6290/6340 P/C. The revised design has been produced following extensive consultation with residential neighbours in Gray's Court (51-53 Gray's Inn Road). The design as now submitted has been agreed by this party as having addressed satisfactorily their concerns about the previous design. It was these concerns alone that were material to the Inspector's decision in that case. Further pre-application consultation with the Council or others was therefore considered unnecessary.



Former use of the site



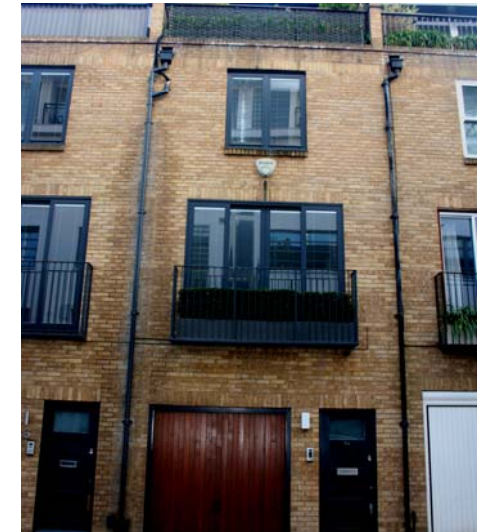
Historic Residential Mews



Existing building



Modern house of King's Mews



Modern house of North Mews



# PROCESS



Existing contextual elevation

## Planning Policy Context

A supporting statement addressing planning policy matters has been produced by PPL and is included with the application documents.

### Other developments in Kings Mews

Nos 23 & 24 (APP X 5120 A 13 2196775)

Planning permission was granted at appeal on 1st November 2013 for the redevelopment of a former commercial building on this site to create two dwelling houses.

No 25 (2012/0972/P)

Planning permission was granted on 8th November 2012 for a new 3 bedroom dwelling at No 25 designed by Bere Architects. This building is arranged on four levels (including basement) and has a brickwork front elevation and planted roof terraces

No. 26 (2012/3101/P)

Planning permission was granted on 18th October 2012 for a new 2 bedroom dwelling at No 26 designed by Nick Rae Associates. The building is arranged on three levels (with no basement) and has a mainly brickwork



7 Northington Street & 14-17 King's Mews

front elevation with a set-back second floor.

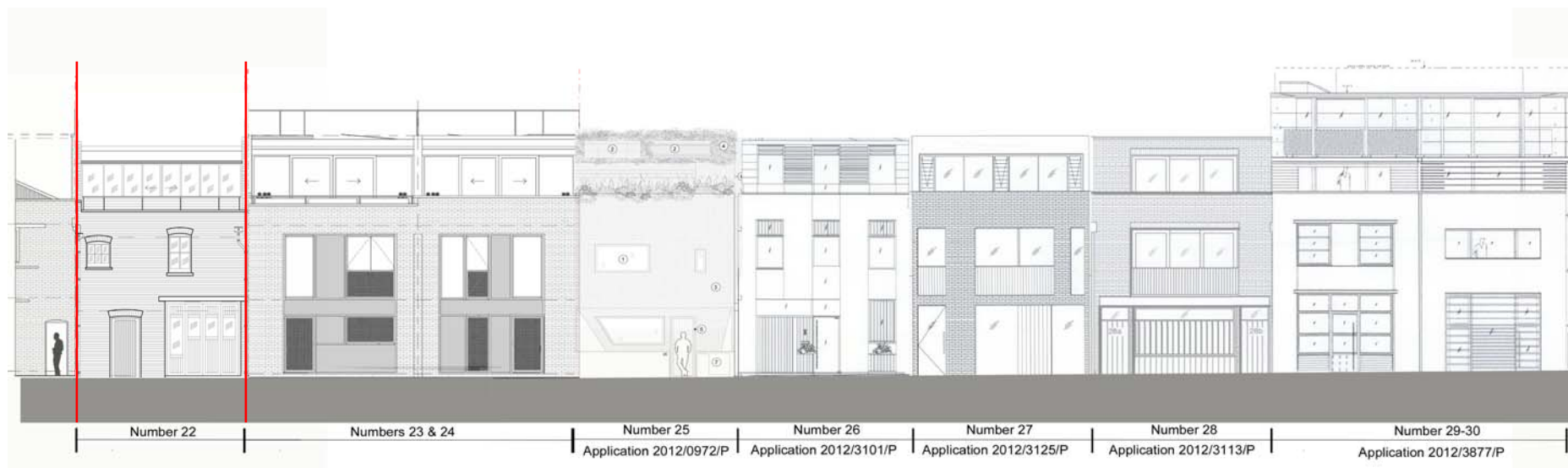
No. 27 (2012/3125/P)

Planning permission was granted on 18th October 2012 for a new 3 bedroom dwelling at No 27 designed by Nico Warr Architects. The building is arranged on three levels (with no basement) and has a mainly brickwork front elevation with a set-back second floor.

Nos 28-30 (2012/3113/P & 2012/3877/P)

These premises have recently been awarded planning permission for exterior remodelling and increased residential use.

The effect of these developments, together with others completed at Nos 8 -9, 14-17 King's Mews and 5 Northington Street will be to change the character of the mews considerably. The commercial character will be replaced with a residential character. The overall scale of the mews will remain unchanged, but the nature of the buildings will become more complex, reflecting the domestic use within rather than the historical stabling (latterly storage). The design of the replacement street facing facade of No 22 has been configured to exactly match the existing in acknowledgment of the council's opinion about its significance.



Proposed contextual elevation



# PROCESS

## Evaluation

### Opportunities

The cleared plot presents an excellent and rare opportunity to develop new accommodation in this sought after location – and such an opportunity must be maximised in the interest of the efficient use of urban land. Subject to technical appraisal (see separate basement impact study) basements can be excavated to create additional accommodation. Above ground the previously consented scheme (2009/0710/P) on the adjacent site establishes the maximum developable envelope for the proposed scheme. The relatively high land values in this location provide an opportunity to develop a dwelling of uncompromising quality that will enhance the character of the Conservation Area. This development presents an opportunity to reinstate a high quality mews building, which is in keeping with the original historic street pattern.



Recent contemporary mews project



Condition at the rear of the site



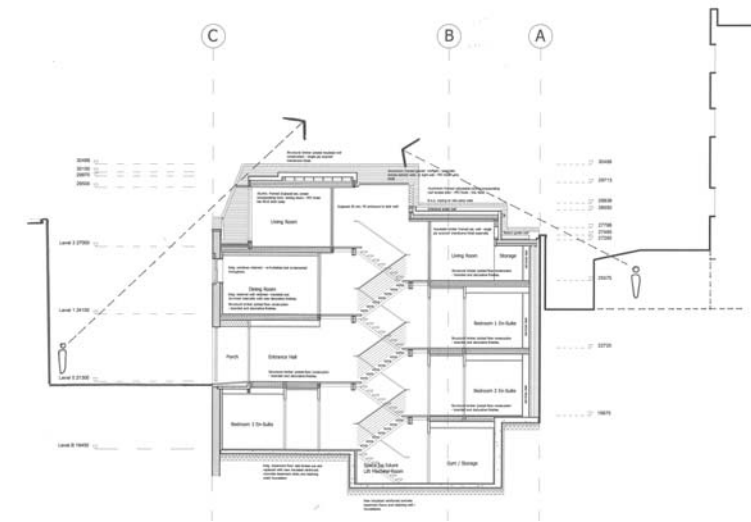
Example of day lit staircase

### Constraints

There are significant restraints governing development. The site is surrounded on three sides by party walls with no prospect of light flows or aspect and is heavily overlooked at the rear by the much higher Gray's Inn Road buildings. The height of the proposed building is effectively capped by the need to avoid damage to the light flows enjoyed by neighbouring buildings to both east and west. The frontage to the mews represents the only realistic opportunity to introduce access, servicing and fenestration to the building. The location within the Bloomsbury CA brings the development under strict control with respect to design and materials.

### Option appraisal

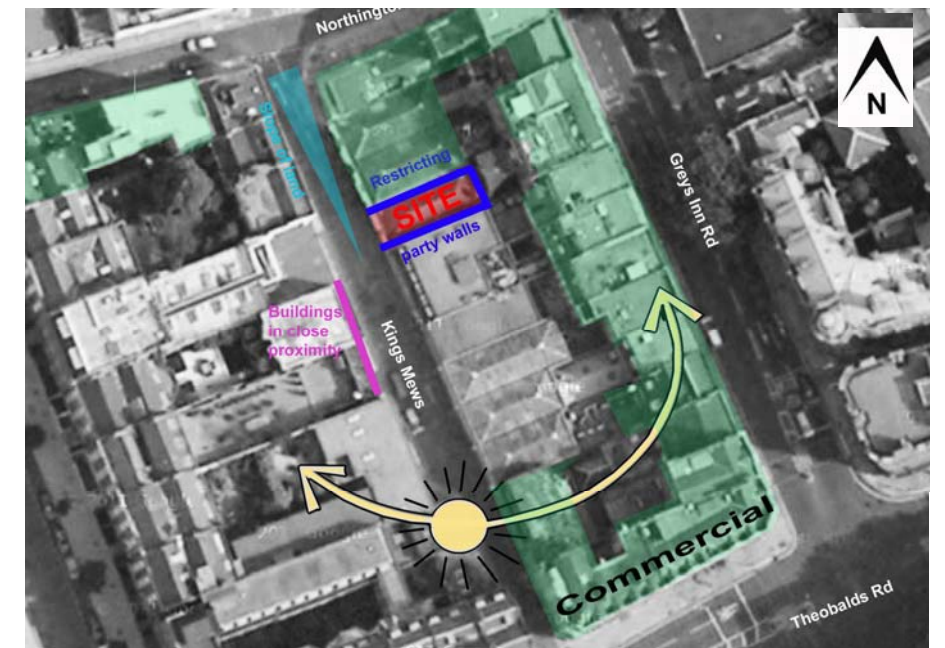
The brief was for a dwelling house on the application site. Clearly with a development of this scale, a traditional multi-storey town house with internal stair is the optimum solution for the required accommodation. The ground floor level selected is approximately 150mm above the main street level to facilitate access at the same time as preventing rainwater ingress. The overall development envelope permits three floors (of about equal height) above ground plus one level of basement. The internal stair must link all levels and the floor layouts shown on the application drawings result from arranging rooms logically around the stair. Generally the principal rooms are placed at the front and top, with servant spaces mid-plan. The



Differing conditions at front and rear

top floor is set back from the mews building line to be in keeping with the general development pattern in the street.

A sunlight and daylight study has been undertaken by Waldrams chartered surveyors to test the design for impact upon the lighting of neighbouring properties. A copy of this report is one of the application documents and which demonstrates that no harm will result from the development. This is consistent with the current design having a lower profile than the previous design, which also complied with the planning guidelines with respect to natural lighting to neighbours.



Site analysis diagram



# PROCESS

## Design



Historical Mews setting

## Townscape

The restoration of the existing historical façade will form the main townscape element of the proposed house. This will therefore remain unchanged from the existing building. The set back new upper storey is not considered to have a significant impact on the surrounding townscape.



Precedent for façade diversity

## Architecture

There is little architectural design required in respect of the visible elevation due to the retention of the existing historical facade. The new upper storey is treated in a simple and contemporary manner with extensive glazing and a flat roof. Extended party walls are expressed as simple brickwork elements to contain the accommodation between.



Proposed Front Elevation 22 King's Mews



London stock brick

## Materials

In terms of external and facing materials, as stated above brickwork has been selected for the walls in keeping with the character of the Conservation Area. Glazing framing will be in black or dark bronze metal and the facade panels will be in patinated non-ferrous metal. The screen panels will be made from matching metal framing with non-ferrous metal woven mesh infill. We presume that the final selection of these materials will be subject to condition approval.



Dark bronze glazing framing





# PROPOSAL

## Use



The proposed use of the site is C3 Dwelling house. This use is proposed for a combination of reasons; high unmet demand, high value (justifying site acquisition and project costs), the unsuitability of the location for the continuation of the previous use, manageable risk, availability of funding and so on. This use is by definition a 'good neighbour' use that will not give rise to loss of amenity to neighbouring uses of whatever type. The area is sufficiently served with facilities to support residents including shops, parks, schools, healthcare providers and sports facilities. Planning policy supports change of use from commercial to residential in this location if certain conditions are met (see planning report). The creation of an additional home as proposed will make a positive contribution to the local economy with occupants using local shops, food and drink premises and services. Residential rather than commercial use will generate a larger population to the benefit of the local community and encourage 24 hour activity. The dwelling has been designed to be as accessible as possible given the site constraints and represent a local resource with a substantial future lifespan and community value.

## Amount

As stated above the site has been evaluated and its optimum capacity established and the proposal follows closely this evaluation. The dwelling will have a overall area of 287m<sup>2</sup> (GIA) spread over four levels. The room sizes within each are generally in accordance with or in excess of the Council's requirements and the Mayoral guidance. Rooms are logically arranged and sensibly sized and proportioned for maximum utility. Given the small scale of the development and tight site constraints it is assumed that the logic for a proposal of a dwelling house will not be examined further.

	Existing		Proposed	
Levels	No 22		No 22	
	GIA	GEA	GIA	GEA
Base-ment	n/a	n/a	72	78
Ground	80	90	71	89
First	82	94	71	89
Second	n/a	n/a	64.5	79
<b>Total</b>	<b>162</b>	<b>184</b>	<b>278.5</b>	<b>335</b>

## Layout

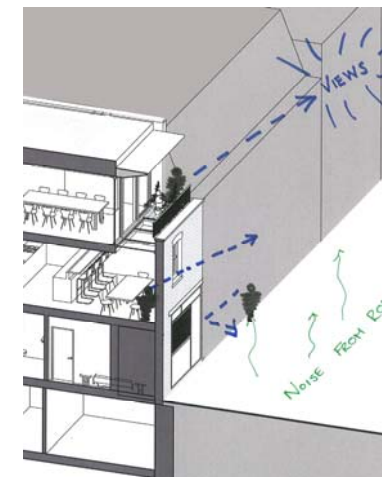
The building's layout is highly constrained by both the site and current housing codes and the optimum arrangement is therefore almost self generating. The key factor is the relationship of dwelling to street, which has to fulfil a number of practical functions as well as giving expression to concept of 'home' in a particular type of urban environment.

### Relationship to street

The building forms part of the edge of the historic mews and must contribute to the enclosure of the open public space in a positive way, providing a suitable legible back drop to the observer. There should be the appropriate relationship between the building and the mews, including the right degree of overlooking, a recognisable architectural language and the correct level of privacy and protection in terms of physical separation, noise and light. Our design for No 22 has been developed to communicate a benign message to all those who might be neighbours or just passing by.



Internal use revealed in façade



Relationship with Street

## Access

The entrance to the dwelling is clearly signalled and easily reached within an existing façade opening. Upon entering each house the internal layout is self evident with stairs to go up or down and doors into rooms. The stairs are naturally lit, despite being internal, to emphasise their crucial role in connecting the parts of the building. On the two principal above ground floors the front windows provide different views back into the street and beyond so the occupant will appreciate his or her orientation despite being within the house.



## Safety

The house contain an enclosed stair separated from rooms by fire resisting construction and the simple layout will become almost instantly familiar to the occupant. Such a dwelling layout provides inherent safety both metaphorically and physically. By the same token the dwellings are very difficult to enter without the owners' invitation.

## Priorities

In devising the layout of the house we have given priority to optimising the domestic utility of the buildings and giving expression to their commodity as homes. We have tried to avoid emphasising security, mechanical services, refuse storage and maintenance fittings.



# PROPOSAL

## Scale

Preliminary assessment and prevailing planning opinion in the Conservation Area led to an approach to scale whereby the established street pattern would be followed in the design. The principal elevation to the street is two storeys in height, with a set-back storey above, in keeping with the setting. The rear of the proposed dwelling keeps within the previously demolished envelope at the lower levels. The issue of scale is therefore addressed without further need for option appraisal or exploration. The new upper storey is in keeping with the proposed dwellings at Nos 23 & 24.



Atrium day lighting



Front facing terrace

## Landscaping

Unusually there is no exterior landscaping whatsoever in this project, so nothing of substance to discuss in this document. The historical surface of the mews will be reinstated if disturbed by the construction works. The forward facing terrace at first floor level will be provided with suitable paving and may contain planters. The roof will include an area of green living roof which will enhance its appearance when viewed from high level windows of surrounding properties.

## Appearance

### *Design rationale*

The design philosophy was to produce a high quality domestic development that expressed its use in a low key manner appropriate for a quiet residential area in Central London. The buildings discreet, demure and self-effacing and sit comfortably in their setting, but nevertheless demonstrate a high degree of skill in both composition and detailing. The function is clearly legible in the design and no attempt has been made to create pastiche architecture or to ape historical style or pattern.



Historically 'correct' design

### *Aim of development*

The aim is to create a dwelling that will both make a positive contribution to the character of the Conservation Area setting and represent a sound commercial investment for the client. Given the severely constrained site a further aim was to design a fit for purpose multi-storey family home that delivers the sort of modern, flexible, light and spacious accommodation that customers are looking for.

### *Detailing and materials*

The building is of 'traditional' construction, with load bearing walls and timber joist floors and roof. The principal facade material is the same as existing. The new opening will be styled as an old door, has been created in the base of the wall and the large 'carriage' opening has been infilled with glazing and solid panels to suit the accommodation within.



Material palette for front façade

### *Lighting*

The principal street elevations will benefit, in the afternoon and evening, from solar illumination of the yellow brickwork, with strong shadows at lower levels cast by the buildings opposite. This will show off the materials and detailing to good effect and draw people into the mews to view the buildings. At night the external elevation will be illuminated to some extent by street lighting, but will also reveal illuminated interiors in the manner of a dolls house (although blinds will obviously be used). Hence the importance of the facade design reflecting exactly the interior programme of the house. There will be no exterior lighting on the buildings or facade flood lighting of any sort.

# PROPOSAL

## Access

### Accommodation

The primary legislation controlling access to and movement within buildings is:

The Building Regulations 2000 - (2004 revision and 2010 amendments) - Approved Document M 'Access to and use of buildings' with more guidance from BS 8300:2009 - Code of Practice 'Design of buildings and their approaches to meeting the needs of disabled people'

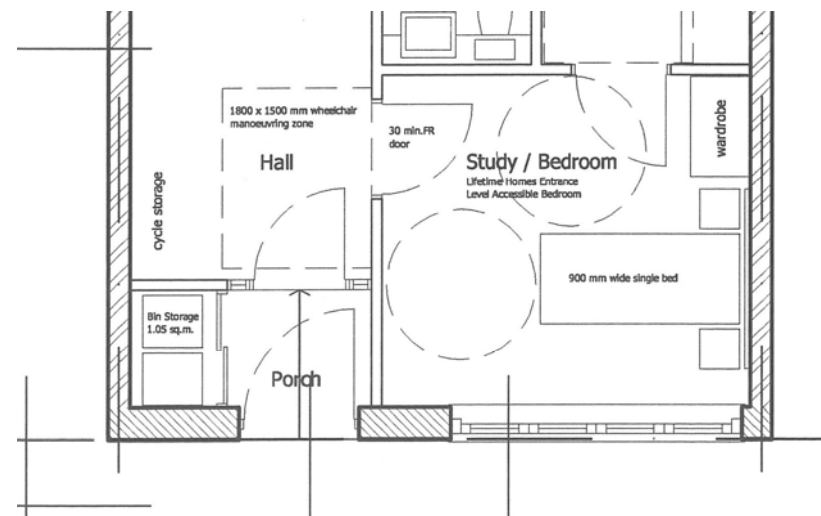
In some cases guidance in Approved Document M differs from recommendations given in BS8300. Compliance with the recommendations of the BS, whilst ensuring good practice, is not therefore necessarily equivalent to compliance with Approved Document M.

The site is located in zone 1 and therefore benefits from a substantial public transport network. It is approximately 0.6 miles from Holborn and Farringdon Stations and 0.3 miles from Chancery Lane underground station. There are also frequent bus services along Gray's Road, Theobalds Road and Clerkenwell Road.

Access to the building is via King's Mews which is relatively level. The mews house entrances have been set back by 1.5m and provide a level access off the highway.



All circulation areas have been designed to be accessible to all, with adequate widths for wheelchair users. The house have been designed in accordance with Lifetime Homes and in accordance with Camden Council's Core Strategy policy CS6. There is no dedicated wheelchair dwelling, however the design of all residential dwelling is such that they can be easily converted should it be required.



Location of Cycle and Refuse Storage

### Cycle Storage

A cycle store is located just inside the entrance the mews house off of King's Mews in compliance with Camden Council UDP and Major of London Housing Design Guide. 2 Cycle spaces are allocated for each dwelling house.

The dwelling has a stacking system vertically within the space allocated (see figure 1).



Figure 1

## Parking

The development is a car free development and adhere to the Mayor of London's plan to promote public transport within inner city residential environments.

## Refuse and Recycling Management

### Refuse

Refuse Stores have been designed to adhere with the, 'Guide to Developers of Commercial and Residential Premises in the London Borough of Camden' document.

Dedicated refuse stores is provided, these are external but off street, within the porch of the mews house for ease of use for waste collection staff and vehicles. The storage requirements are for one wheelie bin per mews house and a space for stacking recycling boxes/bags or the space for a smaller wheelie bin.

The bins are hidden away behind closed doors (which do not open onto the street). On collection days (twice per week) refuse is moved to the street for emptying and bins then returned to their stores by the occupant or in line with local collection policies.

Calculations 4 bed unit produces 0.30 m3 of refuse  
This equates 4-5 bags/week or 1 no. 360l wheelie bin with additional storage for recycling.

### Recycling

Adjacent provision is provided for stacking boxes for mixed recycling, organic waste using 55 litre boxes or bags. The nearest public recycling location is in Elm Street, a two minute walk away.



# PROPOSAL

Existing view along King's Mews



22 King's Mews London WC1N 2JB



Proposed view along King's Mews





**Buchanan Hartley Architects Limited**

13 Grosvenor Gardens  
London, SW1W 0BD

Telephone: 020 7592 7247  
Email: [mail@buchananhartely.co.uk](mailto:mail@buchananhartely.co.uk)

Contact: Matt Hartley