

19/20 Doughty Mews

Design & Access Statement 28.07.14

Rev. A _13.10.14_ Amendments to First Floor Windows

Contents

Design & Access Statement

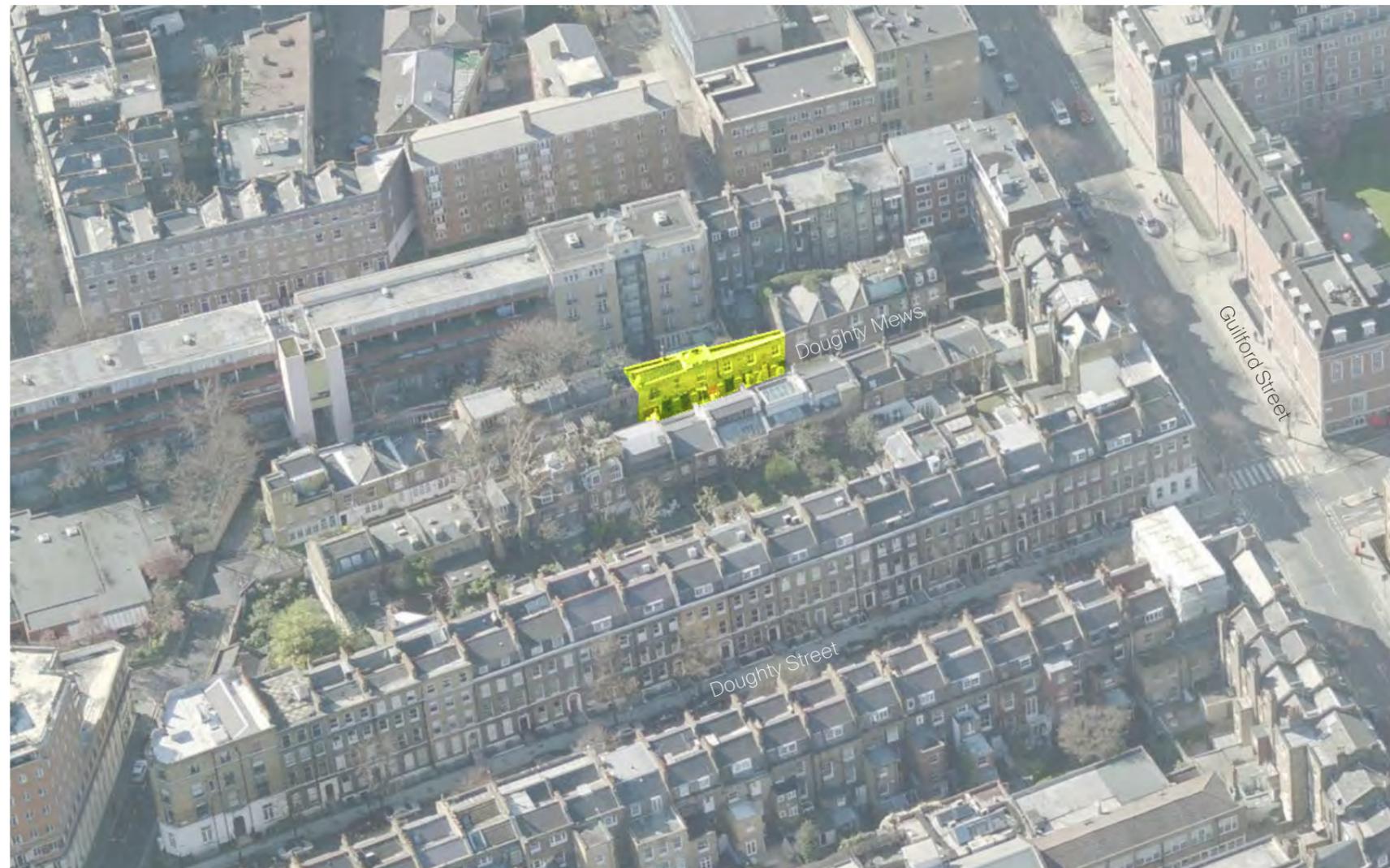
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Drawings submitted in conjunction with Design & Access Statement

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The following document has been prepared by Roz Barr Architects on behalf of Goodenough College.

The application is for change of use of 19-20 Doughty Mews from a single dwelling to 2x self-contained flats and alterations to the existing mews elevation including new windows, removal of a garage door and the reinstatement of an original opening at ground floor level.



Aerial site photograph highlighting 19 & 20 Doughty Mews



Doughty Mews is a quiet residential mews set within the Bloomsbury Conservation Area in the London Borough of Camden. There are many examples of refurbishment and roof top extensions to adjacent properties, including a new development on the south west corner.

The buildings along the mews were originally used as stable buildings and serving quarters located in close proximity to the more affluent properties along Doughty Street. Most of the properties along the mews have altered their façades leaving little trace of the original proportions of the stable doors.



Existing West Elevation

19-20 Doughty Mews

Neighbour no. 18



Existing East Elevation

New Building

The submitted proposals have been developed in consultation with the local planning department and reflect the appraisal given in the Pre-Application Advice letter 2014/1656/PRE received on 23rd April 2014.

The application is for change of use of 19-20 Doughty Mews from a single dwelling to 2x self-contained flats and alterations to the existing mews elevation including new windows, removal of a garage door and the reinstatement of an original opening at ground floor level.

The items addressed are as follows:

1. Roof Extension

In response to pre-application feedback the roof extension has been omitted from the proposals. The current proposals include the removal of the existing glass lantern. Access to the terrace is proposed via a hatch within the roof buildup.

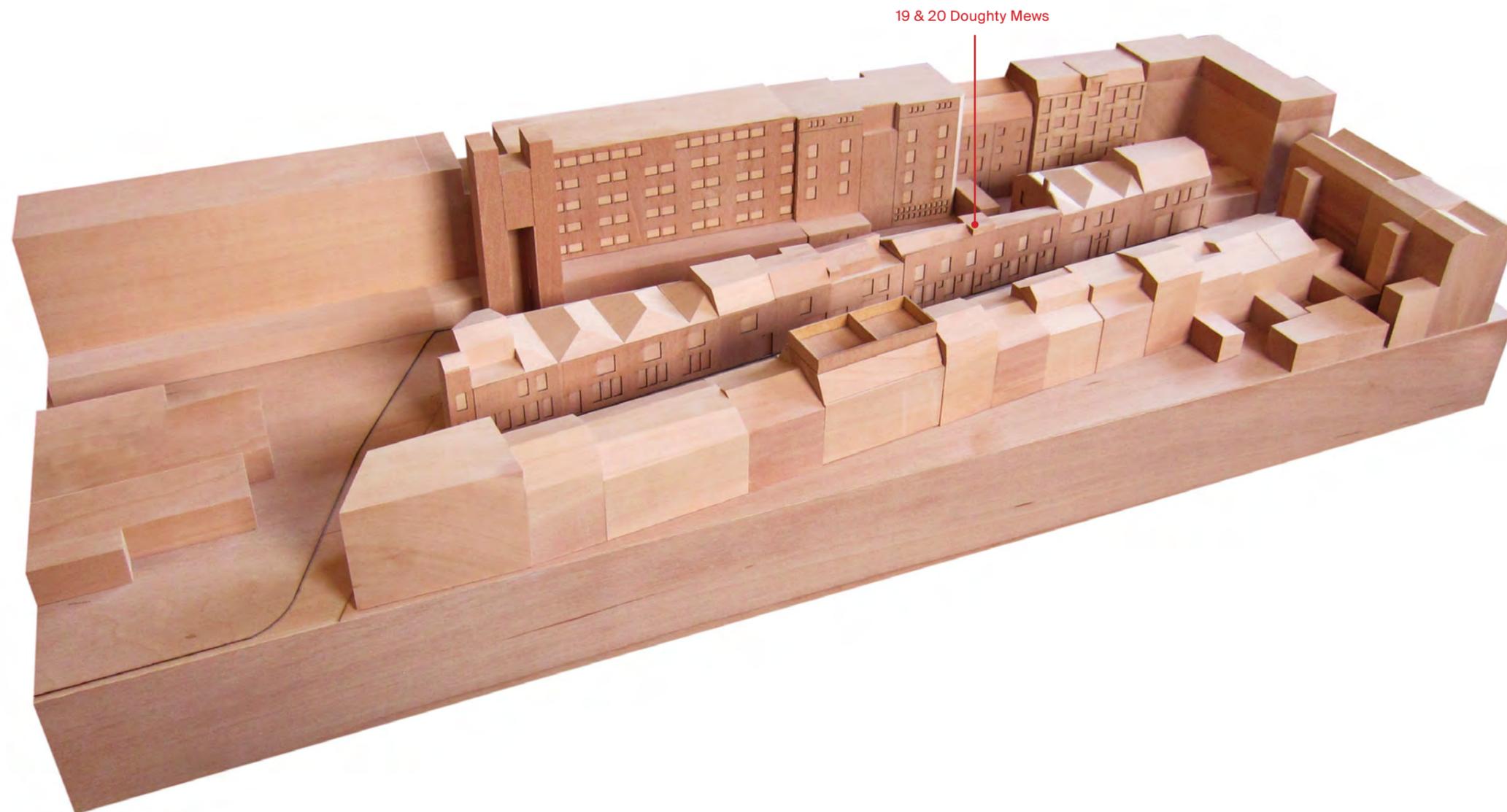
2. Alterations to the Front Elevation

Additional details of the proposal to the front elevation are included on the following pages. The aim of the project is to respect the existing

character of the building whilst upgrading the existing building fabric and quality of the elevations to no 19 & 20 in line with other mews buildings along the street.

3. Roof Terrace

In response to pre-application feedback the extent of the terrace will remain as existing. A new metal handrail to the entire roof terrace is proposed.



Timber model showing the context and existing buildings (scale 1:250)

The houses along the mews are arranged in a single row of uniform heights (currently broken by roof extensions built over time) leaving no space for side windows. One characteristic of mews houses is the total absence of rear or side windows with the original intention of impeding the occupiers to overlook the resident houses to the rear of the mews (historically occupied by wealthier tenants). All light to the property comes from the West facing openings along Doughty Mews. The existing stable doors block most of the natural light to the interior on the ground floor. The current layout within the building restricts the use of natural light and available space.



Photograph of existing elevation



Existing Street Elevation



Existing Elevation

The property at no. 20 has a garage at ground floor accessed via a 'canopy' type garage door.

The building fabric around the garage door indicates this was a later addition to the facade. A brick lintel and an area of brick infill indicate the location of the original opening; the scale of the original opening matches the remaining openings forming the main elevation.

Alterations to the Front Elevation

The proposals to the alteration of the front elevation include removing the garage door. The internal alterations to the existing layouts include the omission of the garage parking in order to enlarge the area of living space. This means the garage door is redundant. Should the garage door be retained, the area behind the door would need to be infilled to properly weatherproof the space behind, fit for purpose as a habitable room.

As part of the improvement to the front elevation and with the aim of providing natural daylight to internal spaces at ground floor level, we propose to reinstate the original opening. A new window will provide lighting to the internal space and will match the proposed design of the adjacent openings. This will achieve a cohesive front elevation in keeping with the character of the existing building.

We feel the reasons mentioned above outweigh the argument to maintain the garage door as a means of preserving the mark of the former use of this space.

The proposals aim to respect the building heritage by restoring and refurbishing the existing building fabric which is structurally in need of repair.



Brick lintel of original opening

Brick infill

Garage Door



Existing West Elevation

19-20 Doughty Mews

Neighbour no. 18

Existing Elevation

Many of the buildings along Doughty Mews were originally used as stables for the more affluent properties along Doughty Street.

Some of these houses still retain their stable doors. These allow very little light into the interior, a particular problem on these single aspect properties, and the proposals include replacing these doors with new windows that are more appropriate for the buildings current residential use.

The existing doors are divided into three sections; a door divided into an upper and a lower section of equal height, and a clerestory window above. The doors are in matt black painted timber with black painted metal fixings and ironmongery.

The proposals reference the proportions, materials and finish of the existing doorways while providing greatly improved lighting levels to the ground floor rooms.



Timber sash windows with window sill planter

Existing Brick Facade

Timber framed windows

Glazing panel introduced above stable doors

Stable door

Planters and trellis- a common feature along Doughty Mews entrances



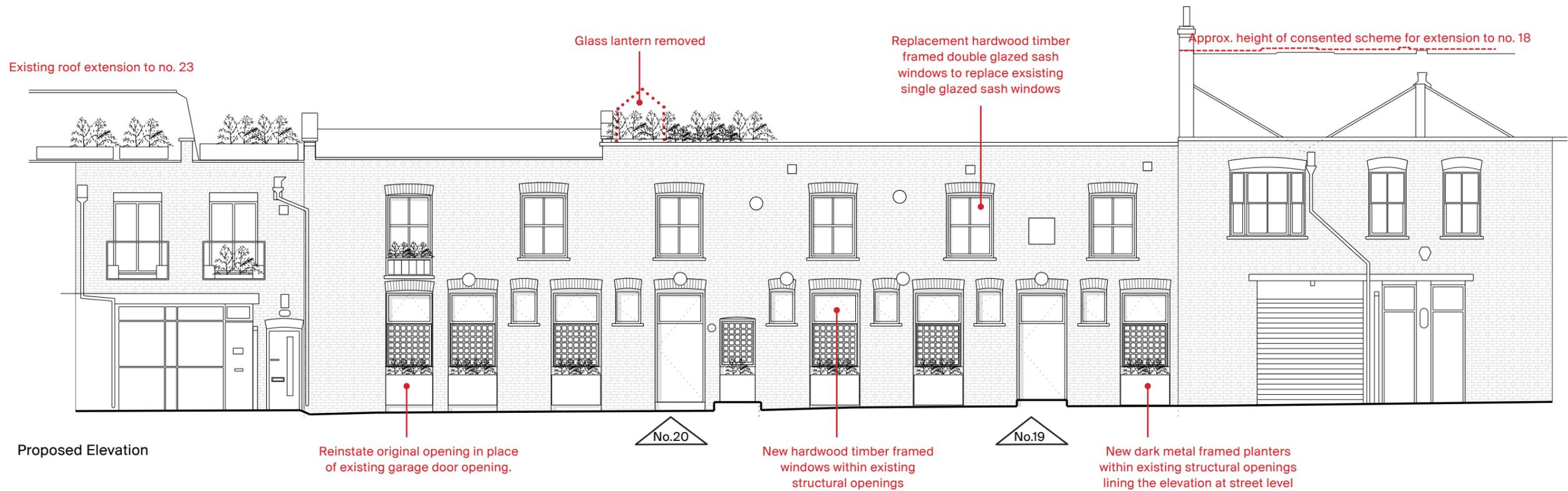
Existing West Elevation

19-20 Doughty Mews | Neighbour no. 18

The proposals to the elevation along Doughty Mews include replacing the existing fenestration to enhance the property and allow more light to the interior spaces. We propose replacing the windows on the first floor with new timber framed, double glazed windows. On the ground floor planters and smaller panes to just above eye height will provide privacy from the street. An openable clear double glazed section above will provide necessary ventilation. This makes use of the generous vertical proportions of the original stable doors and the existing ground floor ceiling height. All windows will sit within the existing original structural openings to retain and enhance the architectural heritage of the mews.

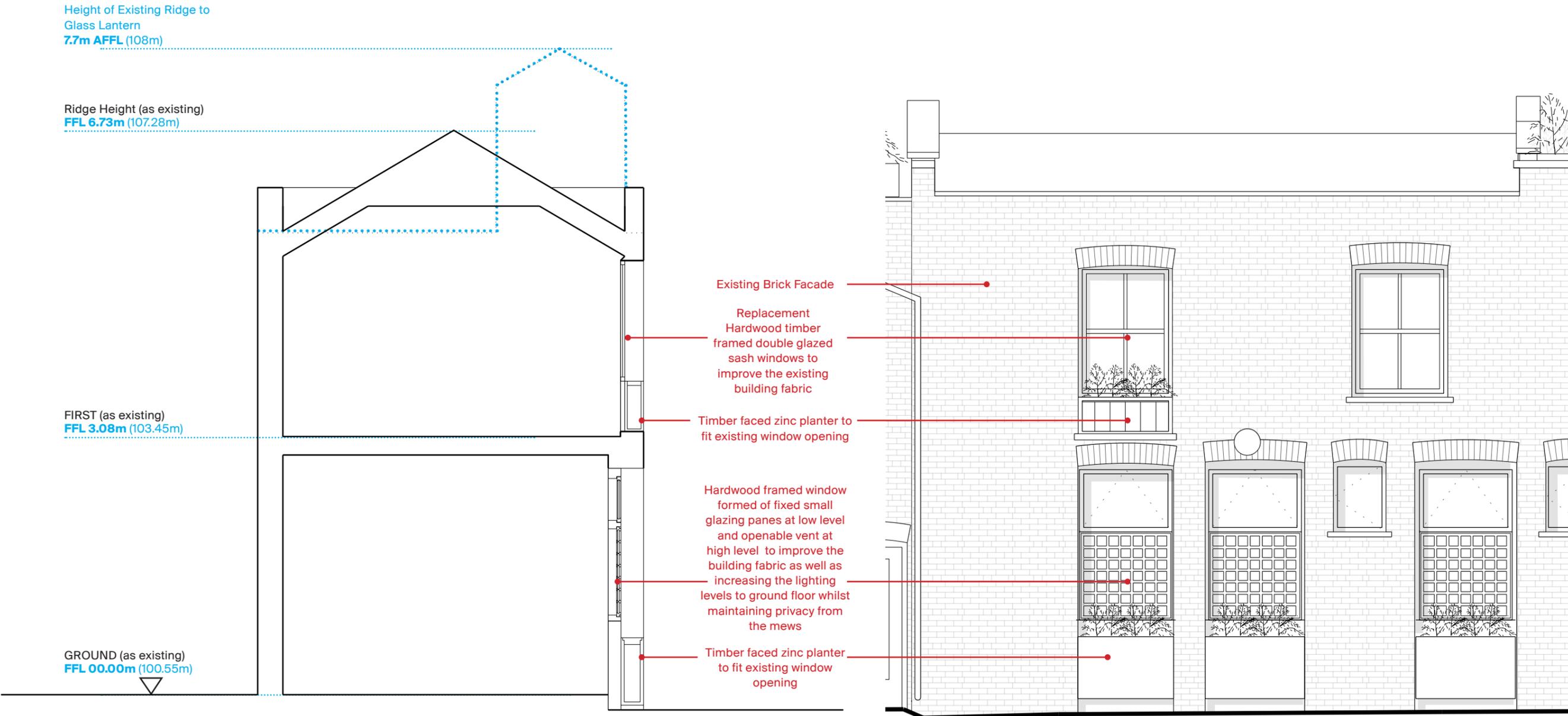


Photograph of existing elevation. Dotted line indicates location of proposed reinstated opening.

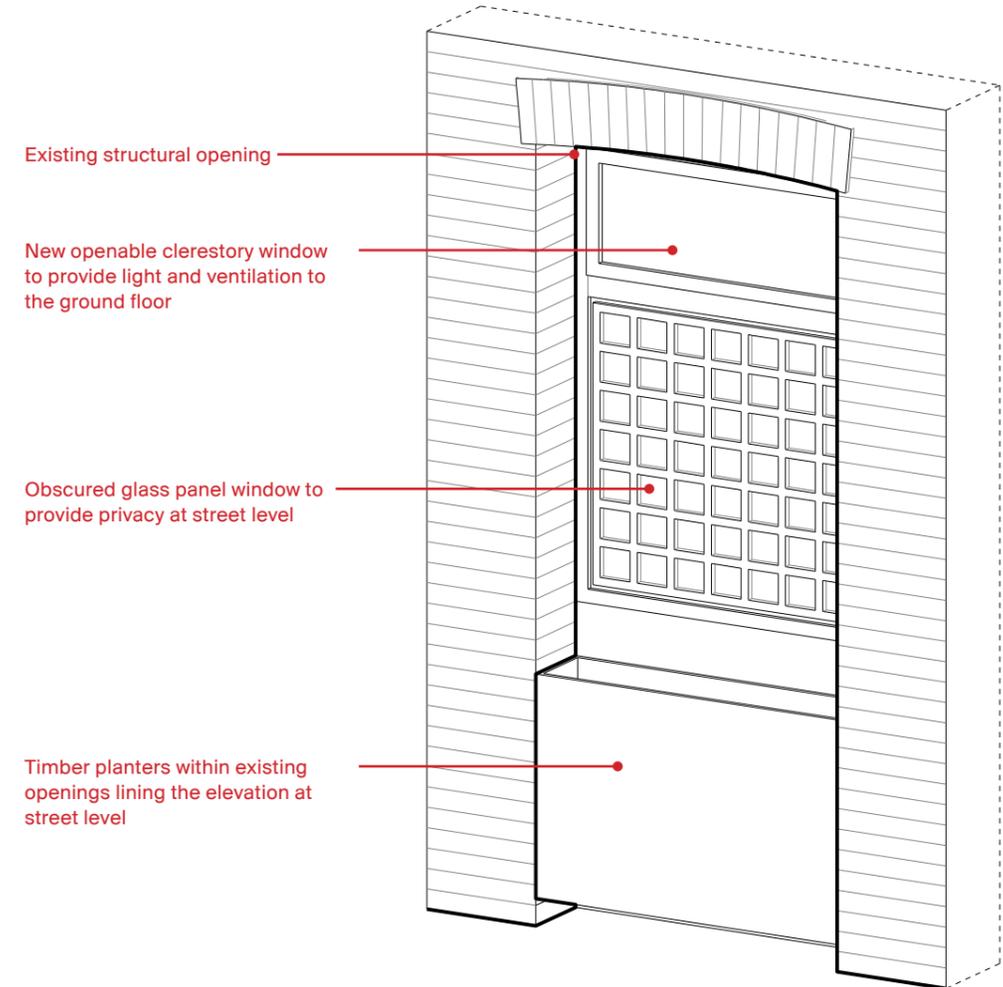
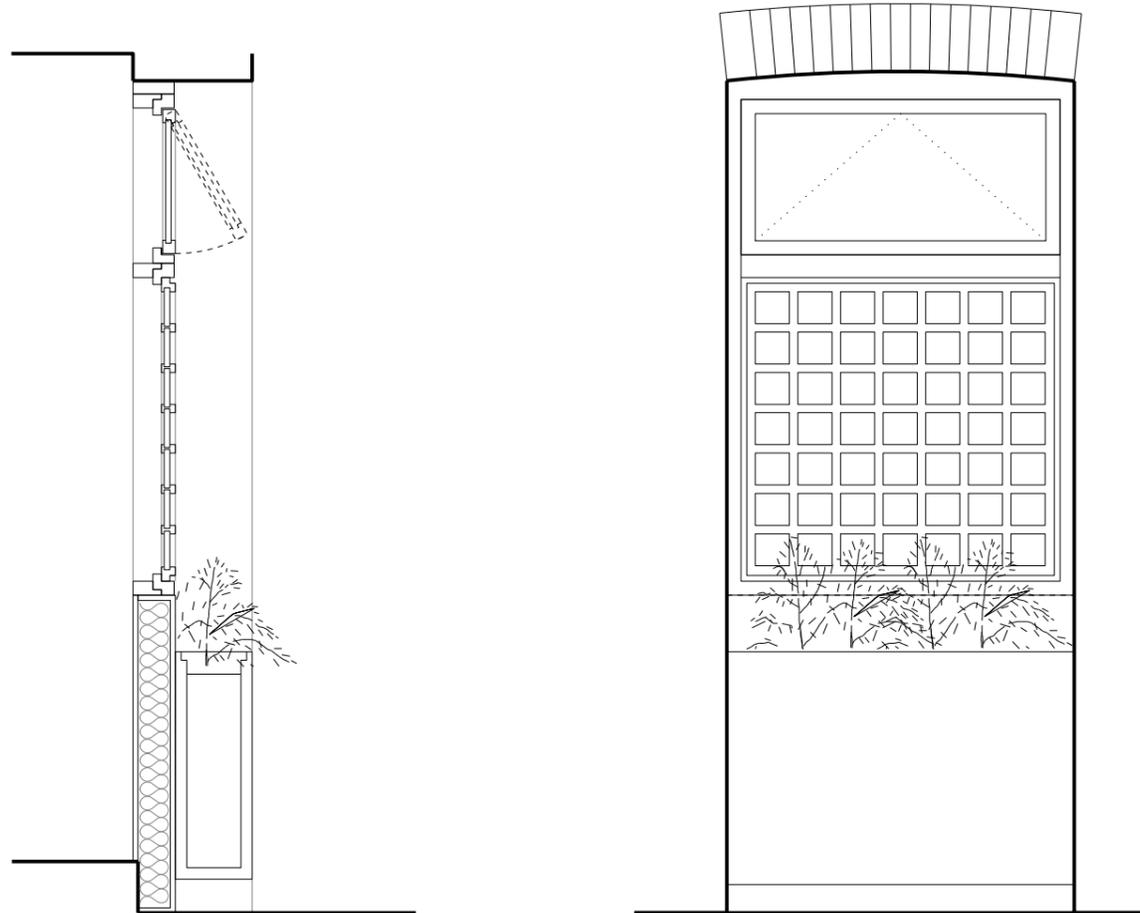


Proposed Elevation





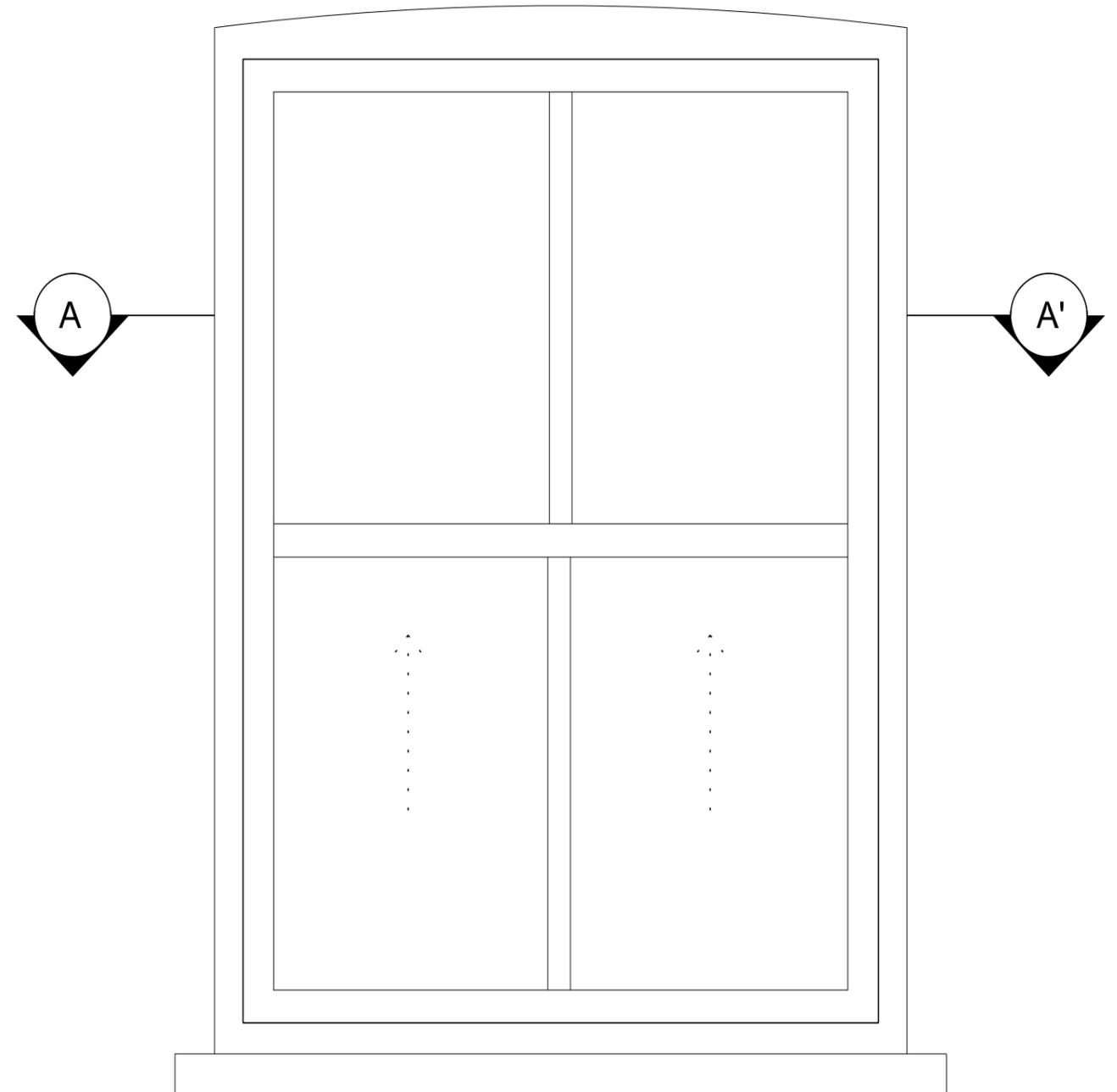
This section shows a detail study of proposed new windows within existing structural openings to ground floor level. The new window configuration will provide privacy by using small pane frosted windows at eye level with timber planters lining the elevation at street level to provide a zone of defensible space. The top openable clerestory window will provide light and ventilation to the ground floor rooms.



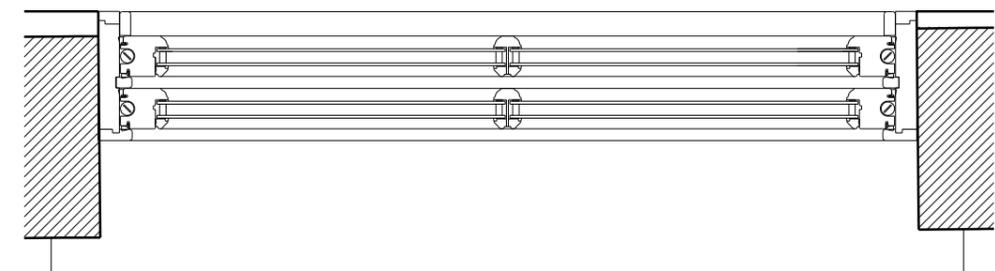
Proposed Replacement Sash Window

This section shows a detail study of the proposed replacement windows to the first floor. The new hardwood timber framed double glazed sash windows will replace the existing single glazed sash windows. The profile details of the timber frames will match the existing as closely as possible within the constraints of current regulations.

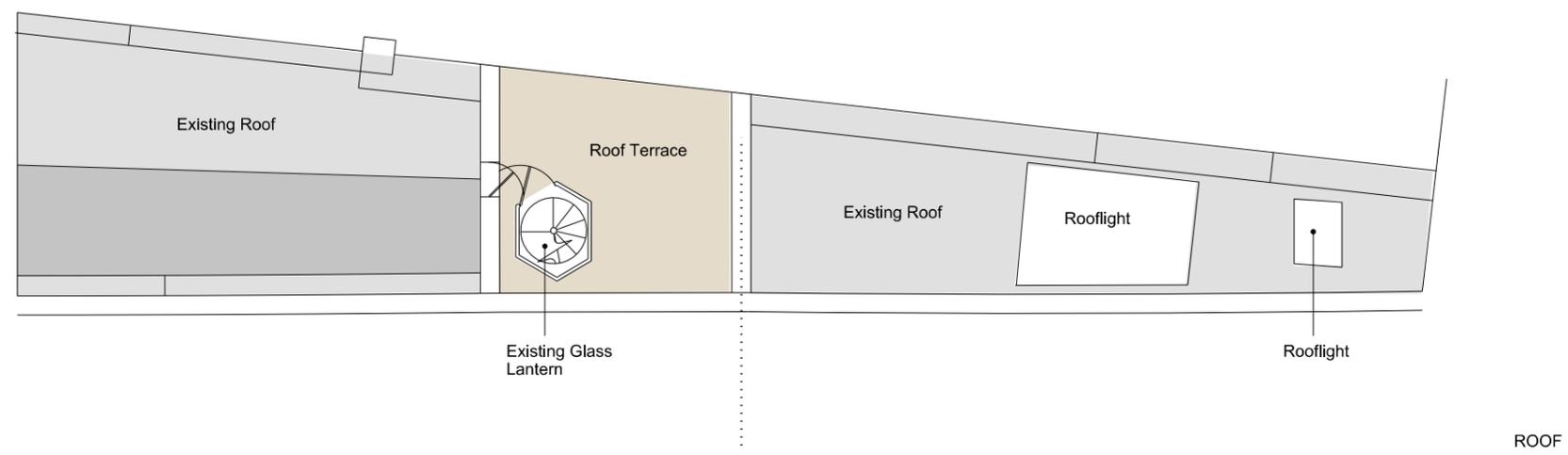
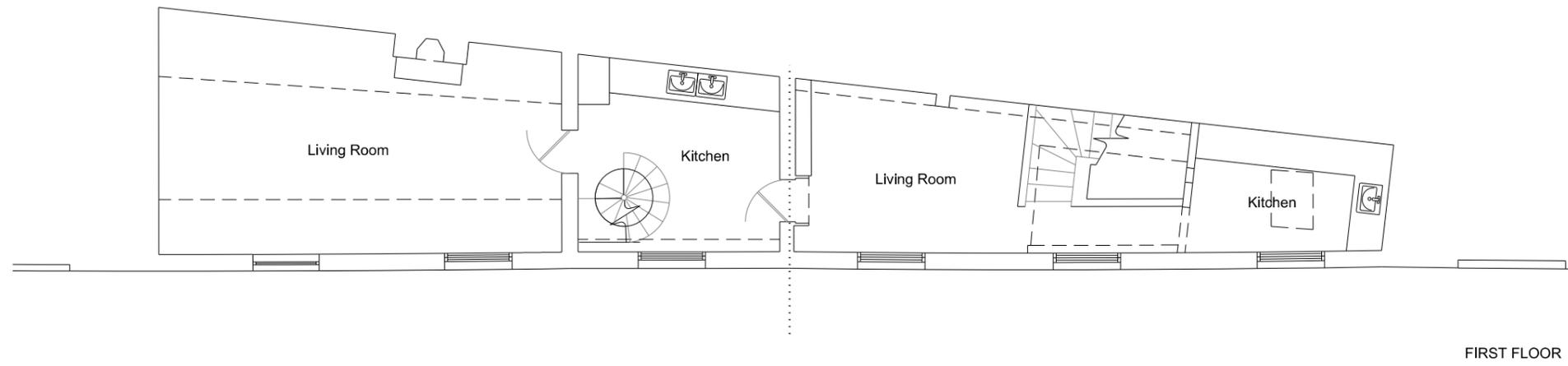
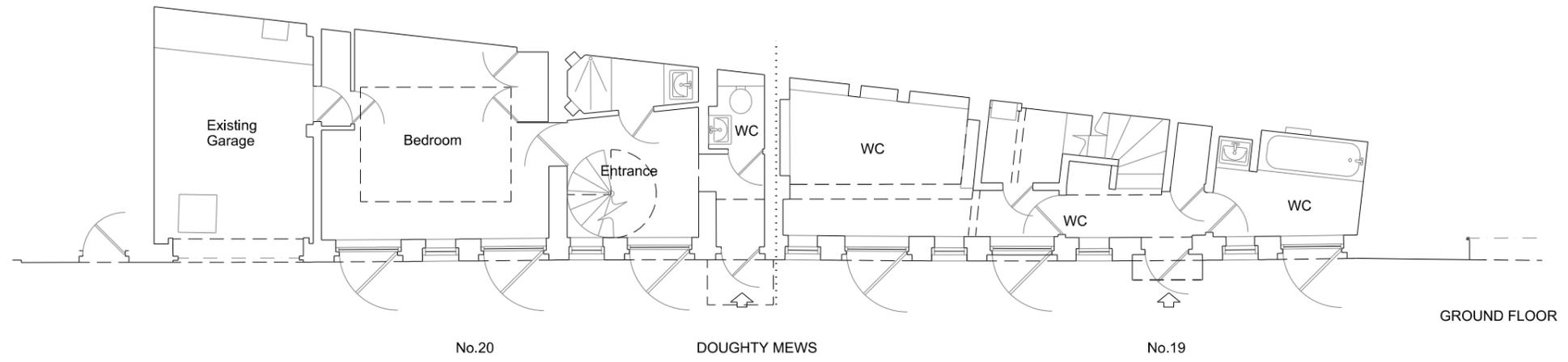
Existing typical sash window



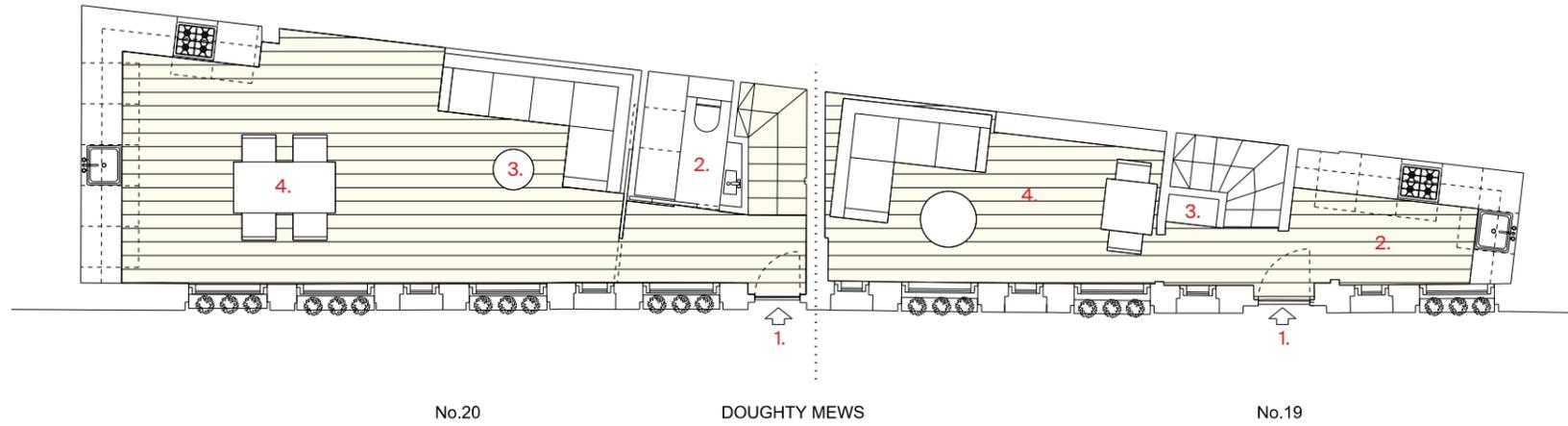
Typical Elevation



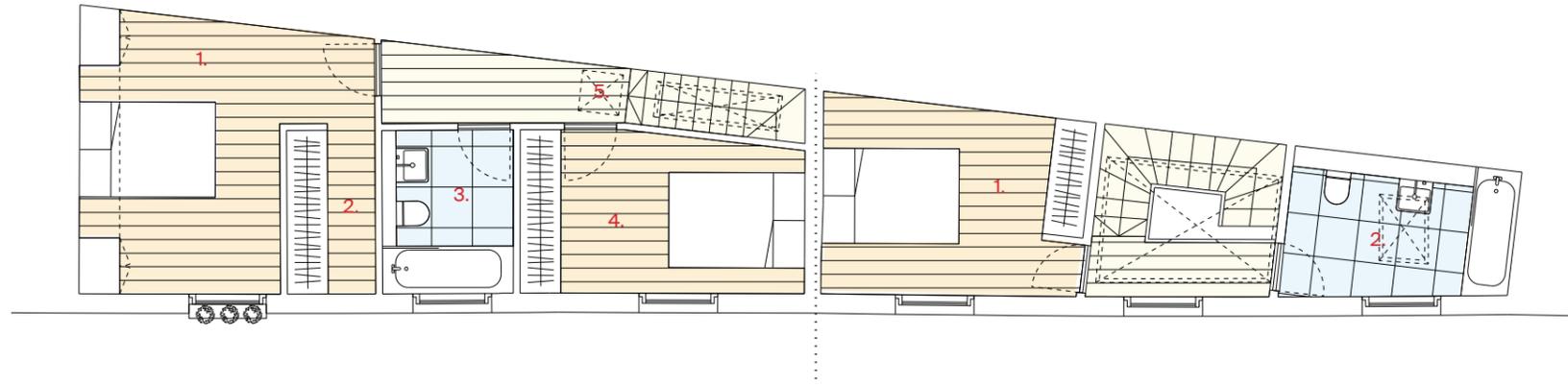
Typical Plan



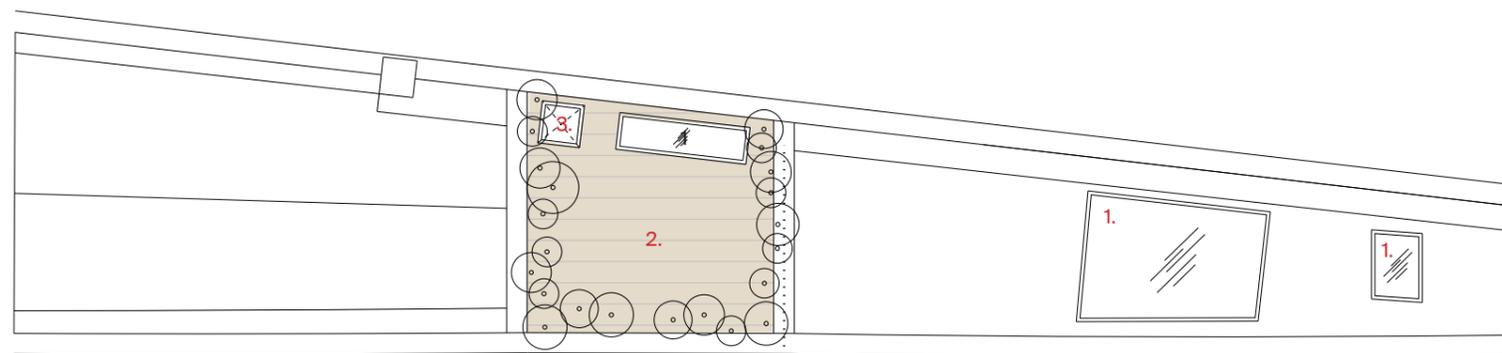
- Ground Floor**
- No. 20**
 1. Main Entrance
 2. Utility/WC
 3. Living Room
 4. Kitchen/Dining
- No. 19**
 1. Main Entrance
 2. Kitchen
 3. Storage
 4. Living Area



- First Floor**
- No. 20**
 1. Bedroom 1 - 17m²
 2. Dressing Room
 3. Main Bathroom - 5m²
 4. Bedroom 2 - 9m²
 5. Pull down stair to terrace
- No. 19**
 1. Bedroom 1 - 10m²
 2. Bathroom - 6m²



- Roof Level**
- No. 20**
 1. Rooflight
 2. Roof Terrace - 11m²
 3. Pull down stair
- No. 19**
 1. Rooflight



Total G.I.A.

No. 20 - 75m² + 11m² Terrace
 No. 19 - 46m²

