Lipton Plant Architects

Seatem House
39 Moreland Street
London, EC1V 8BB
T +44 (0) 20 7288 1333
E mail@lparchitects.co.uk
W www.lparchitects.co.uk

DESIGN AND ACCESS STATEMENT
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400

16 Doughty Mews
London
WC1N 2PF

1.0 INTRODUCTION AND CONTEXT

No 16 Doughty Mews is an existing 19th Century Mews house in the Bloomsbury conservation area. The ground and first floors are built from London stock bricks with a later mansard roof extension formed in glass and felt creating the second floor. The Mews is located to the southern side of Guildford Street and to the West of Gray's Inn Road. Doughty Mews consists of various styles of Mews house with varying extents of development creating a juxtaposition of style and character.

Fig 1. Street View of 16 Doughty Mews

2.0 AMOUNT OF DEVELOPMENT

The proposals include the reconfiguration of the floor plans and associated external alterations, repairs and replacements. The main alteration to the front and rear façade will be the replacement of the existing mansard roof extension with a new rooflight arrangement and traditional lead cladding in place of the existing felt mansard.

To the rear first floor wall high level windows have been introduced.

The chimney stack between numbers 16 and 17 will be rebuilt in matching reclaimed London stock brick with matching bonding and coursing.

3.0 APPEARANCE/ MATERIALS

External Doors – To remain as existing.

External Windows – High level black powder coated aluminium frames with double glazed units.

Roof Lights – Black powder coated aluminium frames with double glazed units.

Mansard Roof – Rolled Lead around rooflights as above.

Flat Roof – Black EPDM

4.0 SCALE

The replacement mansard roof and adjusted fenestration will not affect the existing scale and proportion of the property.

5.0 ACCESS / LIFETIME HOMES

The access to the property will remain as existing with access via the existing front entrance door.

6.0 ENVIRONMENTAL CONSIDERATIONS

As a minimum, we will be:

i. Improving the current standards set by Building control by improving the thermal efficiency of the walls, windows and roof.
ii. Reducing air permeability by improving the passage of fresh air and stale air in and out of the building.
iii. Designing the building to ensure a reduction in thermal bridging to prevent heat loss form the outer walls.
iv. Meeting at least D grade materials in the building fabric.
v. Providing adequate waste management allowing sufficient storage for waste materials.
vi. Proving energy efficient lighting.
vii. Using environmentally friendly materials where applicable.

7.0 POLICY

The proposals have been designed in accordance with:
National Planning Policy Framework.
The London Plan.
Camden Local Plan.
Camden Local Development Framework.
The Bloomsbury Conservation Area Appraisal and Strategy

8.0 CONCLUSION

The proposal will enhance and improve the look of the existing building by replacing a poorly constructed and detailed mansard roof extension with a new one formed from high quality traditional materials which are in keeping with the character and appearance of the mews and wider context of the conservation area.