



Mar, 2015 - Revision A

St. Paul's Mews, NW1

PLANNING APPLICATION - DESIGN AND ACCESS REPORT

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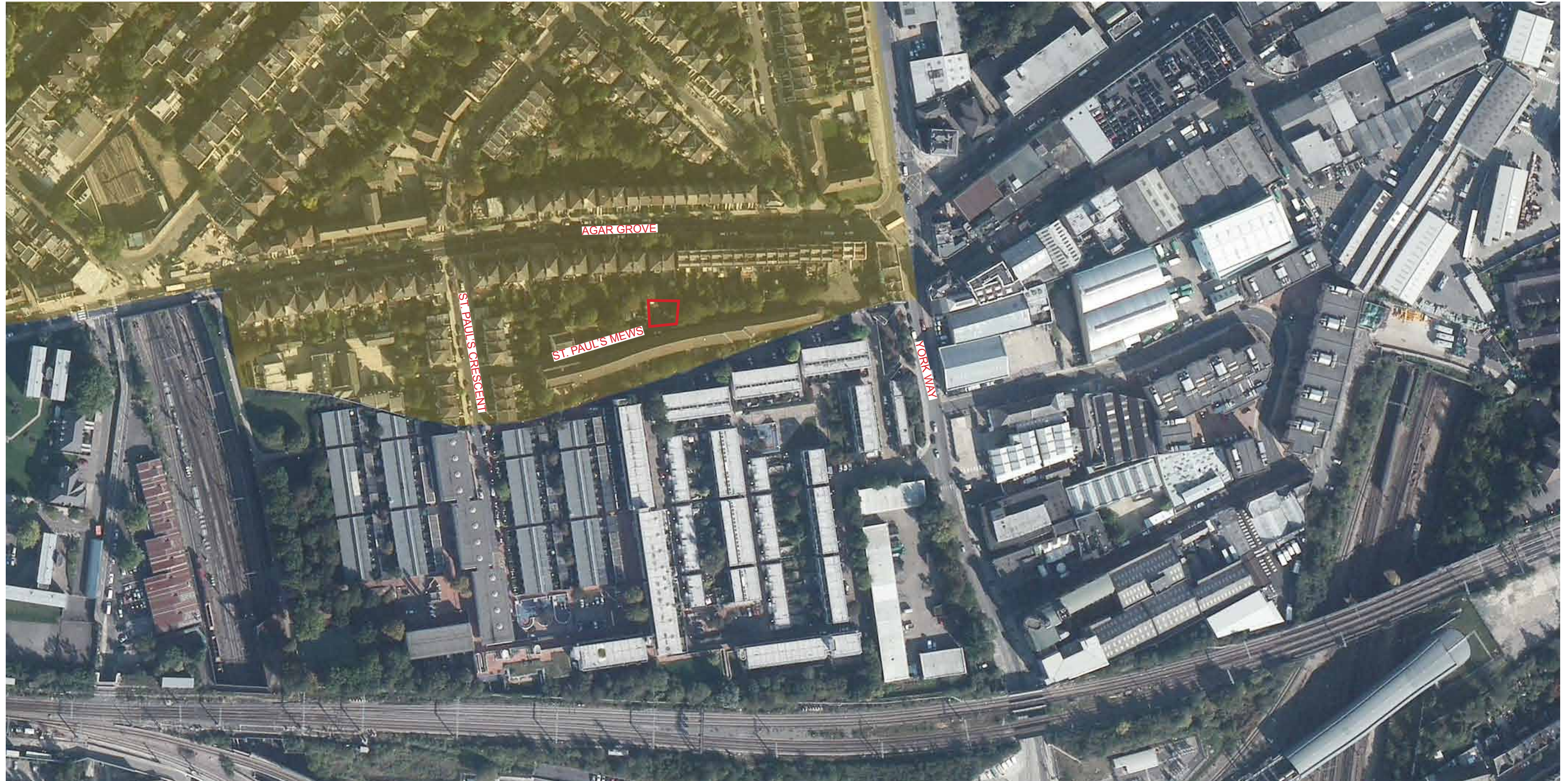
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Appendix A - Site Photographs

1. Introduction

1.0 Site Context

The application site is land located in St. Paul's Mews, off St. Paul's Crescent, and falls within the Camden Square Conservation Area. St. Paul's Mews is a gated, cobbled mews lined on one side by an uninterrupted terrace of 3 storey townhouses by CZWG Architects, built in 1980s. The site is surrounded on 3 sides by gardens of the houses backing onto the site from Agar Grove, to the North.



Application site outlined in red, sited within the Camden Square Conservation Area, hatched yellow.

1. Introduction

1.2 Site

The image below shows the site, to the north of the terrace and the cobbled mews from which it is accessed. The site is no longer used as a carpark and stands unused. It is framed on 3 sides by brick garden walls from 4 properties on Agar Grove.

Refer to Appendix A for site photographs

1.3 Application Scope

This Design and Access Statement has been prepared in support of an application for full planning permission for the “Erection of a new single family dwelling house (Class C3) in the land to the north of St. Paul’s Mews”.

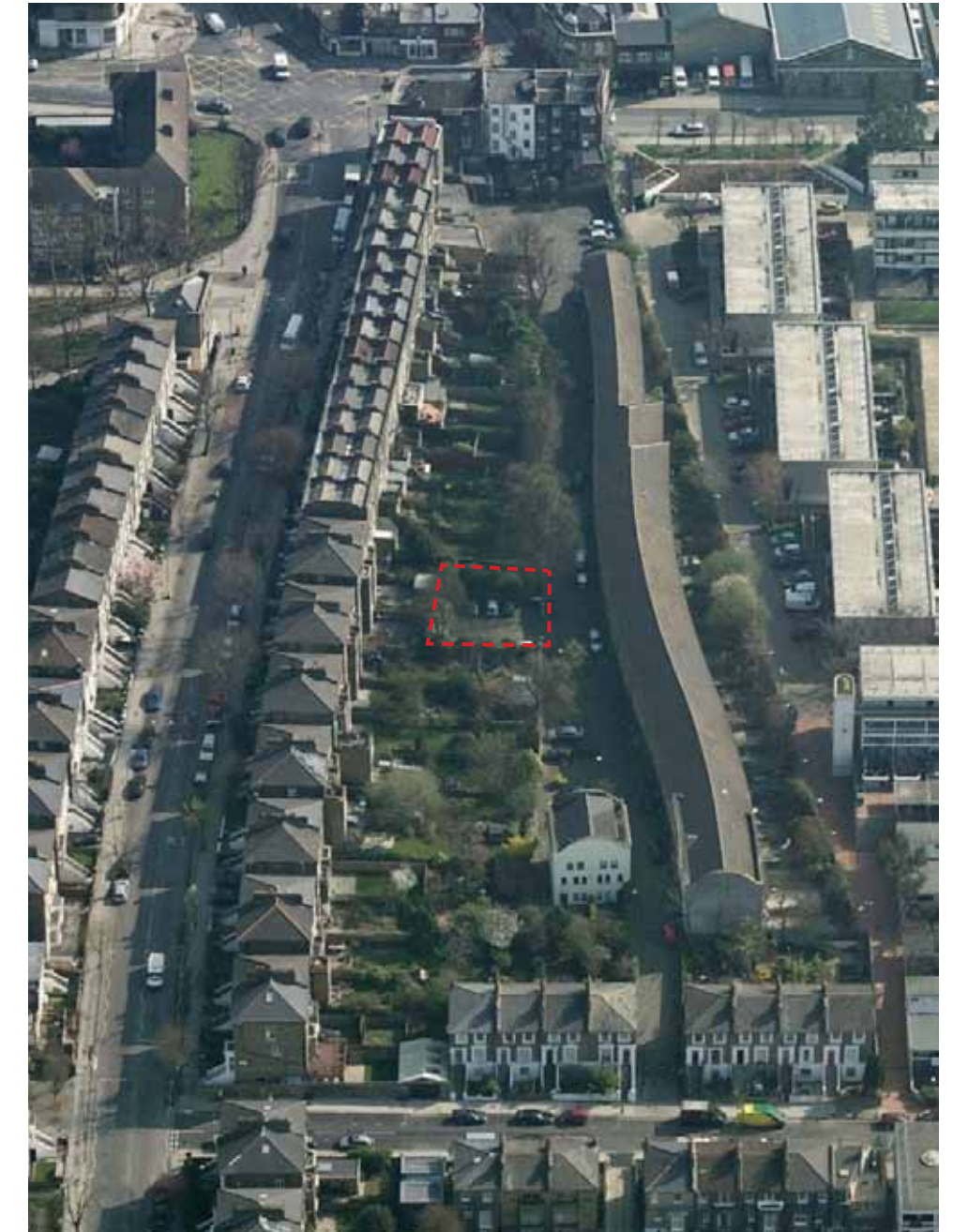
This Statement should be read in conjunction with the Application drawings and other supporting documents.

1.4 Planning History

The scheme has benefitted from a useful Pre-Application process and the Proposal takes on board points raised in the feedback from Council officers.



Aerial image of the site, looking North



Aerial image of the site, looking East

NORTH
↑

NORTH
←

2. Proposal Design

2.1 Brief & Massing

TF Architecture were appointed by the Client to design a scheme for a new single family dwelling house on the unused site. The proposed scheme accommodates a 4 bedroom house on 2 floors.

Massing

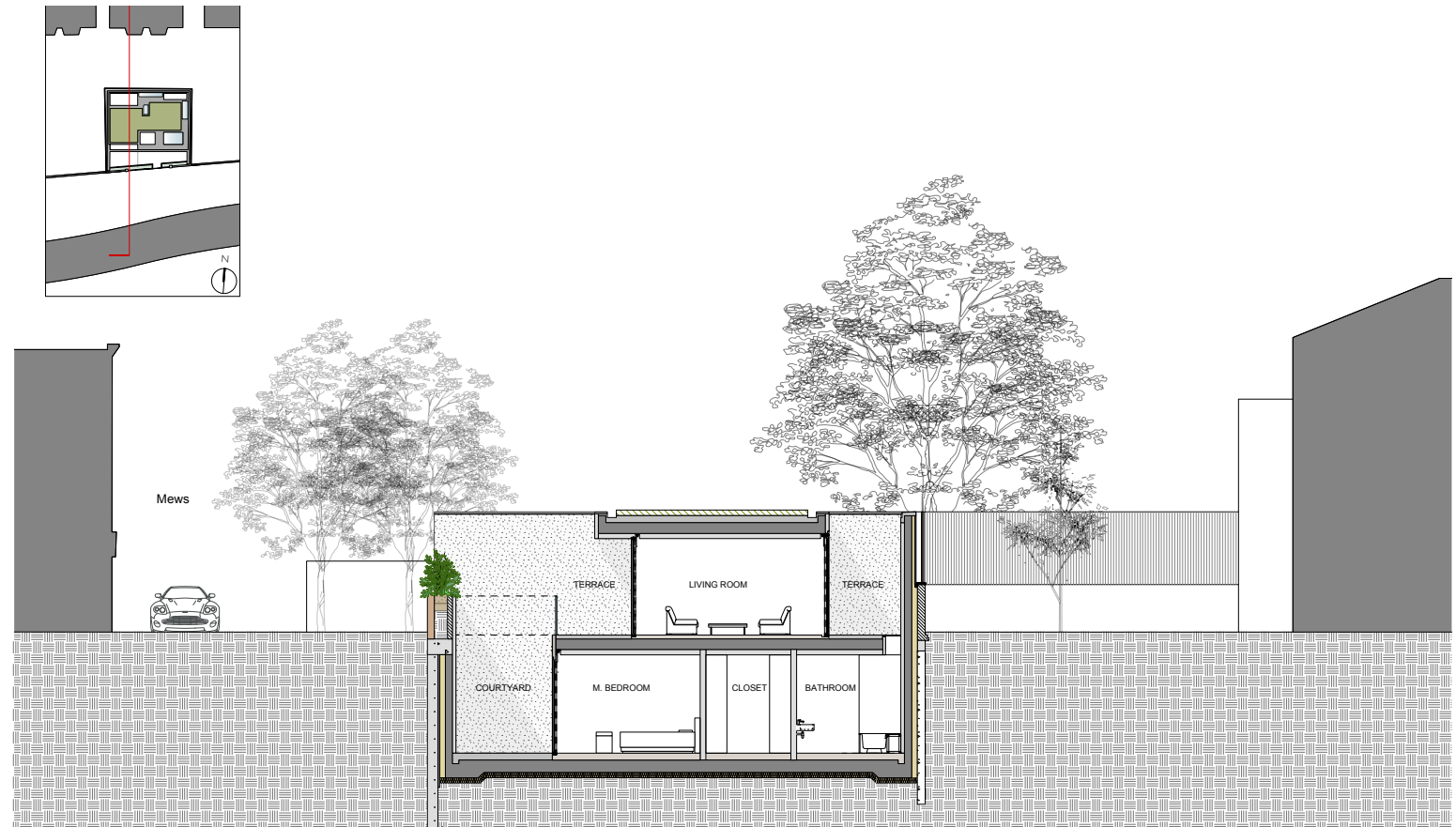
The house is split over two floors, Ground and Lower Ground floor. The proposed massing has been developed for minimal impact on its surroundings with the parapet of the Ground floor flat roof aligning with the top of the garden fence to the rear of the site. The Lower Ground floor provides accommodation for the bedrooms and bathrooms and is constructed whilst retaining and underpinning the existing garden walls.

The massing is designed to maximise daylighting and quality of outlook to all rooms, whilst achieving a suitable layout. Therefore, there are four large voids, one in each corner of the site.

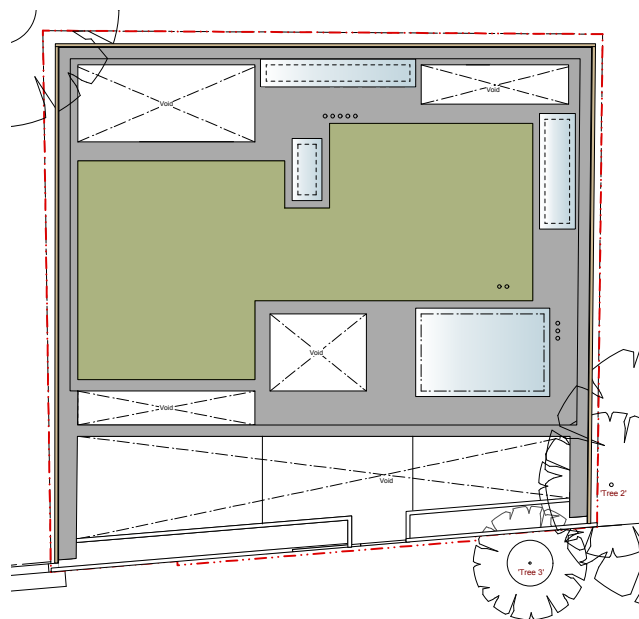
The main living spaces (Dining, Living and Kitchen) occupy the Ground floor around a central hallway and staircase down to the basement. Each main living space is dual aspect with large glazed openings, looking out onto a terrace or lightwell to the basement. This ensures good daylighting despite the enclosed nature of the site.

Amenity

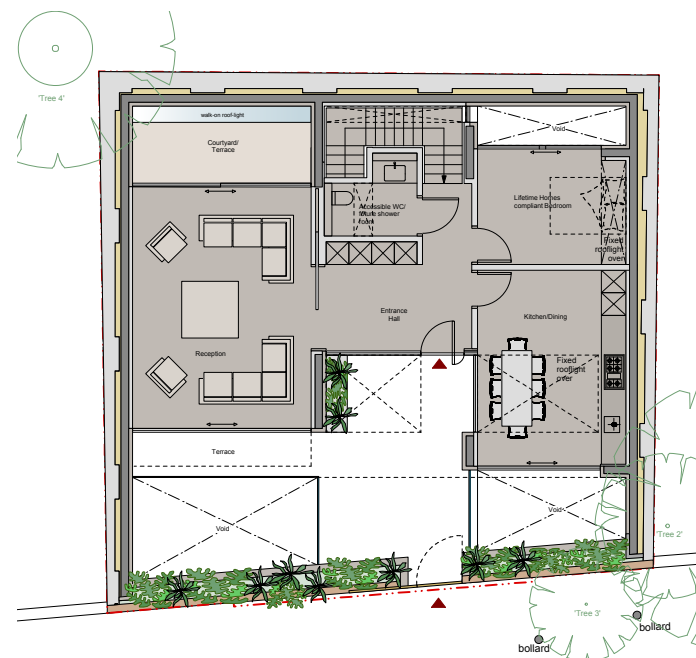
The Living room has sliding glazed doors out onto garden terraces providing amenity space at Ground floor. The Bedrooms have sliding glazed doors out into the basement courtyards.



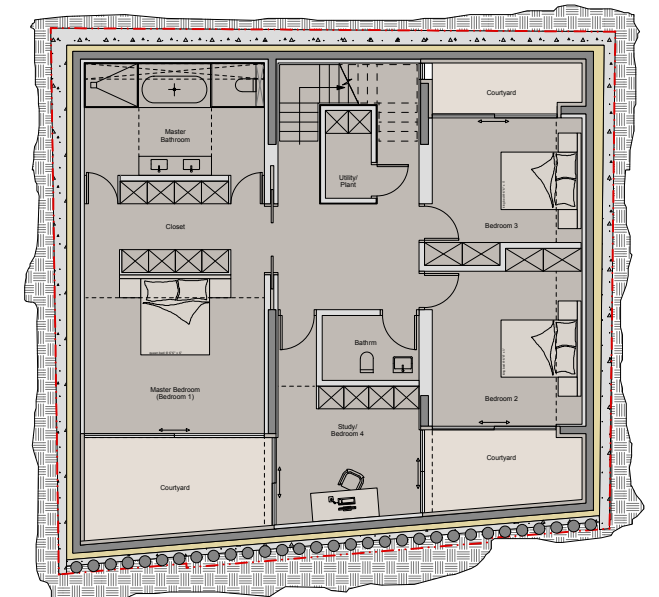
Long Section, 1:200, showing the proposal in relation to the Houses on Agar Grove (right) and St. Paul's Mews (left)



Roof plan, 1:200



Ground Floor plan, 1:200



Lower Ground Floor plan, 1:200



2. Proposal Design

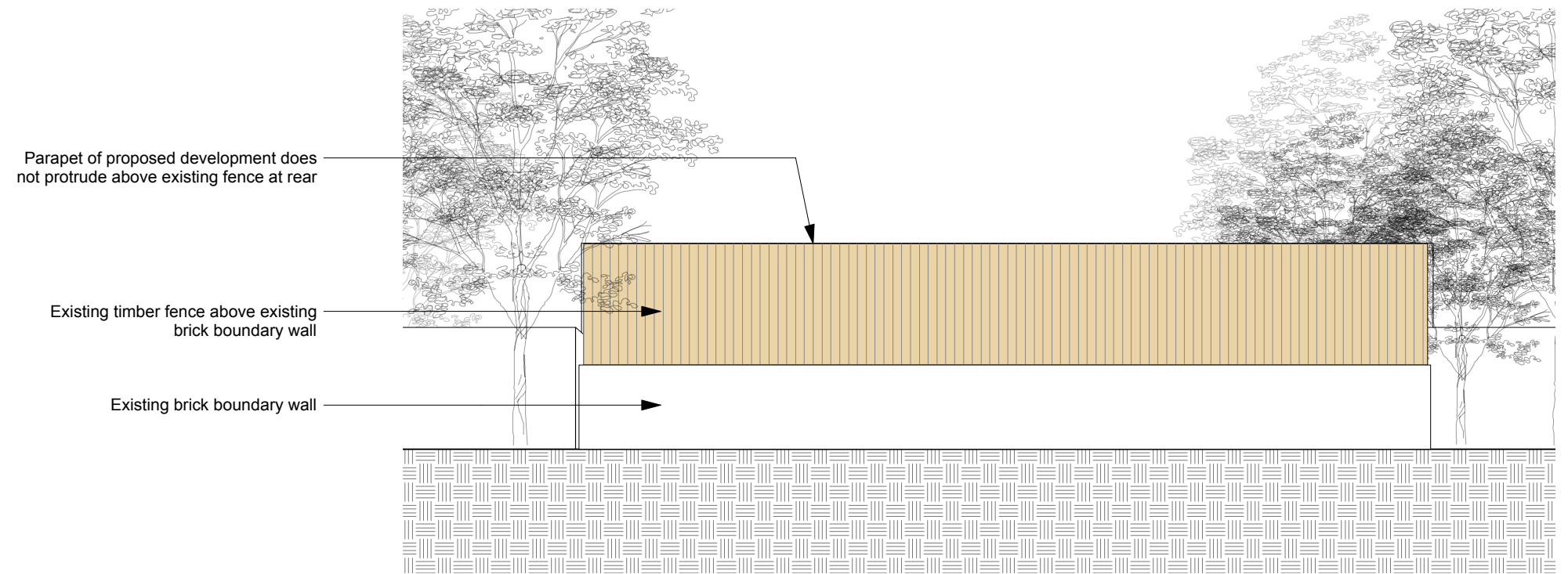
2.2 Impact

Minimising impact on surroundings

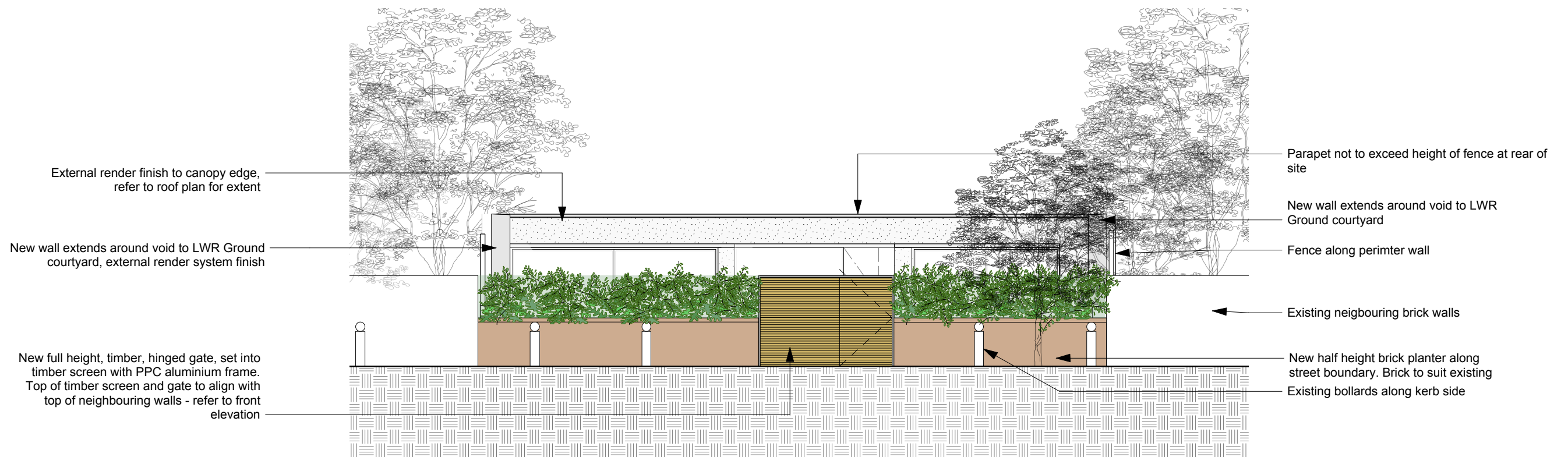
The scheme retains the 4 existing boundary conditions. The existing garden walls and fences are retained to the side and rear and the height of the rear fence sets up a datum for the parapet of the house. The front wall is replaced and an entrance gate added, which ties in with the existing wall either side of the site. The house has been designed to sit within these parameters and have a minimal impact on the surrounding outlooks.

Any view of the house from upper floors of neighbouring houses is softened by cladding the flat roof with biodiverse sedum green roof.

Refer to Structural Engineer's method statement for details of the construction including underpinning and retaining the boundary garden walls around the site



Rear elevation, view from gardens of Agar Grove , 1:100



Front elevation, view from entrance on St. Paul's Mews, 1:100

2. Proposal Design

2.3 Design Details

Form

The form and lines of the architecture take their cue from the structural simplicity of the scheme. Developed with the Structural Engineer, the structure is a box, externally waterproofed and insulated above and below ground. This eliminates the possibility of cold-bridging (where internal insulation cannot protect the junction between slab and external wall). The simplicity of this box is replicated in the voids, canopy, slabs and columns which give this house its character.

Materials

The box is extended above ground to align with the height of the garden fence to the rear. The external render system to the sides and front elevation provides a clean and simple material palette which is complemented by aluminium frames to window and doors, glazed balustrades around the voids and granite sets to the external courtyard. The glazed apertures are kept as large as possible to allow good daylighting whilst achieving a good balance between glazing and solid. Internally the warmth of timber floors will be visible from the front courtyard and add a contrast to the external finish.

The front wall of the site will be rebuilt in stock brick to match the existing surround walls. The automated sliding entrance gate is clad in timber and offers a change in material marking the entrance to the site. The gate slides into a pocket in the wall.

3. Access Statement

The proposal is for a single family dwelling accessed at street level from the footpath to St. Paul's Mews. The ground floor will be fully accessible for ambulant disabled. A WC is provided to the ground floor.

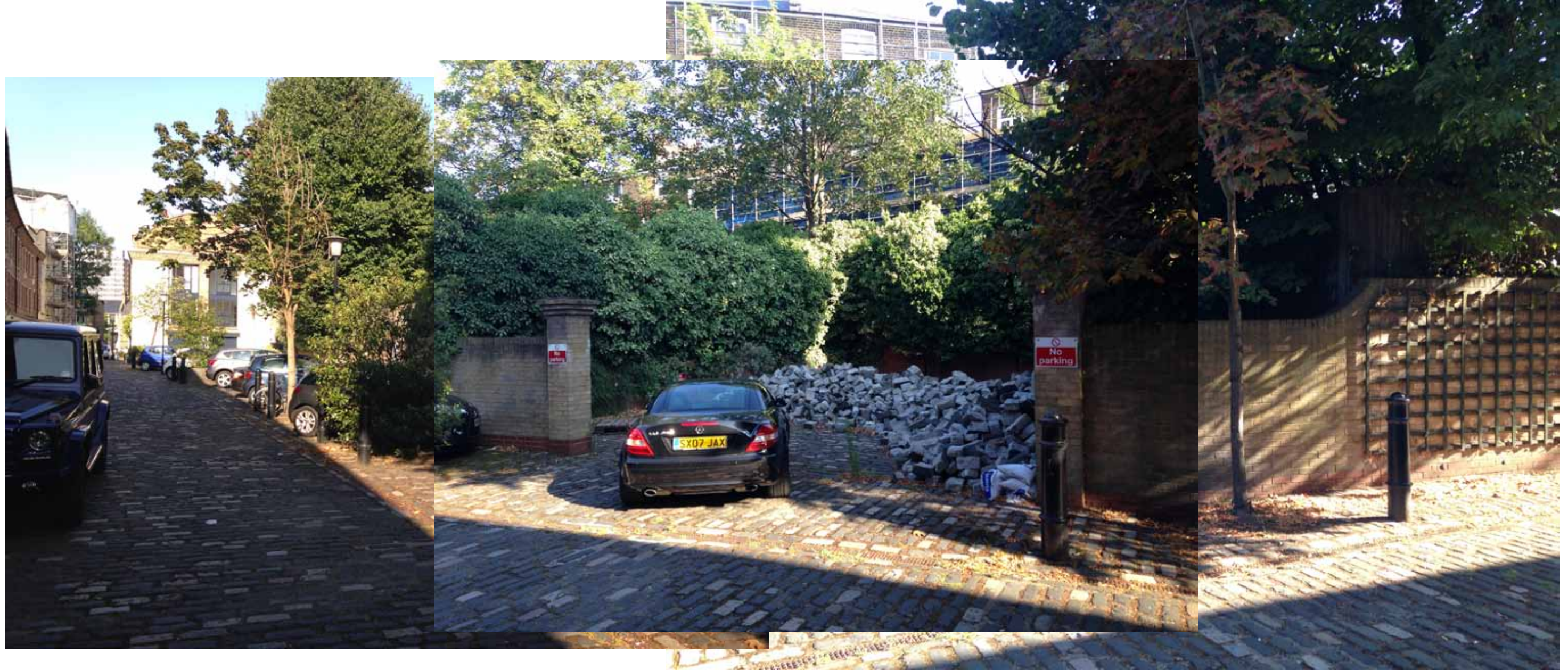
4. Lifetime Homes

The proposal has been designed to comply with lifetime homes criteria.

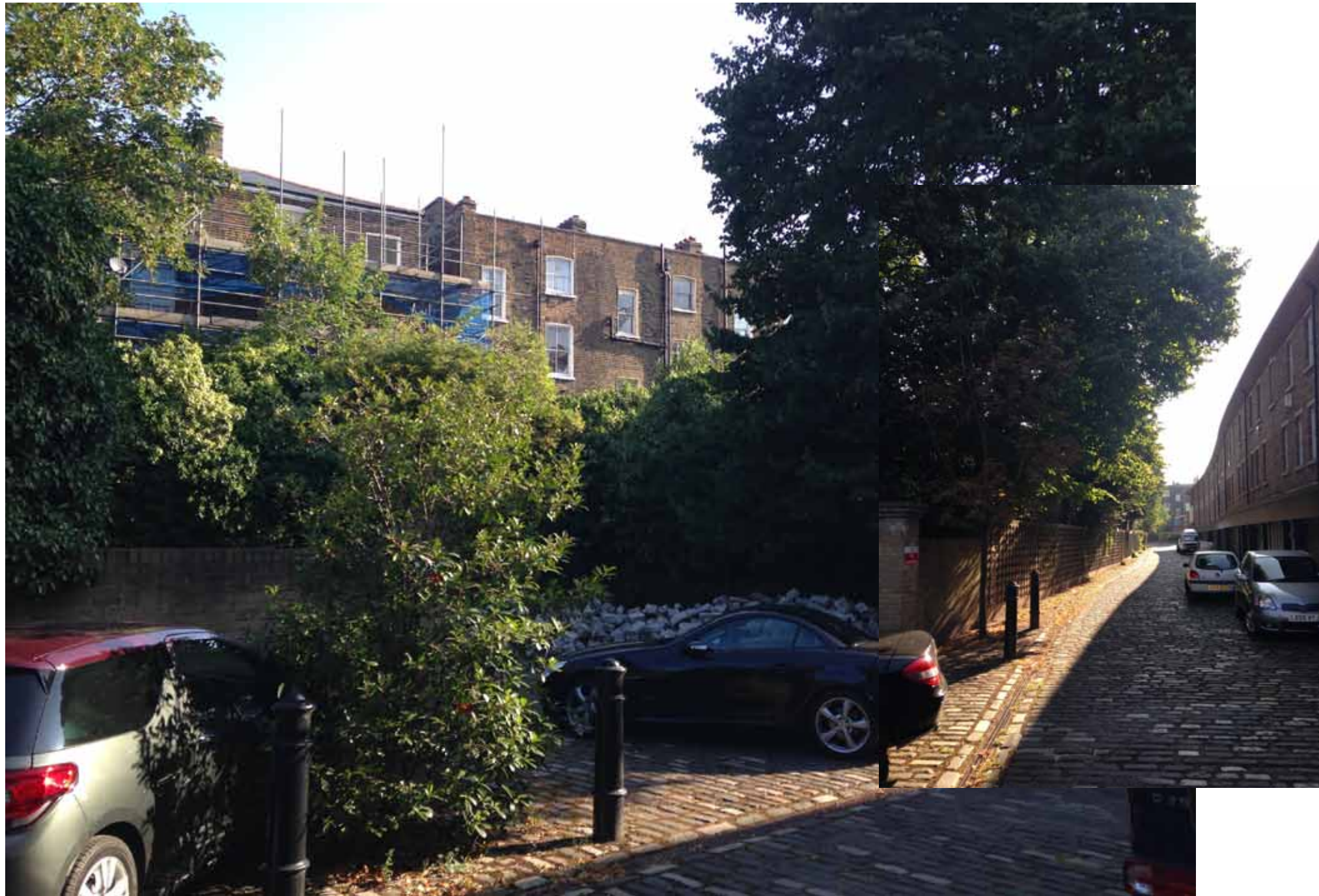
- The access from the Mews is via the 1200mm wide gate. The access is level and continues accross the front courtyard at a practically flat level (slope to suit drainage only).
- Entrance into the dwelling is via a door with level threshold and a clear opening width of at least 800mm.
- Internal circulation is designed to allow suitable ease of access in and between rooms
- The main living spaces are at entrance level. These comprise of kitchen/Dining, Living, potential for a room to be used as Lifetime Homes compliant bedroom, and an accessible WC with potential to install a shower.
- The staircase down to Lower Ground floor is capable of housing a stairlift.
- All handles, switches and controls will be at a suitable height.

Appendix A

Site Photographs



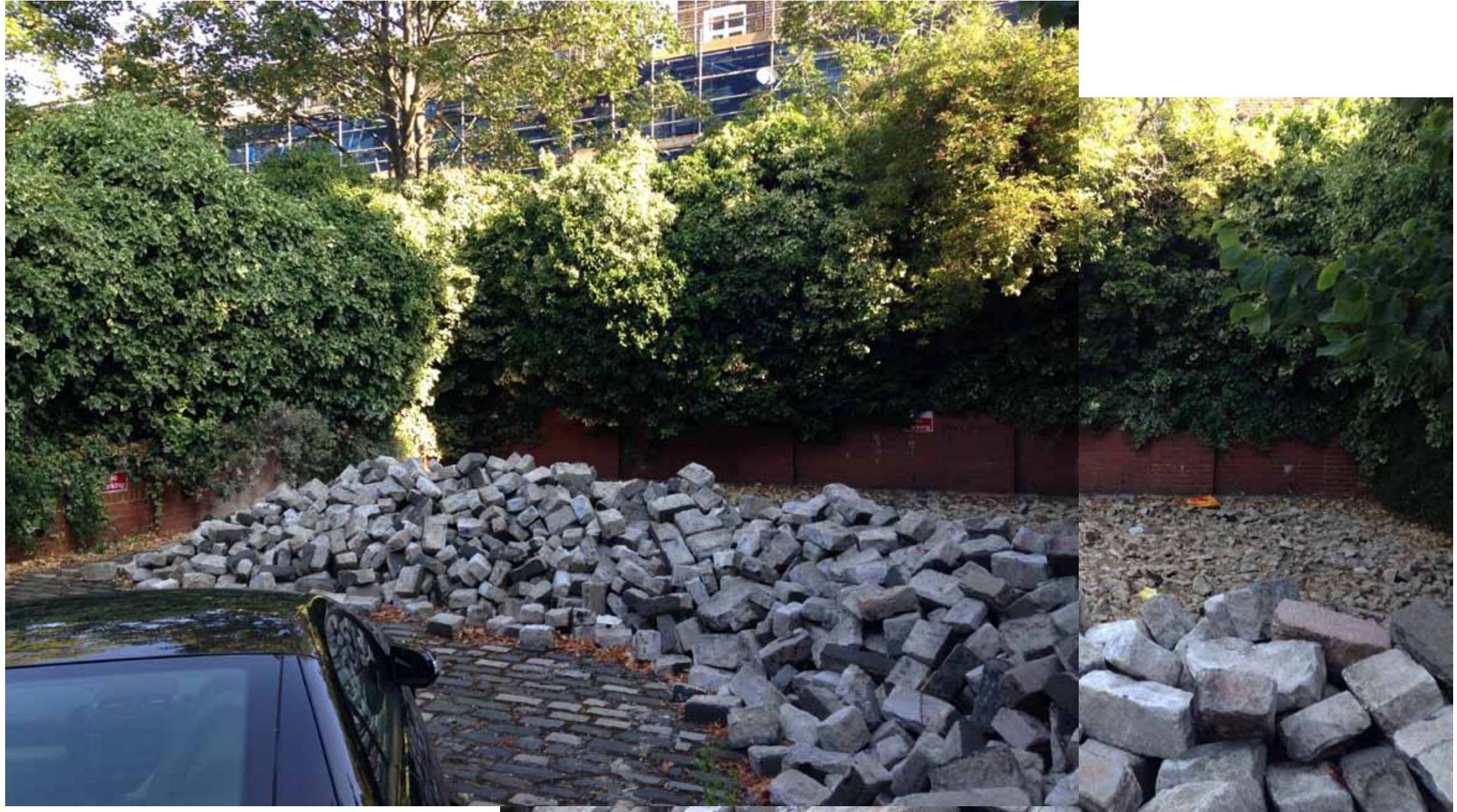
View from St.Paul's Mews, looking North into the site



View from St.Paul's Mews, looking East towards the site and up the Mews



Entrance to the Mews from St.Paul's Crescent



View in the site looking North towards the rear garden wall