

25 Doughty Mews

Application for Householder Planning Consent
Design and Access Statement

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Figure I.1 View of 522 Kingston Road



Figure I.2 Location of site in context

1.1 Site Location

This application relates to No 25 Doughty Mews, a cul-de-sac situated within the Bloomsbury Conservation area (Figure I.1). The original mews buildings were stables and outbuildings that served the more formal Georgian properties on the adjacent main thoroughfares. The stables have since been converted and are now predominately residential with a mix of garages, offices and small offices/studio. The mews retains much of its original character, with recent modern interventions responding sympathetically to the context.

The applicant owns two adjoining properties; No. 25, a self-contained house over three floors, and the ground floor flat at 26a – see Figures I.2 & I.3.

1.2 Existing Use

No 25, which has off street parking, is two bedroom three person property over three floors and is the applicant's primary residence. No. 26a, which was recently acquired by the applicant, is a two bedroom three person ground floor flat and is used by the applicants (adult) children and their families when visiting.

1.3 Scope of Work

The application seeks permission to connect both properties by forming a new internal ground floor doorway on the party wall (see Figures I.4 & I.5). The intention is to create a larger interconnected house that enables guests and/or visiting family to 'occupy' the same building.

The works are designed to be completely reversible with both properties retaining independent front doors and individual utilities and meters. Works will be limited to forming a new structural opening in the party wall, upgrading existing building services, and some minor internal changes to the layout. In addition the applicant seeks permission to insert a new first floor window to the rear of No. 25. This is to provide a more convivial, naturally lit environment for a new study area.

The applicant is also anticipating their eventual retirement and recognise that the ground floor accommodation will provide them with a step free environment should that be a requirement in the future.

Where room sizes are affected by the new works, such as the ground floor bedroom to No. 25, the new room sizes will comply with the London Plan Housing SPG.

1.4 Planning Application

Initial discussions (by telephone) with the LB Camden Planning department confirmed that no planning application would be necessary for connecting both properties so long as there was no change of use. Specifically, each property must function as an autonomous house, with each having independent kitchen, bathroom(s), bedroom(s) and living space. They also each had to have independent utilities and private front doors.

While the proposed works conform to the above criteria it was decided, on the advice of the Planning Department, to submit an application for a Lawful Development Certificate for the new doorway connection.

The applicant also seeks permission for a new rear window at first floor level in No. 25. As this is a Conservation Area we are advised that a Householder Planning Consent will be required.

This application therefore seeks planning consent for a new first floor window to the rear of No. 25 Doughty Mews. For the sake of clarity we include the proposed works in their entirety, which includes:

- Form a new ground level internal doorway between both properties.
- Retain the accommodation of No. 26a such that it can be used for visiting family/guests / a nanny flat / 'independent living'. Note that the existing shower room is to be converted but with waste pipes and water pipes capped such that the shower room can be reinstated in future as necessary.
- Upgrade existing building services to No. 26a, including heating and lighting.
- Refurbish existing ground floor timber windows and doors to No. 26a as necessary.
- New kitchen to 26a.
- New kitchenette and study to first floor of No. 25.
- New fixed opening window, with obscured glass to the rear of No. 25 providing additional natural light to the proposed new study/kitchenette.



Figure 1.3 Existing Ground Floor – No 26a & No. 25

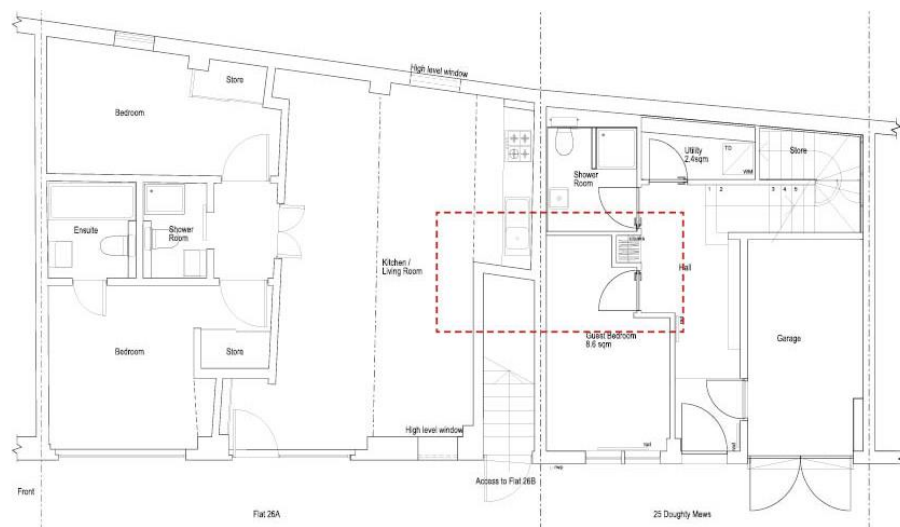


Figure 1.4 Existing Ground Floor – No 26a & No. 25

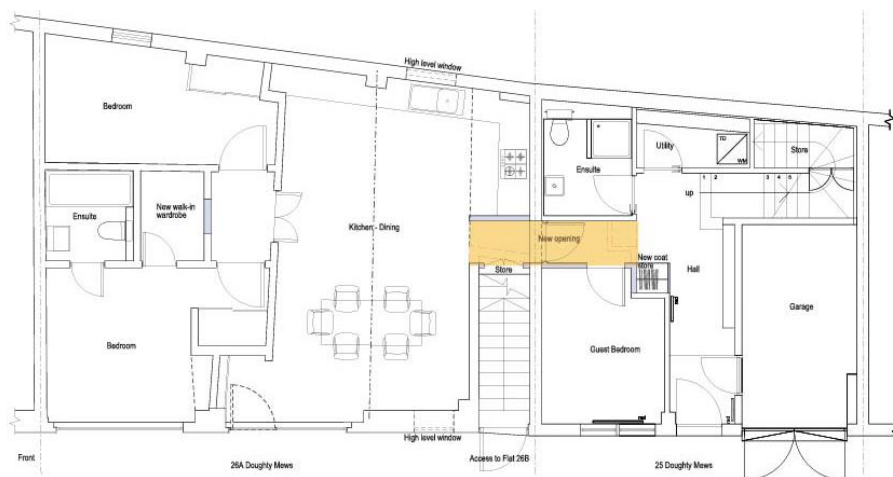


Figure 1.5 Proposed Ground Floor – No 26a & No. 25

1.5 Policy

The following key policy documents have been referred to:

Camden Planning Guidance:

- | | |
|----------------------|--------------------------------------|
| CPG 1 Design | CPG 1 Design |
| CPG 3 Sustainability | CPG 3 Sustainability |
| CPG 6 Amenity | CPG 6 Amenity |

A full list is provided in Section 3.0.

1.6 Materials

The following materials are proposed for the new works:

- Rear elevation No. 25 – form window opening in existing brick wall and make good reveals using salvaged brick.
- Insert new hardwood window to first floor (No. 25) to match existing (adjacent window) – tilt and turn casement window (for cleaning) with restricted opening (for ventilation) and obscured glazing (for privacy).
- Reconfigure existing kitchen to first floor of No. 25 to form new study area with built-in micro kitchenette.
- Interior No. 25 - form new corridor and structural opening in party wall between 25 and 26a at ground floor level. Make good ground floor bedroom and redecorate ground floor hallway, including new lighting to corridor.
- Front elevation 26a – make good, renew, re-paint existing ground floor windows and timber entrance screen / door.
- Interiors 26a - redecorate throughout. New kitchen. Convert existing shower room for storage (services to be capped at floor level for re-use in future) Renew floor. Form storage cupboard in space below existing stairs to first floor apartment – including fireproofing.
- Interior 26a – upgrade heating and lighting generally.

1.7 Refuse and Recycling

No changes are anticipated to the current arrangements for refuse and recycling.

1.8 Space Standards

Changes to existing room size will conform to the space standards outlined in the London Plan Housing SPG.

1.9 External Space & Landscaping

No changes are proposed in relation to external space and landscaping.

1.10 Summary

The applicant's aim is to increase the size of their existing two bedroom three person house by extending into an adjacent ground floor flat that they also own.

The objective is to provide additional accommodation for visiting family and will provide step free living accommodation in future, if required.

The works are designed to be completely reversible with both properties able to functioning as autonomous houses. Each property is metered separately for utilities including, water, gas and electricity.

The applicant also seeks to re-arrange the first floor of No 25 to include a private study (for the applicant's medical research and charity work). The study will incorporate a small fully functioning micro kitchenette. Permission is also sought for a new a new (south south/west facing) rear window that will allow natural light into the proposed study/kitchenette, and to the top floor living area generally.

2.0 Access Statement



2.1 Amenities

Doughty Mews is centrally located and within easy access of a wide range of amenities, including shops, restaurants, hospital, school and recreational spaces.

2.2 Parking

The applicant currently has off street parking in the existing garage of No 25. The applicant may seek an additional parking permit for No. 26a to enable it to function as an independent unit.

2.3 Transport

Doughty Mews is within walking distance of buses on Greys Inn Road (250m) and Theobalds Road (400m). There are also a number of Underground stations within a 10-15 minute walking distance, including Russell Square, Holborn, Chancery Lane and Kings Cross. Mainline rail stations at St Pancras, Kings's Cross and Euston are within 15 minutes walking distance.

2.4 Lifetimes Homes

Extending No. 25 into 26a provides the owners with a number of options for future living arrangements. A self-contained ground floor living space will provide the occupants with step-free accommodation, if necessary. It also provides flexibility for conversion to a nanny flat or similar. Benefits of this arrangement include:

- Approach to dwelling from parking
- Approach to all entrances
- Level entrance from street
- Entrance level living and bed spaces
- Entrance level WC and shower drainage

3.0 References

3.1 Sources

Camden Planning Guidance:

- CPG 1 Design
- CPG 3 Sustainability
- CPG 6 Amenity

Bloomsbury Conservation Area Appraisal and Management Strategy

Camden Core Strategy 2010-2025

Camden Development Policies 2010-2025

London Plan

National Planning Policy Framework

Lifetime Homes

Secure by Design

Planning Portal