



# 1590

## New Housing at Wolsey Mews Garages London NW5

### Design & Access and Heritage Statement

Prepared for London Borough of Camden  
Issue 1: Planning application June 2015

# BHA

Burd Haward Architects Ltd  
United House, North Road  
London N7 9DP  
020 7267 9815  
[www.burdhaward.com](http://www.burdhaward.com)

# Contents

- 1.0 Introduction**
- 2.0 Existing Site & Surroundings**
- 3.0 Planning Context**
- 4.0 Scheme Proposals**
  - 4.1 Description of Proposals
  - 4.2 Design Approach
  - 4.3 Form & Massing
  - 4.4 Internal Layout
  - 4.5 Areas
  - 4.6 Elevation & Materials
  - 4.7 Amenity of Neighbouring Properties
  - 4.8 Parking
- 5.0 Soils Investigations & Basement Impact Assessment**
- 6.0 Existing Tree & Arboricultural Report**
- 7.0 Accessibility & Lifetime Homes Statement**
- 8.0 Heritage Statement**
- 9.0 Archaeology**
- 10.0 Sustainability & Energy Use**
- 11.0 Daylight & Sunlight Report**
- 12.0 Consultation**
  - 12.1 Neighbours Consultation
  - 12.2 Local Authority
- 13.0 Conclusion**

## Appendices

- A.1 Planning Statement**
- A.2 Basement Impact Assessment**
- A.3 Arboricultural Report**
- A.4 Lifetime Homes Statement**
- A.5 Historic Maps**
- A.6 Historic England Letter**
- A.7 Daylight & Sunlight Report**

## 1.0 Introduction

This report describes the proposed development at the garages site adjacent to 25 Wolsey Mews NW5 2DX. It should be read in conjunction with the following drawings:

- 1590/E01, E02, E03 existing location/site plan, ground floor plan & elevation
- 1590/E04 site photos
- 1590/P01, P02, P03, P04 proposed plans
- 1590/P05, P06 proposed elevations
- 1590/P07 proposed plans with Lifetime Homes details
- 1590/P08 model photos

The application is for the construction of a new building comprising two new 2-bedroom residential units in a new two-storey building with basement, ground and first floor level.

## 2.0 Existing Site & Surroundings

Wolsey Mews is a small road that provides access to the rear of the shops on Kentish Town Road. The garage site is located in the section of mews that runs between Islip Street to the north and Caversham Road to the south. It is on the east side of the mews, accessed from the mews, with gardens of houses on Islip Street to the rear (east).

The site is approx 13m wide where it faces the mews, by 15m deep. It comprises a row of three single storey garages together with a parcel of land to the side and rear, formerly part of the 3-7 Islip Street garden and the communal drying area. The site area is approximately 195m<sup>2</sup> including the garages (50m<sup>2</sup>). The external areas are mostly covered in tarmac and concrete paving.

To the north and east, the site adjoins gardens of 3-7 Islip Street, a small local authority post-war housing development. To the south the boundary is directly adjacent to the flank wall of 25 Wolsey Mews, a two storey late 19th century brick building, currently used as offices.

The site has excellent public transport connections with Kentish Town Station and the bus routes serving Kentish Town Road within a one minute walk. It is located within the Bartholomew Estate Conservation Area, and within the Kentish Town Archaeological Priority Area.

The site was previously owned by London Borough of Camden, and was sold in auction to the applicants in November 2014 as part of the Community Investment Programme.

## 3.0 Planning Context

LB Camden commissioned a feasibility study for the site in 2012, which made reference to a Planning Statement dated June 2012. An updated Planning Statement, dated October 2014 was prepared and issued with sale particulars for of the site (Appendix 1). In summary, this confirms the following:

*\* Principle of proposed change of use to residential:*

Housing is the borough's priority land use: new residential floor space on this site would be welcomed.

*\* Housing tenure and mix*

With capacity being below ten units, a contribution towards affordable housing would not be required. For market housing, two bedroom dwellings are a very high priority with 3 bedroom and 4+ bedrooms dwellings a medium priority and 1 bedroom dwellings a lower priority. This should be reflected in redevelopment proposals.

*\* Site capacity*

Whilst provision of new residential floor space is acceptable in principle, consideration needs to be given to the relationship with neighbouring properties, in particular the residential units at 3-7 Islip Street and the windows in the side elevation of 25-26 Wolsey Mews, to ensure daylight, sunlight and amenity are protected. Being located within the Bartholomew Estate Conservation Area any redevelopment should preserve and enhance the character and appearance of the Conservation Area.

*\* Transport and highways*

Development Policy DP18 and the Camden Planning Guidance indicates the site should be car free, with Cycle parking meeting TfL's standards.

*\* Residential Development Standards:*

The building to be designed to meet Camden policy in terms of internal space standards, outdoor amenity area, and be Lifetime Homes compliant.

*\* Sustainability and flooding*

The development is expected to incorporate sustainable development principles into the design and implementation of development, and will be expected as a minimum to achieve Code for Sustainable Homes level 4.

*\* Section 106 requirements*

Given the size of the site and the potential scale of development the scale of contributions to be made via a Section 106 agreement are not likely to be onerous. Contributions towards community facilities and education are not required on schemes of less than five units. There will be charges made under Mayoral CiL.

Since the planning statement was written Camden have introduced CiL charges for all new residential developments and these would be payable.

The proposals have therefore been developed in accordance with advice / recommendations above, and in line with current Policy guidance.

## **4.0 Proposed Development**

### **4.1 Description of Proposals**

The proposal is for a new building on the site comprising 2no two-bedroom residential dwellings. The design has been developed by and for the applicant who anticipates occupying one of the dwellings at completion, with income from rental of the other unit contributing to the funding of the small development.

### **4.2 Design Approach**

The design approach has been to develop a proposal that:

- is appropriate and sympathetic to the conservation area and the particular mews setting, in terms of massing, scale, location, form and materials;
- is designed to preserve the privacy and amenity of the existing properties adjacent to the site, as well as of the new dwellings;
- is carefully designed to maintain the health of the existing tree adjacent to the site, both during and after construction.
- provides two highly sustainable and accessible dwellings that meet CSH level 4 and lifetime homes standards, with good accessibility and long term flexibility.

As a design-led architectural practice with experience in designing award-winning low energy homes, and of working on high profile schemes in Camden (see our website [www.burdhaward.com](http://www.burdhaward.com)), the housing will be designed to the highest quality and, we believe, will make a positive contribution to the existing mews environment and significant improvement to the streetscape.

### **4.3 Form & Massing**

The form and massing of the new building has been carefully considered to sit comfortably in its specific location and, to minimise impact on the neighbouring properties, particularly the adjacent building at no 25 Wolsey Mews which has some windows overlooking the site.

The new building follows the roof profile, height and proportions of the adjacent 19thC buildings at 25 & 26 Wolsey Mews, with a pair of gable ends facing the mews. The north gable wing extends almost the full depth of the site and abuts the north boundary. The south gable wing is much shorter abuts the front, blank part of the flank wall of 25 Wolsey Mews. Beyond this, where there are windows in the adjacent flank wall, the 2 storey 'L' is partially infilled with a single storey element. This is slightly lowered below ground level, so its eaves level is below the cill level of the adjacent windows. This arrangement allows views and a good level of natural daylight to be retained to all windows of 25 Wolsey Mews. It also protects amenity for both new and existing occupants, with no potential for overlooking.

At the rear of the site, where it adjoins the rear garden part of 3-7 Islip Street, the building is set back from the boundary to create two west facing courtyard gardens, one for each unit. There is a small, screened roof terrace on part of the roof of the lowered single-storey element, accessed from the first floor.

Although not strictly a planning matter (as the building has commercial use), a Rights of Light report has been prepared which shows the impact of the proposed building on the light levels of 25 Wolsey Mews is minimal. There is no loss of light at 1st floor and only minimal loss at ground floor, with light levels well within recommended BRE guidelines. There is no loss of light to the residential units of 3-7 Islip Street, which has a blank gable wall facing the site (see 10.0 below)

### **4.4 Internal Layout**

The building is arranged as two residential units, each with its own front door from the street.

*Unit 1 - (notionally 23 Wolsey Mews): 2bed, 4P total area = 104m<sup>2</sup> GIA*

Located on the ground and basement floors of the north wing of the building, this unit has a generous entrance hall, study/store, accessible wc, and a kitchen/ dining/ living room on the ground floor, and a large west facing balcony accessed from the living space. A stair leads down to two double bedrooms and two bathrooms at basement level, together with a small utility/store room. Both bedrooms overlook and have access onto a lowered basement courtyard, designed in accordance with Camden policy (CPG2 para 2.26).

*Unit 2 - (notionally 24 Wolsey Mews): 2bed, 4P total area = 180m<sup>2</sup> GIA*

The larger of the two units, arranged over the ground floor and basement of the south wing, and across both wings at first floor. The ground floor has a generous entrance hall, an accessible wc/bathroom and double bedroom at the front of the building, with a second bathroom and twin bedroom at the slightly lowered rear level, which opens out into a courtyard.

The main living accommodation is located on the first floor, and is arranged as a generous open plan single space, incorporating kitchen, dining, study area and sitting room. There is access to a roof terrace (on the flat roof of the single storey element), which is carefully screened to avoid any overlooking into/from the neighbouring commercial unit at no 25 Wolsey Mews, and preserve amenity of neighbours and future occupiers.

### **4.5 Areas**

The areas of the site, existing and proposed buildings, and external amenity areas are approx as follows:

<b>Total Site area:</b>	<b>190m<sup>2</sup></b>
Total existing area of garages	50m <sup>2</sup>
Proposed new building (footprint):	142m <sup>2</sup>

**Proposed Gross Internal Areas:**

Unit 1	
Ground floor	53m <sup>2</sup>
Basement (inc plant/store)	51m <sup>2</sup>
Total	104m <sup>2</sup>

Unit 2	
Ground floor	60m <sup>2</sup>
Basement (inc plant/store)	27m <sup>2</sup>
First floor	93m <sup>2</sup>
Total	180m <sup>2</sup>

**Total proposed internal floor area: 284m<sup>2</sup>**

**Proposed External amenity areas:**

Unit 1	
Ground floor balcony	11m <sup>2</sup>
Basement courtyard	19m <sup>2</sup>
Total	30m <sup>2</sup>

Unit 2	
Lowered ground floor courtyard	21m <sup>2</sup>
First floor roof terrace	16m <sup>2</sup>
Total	37m <sup>2</sup>

The internal and external areas are well in excess of current LDA & Camden guidance and space standards.

#### 4.6 Elevations and Materials

The street elevation is carefully composed with large, simply detailed openings at first floor providing a good level of daylight and ventilation into the upper floor living space and animating the street frontage. At the ground floor, large openings frame the entrances to the two units, with front doors set back from the street, giving access to recessed bin stores. These covered entrance spaces can be closed off with wide sliding screens, which allow light into the entrance spaces whilst maintaining privacy and security.

A simple palette of external materials is proposed, carefully detailed to create a building that will be clearly of its time and place and will age well. External walls will generally be in a pale weathered facing brick, with the rear single storey element clad in stained timber. Windows will be double glazed composite timber/aluminium. At ground floor the large sliding entrance screens will be in perforated weathering steel, and will provide physical and visual protection to the recessed entrance spaces. At first floor, flush Juliette balconies in front of the large openings will be similarly detailed in perforated metalwork, to allow the full height windows to open and provide protection from falling.

The pitched roof will be clad in mill finish profiled aluminium, with solar panels affixed to the south faces of the pitch, and self finished aluminium rainwater goods. The sloping part of the single storey roof will be a green roof with sedum planting. Screening to the roof terrace will be in stained timber with perforated mesh to allow planting. Permeable brick paving is proposed for the rear courtyards, with planting beds along the boundary walls, and timber fence enclosure on the boundary with the neighbouring garden.

#### **4.7 Amenity of Neighbouring Properties**

As described above, the form and massing of the proposal has been carefully considered to minimise impact on the outlook or amenity of neighbouring properties. As such it will preserve light levels and maintain privacy for the neighbouring occupants and for the occupant of the new homes. This has been achieved in the following ways:

- The predominantly 'L' shaped form of the 2-storey building avoids the adjacent windows to no 25 Wolsey Mews (25WM).
- The single storey element adjacent to the ground floor windows of 25WM is set back from the boundary and is lowered, so its wall and eaves height is below the cill height of these windows.
- Windows to habitable rooms are located in the west & east (street & garden) facing elevations only, so no potential overlooking issues. There is a single obscured window on the north elevation where it faces the blank wall of 3-7 Islip Street. The small east-facing window at 1st floor adjacent to 25WM will have obscured glass to avoid overlooking from 25WM.
- The pitched roof profile keeps eaves height to a minimum and minimises impact both on no. 25 and nos 3-7 Islip Street.
- The external courtyards are slightly lowered with fence enclosure, so no overlooking to/from the neighbouring gardens.
- The first floor roof terrace is screened to avoid any overlooking to/from no 25 Wolsey Mews
- New planting on and around the site will improve amenity and outlook for all.

#### **4.8 Parking**

In accordance with current policy the development will be car - free. The site has excellent transport links, with a PTAL rating of 6a. Both units have space for secure cycle storage.

#### **5.0 Soils Investigation & Basement Impact Assessment (Appendix 2)**

Soil investigations have been commissioned from Chelmer Site Investigations. Following this a Basement Impact assessment has been prepared by Ellis & Moore Consulting Engineers (Appendix 2). In summary the conclusions are as follows:

- Flood maps indicate the site is in a low flood risk area, therefore no flood risk precautions required for the development.
  - The building will not impose any restrictions on the flow of ground water, as soils investigations show the underside of the basement level is 300mm below the water level.
  - Use of contiguous piled foundations will reduce likelihood of movement to the adjacent building, with piles designed to take the vertical loads of the adjacent building so no underpinning required;
  - Monitoring will be undertaken during construction with target points on the building.
  - Settlement is unlikely to cause damage greater than category 2 (5mm, easily filled). This is considered reasonable and realistic in conjunction with the proposed monitoring;
- It is concluded that there will be no effect on ground water conditions and that the basement can be constructed successfully provided guidelines in the report are followed.

#### **6.0 Existing Tree & Arboricultural Report (Appendix 3)**

There is a tree on the neighbouring site in the garden of 3-7 Islip Street. A report has been prepared by Simon Pryce Arboriculture (report dated 24<sup>th</sup> June 2015) that assess the potential impact of the proposed development on the tree, and proposes protective measures during construction. See appendix 3 attached.

The report identifies the tree as a mature rowan or mountain ash, category C. The proposals for are likely to impact on approx. 15% of the tree's RPZ, which being less than 20% is considered acceptable, especially as there is alternative ample space for root regrowth.

Trial pits have been dug to assess root growth/size near the boundary where excavations are proposed. These reveal there are no major root systems visible, or likely to be affected by the proposals (refer to report & photo).

Part of the tree's crown overhang the site, and some branch ends will touch the building, however SPA suggests sufficient clearance can be created by pruning the ends of 3 branches 30-40mm dia, which will have no appreciable affect on the tree's condition or appearance.

The report describes the proposed tree protection measures and method statement for the tree for the construction phase, and these will be put in place to ensure the health of the tree is maintained.

## **7.0 Accessibility & Compliance with Lifetime Homes (Appendix 4)**

Both units are designed to comply with the requirements of Part M of the Building Regulations. Although it is not possible to meet policy for vehicular access or parking due to conflicting parking policy requirements, the units have been designed to comply with Lifetime Homes standards as far as possible, as detailed in the Lifetime Homes Statement (Appendix 4) and drawing 1590/P07.

## **8.0 Heritage Statement (Appendix 5)**

The site is located within the Bartholomew Estate Conservation Area. The design approach has been informed by Camden's Bartholomew Estate Conservation Statement (2002).

### *Site History & Character:*

Wolsey Mews was part of the Christ Church Estate (sub-area 1 of the Bartholomew Estate). It is a small mews originally built to serve the rear of commercial buildings fronting Kentish Town Road, running between Islip Street, Caversham Road & Gaisford Street.

A map of 1863 shows the development of this part of Kentish Town (Appendix 5, Map 2): at this point the east side of Wolsey Mews abutted the large gardens of houses of Islip Street & Caversham Road. (This is still the case on the south part of Wolsey Mews between Caversham Road & Gaisford Street).

The first buildings on the east side of the mews appear at 25/26 Wolsey Mews, built in the late 1890's in the back garden No2 Caversham Road by the owner to house his doll factory. (Appendix 5, Map 3) Following bomb damage to houses at 1-7 Islip Street during WWII, the area was used as a car park with a garage built on it (Map 4). Local authority housing was subsequently built on the sites (now called 3-7 Islip Street) at which point the garages on Wolsey Mews were built, and the area to the rear used as a communal drying area (as existing, Site Location Plan E01). The land and garages fell into disuse and were divided off and sold as part of Camden's Community Investment Programme in 2012.

### *Impact of the Proposals on the Conservation Area:*

The existing three single storey flat roofed garages are extremely poor quality and in disrepair. They are not a significant asset in the conservation area, and in fact do much to diminish the quality of the mews and the character of the conservation area. Similarly the tarmacked drying area at the rear of the garages is unused and neglected, with poor quality fencing. The replacement of the garages & drying area with a well designed new building and external spaces will be a significant improvement.

The design of the new building follows the form and massing of the 19th C industrial buildings adjacent, and will reinforce the character of this central part of the mews and improve the streetscape. The pitch of the gable follows the pitch of the neighbouring gable, and the fenestration is carefully considered. Whilst the form and massing root the building in its context,



the material and detail expression identifies the new building as being clearly of its time and place. High quality robust materials will be carefully detailed and will age well.

## **9.0 Archaeology**

The site is located within an Archaeological Priority Area (Kentish Town), and advice has been sought from Historic England. HE have advised the area is designated as a result of the post-medieval development along Kentish Town Road, and the possible remains of a medieval moated manor house (monument no. MLO17813) albeit c.100m to the south. As little in the way of archaeological work has been carried out within the area knowledge on the archaeological potential is limited and so there is a potential for previously unrecorded archaeological remains. As the development is relatively small, HE have advised a watching brief during ground works is considered sufficient to mitigate any potential impact of the development. A copy of their letter is attached (Appendix 6).

## **10.0 Sustainability Strategy & Energy Use**

A preliminary environmental strategy has been prepared with input from Ingleton Wood Environmental Engineers. The building is designed to achieve a minimum of CSH level 4. In terms of energy use this represents a 19% improvement on Part L 2013.

The approach is to limit the use of energy through orientation, layout and good fabric design (a 'fabric first' approach, with effective levels of insulation and airtightness) and to supplement this with energy from renewable sources.

In summary the measures taken include the following:

- Highly insulated walls and roof achieve very good thermal performance and air tightness, whilst allowing condensation to naturally dissipate through the building structure.
- The use of exposed solid masonry construction to both internal and external walls with high levels of insulation between, and exposed concrete floor finishes, to provide high levels of thermal mass.
- The specification of efficient condensing boilers, in conjunction with underfloor heating and roof mounted solar water heaters to limit the amount of energy required to provide heating and hot water.
- Large west facing windows to allow solar gain and passive heating during the winter months, with internal blinds to prevent overheating in the summer.
- High level opening roof lights to promote stack effect natural ventilation.
- Limited openings in north facing elevation.
- The provision of dedicated storage areas for recycling & waste.
- Specification of low energy electric and mechanical fittings.
- Specification of low water use fittings.
- An area of green (sedum) roof and other planting on and around the site, to help minimise rainwater run-off and improve biodiversity.

Other measures, such as space for bicycle storage, drying clothes and space for home working, help contribute to meeting the CSH 4 targets. We feel the measures proposed are ambitious but achievable, and will result in a building that is an exemplar of sustainable construction.

## **11.0 Daylight & Sunlight Report (Appendix 7)**

Waterslade have been commissioned to produce a Daylight and Sunlight survey and report to consider the potential impact of the proposals on the neighbouring buildings. Refer to Appendix 7. In assessing the impact of a new development on neighbouring properties it is usual to only consider main habitable spaces (i.e. living rooms, bedrooms and kitchens) within residential

properties. As such Waterslade have considered the impact on 3-7 Islip Street to the north of the site. This is the only residential property that is in close enough proximity to the site to potentially be impacted.

Their survey and report examines the effect the proposed development will have on Vertical Sky Component, No-Sky Line and Average Daylight Factor in line with BRE measures for Daylight and Sunlight. The report finds the impact of the proposed development will be minor, and that the property will continue to receive very good daylight and sunlight amenity after development. Their conclusion is that the proposal fully accords with BRE guidance on daylight and sunlight.

Although not strictly a planning matter (as it is not a residential dwelling), a Rights of Light report has been prepared to assess the impact of the proposed building on the light levels of 25 Wolsey Mews. This concludes there is no loss of light at 1st floor and only minimal loss at ground floor in a small area, with light levels after development falling well within recommended BRE guidelines.

## **12.0 Consultation**

### *12.1 Consultation with Neighbours*

The applicants plan to occupy one of the units at completion, so have been keen from the outset that their new building is designed to have minimum impact on the immediate neighbours and that amenity and good relations are maintained.

The applicants have met neighbours from 3-7 Islip Street and from 25/26 Wolsey Mews to describe the proposals over two sessions (4th February & May 22nd 2015), presenting model and drawings. Despite initial resistance to any development on the site when the site was sold by Camden, the majority of feedback about the specific scheme proposals has been positive, and the scheme has been developed and adapted in detail to accommodate concerns.

In addition the applicant will aim to ensure the works are carried out in a manner that minimises disruption and noise to neighbours during construction.

### *12.2 Consultation with LBC - Pre Application Advice*

The planning statement prepared specifically for the site by LB Camden prior to sale of the site by Camden has been used as a basis for the scheme development. Further pre-application advice has been sought from Camden's tree officer on the impact / measures in connection with the neighbouring tree, and their recommendations followed, see item 6.0 above.

## **13.0 Conclusion**

The proposal is for a building comprising two carefully designed new residential units that substantially improve the streetscape of Wolsey Mews, and provide excellent new living accommodation. The form, massing and layout of the building has been carefully considered to make efficient use of the site, whilst at the same time minimising impact on neighbouring occupiers and to protect amenity of the occupants of the new homes. The building will be detailed and constructed to a high level of quality, and to exceed current standards of sustainability and energy use. It is designed by a local award-winning architectural practice who have extensive experience of working in and for LB Camden, and one of the units will be for their own use. It is hoped the proposals will be recommended for approval.