

**DESIGN AND ACCESS STATEMENT – 6 NORTH MEWS WC1N 2JP
SUPPORTING A PLANNING APPLICATION MADE IN AUGUST 2015**



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THE PROJECT & SITE

The property is a 164m² house (Class C3) in the Hatton Garden Conservation Area in the Borough of Camden. The house comprises four floors with a small external terrace on the third floor:

- Ground Floor - 45m²
- First Floor - 41m²
- Second Floor - 39m²
- Third Floor - 34m² (internal area) + 5m² (external area)

The proposed works do not include any form of extension to the above areas, so the existing floor area will remain unchanged.

The house is one of six of a terrace of similar properties built in the 1990s. It comprises a number of cellular spaces around a central staircase, arranged as follows:

- Ground Floor – garage, bedroom, bathroom
- First Floor – kitchen, dining room
- Second Floor – master bedroom, bathroom, laundry
- Third Floor – terrace, living room, WC

As with the other houses in this terrace, there is good light at the front of the property but limited light entering the rear of the property. The existing layout and internal arrangement was much improved by the previous owners (pursuant to planning application 2009/4883/P), however:

1. The ground floor bedroom still has the original skylight, and the kitchen still has the original skylight and window. These are of poor quality and material, so are difficult to operate and have deteriorated and failed. The new owners would like to replace these with modern, energy efficient skylights and windows which match the glazing in the rest of the property and provide improved ventilation.
2. There is currently no access to the rear of the property. To enable access for periodic maintenance, the new owners would like to replace an old uPVC window in the kitchen with a new aluminium door.
3. Although the previous owners obtained approval under planning application 2009/4883/P for replacement of the existing uPVC windows to the rear of the property with new aluminium framed windows, this work wasn't undertaken. The new owners would like to undertake this work in accordance with the existing planning permission.
4. The new owners would like to install a modern closed flue fire in the living area on the top floor.

The new owners of 6 North Mews propose to refurbish and modernise the property to live in.

ACCESS

The existing roads and footpaths will not be affected as external works do not affect the front elevation of the property, nor does the proposed scheme propose any alterations to the existing routes of access surrounding the site.

KEY PROPOSALS

1. Ground Floor

Proposed replacement of the original skylight (which is in a dated and deteriorating condition) at the rear of the property with modern, energy efficient patent glazing (a scheme very similar to that approved for the neighbouring house at 6A North Mews under 2011/0321/P).

Photograph 1: the original skylight, ground floor



Layout: The proposed replacement skylight will be fitted below the height of the parapet at the rear of the property and so no overlooking by or of neighbouring properties will be possible. Neither the existing skylight nor the proposed new skylight can be seen by any of the neighbouring properties.

Scale and appearance: Although the existing angled skylight will be replaced with a horizontal skylight, no change to the scale of the skylight is proposed.

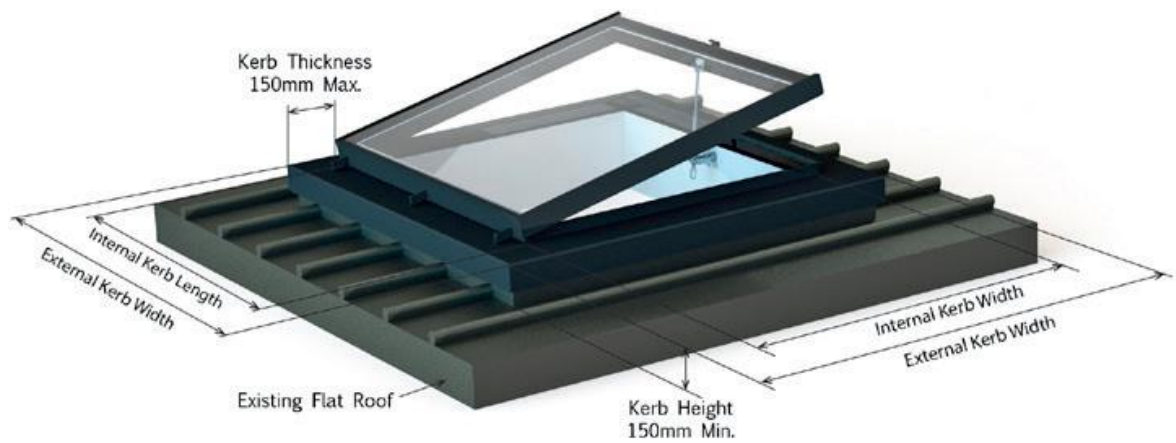
The material of the existing skylight is difficult to determine because of the deteriorated condition, but is thought to be aluminium. The proposed replacement skylight will comprise:

- a fixed element, being a steel-framed "Walk on Rooflight", CE Marked Standard EN14351-12006+A1:2010 (see illustration below); and
- an openable element (to provide ventilation to the room below), being a steel-framed "Plateau Rooflight", CE Marked Standard EN14351-12006+A1:2010 (see illustration below).

Illustration A: proposed new fixed skylight



Illustration B: proposed new opening skylight (illustration)



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2. First Floor

The kitchen is in cramped and dated condition, with limited natural light and inadequate ventilation. The current owners plan to completely renovate the kitchen to improve the layout and utility of the room (please see the Proposed Rear Elevation and the Proposed New Kitchen Plan accompanying this planning application).

Illustration C: current layout of the first floor

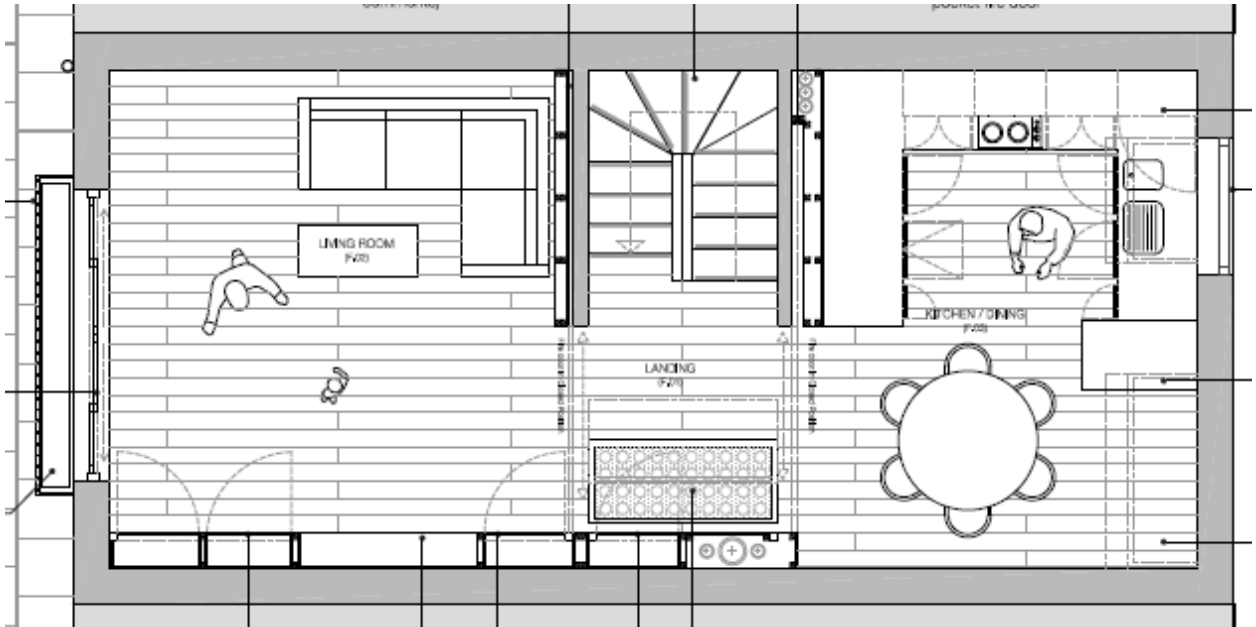
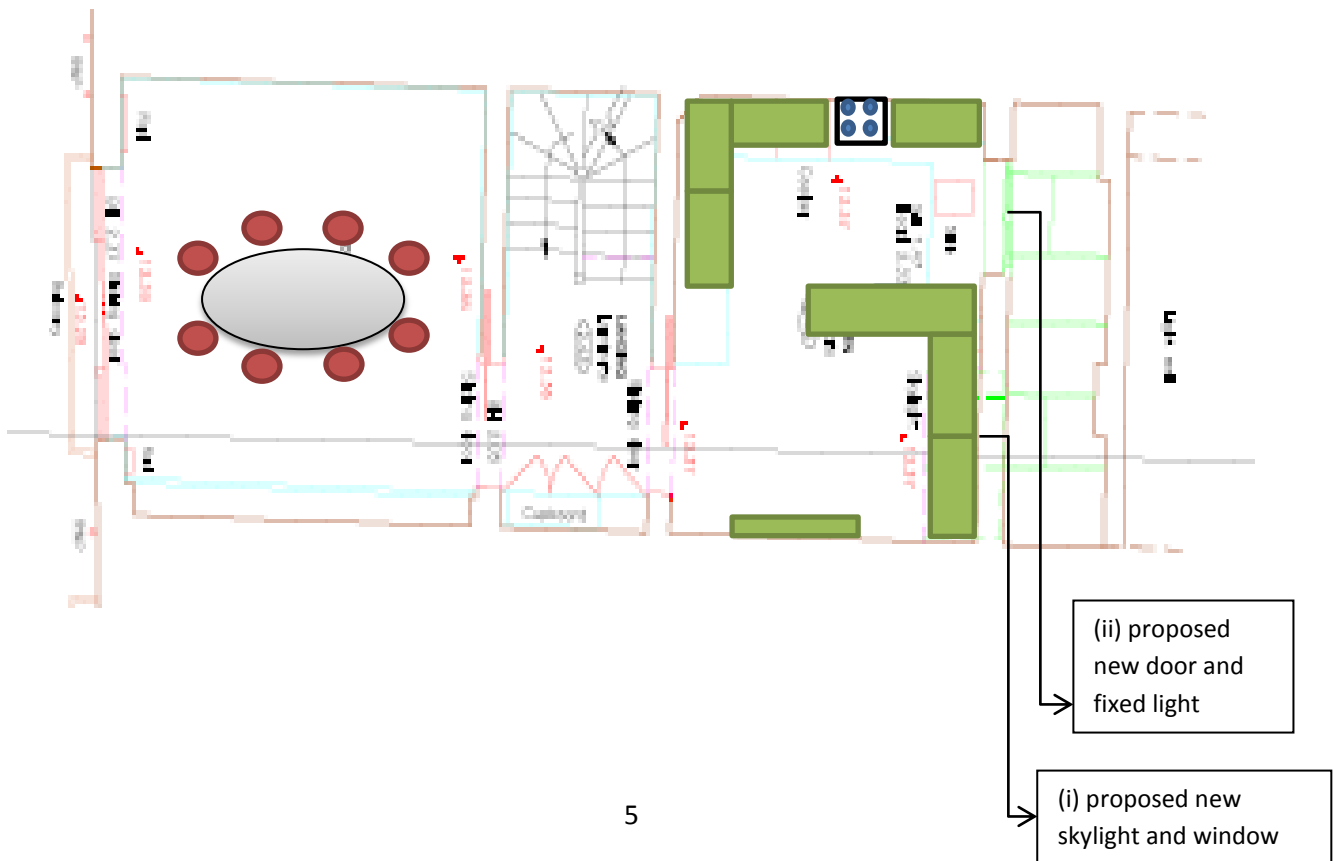


Illustration D: proposed new layout of the first floor



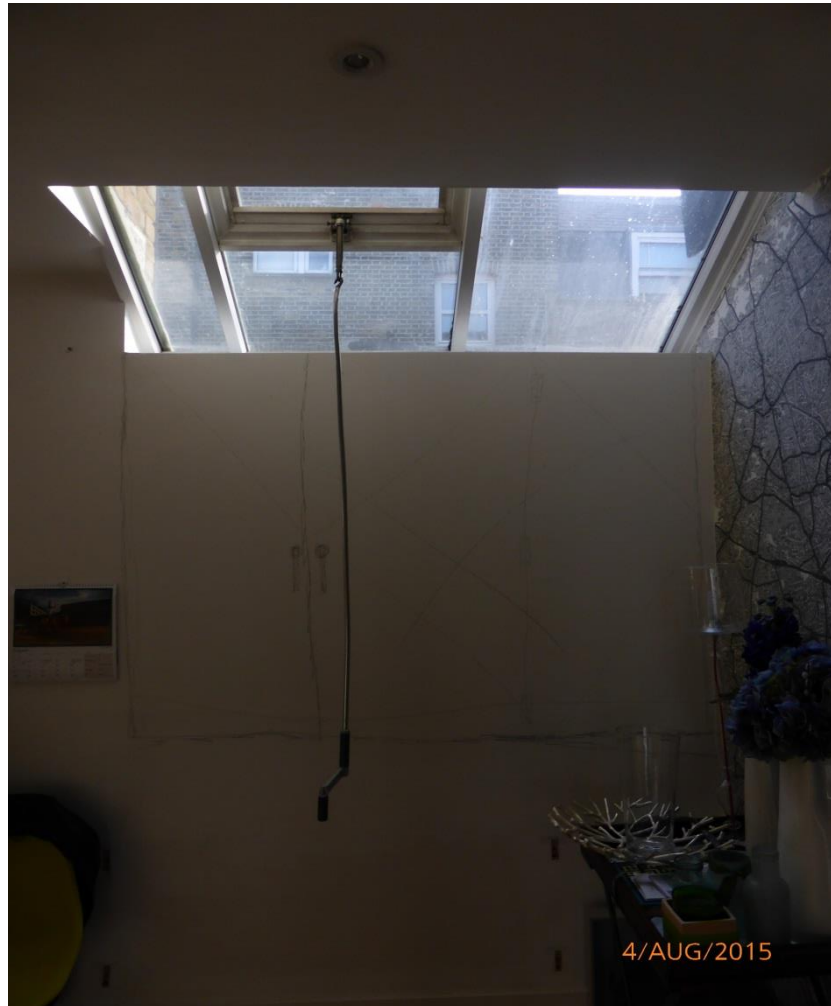
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As part of those improvements, they would like to increase the amount of natural light and air flow in the kitchen as follows:

(i) **Replacement of the original kitchen skylight**

Proposed replacement of the original skylight (which is in the same dated and deteriorating condition as the ground floor skylight) with modern, energy efficient patent glazing comprising a new aluminium framed skylight and window. The new skylight will be fixed and the twin leaf window will be divided vertically to open outward.

Photograph 2: the existing kitchen skylight, first floor



The immediate neighbour in the terrace has made similar improvements to the kitchen of 6A North Mews (planning application 2011/0321/P) to gain access to the rear of his property and enable more light to enter the kitchen at first floor level. He has replaced the skylight on the ground floor with horizontal glazing (the same change is proposed to 6 North Mews; see the proposal for the Ground Floor above) and has added a double width, full height sliding door to the rear of the kitchen. Rather than replacing the existing skylight with a full height door, a replacement skylight + window scheme is proposed for 6 North Mews to accommodate the planned new kitchen layout.

Illustration E: proposed new window position (including planned new countertop and kitchen cupboards)



Layout: The existing kitchen skylight is clear glazed. The proposed replacement skylight will also be clear glazed, the proposed new window will be obscured using the same opaque window treatment as in the windows of the adjoining dining room and the living room (see photograph 4 below). In addition, the arrangement of the kitchen (with cupboards below the window) and the protruding balcony at the rear of 6A North Mews will ensure no additional oversight as a result of this improvement.

Scale and appearance: No change in the scale of the proposed replacement skylight. The new window will be the same width as the existing skylight and will add an additional 1250 mm to the depth of the aperture. This is very similar in size and appearance to the window installed in the kitchen at 7 North Mews.

As with the ground floor, the material of the existing skylight is difficult to determine because of the deteriorated condition, but is thought to be aluminium.

- The proposed replacement skylight will be aluminium framed, RAL 7035 (light grey), and divided vertically in two to match the division in the new window.
- The proposed new window will be twin leaf, divided vertically (outward opening), fitted in an aperture to incorporate the Velfac 200 range (which is used consistently at the front of the property), RAL 7035 (light grey). See illustration G, which shows the window design of the Velfac 200 range.

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(ii) Replacement of the original kitchen window

Proposed replacement of the original uPVC window with an aluminium framed door and fixed light. Permission was granted (planning application 2009/4883/P) to increase the depth of this existing kitchen window by 50%, however those works were not undertaken by the previous owners. The current owners propose to increase the depth of the aperture to floor level (an additional 50%) and to install a door and fixed light. The width of the aperture will remain the same. The new door would provide access to a narrow, east-facing strip at the rear of the property for periodic maintenance (including gutter clearance and window cleaning). The space is too small to offer any useful outdoor space; the property in any event benefits from a sunny west-facing terrace accessed from the third floor living room (see photograph 4 below – the top floor terrace can be seen through the sliding door).

Photograph 3: the existing kitchen window, first floor (with previously approved enlargement marked)



Layout: The existing kitchen window is clear glazed. The proposed replacement door will be clear glazed to the level of the existing permitted window, and obscured using the same opaque window treatment as the front of the house (see photograph 4 below – which depicts the existing opaque window treatment on all windows at the front of the house). As a result, there will be no additional oversight of neighbouring properties as a result of this improvement.

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Illustration F: proposed new door and fixed light position



Looking south east from the rear of the property



Looking north east from the rear of the property



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Scale and appearance: The depth of the permitted kitchen window will increase by 50%, and the window will be replaced by a door and fixed light. There will be no change in the width of the aperture. The new door will be approximately half the width of the rear kitchen door at 6A North Mews (approved under planning application 2011/0321/P).

The proposed new fixed light and door (outward opening) will be fitted in an aperture to incorporate the Velfac 200 range (which is used consistently at the front of the property), RAL 7035 (light grey).

The proposed replacement of this window with a modern, energy efficient powder coated aluminium door will unify the glazing in the property and enhance the flow of light and air to the kitchen while reducing heat loss and noise emission.

Photograph 4: opaque window treatment in the top floor living room (the same is proposed for the new window and door in the kitchen)



3. Second Floor

The windows serving the bathroom and laundry area to the rear of the property are uPVC, difficult to operate, and do not match the glazing in the rest of the property. Although the previous owners obtained approval under planning application 2009/4883/P for replacement of the existing uPVC windows to the rear of the property with new aluminium framed windows, this work wasn't undertaken. The new owners would like to undertake this work in accordance with the existing planning permission.

Scale and appearance: Neither the scale nor the appearance of these windows will change materially. The new windows will be modern, energy efficient aluminium windows which will unify the glazing in the property and provide improved ventilation. In each case the aperture will remain the same.

The proposed new windows (outward opening) will be fitted into the existing aperture and will be from the Velfac 200 range (which is used consistently at the front of the property), RAL 7035 (light grey).

Illustration G: the window design of the Velfac 200 range



4. Third Floor

(i) Replacement of rear windows

As with the second floor, the previous owners obtained approval under planning application 2009/4883/P for replacement of the existing uPVC windows to the rear of the property with new aluminium framed windows. This work wasn't undertaken, and the new owners would like to undertake this work in accordance with the existing planning permission.

Scale and appearance: Neither the scale nor the appearance of these windows will change materially. The new windows will be modern, energy efficient aluminium windows which will unify the glazing in the property and provide improved ventilation. In each case the aperture will remain the same.

The proposed new windows (outward opening) will be fitted into the existing aperture and will be from the Velfac 200 range (which is used consistently at the front of the property), RAL 7035 (light grey) – see illustration G above).

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(iii) Flue

Proposed installation of a modern balanced flue gas-fired fire in the living area on the top floor, model DRU Lugo 70/2: (http://www.drufire.com/product_range/built-in_gas_fires/dru_lugo_702.aspx).



The fire requires the installation of a small flue for ventilation (this fire does not emit particulates).

Layout: The proposal is to install a small flue which will protrude less than 600 mm above the roof of the property. Please see the Proposed Cross Section accompanying this planning application, which depicts the dimensions of the proposed flue. The shallow slope of the roof and the distance from the street mean that the flue cannot be seen from any public space. The photograph below shows the view of the property from the street:

Photograph 5 – view of the property from North Mews



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The photographs below show the existing plethora of roof adornments in the immediate vicinity:

Photographs 6 – existing roofscape in the immediate vicinity of 6 North Mews

- looking north east



- looking east over the roof of 6 North Mews



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- looking east over the roof of 6A North Mews



- looking south east



From the photographs above, you will see that there already exists:

- a flue and large television aerial on the front elevation of the roof of 5 North Mews
- three moonlights and a waste flue on the front elevation of the roof of 6 North Mews
- a waste flue and large television aerial on the front elevation of the roof of 6A North Mews

None of this is visible from the street. In addition, on the buildings that surround 6 North Mews, a number of chimneys, satellite dishes, television aerials, waste flues, and a flag pole all contribute to a busy roofscape. The proposed new flue will be smaller than the existing waste flue on the roof of 6 North Mews and will not be visible from any public space.

- looking north, with 6 North Mews marked with an arrow



Scale and appearance: The flue and cowl will be dull aluminium to blend with the colour of the slate roof tiles. The roofscape in the immediate vicinity of the property confirms an array of structures and finishes (see photograph 6 above), among which the proposed flue will appear insignificant.

ACCESS

The property was built at a time when the needs of disabled people in relation to housing were not seen as being as important as they are today. Where reasonable throughout the development of our proposals, we have aimed to comply with the spirit of the relevant Building regulations and the guidance contained therein, including Part M (Access to and use of buildings) and Section O (general guidance item 0.3).

The ground floor of the property, which is step-free and has a full bathroom, will be improved by the replacement of the existing, dated and deteriorating skylights with modern, energy efficient patent glazing.

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The existing roads and footpaths will not be affected as works do not require the erection of scaffolding, nor does the proposed scheme propose any alterations to the existing routes of access surrounding the site.

DESIGN

The above proposals are considered as being very minor and unobtrusive to the conservation area, and fully compliant with CPG 6. The new glazing will update the existing, inadequate glazing to reduce noise and heat loss from the property, as well as to enhance the flow of light and air within the property. In addition to enhanced energy performance, the proposed new kitchen door will enable much needed maintenance of the rear exterior of the property.

The new frame colour will be RAL 7016 (Slate Grey), consistent with the exterior window and door treatments elsewhere in the property (see photographs 4 and 5 above, which depicts the existing aluminium window frames at the front of the property).

The proposals are sensitive to the existing character and appearance of the area – the properties at 6A and 7 North Mews have powder coated aluminium windows to the rear as well as to the front of the properties. The scale, choice of materials and material colour for the proposed new rear windows replicates the materials and colour of the windows to the front of the property, and so are sympathetic to the existing building.

A sample of any of the proposed materials and finishes can be produced upon request.

NOISE & LIGHT POLLUTION

Enhanced acoustic insulation from the new windows is expected to reduce noise transmission from the property and thereby benefit neighbours as well as the current owners.

The proposals are not expected to result in any increase in light pollution beyond the existing use.

FLOOD RISK

The proposed external works do not increase the risk of flood.

SUMMARY OF PROPOSALS

In summary, we feel that this proposal:

- is an efficient use of the property and a positive enhancement to building
- aims to conserve and build upon the nature of the area
- will reduce noise levels from the property through the installation of modern, high quality double glazing
- will not contribute to light pollution of the surrounding buildings
- improves the amount of natural light and ventilation, without impacting neighbouring properties
- provides much needed access to the rear of the property for periodic maintenance