

12 Gower Mews
London
WC1E 6HP

Design, Access & Planning Statements

In support of Planning Permission for
a Change of Use to the Ground Floor,
and Alterations to the Elevation



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Site Plan

1.0 Introduction

This Design, Access and Planning Statement has been prepared by FT Architects as part of the planning application for works at 12 Gower Mews, London.

It is proposed to convert the garages on the ground floor to residential accommodation, to be used in conjunction with the upper floors. This will create a 2-bedroomed, contemporary dwelling.

It is also proposed to change the garage doors, and to replace them with 2 sets of doors. These will consist of an inner glass screen, and outer timber doors, to maintain the traditional mews appearance.

This application sets out the applicant's case that the proposals will be a subservient and sympathetic addition to the area, and will cause no harm to the Conservation Area. We argue that the new proposals will preserve and enhance the wider conservation area while adding valuable residential accommodation to the local borough.

2.0 Site Context

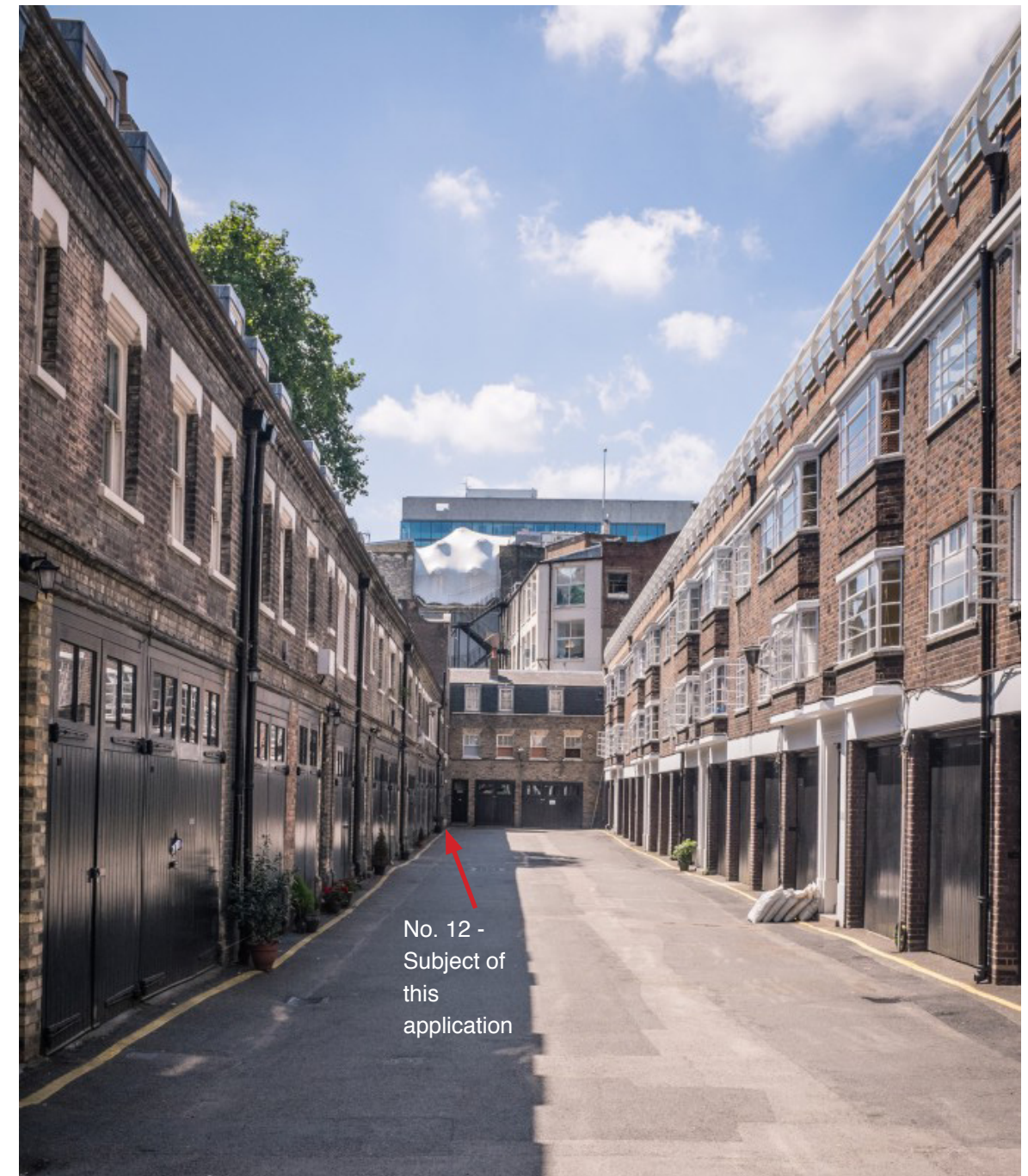
The site forms part of The Bedford Estate's land holding, and is situated within the Bloomsbury Conservation Area.

No. 12 is located at the end of the Mews, a cul-se-sac off Gower Street. The building forms part of a 3-storey, brick faced terrace dating from the mid-19th Century.

Public records show that there are 40 residential properties within the Mews. Currently no. 12 consists of garages on the ground floor, with a duplex flat above.

3.0 Planning History

There are no recent planning applications associated with this property.



Street View - Looking West From Gower Street

4.0 Aerial Photograph



Aerial View

5.0 Existing Photographs



Looking West



Looking East

6.0 Design and Access Statement

Use

The proposals are for a new 2-bedroom house. The property will continue to be owned and managed by The Bedford Estates.

Amount/Scale

The massing of the property will not be affected by the proposals

Layout

Access into the residential property will remain as existing. The proposed bifolding door to the front elevation will allow for natural ventilation and sunlight into the living spaces of the property.

The ground floor will accommodate the kitchen, dining and living space. Integrated storage, including space for refuse and recycling will be accommodated within the scheme. The bedrooms will be located on the first and second floor.

Refuse and Waste Management

Waste and refuse will be accommodated internally until the weekly collection date. Bags will be left on the street after 9pm, for collection the next day.

Appearance

The new timber slatted doors fitted to the facade will be in keeping with the existing design of the garage front in the mews. The doors will be painted black as existing and the opening fanlights will be centrally subdivided to match the existing design.

The bifold doors will fold back when open, to ensure that they don't project over the yellow line.

7.0 Planning Context

The main planning considerations that arise as a result of the proposals are considered to be:

- Design of elevation, and impact on the Conservation Area
- Impact of proposals on nearby residential amenity
- Loss of garage space

Conservation Area

UDP B7 states that the Council will only grant consent for development in a Conservation Area where the special character of the area is preserved or enhanced.

The proposed changes to the elevation are minimal and follow an established local precedent.

The glass doors behind the garage doors will provide natural daylight and ventilation to the living spaces, while the timber external doors will ensure the consistency and character of the mews is maintained.

Residential Amenity

There will be no change to the massing of the property, or position of door openings. As such, nearby properties will be unaffected by the change of use, and there will be no loss of daylight, sunlight or privacy.

Loss of Garage Space

The Council encourage car-free development, and are supportive of a reduction of car use in Camden. This site is particularly well served by public transport, and cycle storage will also be provided within the ground floor.

The increase of residential accommodation is also supported. Converting the garages to living space, will create a high-quality 2-bedroomed house, which will contribute to the local housing stock.

8.0 Indicative Visual



Proposed Street View

9.0 Conclusion

It is proposed to change the current use of the ground floor as garages to residential use. As a result of the change of use, new timber slatted bi-folding door will be fitted to the elevation.

We have shown that the proposals will improve the quality and appearance of the property, which in turn will enhance the character and appearance of the Conservation Area.

The removal of the garage space will also encourage the use of public transport and promote cycling or walking.

We therefore confirm that the proposals are in accordance with the relevant policies of the local development framework, and trust that planning permission will be granted accordingly.



Proposed Street View