Design + Access Statement

27 King's Mews, London WC1N

27th November 2015 **REV 01**

1. Introduction

The existing building at 27 King's Mews was used as a storage facility. Planning permission was granted in 2012 to replace the existing building with a new mews house. It is proposed to add a third storey to this consented building and to divide it into 3 flats.

2. Planning Background

Planning Permission was given in 2009 (Ref: 2009/0710/P) for the change of use of the site; from warehouse storage unit, to several flats, as part of a larger scheme that included No. 22 – 30 King's Mews and 39 – 41 Gray's Inn Road.

Planning permission was then granted in October 2012 (Ref: 2012/3125/P) for change of use on the site, demolition of the existing building and replacement with a new mews house.

Planning Permission was then granted in 2013 (Ref: 2013/1002/P) to add a basement to the mews house.

Planning permission is sought with this application to add a third storey to the consented building, set back from King's Mews by 5m, to match the line of the adjacent buildings at Nos 28, 29 and 30 King's Mews. Permission is sought to divide the building into 3 flats.

Planning permission has recently been granted for a similar development at 28 King's Mews (Refs: 2013/1368/P)

3. Description of the site and context

King's Mews is located in the London Borough of Camden. The site is in the Bloomsbury Conservation Area but the property is not listed.

The site is 72m^2 (0.0072 h.) and planning consent was granted in October 2013 for a 290m^2 house over 3 storeys above ground. The consented front façade is hand made London stock brick, subject to discharge of conditions.

King's Mews is a site of contemporary regeneration. The existing buildings are predominantly 2-3 storeys tall, rising higher on both ends of the street, and are of mixed use, style and construction. These buildings are predominantly storage buildings from the mid 20th century also built of London stock. Many of the buildings,

including 27, have recently been replaced with new residential buildings or have current planning permission to do so.

The property is accessed directly from King's Mews. The building shares party walls on the sides and rear.

site location plan and aerial image with site marked in red

27 King's Mews marked in red. Also in photo (l to r) 25 to 30 King's Mews and buildings on Theobalds Road

4. Design proposal and planning policy context

4.1 Planning Policy Context

The new house aims to meet the minimum standards set out in the Camden housing planning document CPG2 as well as complying with the London Housing Design Guide Standards.

4.2 Proposed Use

This application seeks to change the number of dwellings on the site; form a single dwelling to 3 flats of varying size (2, 3 and 4 beds)

4.3 Layouts

Throughout the design process the brief has been to create homes for key individuals and families; to provide a sensitive street frontage while maintaining amenity for the occupants.

The overall design and layout of the building is, for the most part, unchanged from the consented scheme 2013/1002/P. The plan and section layouts and elevations are identical, save for the addition of the third storey and changes to divide the building into flats. It is proposed that the extra storey be clad in pre-patinated zinc so that it matches No. 28 King's Mews and to differentiate it from the lower storeys, which are clad in London stock brick.

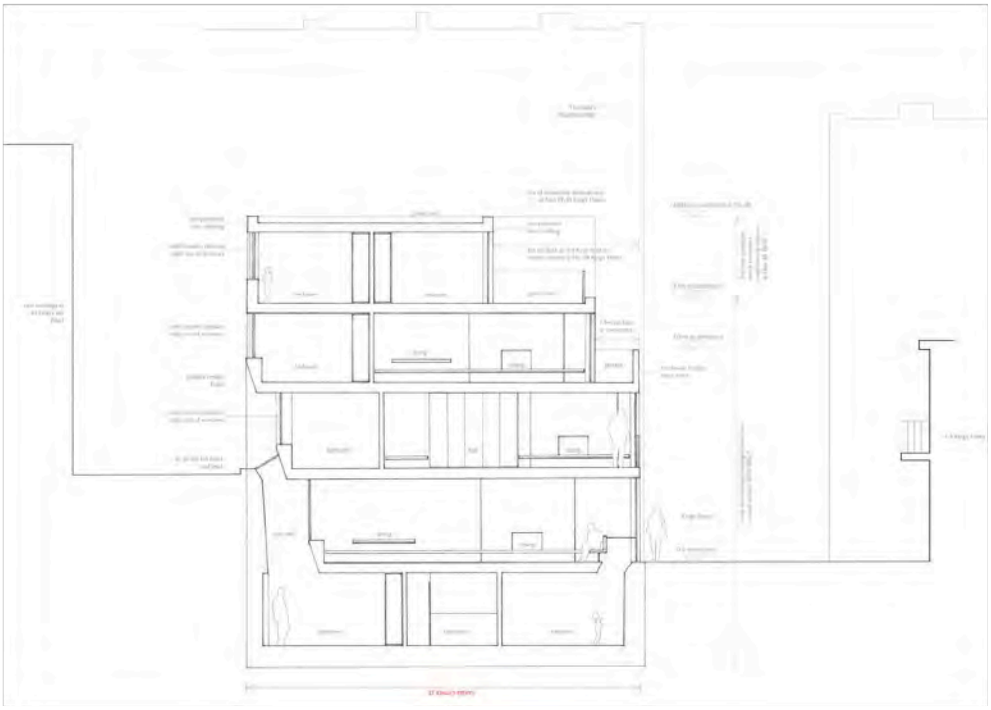
The addition of the extra storey to the top brings No 27 in line with the neighbouring buildings at Nos 28, 29 and 30 King's Mews. It enables the building to be arranged to provide 3 good-sized flats, with a variety of accommodation:

Flat 1: 3 double beds 133 sqm
Flat 2: 1 double bed + 1 single bed 63 sqm
Flat 3: 4 double beds 118 sqm

Light and air are provided to the basement of Flat 1 via light wells front and rear.

Outdoors amenity space is provided to the 4 bed family flat with terraces at second and third floor levels. The third floor terrace and the roof are set aside for green roof and there are solar panels on the roof.

This application does not seek any amendment to the basement already approved in 2013/1002/P. The proposed basement and its foundations will sit entirely above the highest recorded water table level, of 3.6m below ground, as stated in the Basement Impact Assessment which forms part of that submission.



proposed section designed to conduct maximum natural light into the building without taking light from nieghbouring buildings

4.4 Scale and massing

The consented building has a set back second storey, by 1.5m. These proposals seek to add a third storey which will be set back from King's Mews by 5.0m – making it practically invisible from King's Mews and will not impact on the daylight and sunshine available to the street or the neighbouring buildings.

4.5 Daylight and Sunlight

These proposals sit well back form the street line and will not impact on the daylight and sunlight received by neighbouring properties (please see attached Daylight and Sunlight Report). The building is designed in such a way to conduct as much natural light inside as possible whilst leaving the layout, character, scale and materials of the approved plans and elevations un-changed.

4.6 Appearance

The materials will consist of a very simple palette; handmade London stock bricks and frameless glazing for the façade up to first floor level. Where the front façade is set back to form the third floor the material is a seamed pre-patinated zinc cladding, to reduce its visibility. The rear elevation is, traditionally, to be treated with painted stucco-like render

proposed façade drawn in context of consented schemes; granted for adjacent properties at numbers 25, 26, 28, 29 and 30 King's Mews

handmade London Stock brick

brick and frameless glazing

pre-patinated zinc cladding

The intention is to build a high quality contemporary house, whose palette of materials, scale, mass and proportion reflects and enhances the character of King's Mews and the Bloomsbury Conservation Area. The architectural team for the planning process has also been appointed to implement the building, in order to ensure high quality construction with appropriate materials and crisp detailing.

4.7 Basement Impact Assessment

This application does not seek any amendment to the basement already approved in 2013/1002/P. Guidance update 2013 has been taken into consideration but we undertake to pay the cost of an independent assessment of our BIA, should this be deemed necessary.

4.8 Accesses and Transport

The house can be directly accessed from King's Mews. Each floor is level. All vertical circulation will comply with current regulations. All 3 flats will be car-free. The house has dedicated bicycle storage for Flat 1; on Ground Floor, for 2 bicycles.

We fully intend to comply with all current regulation and good practice. The project aims to provide accommodation for all sectors of society by being equally accessible in terms of age, disability, ethnicity and social grouping. In achieving this goal, our proposals have been designed to successfully comply with Part M regulations and where possible we will comply with all of the lifetime homes requirements.

4.9 Refuse and recycling

3 dedicated bin store cupboards have been provided in the proposals in the main Entrance lobby. On specified days the refuse and recycling will be taken to the kerbside for collection.

4.10 Lifetime Homes

1. Parking :

There is no parking on site as existing and 27 King's Mews will be a car-free property.

2. Approach to dwellings from parking:
Car-free, so parking spaces provided.

3. Approach to all entrances:
King's Mews is a sloping mews street without a pavement. There will be a small step up to access the house (not more than 150mm).

4. Entrances:
a) Be illuminated – The front entrance will be well lit to facilitate access to the house.
b) Level access - There will be a small step (not more than 150mm) at the entrance to the house, which is necessitated by the sloping mews street and the lack of pavement. Once at the entrance door, the whole ground floor is at a single level and fully accessible.
c) Clear openings - The new front entrance door will have a compliant 800mm clear opening.
d) Adequate weather protection – The new front entrance door will be set back from the building line by 600mm and the resultant overhang will provide weather protection

5. Stairs:
Stairs will all have a width of not less than 900mm

6. Internal doorways and hallways:
All door openings will be fully compliant

7. Entrance level living space:
Living and Kitchen spaces are fully provided for on dwelling entry level.

8. Potential for an entrance level bed-space:
Provision will be made for a Bedroom on dwelling entry level (as shown in 115_A1200).

9. Entrance level WC and shower drainage:
Provision will be made for a Bathroom on dwelling entry level. Full services for a future bathroom will be provided. (as shown in 115_A1200)

10. WC and bathroom walls:
All new walls will be capable of firm fixing and support adaptations for ambulant disabled.

11. Potential for fitting of hoist:
The layout of the Ground Floor will provide for ceiling mounted hoists, should those of restricted mobility need them.

12. Glazing and windows handle height:
All new glazing will be compliant to lifetime homes ensuring that a wide range of

people can use and approach the windows.

13. Service controls:
All service controls will be within the specified height band from the finished floor and at least 300mm away from any internal corner as per detailed in BS8300:2009

4.11 Sustainable assessment

A BREEAM pre-assessment report is no longer required to accompany planning applications.

The new property will incorporate sustainable and energy efficient measures as follows:

1. Lighting:
All rooms will be well-lit by daylight and sunlight
Low energy lighting will be specified throughout

2. Ventilation:
Passive ventilation will be provided through trickle vents
Rooms will generally be ventilated by means of opening windows or vent panels

3. Heating and Hot Water:
Solar heating panels mounted on the roof will reduce the energy consumption of the house
A Green Tariff energy source will be selected
A boiler with a min. NOx4 rating will be specified

4. Water Usage:
The maximum water use of 105 lt/day (including 5 lt/day for external areas) will be applied to the property.
White goods with 'A+' ratings will be specified
All sanitary fittings will be specified to minimise water consumption, including aerator taps and showerheads, and efficient dual flush toilets
A water meter will be installed

5. Recycling:
Dedicated waste and recycling space will be built into the scheme

6. Transport:
Cycle storage is incorporated within the scheme
27 King's Mews will be car free

7. Materials:
All materials will be min. B-rated in accordance with the BRE Green Guide to Specification
All timber used in the scheme will be FSC, sourced from sustainable forests wherever possible
Transportation distances will be considered when specifying materials

8. Design & Detailing:
The design will prioritise passive methods of minimising energy consumption and heat loss
Enhanced U-values, acoustic and thermal insulation will be incorporated with high thermally rated windows
Thermal bridging and air permeability will be kept to a minimum

9. Biodiversity:
The new green roof will slow the entry of surface water into the mains drainage system. It will promote biodiversity and introduce an outdoor green amenity space to the house in an area where such spaces are scarce. Please see attached standard detail of Bauder sedum green roof system for particulars

10. Construction:
Any impact on the local transport network through the construction management plan

11. CO2
The building will achieve a 20% reduction in CO2 emissions, beyond the 2013 Part L requirements by:

- This is a new building and as such affords the opportunity to produce very high energy-efficiency
- Employing solar panels for both water heating and electricity generation
- Using a construction technique that has very good air-tightness.
- All flats will have a programmable thermostat
- LED and low-energy light fittings only
- Appliances will be specified (as stated above) to reduce consumption of energy. Where possible Energy Star rated products will be used

12. Solar panels:
The roof space will house both water heating and electricity generating solar panels. Attached are Bosch Worcester panels to be specified:

- 3 no. Water heating panels - Greenskies Solar Lux 6
- 3 No. Electrical generation – Greenskies Lifestyle