Design + Access Statement

27 King's Mews, London WC1N

5th July 2016

1. Introduction

The existing building at 27 King's Mews is 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 small third storey to this consented building, with a new proposed use as offices for small businesses..

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. The proposed building is the same envelope as proposed under application 2015/6893/P, which is currently being assessed by Camden, although the new proposed use will be offices.

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 248m^2 house over 3 storeys above ground (GIA). 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 3 and 4 storey 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

Please see separate Planning Report

4.2 Proposed Use

This application seeks to maintain business use at the premises; providing high quality office space to small sized businesses.

4.3 Layouts

The building is designed to produce a high quality accommodation for small sized businesses; to provide a sensitive street frontage and maintain amenity for the occupants.

The overall design of the building envelope is, for the most part, unchanged from the consented scheme 2013/1002/P. The section layout and elevations are identical,

save for the addition of the third storey. The plan layouts have changed to suit the intended use as on office building.

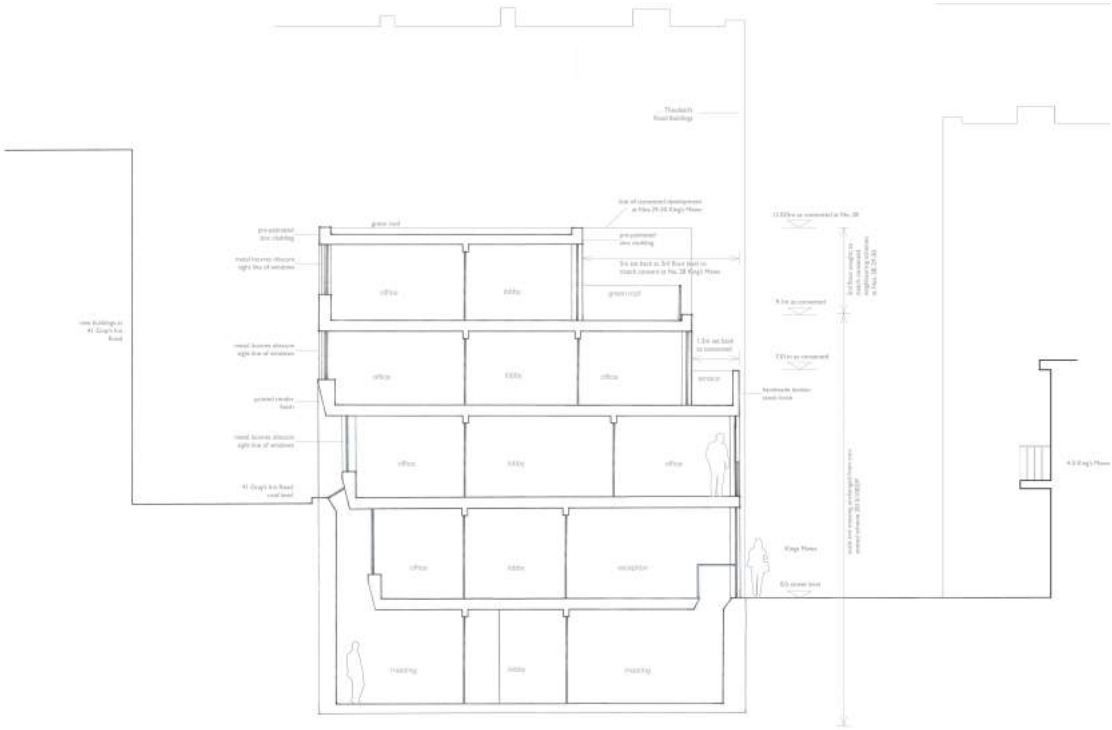
It is proposed that the extra storey be clad in pre-patinated zinc so that it matches No. 28 King's Mews and to differentiate it from the lower storeys, which are clad in London stock brick.

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 office space for up to 20 staff.

Light and air are provided to the basement meeting rooms via light wells front and rear.

Outdoors amenity space is provided at second and third floor level terraces. The third floor terrace and the roof are set aside for green roof and there are solar panels on the roof.

This application seeks a basement identical to the one already approved in 2013/1002/P. It is designed in detail and presented in the attached Basement Impact Assessment



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.

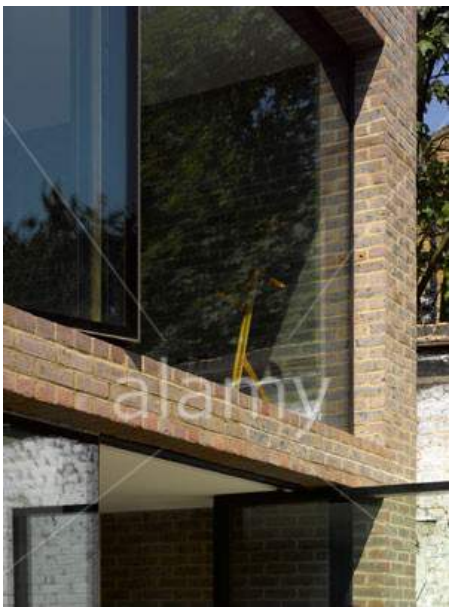
4.6 Appearance

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 in context of consented schemes; for adjacent properties at nos 25, 26, 28, 29 + 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 building, 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

Please see separate Basement Impact Assessment by Techniker for this application. This application does not seek any amendment to the basement already approved in 2013/1002/P but, in recogition of Camden updated guidance on basements, we have fully revised the Basement Impact Assessment to comply.

4.8 Accesses and Transport

The building can be directly accessed from King's Mews. Each floor is level and a lift offers disabled access to all floors. All vertical circulation will comply with current regulations. The building will be car-free. The building has dedicated bicycle storage on Ground Floor, for 3 bicycles hung vertically.

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

An enclosed bin store has been provided in the proposals in the Ground Floor Reception lobby. On specified days the refuse and recycling will be taken to the kerbside for collection.

4.10 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 reception, office and meeting 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 building

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 in the kitchen area
All sanitary fittings will be specified to minimise water consumption, including aerator taps and efficient dual flush toilets
A water meter will be installed

5. Recycling:
Dedicated refuse and recycling space will be built into the scheme; to hold until kerbside collection days

6. Transport:
Cycle storage for 3 bicycles 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 building 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 rooms 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