

13 Gower Mews  
London  
WC1E 6HP

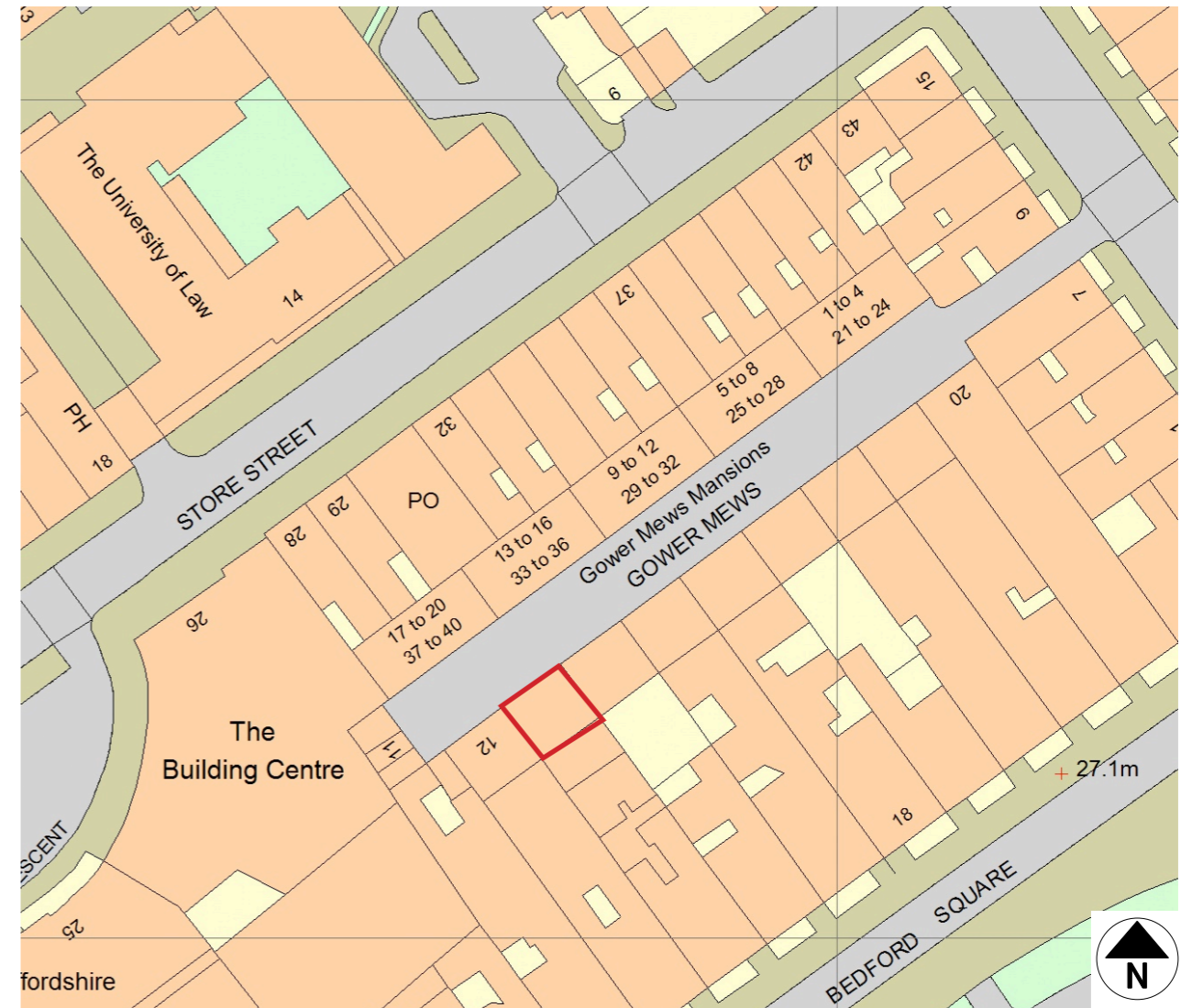
## Design, Access & Planning Statements

In support of Planning Permission for a  
Change of Use to the Ground Floor,  
Refurbishment of Upper Parts 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 13 Gower Mews, London.

The property currently consists of 2 no. garages on the ground floor, with a poorly-arranged 2-bedroomed maisonette on the 1st and 2nd floors.

It is proposed to convert the garages to living space, to be used in conjunction with the residential space above, and to replan the existing accommodation, to create 2 no. 3-storey houses.

It is also proposed to alter the garage doors, to provide natural light and ventilation to the ground floor, while maintaining 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.

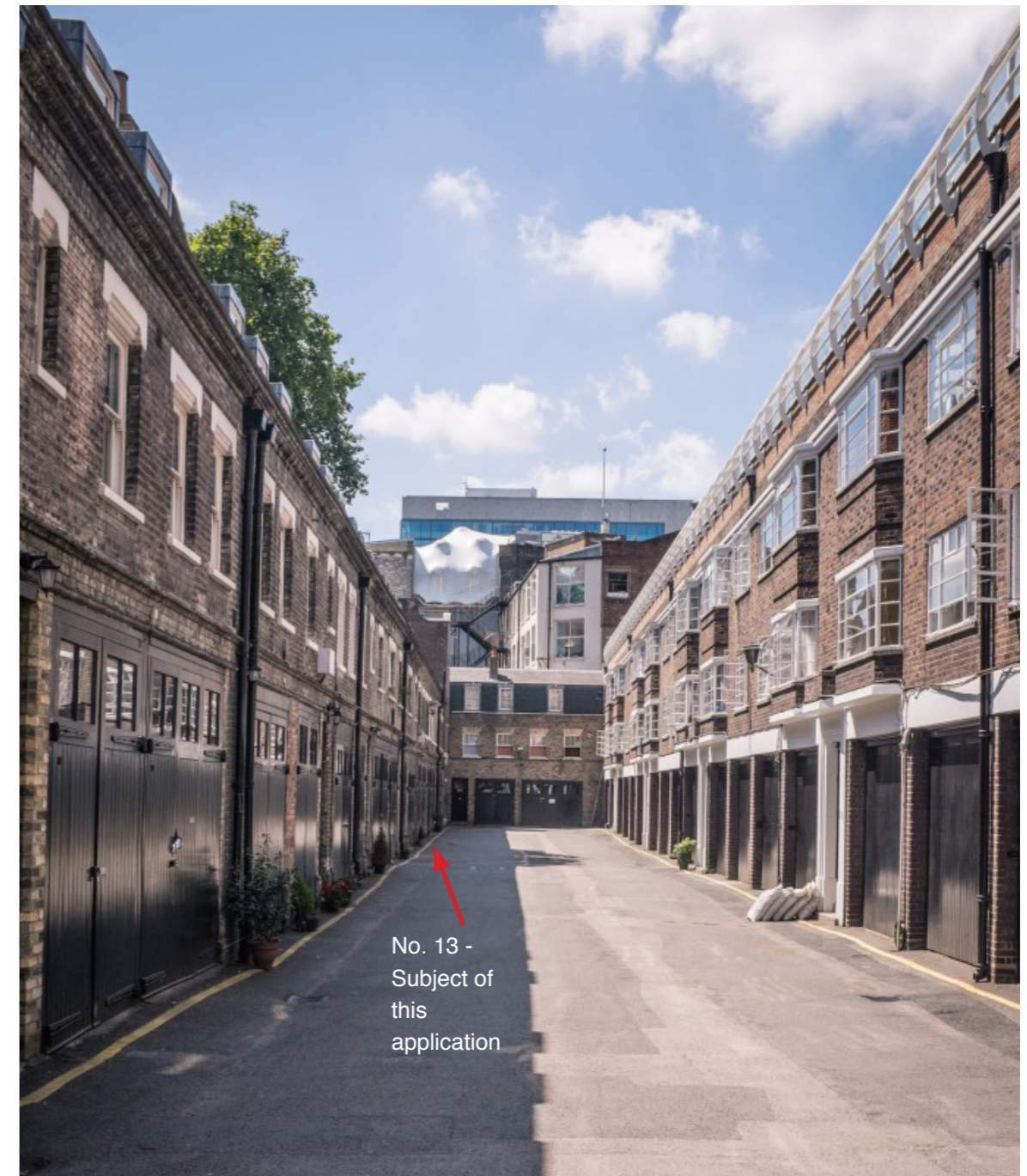
No. 13 is located towards the end of the Mews, a cul-se-sac off Gower Street. The building forms part of a 3-storey, brick faced terrace dating from the mid-19th Century.

Public records show that there are 40 residential properties within the Mews.

**3.0 Planning History**

There are no recent planning applications associated with this particular property.

Consent was recently granted for a similar scheme next door at no. 12 Gower Mews (Planning Ref 20156593/P).



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

It is proposed to convert the existing garages on the ground floor, to residential use, and to replan the upper residential floors. The property will continue to be owned and managed by The Bedford Estates.

### Amount/Scale

There will be no changes to the mass or bulk of the existing building. The conversion of the ground floors, together with the alterations at 1st and 2nd floor, will create 2 no. 3-storey houses.

### Layout

The existing garages are bisected by a fire exit, from Bedford Square. It is proposed to use this fire exit as the entrance to house 13a. The existing door to maisonette 12a will become the front entrance to house 13b.

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

### 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 existing garage doors will be altered, to form bifolding doors, as per the submitted detail drawing. The existing distinctive hook and band hinges will be reused.

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 retaining the garage 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. The new entrance door into flat 13A will not be seen from the public walkway. 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, and creating 2 separate properties will create 2 high-quality homes, which will contribute to the local housing stock.

## 8.0 Housing Standards

### Internal Space

The internal floor areas of the two units exceed the minimum floorspace requirements as stated in the council's CPG2 Housing 2013.

The floorspace of Flat 13A is 70sqm, which exceeds the council's minimum floor space requirement of 32sqm for 2 persons.

The floorspace of Flat 13B is 93sqm, which also exceeds the council's minimum floor space requirement of 75sqm for 4 persons.

The floor area of all of the bedrooms exceed the standard requirements for quality housing design.

### Cycle Storage

Cycle storage has been provided within both accommodation units.

### Security

The existing and new doors and windows will incorporate suitable features to make forced entry difficult.

### Daylighting

The existing building has large windows to the facade, we propose to construct a new rooflight to bring in additional light.

### Air Quality

The proposal intends to remove the use of the current garage space, which will reduce the use of vehicles along the mews.

The street pollution and noise will be reduced and improve the air quality.

The proposal seeks to incorporate bi-folding doors to the ground floor to allow natural light and ventilation into the property.



9.0 Indicative Visual



Proposed Street View



## 10.0 Conclusion

It is proposed to convert the existing garages at ground floor to residential use, and to replan the upper floors to create 2 no. houses. The application is also for alterations to the garage doors, to reflect and support the change of use.

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