

DESIGN AND ACCESS STATEMENT
27 John's Mews, WC1N 2NS



figure 1

1.0 INTRODUCTION AND CONTEXT

- 1.1 Scenario Architecture has been instructed by our clients Julia and Brendan O'Toole to submit a planning application to renovate their house at no 27 John's Mews, and extend the roof to allow for much needed additional space
- 1.2 The property is located in the Bloomsbury Conservation Area. The building is noted in the Bloomsbury Conservation Area Appraisal and Management Strategy (2011). It is considered to make a positive contribution to the character and appearance of the conservation area (see Heritage Appraisal for more details).
- 1.3 The property was granted approval in 1995 for a roof extension.
- 1.4 The scope of work includes: retention and protection of the existing front brick façade as it contributes to the character of the area, Complete rearrangement and rebuilding of the interior and the rear façade. The roof will be replaced with a new polygonal volume roof to bridge the difference in heights from No 25 to No 29 allowing also for additional floor-space.

2.0 PROPOSED DESIGN – GENERAL APPROACH

- 2.1 The main aim of this proposal is to create a contemporary single house dwelling for a family of 5 while respecting the character of the conservation area and the adjoining listed building at No 25.
- 2.2 In order to maximise the space, it is proposed that the roof is going to be raised on the side of No 29 and towards the back of the property (see Volume study A5.01, A5.02).
- 2.3 The front facade will be retained and protected. It is proposed that the existing fenestrations will be replaced by double glazed ones of the same design, material, colour and proportions. For the big sliding door it is proposed to be insulated from the interior and rebuilt to allow for openings to bring light into the interior. Similar alterations have been done to doors on other mews houses further up the street. Materials and colours will remain the same the only difference will be in the vertical divisions when closed.
- 2.4 The roof will be raised from the current volume by approx. 1.7m at the side of No29 while keeping the existing eaves level. The new roof volume will be polygon shaped. Two skylights will be opened on the centre and towards the rear, to accommodate light for the central staircase of the house and a sky vista for the newly created bedroom. In total the front façade layout will not be altered as the skylights will not be visible from the street level. (figure 3)

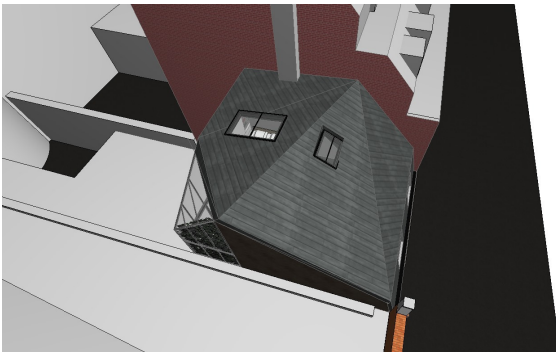


Figure 3

polygon roof



street level

- 2.5 On the rear corner where the house meets the listed building at No25 there will be a double-height conservatory-like glazed element which allows for connecting the interior with the exterior and give some open amenity space in an area where it would be otherwise impossible. (Figure 4)



Figure 4

3.0 USE

The property will remain a single house dwelling C3 and the applicants' main residence.

4.0 AMOUNT

The total amount added with the extension of the roof is 35m² of floor space.

5.0 SCALE

The scale of the proposed roof is in keeping with Camden policies. The added volume has a limited visual impact from the public footpath and road as the roof is raised mainly towards the rear. It blends in with its context, as No29 is disproportionately higher than No27 and No25, and it fills the gap in height difference creating a more continuous skyline.

7.0 APPEARANCE

The rear and side façade will be built out of London yellow stock brick to match the front. The roof will have zinc cladding in 45 degree stripes to compliment the irregular diamond shaped roof. This will continue around the various planes of the polygonal roof to create a seamless result that hugs around the structures volume as seen in the various images. All new drainage will be hidden so they will not add to the already cluttered front facade. Towards the rear, the house gains a story adding a master bedroom on the top level. The distinct division between brick and metal will remain the same as with the front façade. At the side of the listed building a double height glazed corner keeps the connection between the two buildings as light as possible. This allows for minimal impact of the new upwards extension as seen from the front street level and the surroundings.

The front garage door will have the bottom part fixed and the top will be openable in the middle in a 3-3 arrangement. The two middle panes from each side will stack up to the 3rd (outer one) See figure 5



Figure 5

It is proposed that all other windows in the existing façade will be replaced with double glazed ones to improve the thermal envelope. They will match the existing in size, proportions, design, colour and materials. Also the entrance door will be replaced with a secure one of the same design, colour and materials.

8.0 ACCESS

Pedestrian and vehicular access are not changed or affected in any way. The front garage door will be altered into a window but will remain full height on the exterior.

9.0 SUSTAINABILITY

The whole envelope will be insulated to match current building regulations. All materials would be responsibly sourced for this new build development and will be selected for good thermal performance properties. The design of the proposed development will incorporate a range of efficiency measures for water consumption. In order to maximise energy efficiency and thus reduce energy demands, the development will follow certain design principles such as providing efficient space and water heating services, ventilation and control systems and energy efficient lighting. The proposal aims to comply with part G of the building regulations

Conclusion:

Following a pre-application procedure we established the importance of retaining the front façade and the contribution of an interior redesign of a Mews house to bring it to modern standards of accommodation. The new asymmetrical roof structure helps distinguish the old from the new, allowing for a contemporary interpretation of the Mews house typology

We believe that the proposed scheme now has the potential to enhance upon the contribution made by the existing building to local character. The character of the area has evolved in more recent years to embrace new design and the proposed design would work with this evolving trend while respecting the underlying traditions and character of the conservation area. The height increase would bridge the gap between No 25 and No 29, and it would provide a high quality and future proof structure for a family accommodation

We thank you for your consideration.

Should there be any questions or should you require more information, please do not hesitate to contact us.

We look forward to hearing from you soon,

Sincerely,

Fanis Anastasiadis
Architect, ARB, RIBA Chartered