

# DESIGN AND ACCESS STATEMENT

10 PRATT MEWS, LONDON NW1 0AD



Prepared by:

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## **Introduction**

The Design and Access Statement is written in support of the Full Planning application for 10 Pratt Mews, London NW1 0AD.

The proposal involves the construction of a second floor storey to be used as offices, with a flat top mansard roof and dormer windows to the front, on an existing double storey mews building comprising of ground and first floor offices.

The building is currently occupied by Searchlight Recruitment Limited and Searchlight Executive, who specialise in recruitment for the Media and Entertainment Sectors.

Searchlight moved into the premises in 2008 and this has become their established business address. Due to the success of the business over recent years, they have expanded following their acquisition of some other recruitment companies.

Following on from their expansion, Searchlight is now in dire need of all the additional office space that can be created at the premises, so as to accommodate all their new and future members of staff and also enable them to remain at their established business address, without the need to move elsewhere.

This statement should be read in conjunction with the following documents submitted with the Planning application listed below:

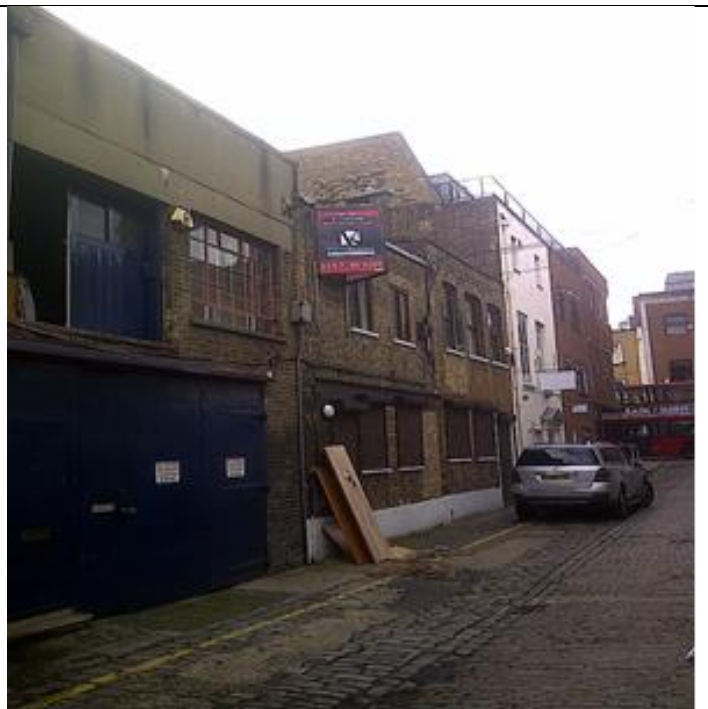
- Architectural drawings by Adelaide Jones, which includes: Site Location Plan 7459/003, Existing drawings nos. 7459/ 001A, 002A. Proposed drawings nos. 7459/ 011E, 012E and 013E.
- Daylight and Sunlight Study Report, prepared by Right of Light Consulting.

## **Site and Surrounding Area (Historical Context Appraisal)**

The site is a typical two storey late 19<sup>th</sup> Century mews building, with accommodation on ground and first floors and is currently in use as offices. No. 10 is at the South Western end of Pratt Mews, through which it is accessed and backs No. 86 Camden high Street. Pratt Mews runs north to South, parallel with Camden high street and is located within Camden Town Centre in the Camden Town Conservation Area. It is a short cul de sac off Pratt Street which connects Camden High Street to the East with Bayham Street to the West. For many years the piano and other light industry were concentrated in the mews of this area, which includes Greenland place, Pratt Mews and Kings Terrace, these have since disappeared or moved elsewhere. Other commercial uses are retained although some residential development has taken place in recent years.



**View of front of nos. 8, 9, 10 and 11A Pratt Mews**



**View looking North of Pratt Mews showing nos. 11A, 12, 13, 14, 15 and 16 beyond**

Pratt Mews consisted predominantly of a repetitive terrace of two storey garage fronted buildings with modest variations of fenestrations to the upper level accommodation and the commercial or garaging floor space of the ground level, which gives the narrow mews passage a special scale. Over the years several properties have been redeveloped and have lost their original garage doors and fenestration. No. 11A is a good example of the original style of the mews building although it contains inter-war steel framed fenestration. Some upper storey extensions and conversions have already been carried out to some properties in the mews. Nos. 15 and 16 are four storey buildings which includes residential accommodation with third floor mansard roof and terrace. Nos. 8 and 9, which are adjacent to no. 10, has been extended to three stories with residential accommodation on the second floor, which has a mansard roof and dormer windows.

The site is located close to established commercial, retail and entertainment outlets in Camden High Street and close to public transport 5 to 10 minutes' walk away which includes Camden Town Underground and Camden Road Over-ground Stations to the North and Mornington Crescent Underground Station to the South, as well as various bus links to other parts of town.

Camden High Street, the main commercial and retail sub-area of Camden Town Conservation Area consists of a traditional wide shopping street with continuous building lines, linking Mornington Crescent to the eclectic and lively town centre at the heart of Camden Town. This busy, noisy, and dynamic area is powerfully urban in character with an array of banks, restaurants, pubs, places of entertainment, street markets, shops, stalls and offices, with an absence of public open spaces. The buildings in this area reflect the diverse and changing architectural styles of the past two centuries. It has a high proportion of 19<sup>th</sup> century buildings both listed and unlisted, which makes a positive contribution to the historic character and appearance of the conservation area. 20<sup>th</sup> century buildings also contribute to the wide ranging

variety of architectural styles in the area.

Historical reference: [Part 1 of Camden Town Conservation Area Appraisal and Management Strategy](#).

## Design Statement

The proposal seeks to add a new single storey extension above the existing first floor, with a flat top mansard roof and dormer windows on the front elevation. The new floor level will accommodate offices just like the floors below. The new extension will match the height and appearance of the adjacent 3 storey building of 9 Pratt Mews, and the building line with no.9 will be maintained at the front of the building.

The front of the building at ground storey level has a modern curtain wall in place of the original wooden garage type doors, with level access into the ground floor. There are 2 traditional wooden sash windows and a pair of wooden French doors with a decorative Juliette balcony at the first floor, which will be retained. The front wall is of yellow London Stock brick construction, and similar bricks to match existing will be used to construct the proposed upper floor flank wall with no. 11 and the rear of the upper floor additions. There is an existing flat asphalted roof over the first floor which will be removed and upgraded to form the new second floor. The raised party wall with no.9 is suitable to provide a flank wall for the current proposal at the second floor level. The mansard roof at second floor will be finished with artificial slate tiles and a bank of 3 no. dormer windows to match no. 9, with a flat felted/ asphalted roof above the second floor.

The ground floor level accommodates an open plan office, with a small meeting room to the side and a larger meeting room at the rear. There is also an existing disabled toilet at the rear opposite the back door leading into the rear light well. Existing glass blocks at the ground floor rear elevation throws extra day light into the meeting room. There is a flight of stairs which will be retained, leading up from the ground to the first floor open plan offices.

The layout of the first floor open plan office predominantly remains the same, with a kitchenette and adjacent toilet/ shower room situated at the rear of the floor, adjacent to the party wall with no. 11. The rear wall has been moved out about 1.2 metres so as to increase the existing floor area. New larger windows with obscure glazing are proposed for the new rear wall, so as to maximise the amount of daylight and natural ventilation getting into the building. The windows will not be open able except for maintenance purposes, so as to prevent any overlooking onto the neighbouring properties at the rear of the site. 2 no. roof lights will be provided above the rear of the first floor extension and 2 no. roof lights above the second floor on the new flat felted or asphalted roof. New stairs have been proposed above the existing stairs leading to the second floor.

The new second floor will accommodate an open plan office and WC, with a mansard front wall set behind the new raised parapet wall above the front first floor windows, which will line up with the wall of the adjacent property at no. 9 and be built in yellow London stock bricks to match existing. 3 no. wooden sash windows, within a dormer roof have been provided on the front elevation to match the composition of windows at the adjacent property. The rear wall will be constructed in yellow London stock bricks and is



set back 1.7m beyond the wall of the adjacent property which already has a second floor mansard extension. The windows at the rear, will match those on the first floor, but will be fixed shut and have part obscure glazing. There is an access hatch above the stairwell for maintenance access to the flat roof above the second floor.

In order to assess the impact of the second floor and rear extension on the light receivable by the neighbouring properties at 84 to 88 Camden High Street, 3 to 5, 8, 9 & 11 Pratt Mews, 'Right of Light Consulting', was commissioned to undertake a daylight and sunlight study of the proposed development (refer to attached Daylight and Sunlight Study Report). The study was based on the various numerical tests laid down in the British Research Establishment (BRE) Guide, 'Site Layout Planning for Daylight and Sunlight: a guide to good practice by P J Littlefair 2011 and on the requirements of the British Standard, BS8206 Part 2.

The results of the study confirm the proposed development will have a low impact on the light receivable by its neighbouring properties. According to the specialist opinion of Right of Light Consulting, there is no daylight/ sunlight related reason why Planning Permission should not be granted for this scheme.

Although the design aims to maximise the use of natural day lighting and ventilation, an energy efficient air conditioning system with adequate noise screening has been proposed for the property, with a new air conditioning condenser unit mounted on the rear wall of the property at ground floor level. A metal grille acting as a walk on platform will be installed at ground floor level above the light well in the lower ground level.

As already mentioned above the external treatment of the building is sympathetic to the existing appearance the building and the other adjacent properties, with regards to the choice of materials and form of the buildings. Day lighting and ventilation has been maximised by the provision of larger window to the rear as well as additional roof lights above the first and second floors.

Presently, the property lacks any amenity space, but we are restricted by Planning to providing the much needed amenity space at the front of the second floor level or on the flat roof above the second floor of the property. The design aims at achieving a high level of sustainability where possible, reducing CO2 emissions and reducing the carbon footprint.

## **Access**

No changes have been made to the external access of the property. The ground floor level is wheel chair accessible and a disabled toilet has been provided on this level. Due to the design and site constraints, the upper floors are not accessible to wheel chair users, but considerations have been made for DDA compliance where possible for ambulant disabled, in providing compliant doorways, stairs and handrails.

## **Sustainability**

We are committed to designing into the scheme a high level of sustainability wherever possible. In addition we are pursuing a number of environmentally friendly strategies to achieve low CO2 emissions and reduced carbon footprint, including the following:

We intend to avoid the specification of ozone depleting materials.

We intend to provide high levels of natural daylight and ventilation where possible.

Ensure that air conditioning, heating and all fitted appliances are energy efficient or 'A' rated, and to install low energy lighting where possible.

Water efficiency by use of low flush WCs (dual flush 4.5/3 litres), low flow rate showers (6 litres/ minute).

## Summary

Due consideration has been given to producing a functional and eco-friendly design which reduces the impact on the surrounding area, as well as comply with relevant Camden Council's and National policies, while maximising the additional office space potential which is desperately needed by Searchlight Limited to accommodate their expanding business. The key points are listed below:

- The proposal will not have an adverse impact on the setting, appearance and special character of the building
- All original feature of the building have been retained where applicable
- The proposal will not affect the appreciation of the building and the wider surroundings, within the Camden Town Conservation area.
- The environmental impact of noise from the plant has been taken into consideration and noise abating measures will be adopted.
- Consideration has been given to producing a proposal that is in-line with Camden Council's Core Strategy, of the Unitary Development Plan.
- A high level of sustainability has been considered in the proposal and designed into the scheme wherever possible.
- According to the specialist opinion of Right of Light Consulting, there is no daylight/ sunlight related reason why Planning Permission should not be granted for this scheme.