



Revision	Date	Description	Initials	Checked
0	01.08.17	Planning Application	EL	TJE

Document prepared on behalf of: TJ Evans and EM Lane

Project Number: 1705

Document Status: Planning

Printing Note: This document should be printed in landscape orientation in full colour on A3 paper size for optimum viewing

© STUDIO EVANS LANE 2017

This document and its content is copyright of STUDIO EVANS LANE - © STUDIO EVANS LANE Ltd. 2017. All rights reserved.

Any redistribution or reproduction of part or all of the contents of this document in any form is prohibited. You may not, except with our express written permission, distribute or commercially exploit the content. Nor may you transmit it in any form or by means electronically, photocopying, mechanically or otherwise, or store the information in any web site or other form of electronic retrieval system.

This document has been designed and produced by STUDIO EVANS LANE Ltd. All images are copyright of SEL unless stated otherwise.

STUDIO EVANS LANE

Contact: Elizabeth Lane
T: +44 [0] 20 7871 9980

E: liz@studioevanslane.com

W: www.studioevanslane.com

77 Agar Grove | London | NW1 9UE

CONTENTS

1.0	The Site and Surrounding Area	page 4
2.0	Planning History	page 6
3.0	The Proposal	page 7
4.0	Supplementary Information	page 10
5.0	Photographs	page 11
6.0	3D View	page 12
7.0	Appendix A	page 13

1.0 The Site and Surrounding Area

Key points of Planning Policy and legislation which relate specifically to the site are summarised below:

1.1 Conservation Areas

The building to which this proposal relates lies within the Bartholomew Estate Conservation Area, designated in 1992.

Described in the Conservation Area Statement as a “compact and well preserved Victorian Residential development, which has changed remarkably little over the last 150 years.” The Area is divided into three sub-categories (Sub areas one, two and three).

Wolsey Mews is on the western edge of “Sub Area One - the Christ Church Estate”

Generally, this area consists of brick-built three to five storey terrace houses, set back from the road with defined boundary treatments and front gardens. Wolsey Mews is, however of a different typology, being slightly more modern two storey buildings of mixed use, ranging from light industrial and garages to residential.

In the Conservation Area Statement it is generally the two storey mews houses which are deemed to make a positive contribution to the area.

Parking in the area is largely on-street, restricted by permits. The site itself is restricted to being car-free via a Section 106 Agreement put in place with the previous Prior Approval application.

The site is in close proximity to local shopping and public transport facilities of Kentish Town Road.

1.2 Archaeological Priority Area

The Western part of the Conservation Area has been identified by English Heritage Greater London Archaeological Advisory Service as an Archaeological Priority Area, due to the possible presence of medieval remains.

1.3 Planning History

Relevant Planning History for the street has been researched and the results tabulated in Section 2.0.

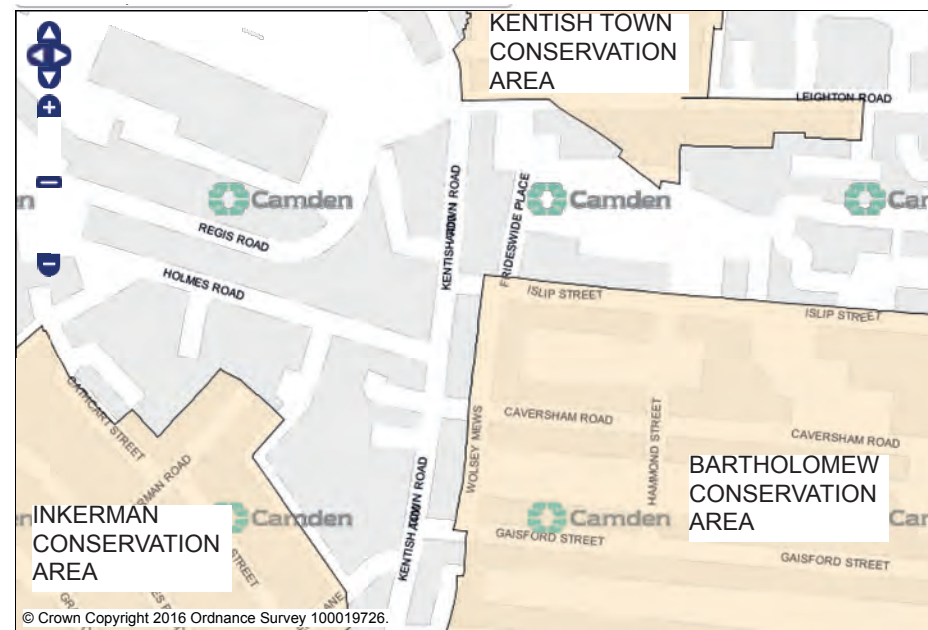


Fig. 1 - LB Camden Conservation Areas Map

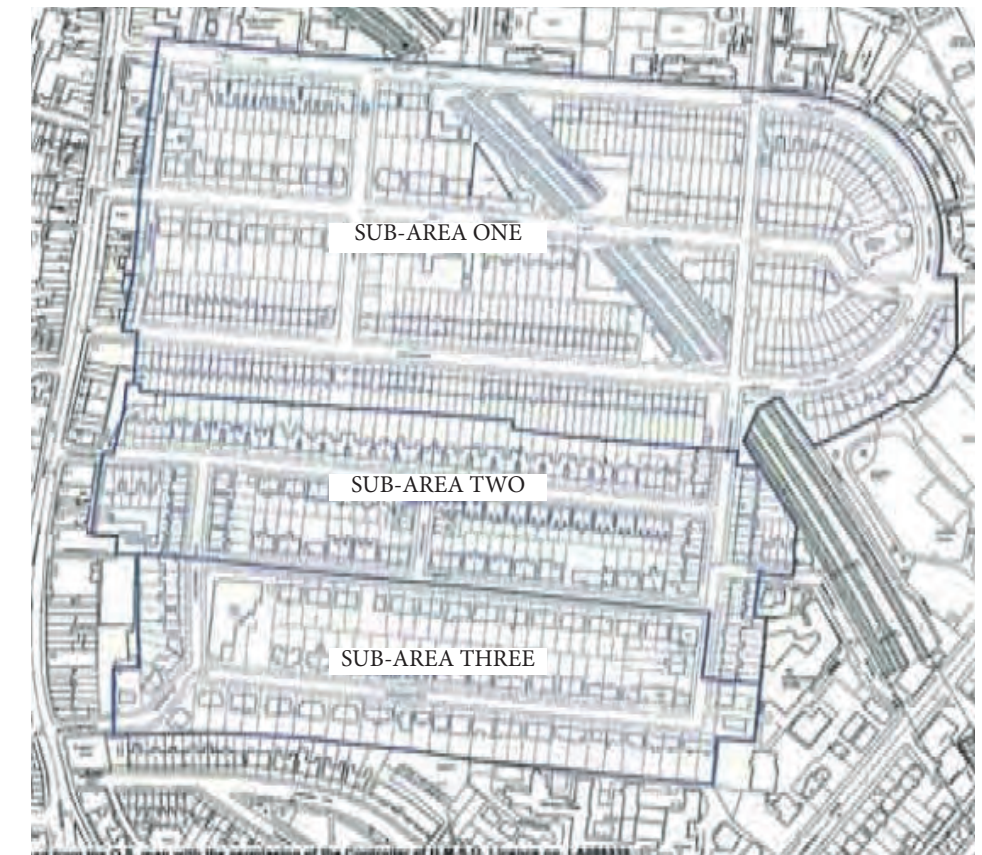


Fig. 2 - Bartholomew Conservation area map (taken from Camden Council website)

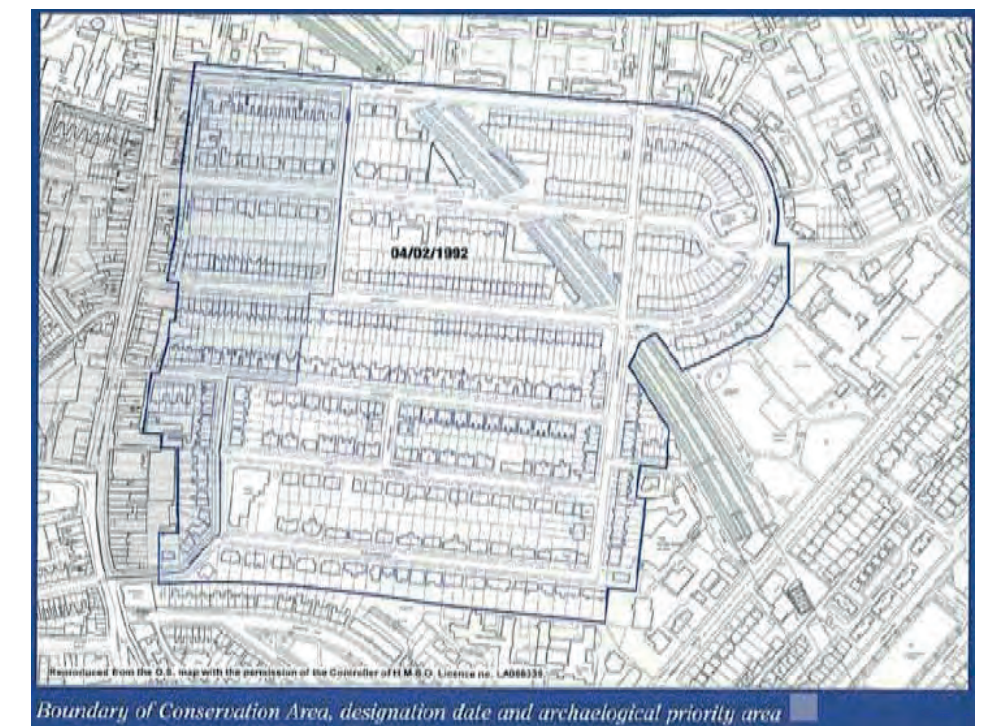


Fig. 3 - LB Camden Conservation Area Map with Archaeological Priority Area marked

1.4 Streetscape

The existing fenestration to the western side of Wolsey Mews is varied in character, although numbers 15, 16 and 17 form a run of three similar buildings. More industrial shutters and openings appear at numbers 14 and 19, and also on the buildings opposite at numbers 25 and 26. The planning approval for the currently vacant garage site adjacent to number 25 (commenced on site) also have sliding security shutters to the entrance doors.

The proposal for number 15 includes the provision of security shutters to the ground floor windows, to protect the bedroom area. In conjunction with closing the large area of glazing down to a more residential scale, it preserves the more industrial nature of the mews.



Fig. 4 - Approved elevations for Garage Site adjacent to 25 Wolsey Mews



Fig. 5 - Garage shutter doors to 25 & 26 Wolsey Mews



Fig. 6 - Industrial doors to 19 Wolsey Mews

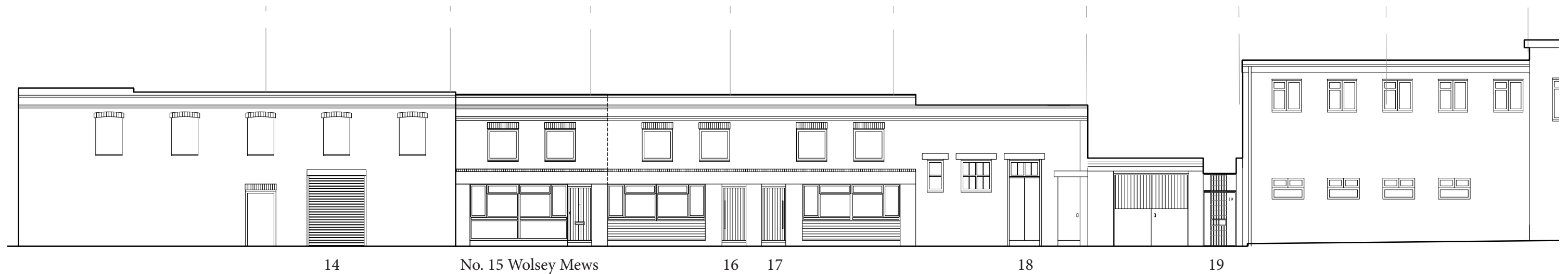


Fig. 7 - Wolsey Mews Street elevation showing varied window treatments.

2.0 Planning History

An application was made to London Borough of Camden in March 2014 for Prior Approval to be granted for the change of use from B1 Office to single residential use (1 x 1 bed unit over two floors) - application reference **2014/2155/P**. Approval was received on 4th June 2014 subject to a Section 106 Agreement to secure this as a car-free development.

Planning History on Adjacent Sites:

- 2016/2446/P**
16 & 17 Wolsey Mews
Alteration / replacement of front fenestrations to 2 x residential dwellings (C3)
GRANTED
- 2016/0232/P**
16 & 17 Wolsey Mews
Addition of mansard style roof with two front dormers to create a new storey, replacement doors and windows at ground/first floor and addition of balcony to front elevation at first floor level
REFUSED
- 2015/3741/P**
Garages & land adjacent to 25-26 Wolsey Mews
Erection of 2x 2 storey plus basement dwellings following demolition of the three single storey garages.
GRANTED
- 2014/7811/P** 16-17 Wolsey Mews London NW5 2DX
Change of use from offices (Class B1) at ground & 1st floor levels to residential use (Class C3) to provide 2 x 1-bed units. GRANTED 22-12-2014 subject to Section 106 Legal agreement
- PE9606140R1**
15-17 Wolsey Mews, NW5 Change of use from office (B1) to “live/work” units with changes to front elevation, including removal of glazed entrance screens at ground floor. (REVISED PLANS SUBMITTED) 05-03-1997 Withdrawn Application
- CE9700034R1**
15-17 Wolsey Mews, NW5 Change of use from office (B1) to “live/work” units with changes to front elevation, including removal of glazed entrance screens at ground floor. (Plans submitted). FINAL DECISION 05-03-1997 Withdrawn Application
- PE9606140** 15 - 17 Wolsey Mews, NW5 Change of use from office (B1) to “live/work” units with changes to front elevation, including removal of glazed entrance screens at ground floor. (Plans submitted). FINAL DECISION 15-01-1997 Withdrawn Application-revision received
- CE9700034** 15- 17 Wolsey Mews, NW5 Change of use from office (B1) to “live/work” units with changes to front elevation, including removal of glazed entrance screens at ground floor. (Plans submitted). FINAL DECISION 15-01-1997 Withdrawn Application-revision received
- 32848** 15, 16 and 17 Wolsey Mews NW5. Change of use and works of conversion, including alterations to and the upward extension of the front elevation, to provide three studio workshops. FINAL DECISION 18-08-1981
CONDITIONAL

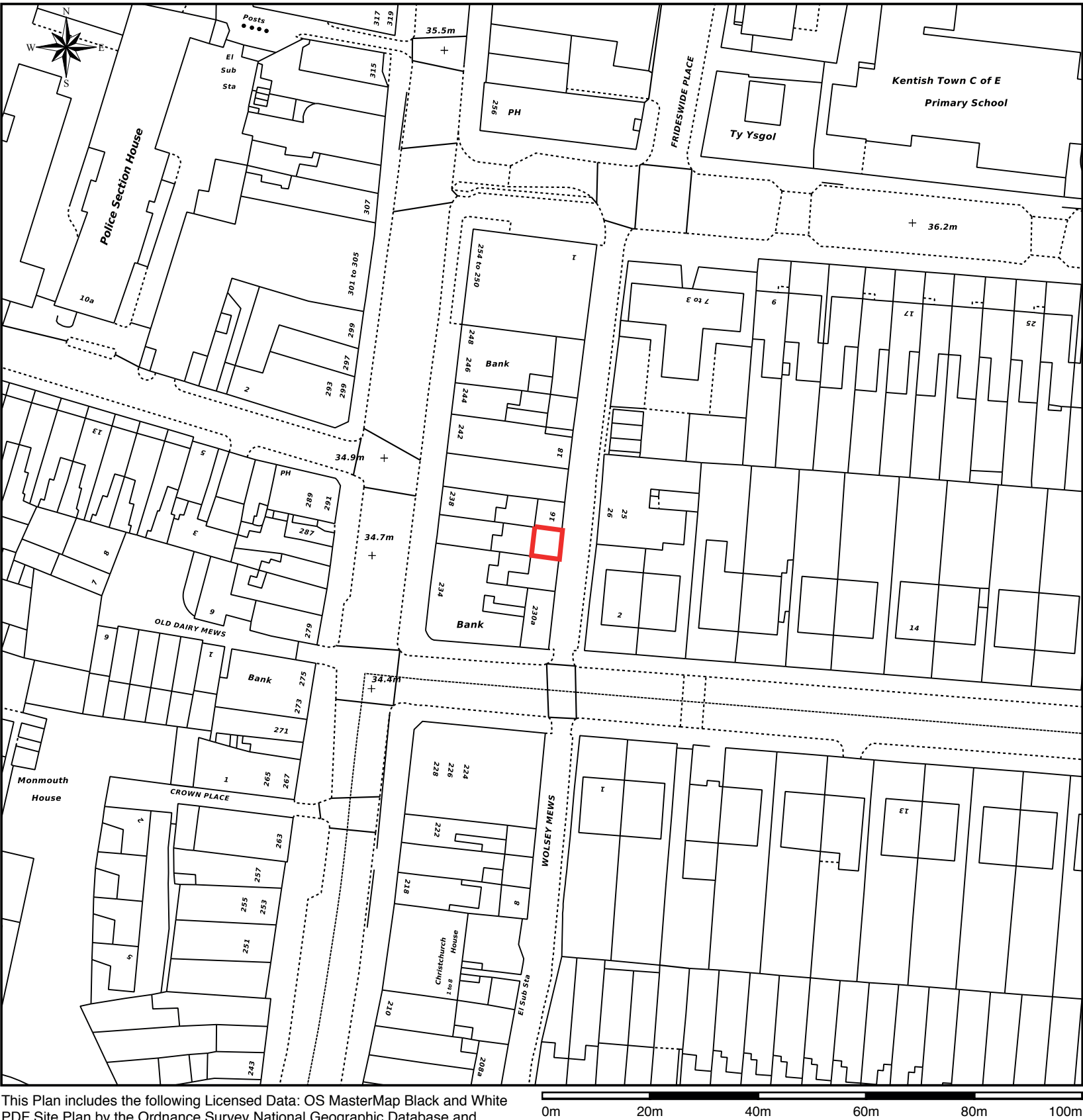


Fig. 8 - OS Plan of location with site marked in red.

3.0 The Proposal

3.1 GENERALLY:

Upgrading of the building fabric has already been undertaken when the building was converted to residential use. However, further modifications are desirable in order to improve the residential amenity of the mews house.

Modifications to the front elevation are proposed; the replacement of the existing rooflights and also the current shower room is to be enlarged and renovated.

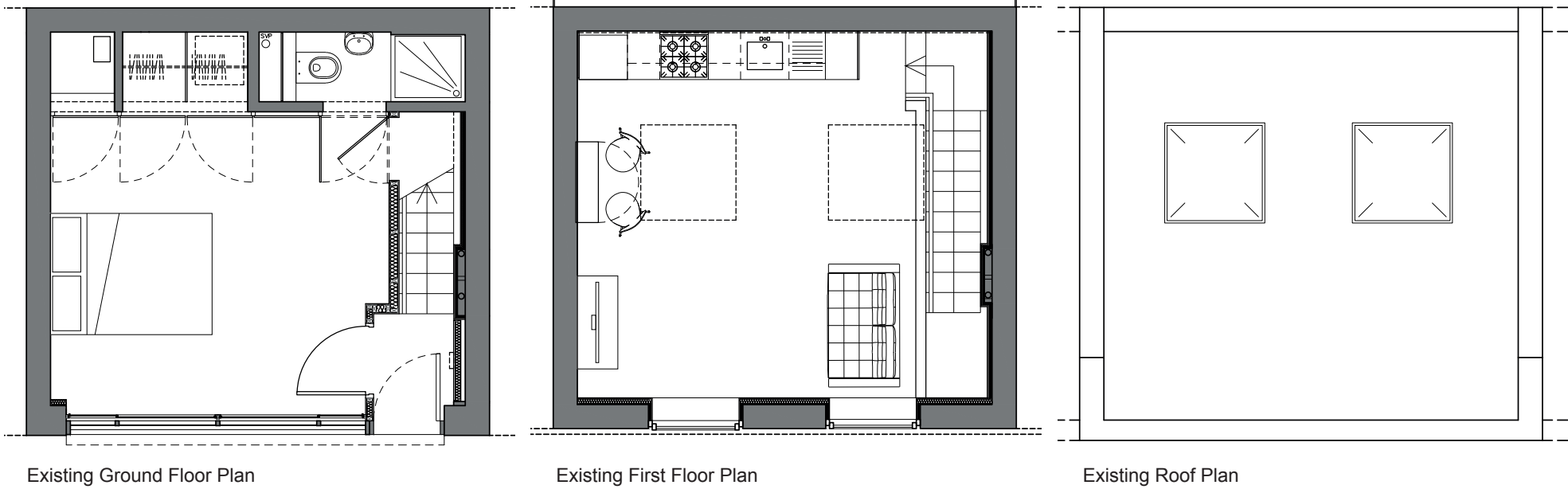


Fig. 9 - Existing Plans (n.t.s.)

Areas within the proposed accommodation are as follows:

	EXISTING	PROPOSED
Bedroom	15.0 m ²	15.0 m ²
Bathroom	2.0 m ²	4.0 m ²
Circulation/Storage	6.0 m ²	4.0 m ²
Open plan Living	20.5 m ²	20.5 m ²
Circulation	2.0 m ²	2.0 m ²
Total area of house	45.0 m²	45.0 m²

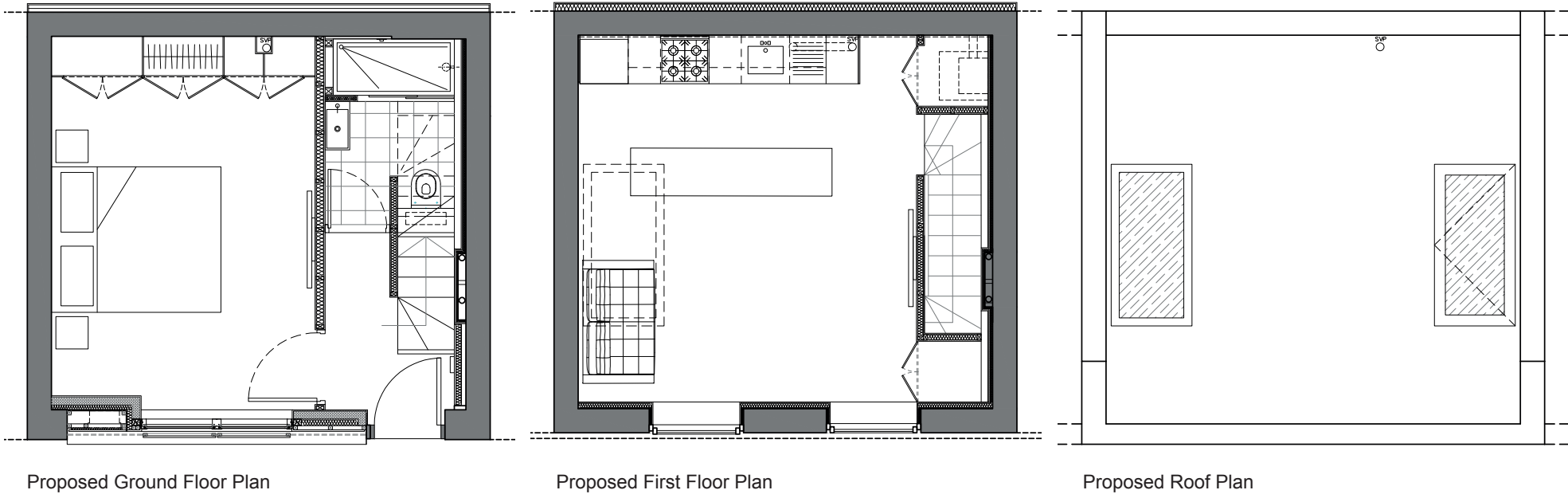


Fig. 10 - Proposed Plans (n.t.s.)

3.0 The Proposal (cont.)

3.2 WINDOWS AND SHUTTERS:

The current windows at ground floor level are single-glazed georgian wired glass casements, set within a full height glazed unit. Although secondary glazing has been fitted to upgrade the existing windows as part of the original conversion work, longer term it is desirable to upgrade the existing windows to double-glazed units and whilst doing so it presents an ideal opportunity to rationalise and improve the appearance at street level.

It is also advantageous to close down the amount of glazing at ground floor level to improve the overall thermal performance of the building fabric, bringing it into line with the current building regulations guideline of no more than 25% glazed area in relation to the area of the building.

In addition, timber shutters are proposed to offer a further security measure, as this is also an issue, particularly at night. It therefore gives the opportunity to have the windows open for ventilation, but have the shutters closed as protection from intruders. These timber shutters also reflect an aesthetic already on the street, where timber garage doors and shutters are present on the buildings opposite.

Finally, there is currently no gas supply at the house, and it is proposed to install a recessed gas meter housing into the facade.



Fig. 11 - Example of external timber shutters



Fig. 12 - Proposed elevational amendments for adjacent building numbers 16 & 17 (application ref: 2016/2446/P) indicating timber panelling to either side of smaller windows.



Fig. 13 - Existing elevation



Fig. 14 - Proposed elevation Shutters closed



Fig. 15 - Proposed elevation Shutters open



Color reference :
French Gray
(Farrow & Ball)

3.0 The Proposal (cont.)

3.3 ROOFLIGHTS:

The existing double-skinned polycarbonate rooflights to the flat roof are fixed and unopenable which does not offer any opportunity for good natural ventilation. As a single-aspect building there is no opportunity for cross-ventilation, but the introduction of openable rooflight(s) would aid a through-draught.

There is also currently no access to the flat roof of the building for inspection and maintenance. Currently it is necessary to inspect the roof via a ladder from street level (where there is no pavement) and presents a serious Health and Safety Risk.

It is therefore proposed to change the existing rooflights and make one of these openable so as to allow the possibility for access to the roof from inside the building.

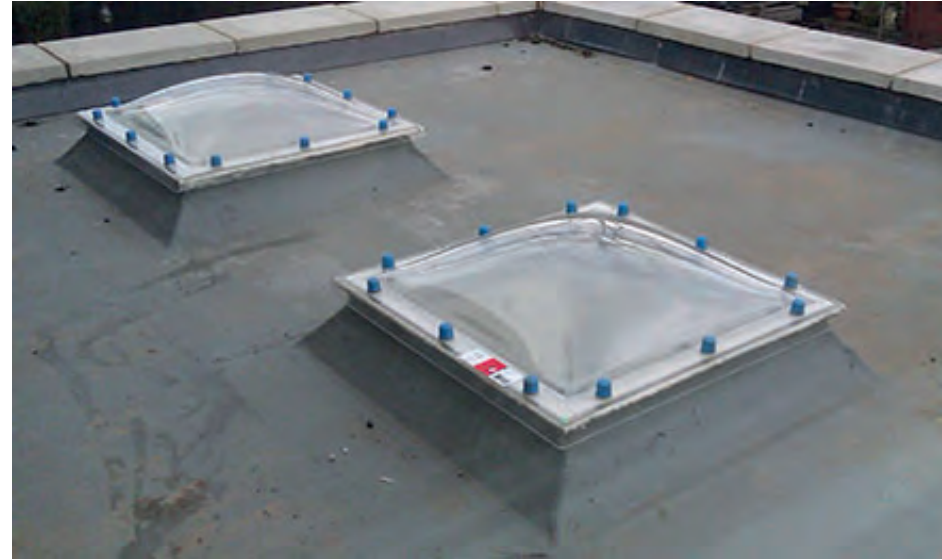


Fig. 16 - Photograph of existing rooflights type



Fig. 17 - Photograph of proposed rooflight type

4.0 Supplementary Information

4.1 Accessibility

As the existing accommodation is situated on the two floors of the property, the upper floor is not fully accessible, and due to the small scale of the building, offers no possibility of improving on this situation.

The proposal does, however, arrange the accomodation so that bedroom and bathroom are at ground floor level and renders this part of the accommodation accessible to all visitors.

4.2 Refuse and Recycling

Refuse and recycling storage is to be provided within the kitchen area and current refuse collection in the street takes place kerbside on specified days. It is proposed that this arrangement will remain unchanged.

4.3 Transport

The Transport for London PTAL online calculator gives the site a rating of 6a.

Outputs from this online tool are shown opposite.

A Car-free arrangement is in place via a Seciton 106 Agreement instigated as part of the Prior Approval process.

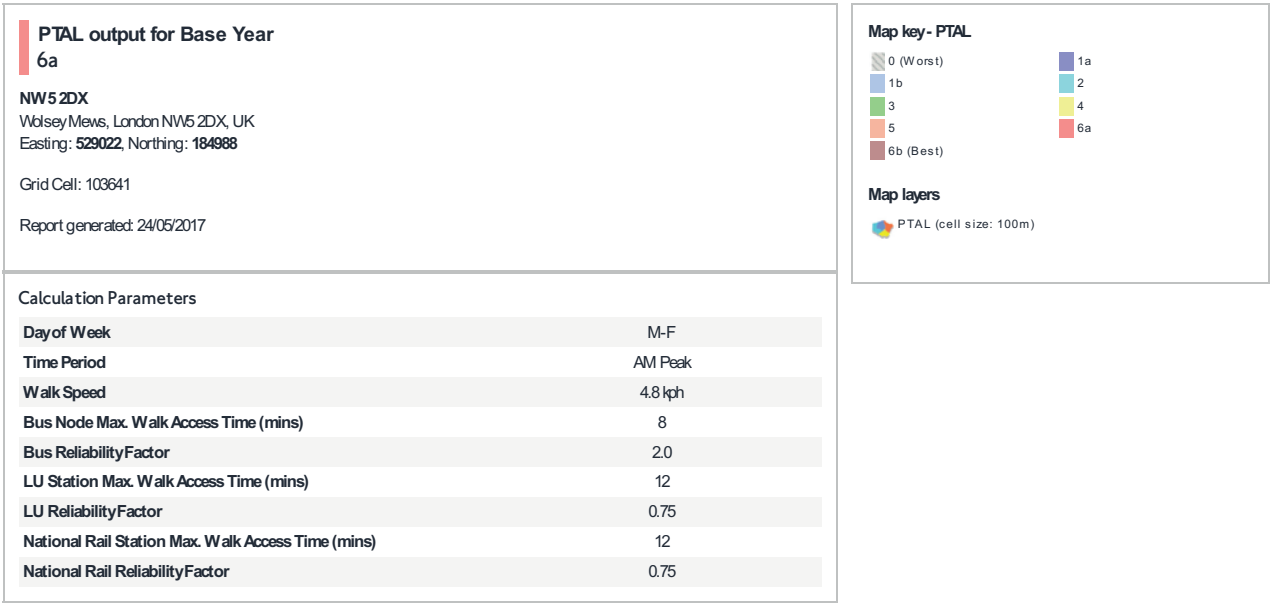
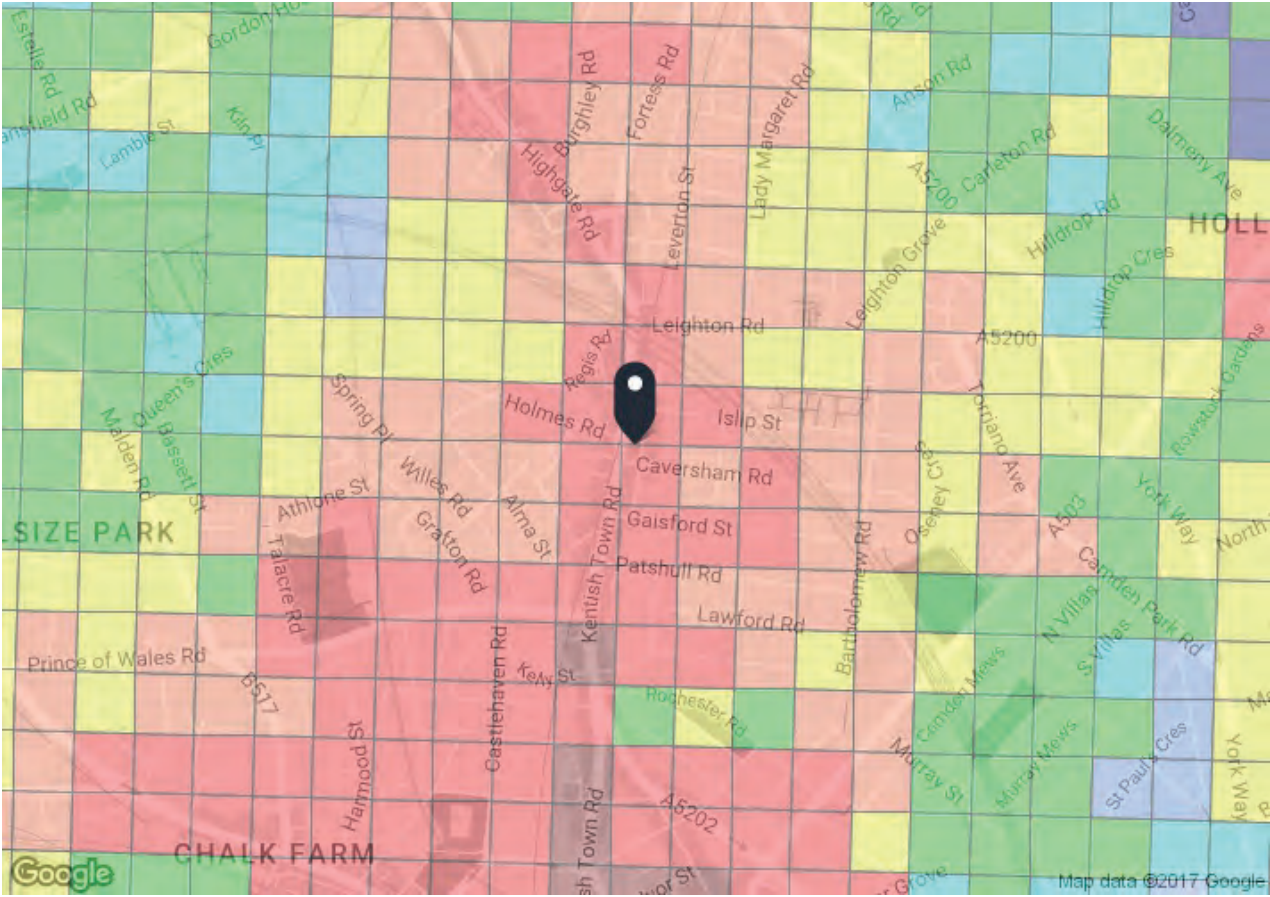


Fig. 18 - TfL PTAL information

5.0 Photographs



Fig. 19 - Wolsey Mews at junction with Caversham Road



Fig. 20 - Wolsey Mews looking North



Fig. 21 - Number 15 Wolsey Mews



Fig. 22 - Wolsey Mews looking South, number 15 in foreground



Fig. 23 - Wolsey Mews looking South, numbers 18 / 19 in foreground



Fig. 24 - Wolsey Mews looking South, numbers 20 / 21 in foreground