

28 King's Mews
London
WC1N 2JB

Design & Access Statement

In Support of an Extension to Approved
Application Ref 2013/4839/P



1.0 Introduction

This Design and Access Statement has been prepared by FT Architects, in support of our application for works at 28 King's Mews.

2.0 This Application

This application seeks permission to add a partial 3rd floor, as separately consented under application 2013/1368/P (won at appeal under APP/X5210/A/14/2211459).

This partial floor will be of the same already approved mass and height, and will be clad with zinc, rather than the previously approved bronze coloured cladding. This is because since the appeal decision, consent has been granted for a similar third floor at number 27 King's Mews, and as the metal cladding at 27 is to be zinc, it is proposed that we now match and "sit well" with this adjoining property. The grey cladding will also be in keeping with the grey metalwork and window frames elsewhere on the property.

3.0 The Site

The existing property consists of a mid-terrace mews building, arranged over ground and first floors. It forms part of a redundant 1950s-built warehouse unit, previously addressed as 23-30 King's Mews.

The property has been subject of several recent planning applications:

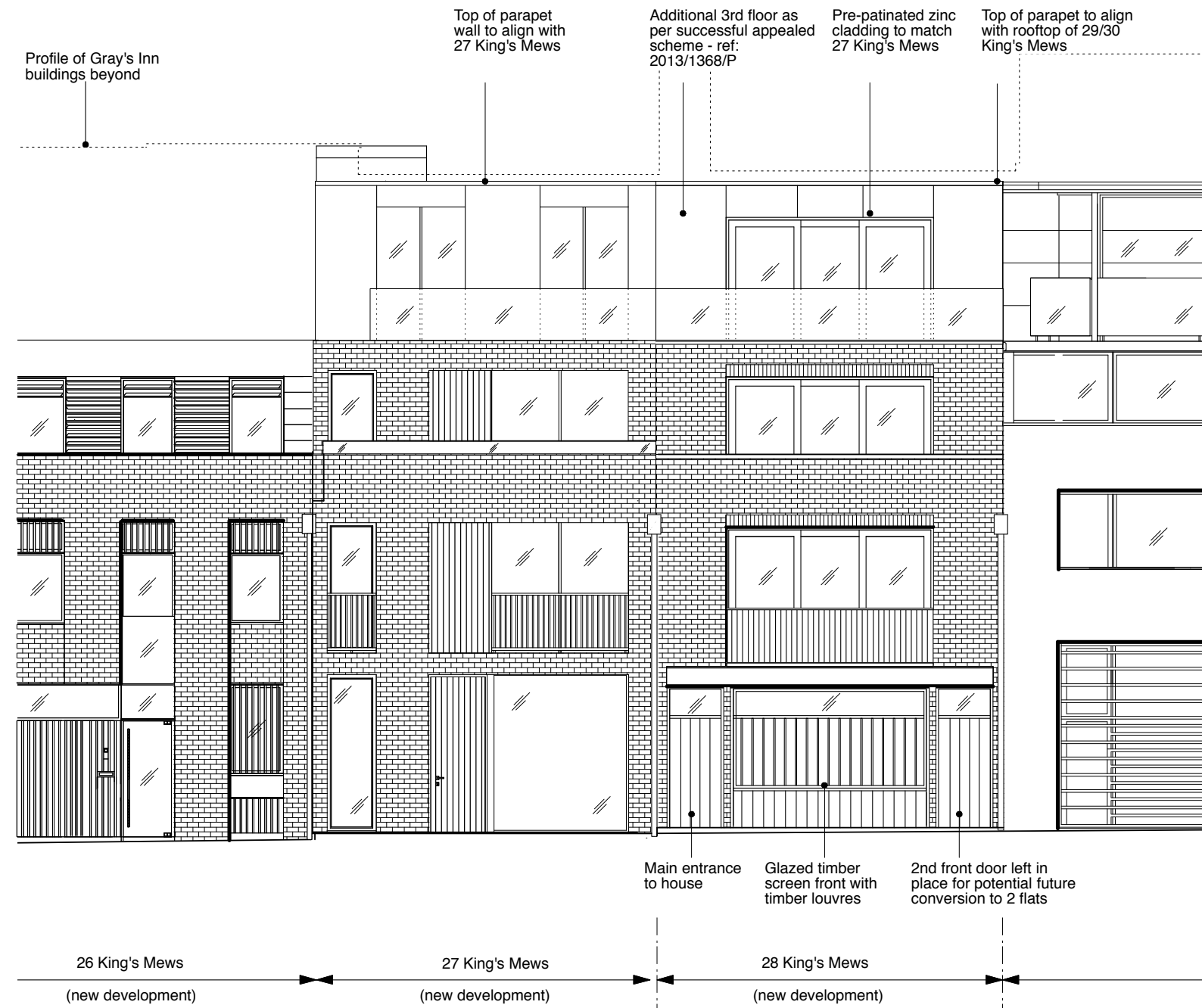
2012/3190/C: Partial demolition of existing office/warehouses B1/B8

2012/3113/P: Erection of a three storey building to provide two flats with second floor terrace (class C3)

2013/1368/P: Erection of 4 storey building plus a basement with terraces to the front of the second and third floors, (won at appeal under APP/X5210/A/14/2211459).

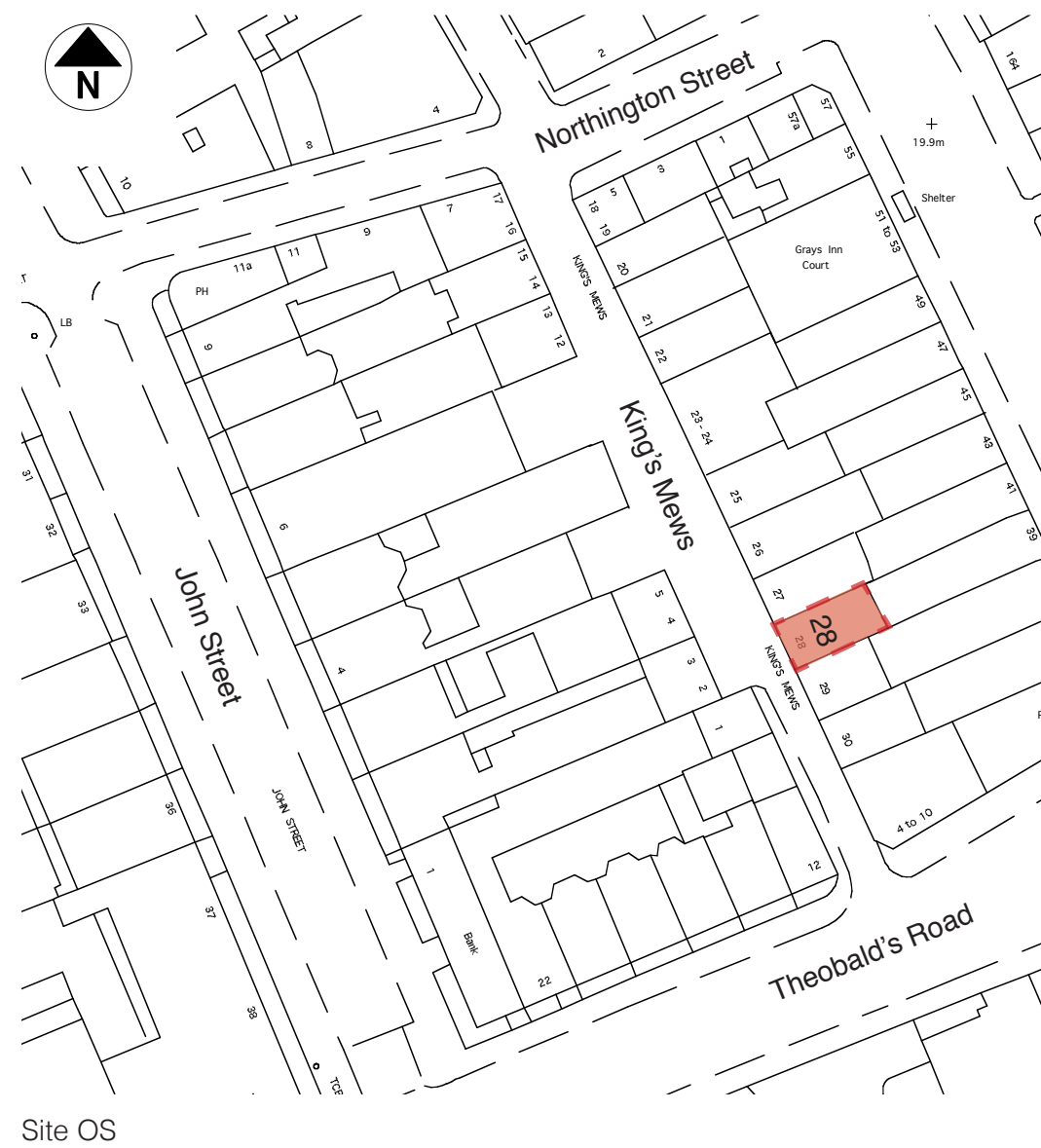
2013/4839/P: Erection of a 3 storey building plus basement to provide a 3 bedroom dwelling house

2013/4840/P: Erection of a 3 storey building plus basement comprising of B1/B8 use at basement and ground floor level, with a 2 bed maisonette at 1st and 2nd floors



Proposed New Elevation in context with neighbouring consented schemes for the adjacent properties at nos 26, 27, 29 & 30 King's Mews

4.0 Site Location



Aerial Photo

5.0 Existing Photographs



King's Mews - Looking South



King's Mews - Looking North

6.0 Design & Access Statement

Use

The consented scheme is for a single dwelling house. The 3rd floor will provide additional living space. It is proposed that the extra storey be clad in pre-patinated zinc so that it matches No. 27 King's Mews, this will differentiate it from the lower storeys which are clad in London stock brick.

The addition of the extra storey to the top brings No 28 in line with the neighbouring buildings at Nos 27, 29 and 30 King's Mews.

Amount / Scale

The massing and envelope will not differ from the scheme previously approved under ref 2013/1368/P. This provides a rear lightwell, extending from rooftop to basement, plus set-back terraces on the 2nd and 3rd floors.

Layout

The family dwelling will consist of:

Basement: Bedroom, WC, TV/Study Area
 Ground Floor: Kitchen/Dining Area
 First: Living/Study Area, WC
 Second: Two Bedrooms with En-suites
 Third: Living Area

Daylight and Sunlight

The principal elevation is to the front, and the floor plans have been developed to maximize natural daylight and views. These proposals sit well back from the street line and will not impact on the daylight and sunlight received by neighbouring properties (please see attached Daylight and Sunlight Report).

All the windows at the back of the building will open onto a rear lightwell with glazed sliding doors to the front facade leading out onto its terrace spaces on the 2nd and 3rd floors.

Landscaping

The upper floor terraces will be landscaped with decking and planted containers to provide private amenity space.

Refuse and Waste Management

It is intended that Camden will collect waste on a weekly basis from the street (location of waste bags to be agreed in due course, to avoid a traffic obstruction).

Appearance

The materials will consist of a very simple palette; London stock bricks and framed glazing to all floors.

Where the front façade sets back to form the third floor the material will be a seamed pre-patinated zinc cladding. The rear elevation will match with London stock bricks and pre-patinated zinc cladding to its third floor.

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 windows facing the back of 39 Gray's Inn Road will be fitted with restrictors and obscure glazing.

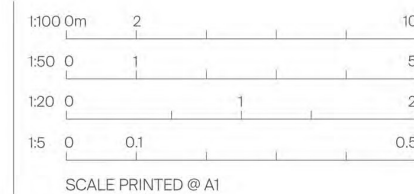
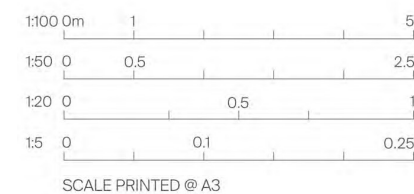
Boiler flues, and kitchen and bathroom extracts will discharge through the roof to avoid cluttering the elevations. Integrated storage, including space for refuse and recycling will be accommodated within the scheme. Security measures, including an alarm and sensor lighting will also be incorporated.



KEY:

1. roofline to match approved adjacent property 28 Kings Mews
2. zinc cladding to 3rd storey facade
3. parapet as approved
4. stock brick facade to match approved
5. street entrance
6. glazing gives light to ground floor and basement level
7. timber clad panel
8. black painted metal balustrade
9. clear low-iron glass balustrade

proposed front elevation
shown with existing buildings
at 25, 26, 28 and 29/30 King's Mews



PLANNING

Title: PROPOSED FRONT ELEVATION (showing approved adjacent buildings)

Drawing Number: 116_P5_A1400

Rev: 01

Issued: 05.09.16

Scale: 1:50 @ A1

Project: 27 King's Mews London WC1N

NICO WARR ARCHITECTS
56 GREAT WESTERN STUDIOS LONDON W2 5EU

Approved Elevation for Adjoining Site at No. 27 King's Mews - Application Ref 2016/3843/P