
DESIGN & ACCESS STATEMENT



10-11 King's Mews

London WC1N 2HZ

August 2017

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THE SITE

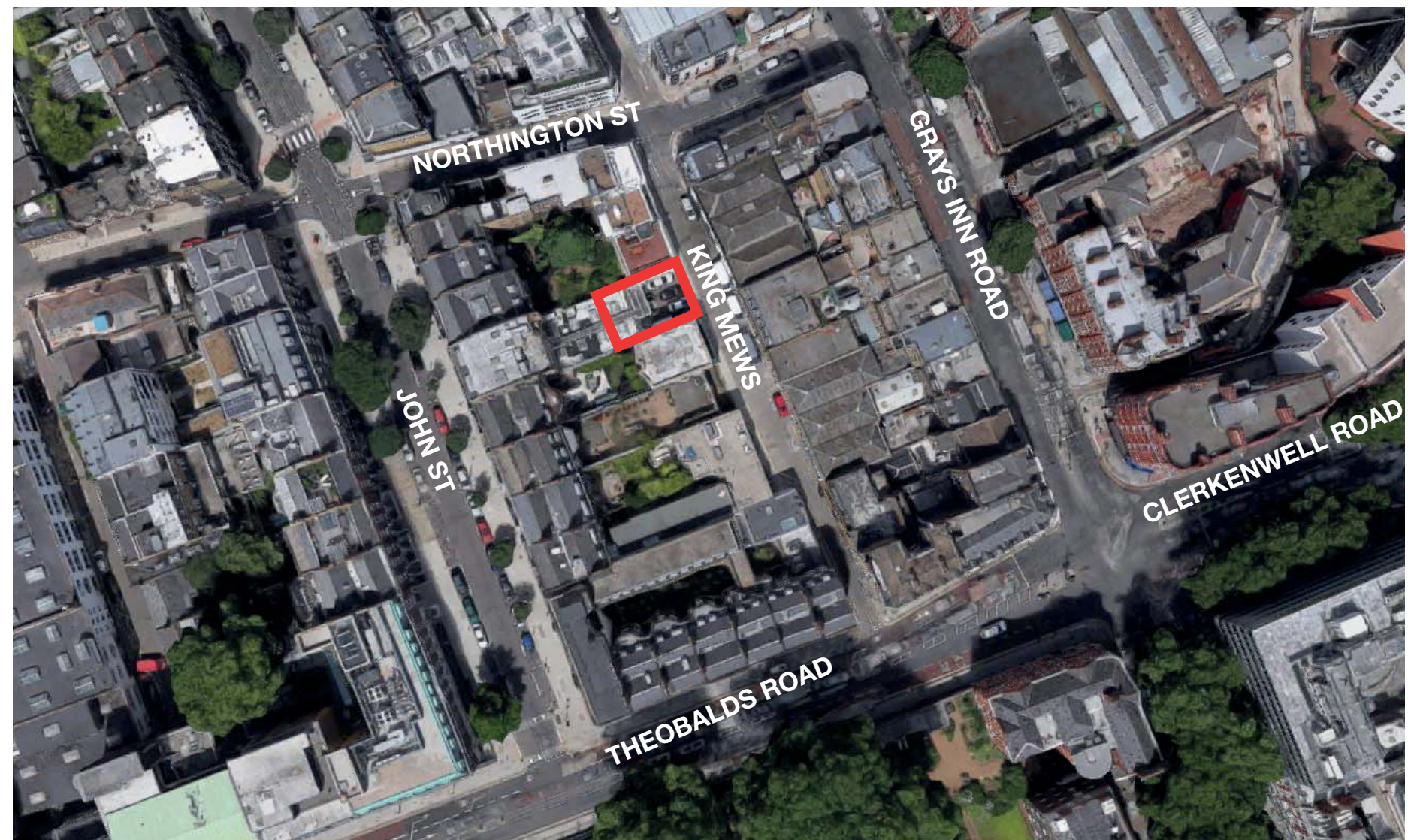
Introduction

This Design & Access Statement has been prepared to accompany the application for the redevelopment of 10-11 King's Mews, London, WC1N 2HZ. The site is currently empty, presenting a void along the mews street frontage. The site is flanked on either side by 3 storey private residential properties, generally with basements, either converted from the original mews buildings or new built in a style that follows the essence of the original mews buildings.

The proposal is for a three storey (plus basement) residential building to include 7 flats.



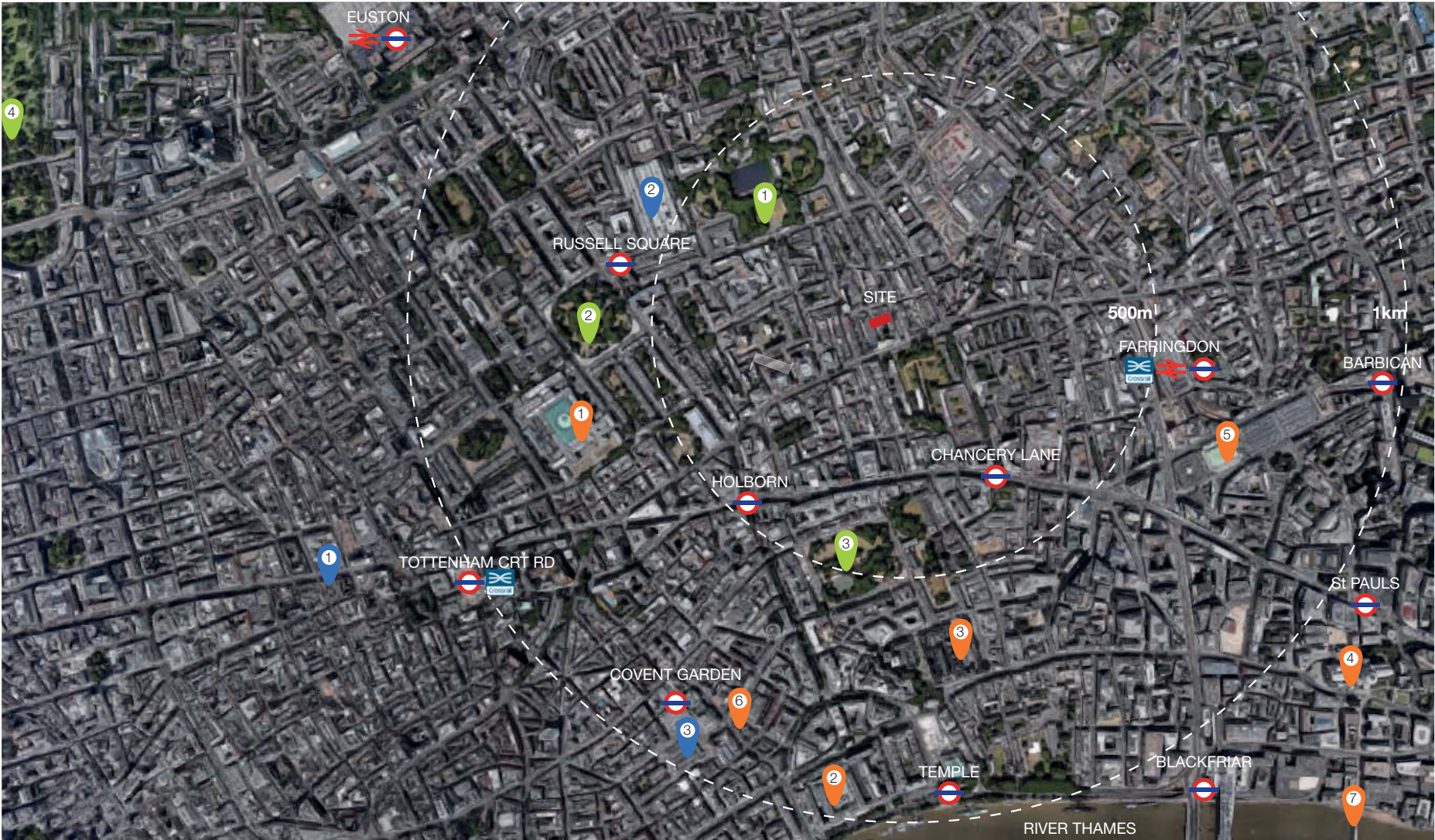
01. Bird's eye view of the King's Mews site.



02. Aerial View Of The King's Mews Site

SITE CONTEXT

Broad Site Context



The site is located in the Bloomsbury Conservation Area, in the London Borough of Camden. It is sustainably located with very good transport links, with Chancery Lane and Holburn tube stations both within 500m. The open spaces of Corams Fields and Russell Square are also within 500m.

King's Mews sits between John Street and the Grays Inn Road, which has a range of shops and eateries. The adjacent aerial view details all the facilities within a short distance of the site.



Points of Interest

1. The British Museum
2. Somerset House
3. Royal Courts of Justice
4. St Pauls Cathedral
5. Smithfield Market
6. Royal Opera House
7. Millennium Bridge
8. Smithfield Market
9. Royal Courts of Justice



Retail

1. Oxford Street - Shopping
2. Brunswick
3. Covent Garden



Parks

1. Coram's Fields
2. Russell Square
3. Lincoln Inn Fields
4. Regents Park

03. Broad Site Context Diagram

SITE CONTEXT

Local Site Context

The site currently forms a gap in the two-three storey brick terrace that makes up King's Mews. The neighbouring properties are mainly residential, either converted from the original 18th century mews buildings or new build.

King's Mews sits between the Grays Inn Road to the north east and John Street to the south west, and was originally a service road to these more major thoroughfares. Northington Street is to the north and Theobalds Road to the south.

King's Mews was originally developed in the 18th century to accomodate workers and to house animals, to service the larger villas on John Street. A number of the properties on John Street are Grade II listed.

The terrace is constructed predominantly in brick, with some white painted render and painted brick. Windows and door frames are mainly dark grey, and are timber or aluminium.



05. Site Location



06. 2-4 King's Mews



07. 22-28 King's Mews



04. View Key Plan

SITE CONTEXT

Existing Site Condition



08. View Towards Northington Street



09. View Towards Theobalds Road



10. 12-13 King's Mews



11. 7-8 King's Mews

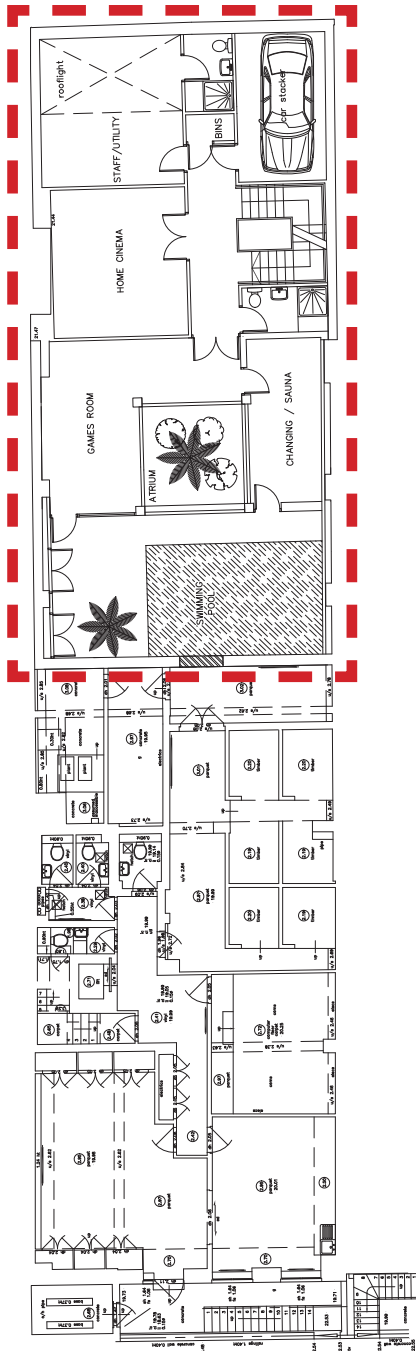


12. View Key Plan

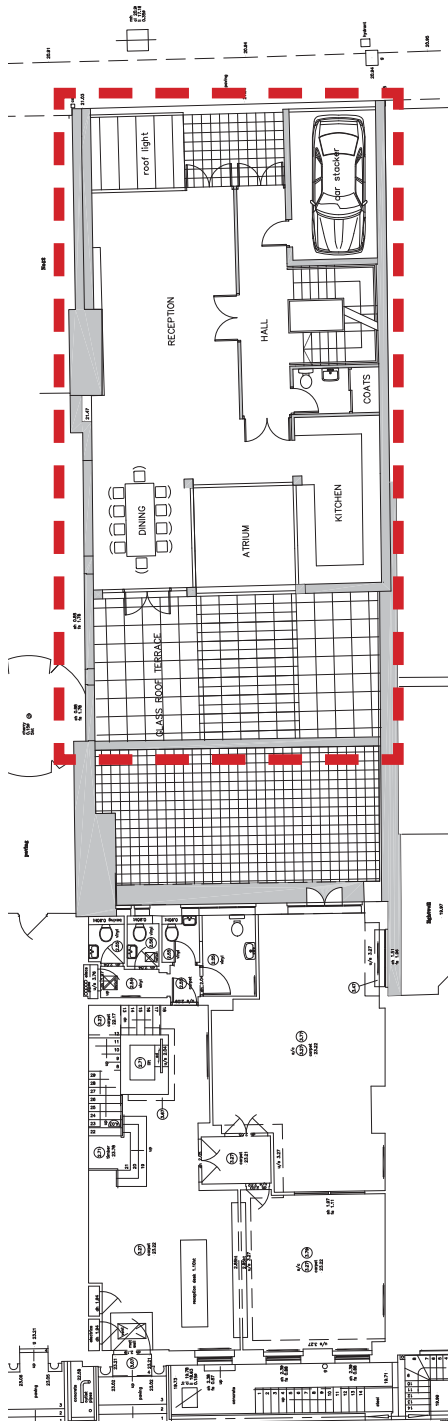
King's Mews was constructed in the 18th century as a secondary service road, and retains this ambience, being narrower than the surrounding streets, with only a narrow pedestrian footway on one side.

The buildings themselves fall into two categories. The older converted properties tend to have the characteristic large scale industrial openings on ground floor with smaller scale openings on the upper storeys. There are numerous new build residential properties which tend to emulate the elevational treatment of the original mews properties, some with larger areas of glazing on the upper levels.

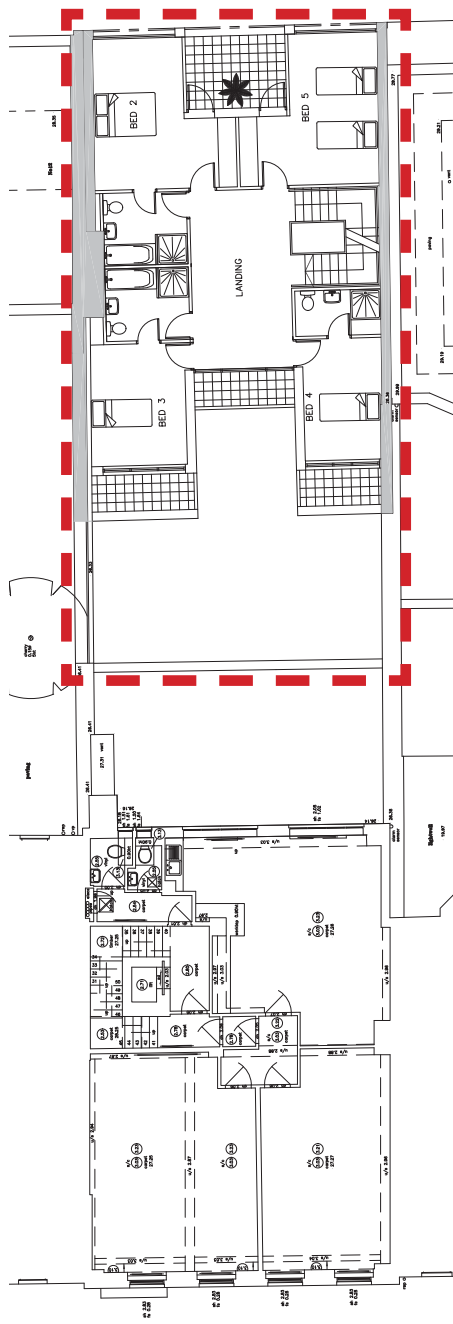
Some of the older mews buildings are in a poorer state of repair due to the more industrial nature of their use. However the new build and more recently converted properties are well maintained and allude to the affluence of the surrounding area.



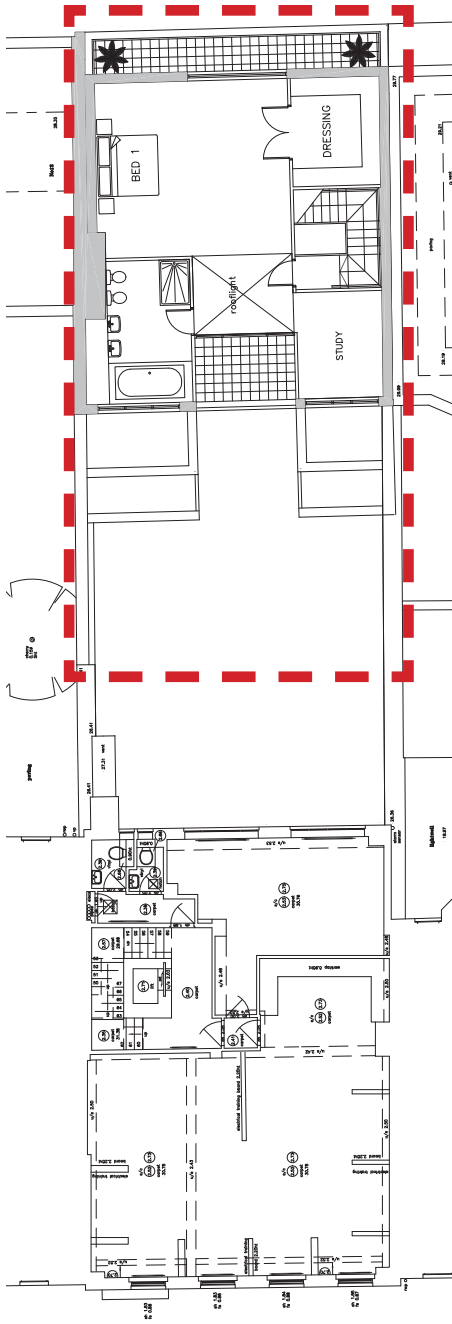
13. Application 2012/6315/P -
Basement Floor Plan



14. Application 2012/6315/P -
Ground Floor Plan



15. Application 2012/6315/P -
First Floor Plan



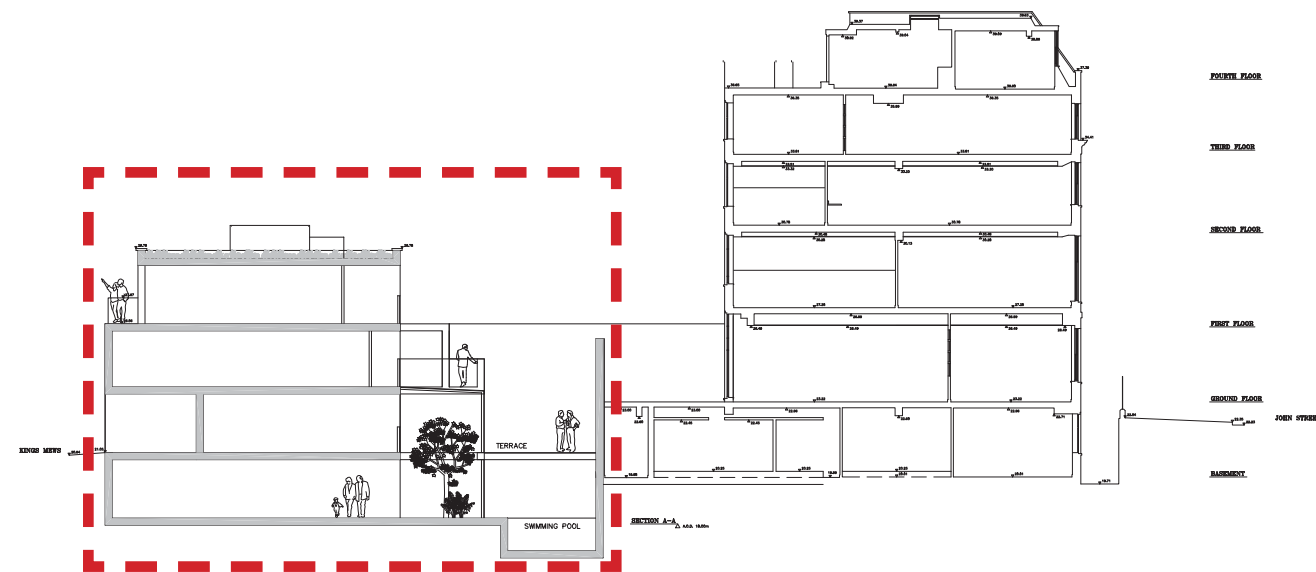
16. Application 2012/6315/P -
Second Floor Plan

PLANNING HISTORY

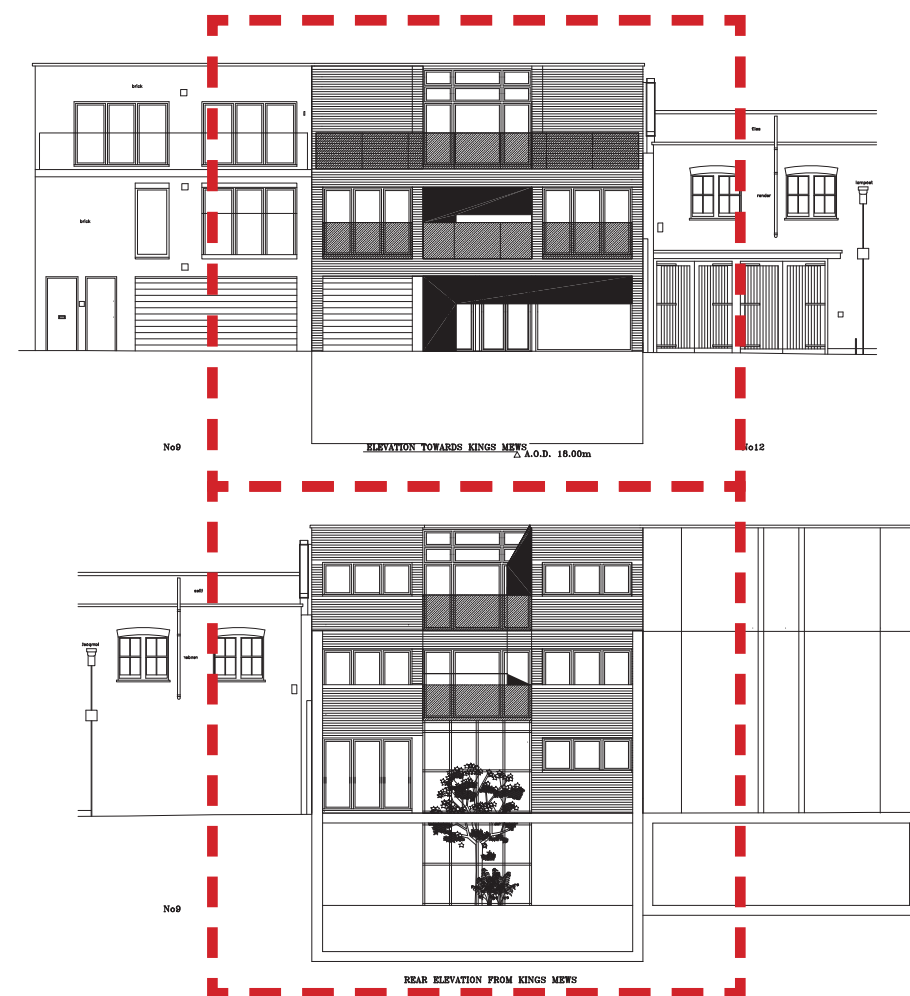
Approved Scheme

There is an extant planning permission on the site for a single family dwelling house. Planning Application 2012/6315/P was approved on 17th June 2014, subject to a section 106 agreement. The approved scheme is for a four storey, 5 bedroomed, 8 person house with car stacker, swimming pool, cinema and staff quarters.

The approved development is set back at the ground floor entrance level. It has a brick facade, glazed balustrades and dark grey framed, large format windows.



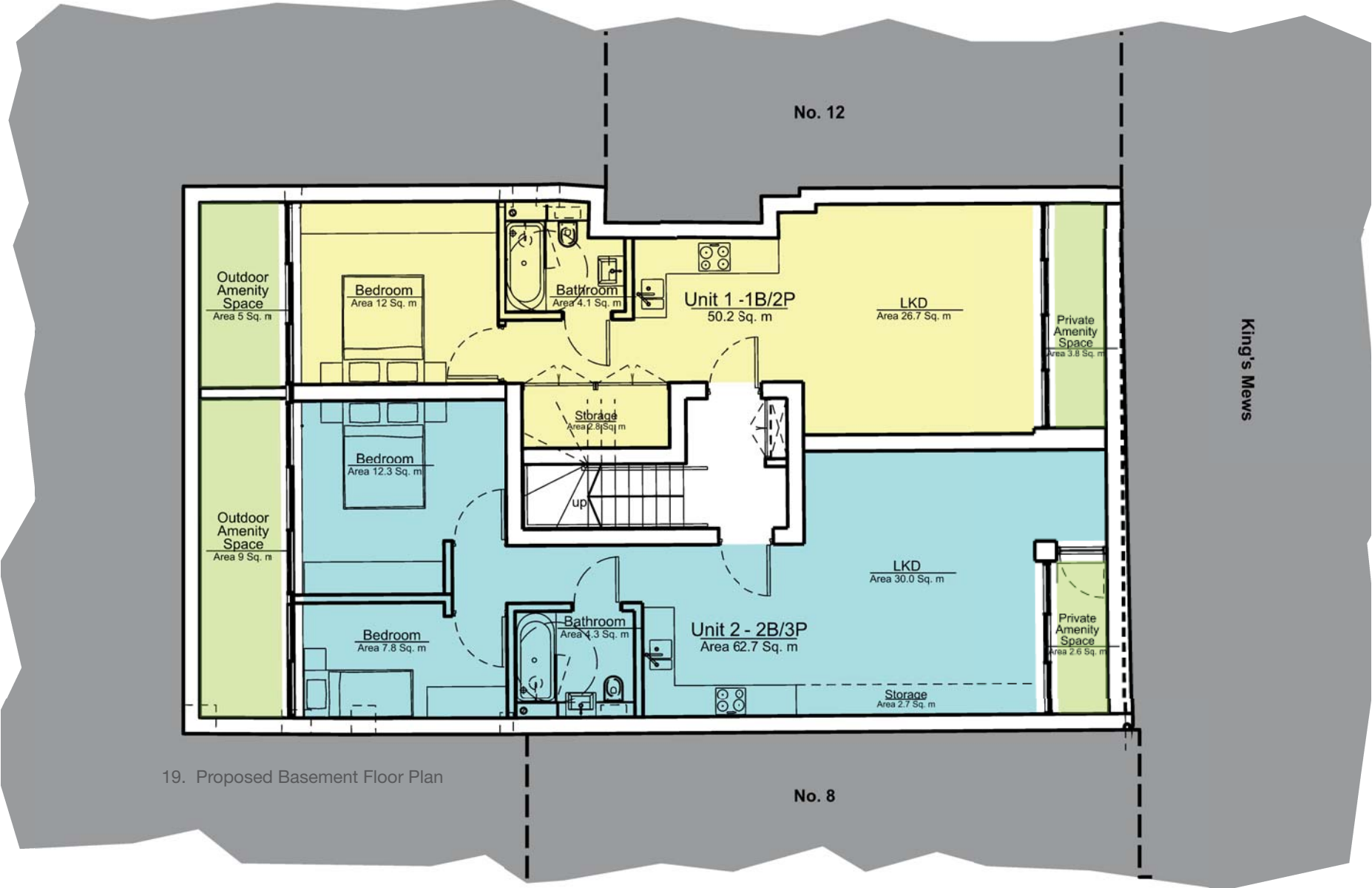
17. Application 2012/6315/P - Proposed Section



18. Application 2012/6315/P - Elevations

PROPOSED
Basement Floor Plan

Communal stairs lead down to two units in the basement; 1no. one bedroomed flat and 1no. two bedroomed flat. Living/ kitchen/dining areas lead out onto east facing lightwells towards King's Mews. Bedrooms sit on the quieter west side of the site, with large glazed siding doors leading out onto terraces. Bathrooms are located central to the plan. The facades are fully glazed at this level to allow maximum levels of natural light into the spaces.



PROPOSED Ground Floor Plan

The development is entered through a perforated metal gate, via a path with bridges over the lightwells below.

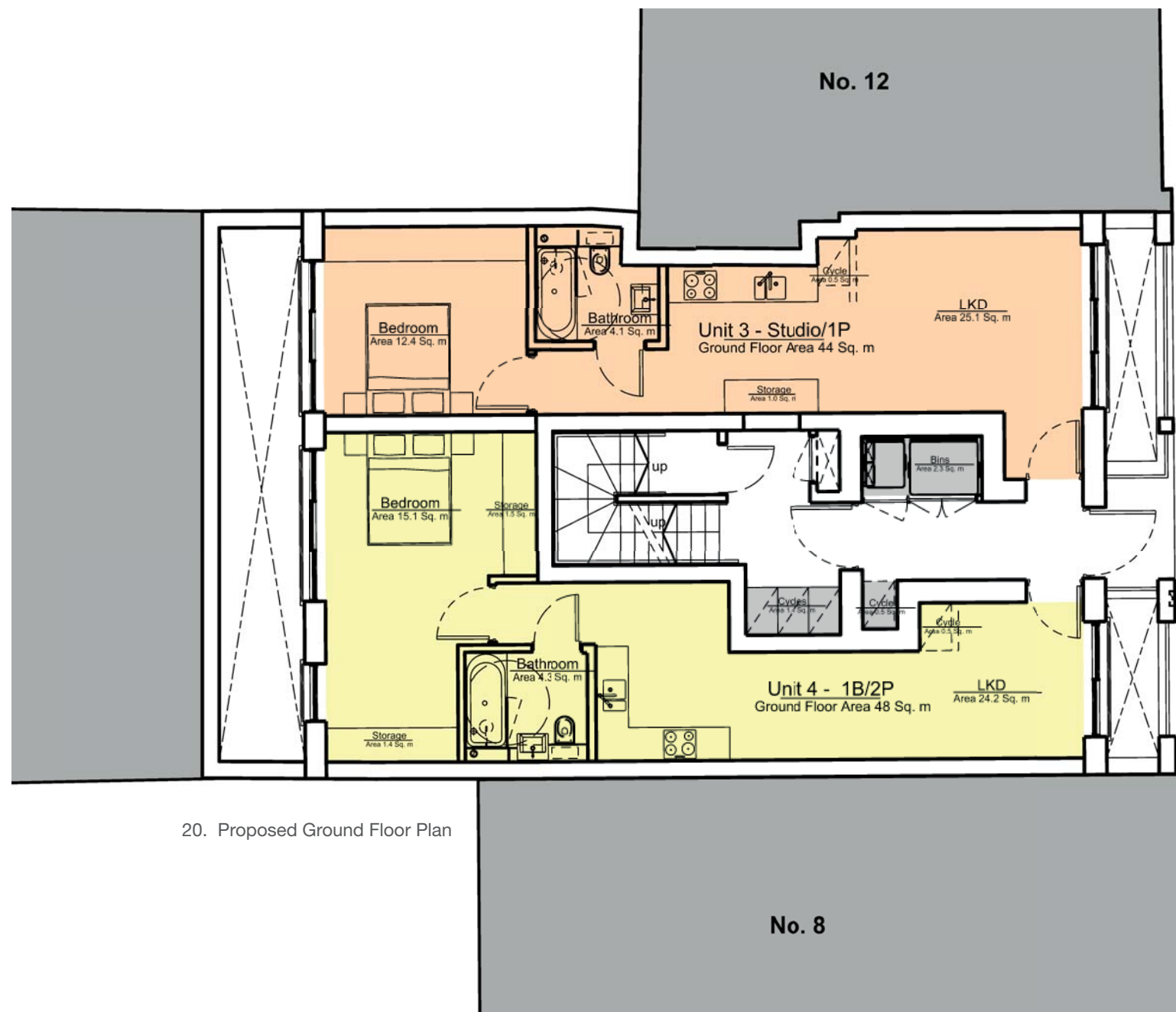
There are two ground floor level flats, a studio and a one bedroomed unit, both entered from the external lobby. This external lobby also contains the bin store, which has been positioned close to the street frontage to allow for refuse collection and ventilation.

A communal stair to access the basement and upper floor flats is accessed via a communal front door. The ground floor communal lobby also contains cycle storage for these flats.

The ground floor flats are planned with living/kitchen/dining areas to the east, street side of the site, and bedrooms to the quieter west. Bathrooms are located to the centre of the plan.

This arrangement of living areas to the east, King's Mews side, and bedrooms to the west, John St side, is repeated on the basement and first floor levels. The King's Mews aspect allows more opportunity for daylight for living areas, whereas the west side allows more privacy for bedrooms.

The external front wall of the building is set back at ground floor level to allow light to the basement apartments below. To maintain the flush frontage typical to properties on King's Mews, at the site edge, a brick frame with frameless glass balustrades is proposed.



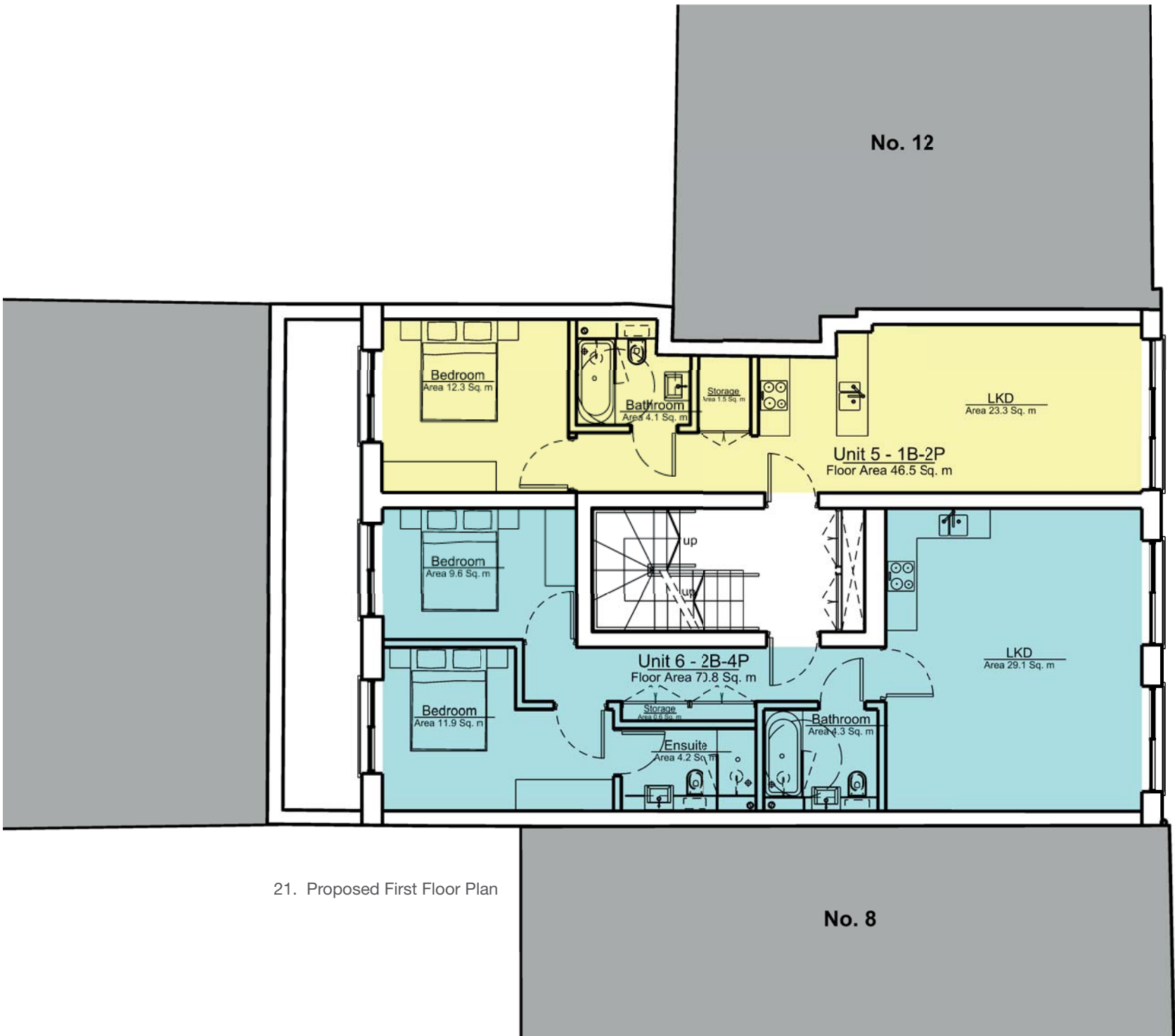
20. Proposed Ground Floor Plan

Studio
 1 Bedroom
 2 Bedroom
 External Amenity

PROPOSED

First Floor Plan

On first floor level, 1no. one bed and 1no. two bed units are accessed via the communal stair. Living/kitchen/dining areas are located with Juliet balconies looking east over King's Mews. Bathrooms and storage are located centrally to the site and bedrooms to the west. The bedrooms also have Juliette balconies.

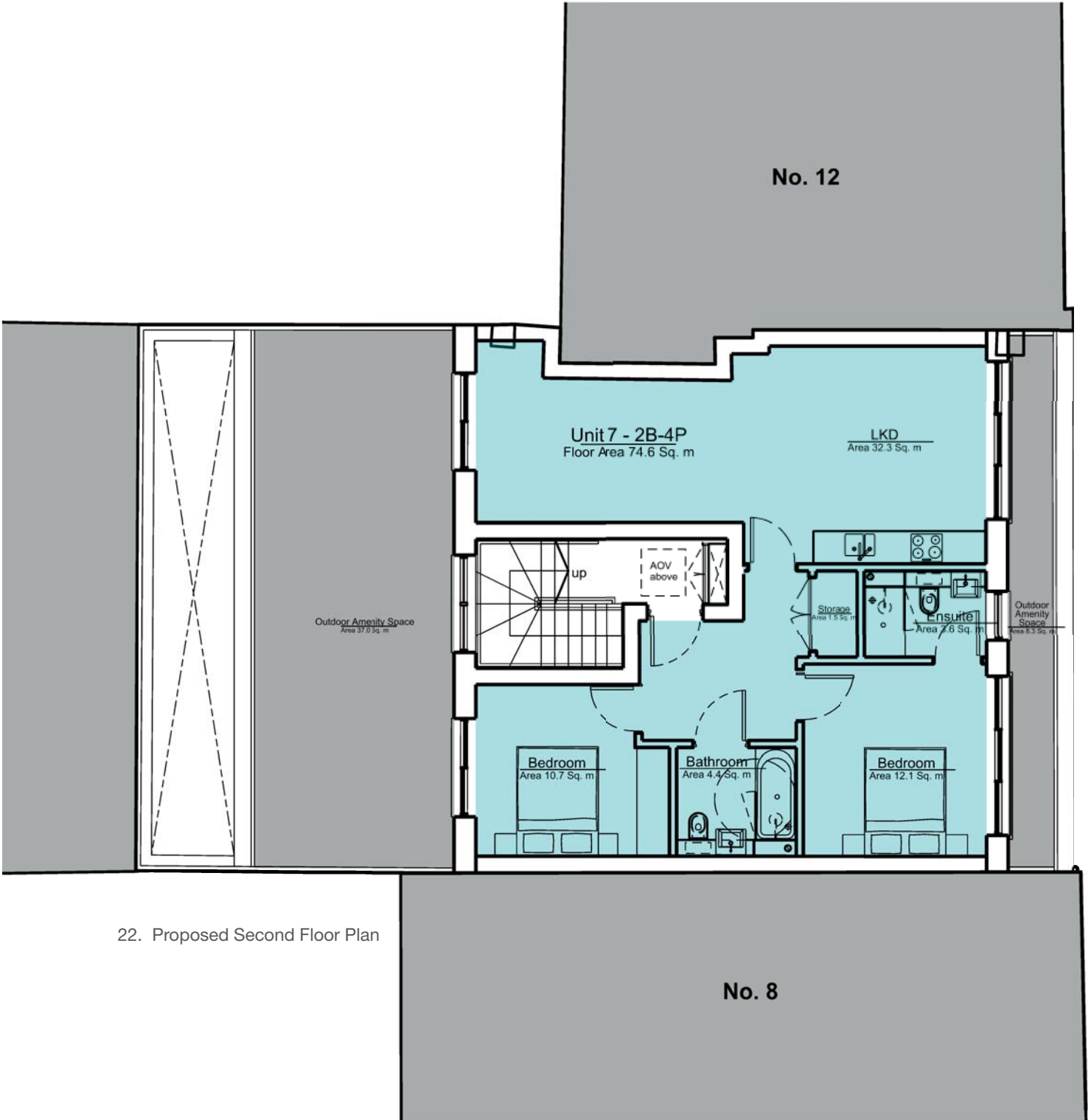


21. Proposed First Floor Plan



PROPOSED Second Floor Plan

At second floor level there is one 2 bed unit, with external terraces to both east and west-sides. The flat is planned to allow the living/kitchen/dining area to be dual aspect with access to both terraces. The bedrooms also have access to the external spaces. The quieter areas of the flat, the bedrooms and bathroom, are separated from the main living space by a private entrance hall.



22. Proposed Second Floor Plan

King's Mews



PROPOSED

Accomodation Schedule

Accommodation Summary			
		Area (GIA) sq m	Area (GIA) sq ft
Total Area		479.0	5,143
		Area (NSA) sq m	Area (NSA) sq ft
NSA		396.8	4,260
Units		7	
Number Habitable Rooms		17	
Unit Type	Number of Units	Proposed Mix	Target Mix
One Bed Studio	1	14.3%	-
One Bed 2P	3	42.9%	-
Two Bed 3P	1	14.3%	-
Two Bed 4P	2	28.6%	-
Three Bed	0	0.0%	-
Total	7	100.0%	100.0%

Unit Schedule

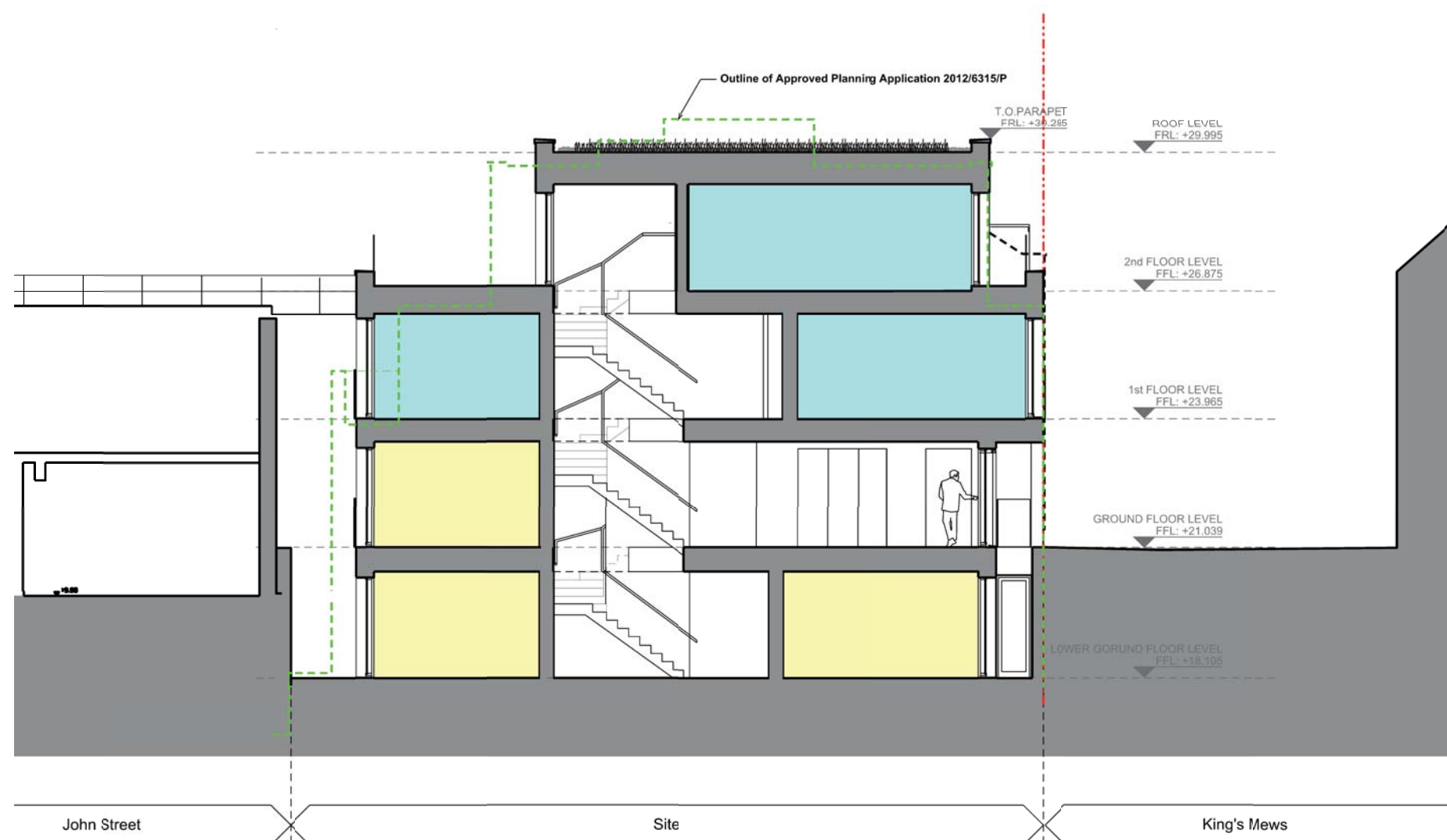
APARTMENTS								
Unit Number	Tenure	Bedrooms / Bedspaces	Habitable Rooms	Level	Area (NSA) sq m	Area (NSA) sq ft	NDSS Minimum Area (NSA) sq m	Private Amenity sq m
Unit 01	Private	1B/2P	2	Basement	50.2	540	50	8.8
Unit 02	Private	2B/3P	3	Basement	62.7	675	61	11.6
Unit 03	Private	1B/1P	2	Ground	44.0	474	39	0.0
Unit 04	Private	1B/2P	2	Ground	48.0	517	50	0.0
Unit 05	Private	1B/2P	2	First	46.5	501	50	0.0
Unit 06	Private	2B/4P	3	First	70.8	762	70	0.0
Unit 07	Private	2B/4P	3	Second	74.6	803	70	45.3

PROPOSED Section

Section AA runs east west through John Street and King's Mews. The heavy dotted line shows the existing permission for the single house.

The basement level is within the extent that was permitted under the previous permission, as is the overall height and front building line. The first floor extends slightly further toward John Street by 500mm.

At ground floor level, the building is set back from King's Mews to allow light to the basement level flats. The building is set back by the same distance at second floor level, to reduce impact and to emulate the adjacent properties.



23. Proposed Section

PROPOSED

Mews Elevation

The front elevation is a contemporary interpretation of a traditional mews house. The architectural language is rigorous and comprises of rhythmic fenestration set within a brickwork elevation.

The ground floor windows and central entrance doors are set behind a brick frame, whose opening sizes reference the original coach house doors. The top floor is set back behind a roof terrace to reduce the overall scale from the street and to match the adjacent recent developments.

The brickwork is proposed in a London stock brick in Flemish bond with Wandsworth smudge pointing, which is typically used on the original mews buildings. The windows are proposed as slim aluminium profiles, powder coated in a dark grey, to provide a similar aesthetic to the nearby former industrial properties. The balustrades to both the Juliet balconies, ground floor light well and second floor roof terrace are in clear structural glass with concealed or flush fixings, similar to the balustrading used on the adjacent properties, 7-8 and 12-13 King's Mews, and further down the mews.



24. 10-11 Kings Mews Proposed Street Elevation



25. Impression of Proposed New Insertion Into King's Mews

PROPOSED

Cycle Storage

Amount of Cycle Storage

The amount of cycle storage provided is based on the London Plan table 6.3.

Cycle Storage Requirements

- 1 cycle space per 1 bed unit
- 2 cycle spaces per 2 bed unit

Type of Storage Provided

8 nos of foldable compact bicycle lockers have been provided in the ground floor entrance lobby, to be used by the lower ground, first and second floor flats. The ground floor flats will have cycle storage within the units.

Cycle Storage Requirement Table

	Beds	Cycle Spaces Required
Flat 01	1B/2P	1
Flat 02	2B/3P	2
Flat 03	1B/1P	1
Flat 04	1B/2P	1
Flat 05	1B/2P	1
Flat 06	2B/4P	2
Flat 07	2B/4P	2
total		10

Transport

The site has a PTAL rating of 6b, with a wide choice of public transport options available within close proximity. Therefore the development is a car free and does not include car parking.



26. Folding Bike Lockers



27. Example of Folding Bike Lockers At Lobby Area

Figure 14. Amount of internal storage space required by the number of rooms in dwelling

Number of habitable rooms in dwelling	Capacity of external storage space required for that dwelling (for weekly collection)
1	0.15 m ³
2	0.20 m ³
3	0.25 m ³
4	0.30 m ³
5	0.35 m ³
6	0.40 m ³

NB: The figures include both recyclable and non-recyclable waste

The refuse strategy has been designed in accordance with CPG 01, section 10: Waste and Recycling Storage.

The guidance states that kerbside waste and recyclables collection is preferable, and that external storage space within the site curtilage should be provided. In accordance with this requirement, refuse and recycling storage areas have been provided at the front edge of the site, within a ventilated, external lobby.

'Figure 14: Amount of internal storage space required by the number of rooms in dwelling', has been used to calculate the capacity of external storage space required. It is stated that the figures include both recyclable and non-recyclable waste. Using this table, it has been calculated that the proposed scheme must provide 1550 litres of refuse & recycling capacity. This has been shown on the layouts as 1x360L bin and 1x1280L bin which provide 1640 litres of storage capacity.

JTH02 Kings Mews Refuse Schedule			
	Beds	Habitable Rooms	Capacity of external storage space required (inc recyclable & non recyclables) m3
Flat 01	1	2	0.2
Flat 02	2	3	0.25
Flat 03	1	2	0.2
Flat 04	1	2	0.2
Flat 05	1	2	0.2
Flat 06	2	3	0.25
Flat 07	2	3	0.25
Total			1.55
Therefore 1550 litres of refuse/recyclables storage required for development			
This could be 5x360L=1800L or 1x1280L + 1x360L bins = 1640L total capacity.			

CONCLUSION



28. Impression of Proposed New Insertion Into King's Mews

The principle, scale and mass, and general approach to the design of a building on this site has been established through previous planning submissions. The current proposal has been guided by these permissions and takes a similar form.

The main change is the provision of small units rather than a single large house. The scheme demonstrates that 7 modest sized apartments and associated ancillary space can be accommodated on site within the same volume of a single large house.

The design takes its precedents from the surrounding area and the traditional London mews. The proposals will significantly enhance the character of the Conservation Area and provide much needed high quality housing within a sustainable location.



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