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Design and Access Statement

RAILEY MEWS 17
NW5 2PA LONDON

19.07.2017

KH
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CONTENT

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NW5 2PA LONDON
19.07.2017

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1.0 INTRODUCTION

KHBT LLP has been appointed to develop design concepts for a refurbishment of Railey Mews No17 including a design for a new façade, a small rear extension and a new basement.

The property is located in Railey Mews adjoining a large property to the West that has the characteristics of a warehouse and on the East side the Garden of the other neighbouring building.

Railey Mews 17 is 3 storeys high has a very distinguished character being a modernist cube with its fully white rendered facades and a large area of glass bricks inserted into the street facade.

The general appearance is tired and needs a complete overhaul. Our aim is to transform the property into a contemporary home whilst keeping the principles and the character of the original design.

Haus Berge - Offenbach

Künsthulle - Liverpool

Royal Hospital Road - London

n°1 Balfour Place - London

1.1 PRACTICE INFORMATION

KHBT is an award winning creative studio set up by Karsten Huneck and Bernd Trümpler in London and Berlin.
KHBT who are also partners of the experimental architectural network osa_office for subversive architecture, have consistently created spatial works of local and international significance.
KHBT`s projects cross the boundaries between art and architecture, varying from minimal or moveable installations to the construction of buildings and urban or spatial strategies.

The practice has completed various high hand residential projects and is involved in significant public realm projects, notably Aldgate Place that are part of large scale residential and commercial developments in order to create a specific identity for the spaces.

In 2009 KHBT were runners up of the prestigious Young Architect of the Year Award (YAYA) gaining the first ever `special commendation' in the competitions history.

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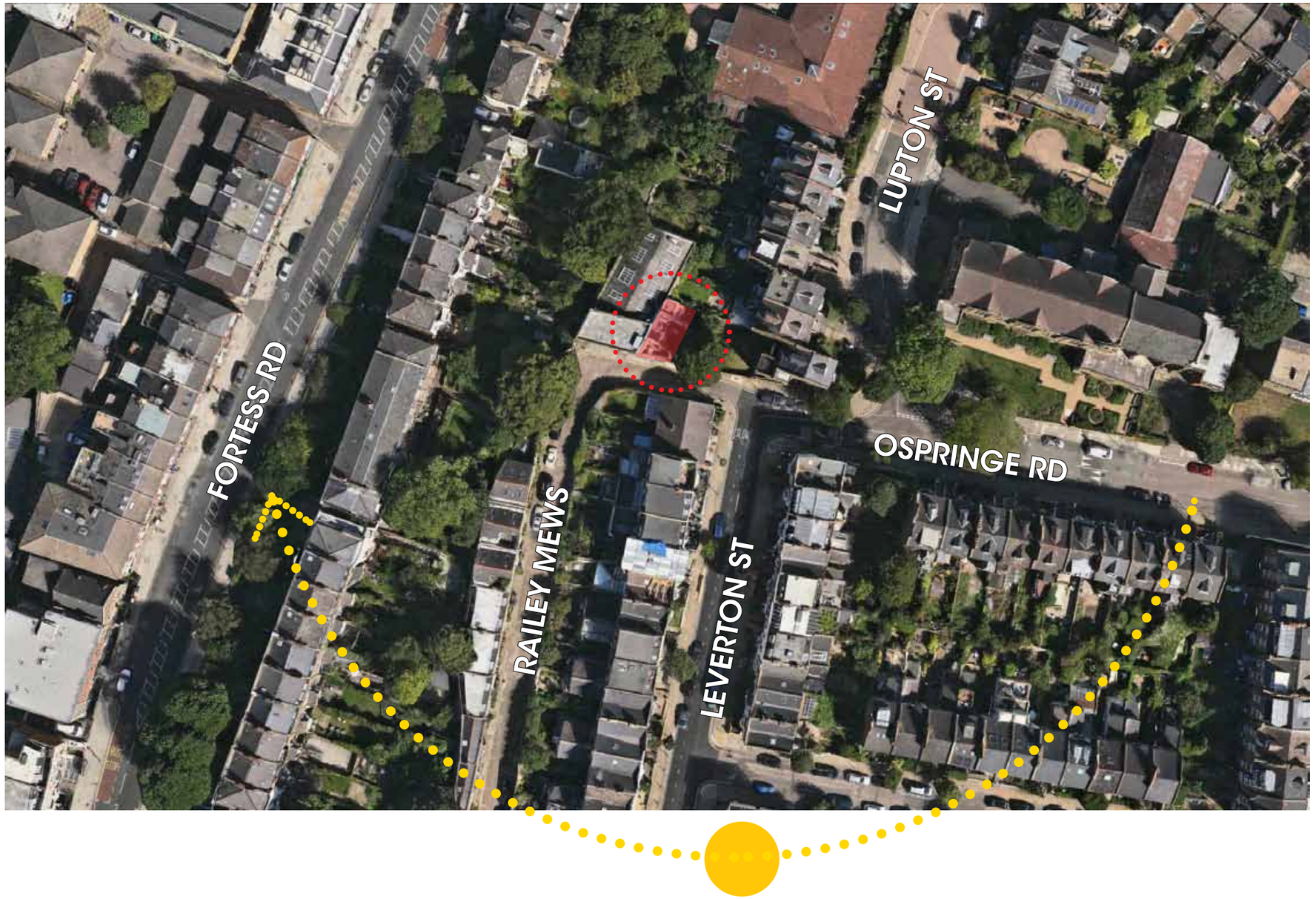

2.0 LOCATION

The property is located in Railey Mews which is a C-shaped Mews coming off Leverton Street with its main part running North-South.
It sits along the small northern part of the Mews running East-West.

View from the Mews (West)

View from the crossing with Leverton Road
and Ospringe Road (East)

2.1 EXISTING BUILDING

The existing building is 3 storeys high and has a modern and distinguished character.

The facades are made of white render and have very little clear openings to prevent overlooking; however the front facade has one large area of glass bricks.
There is a small courtyard to the rear that receives very little sunlight due to its location at the north,
The design is generally introverted and has some quirky features such as small sloped glass roofs at the back in order to bring daylight into the house and a kind of split level arrangement at the 2 top floors.

Generally the condition is worn down, the facades are looking tired and the house needs a complete overhaul.

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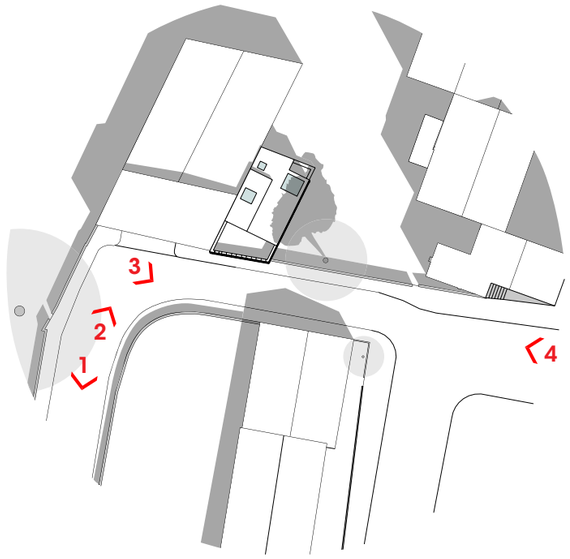
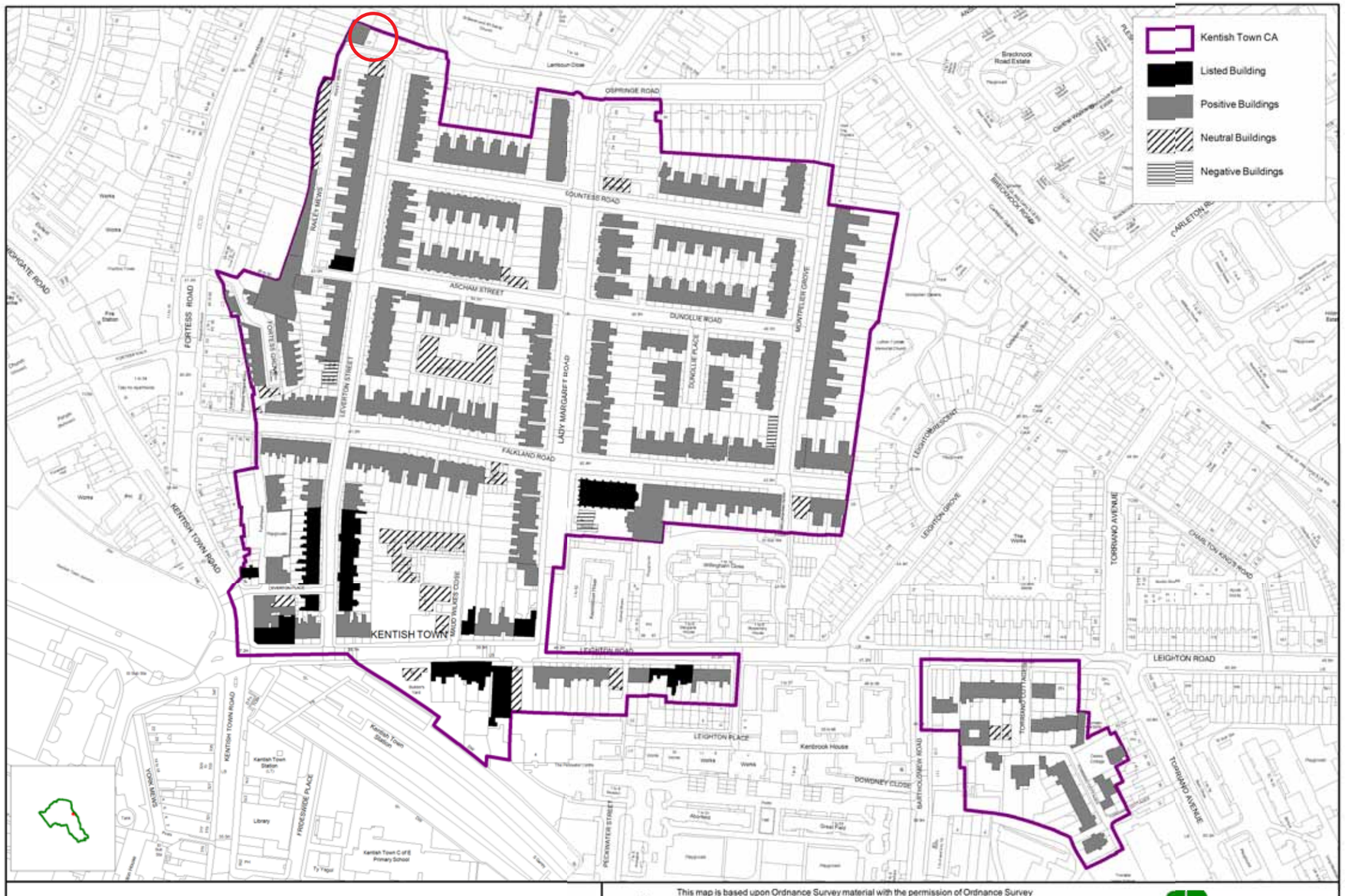
2.2 NEIGHBOURING BUILDINGS

The property has one adjoining building to the West (16 Railey Mews) that has the characteristics of a warehouse. On the East and North side there are the two Gardens of the other neighbouring buildings which are located at the very east of the Mews, facing Lupton Street.

Opposite on the other side of the road there is one house (95 Leverton Street) with a garden located alongside the road.





Map 3. Kentish Town CA Townscape Appraisal

N W E S

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Scale 1:Not Usable Scale

Print Date: 28/04/2011

Printed By: L.Small

Camden

Map Ref No: c03103

3.0 PLANNING

Kentish Town Conservation Area Appraisal and Management Strategy

Adopted 11 March 2011

5 Northern Streets

Railey Mews comprises converted Mews houses and small warehouse buildings, the southern section benefits from the retention of historic fabric, with the northern part much altered due to residential conversion and redevelopment.

New Basement Development and Extensions to Existing Basement Accommodation
London Borough of Camden
December 2008

Please refer to recently approved application as follows:

6 Railey Mews, London NW5 2PA
2011/2092/P
Approval of Alterations on the front elevation, erection of a mansard roof extension and excavation of basement to provide additional accommodation to an abandoned mew building (nil use)

7 Railey Mews, London NW5 2PA
2011/0760/P
Approval of Excavation of basement to provide additional accommodation for single dwellinghouse

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Planning and design considerations

15 The Council recognises that there can be benefits from basement development, but is concerned to ensure that such development does not harm the recognised architectural character of buildings and surrounding areas, including gardens and nearby trees, and that conservation area character is preserved or enhanced; that the biodiversity value of the site is conserved; that there is no detriment to the water environment; that there is no undue harm to the amenity of neighbouring properties; and that sustainable development is achieved.

Size of development

17 *There should not be* harm caused to any trees on or adjoining the site, where the development would restrict future planting and mature development of trees typical to the area, if the basement development would remove more than 50% of the amenity space (garden or front court yard), and any impact to the water environment. The permissible size of a basement development will therefore be guided by the characteristics of the site.

18 A basement development that is modest in size such that it does not extend beyond the footprint of the original building and is no deeper than one full storey below ground level (approximately 3 metres in depth) is often the most appropriate way to extend a building below ground, provided that the internal environment is fit for the intended purpose (See Residential Development Standards below), and there is no impact to any trees on or adjoining the site, or to the water environment.

Accommodation standards and amenity for future occupiers

34 All rooms within a basement should be able to function for the purpose of which they are intended. They should have an adequate size, shape, door arrangement, height, insulation from noise and vibration, and access to natural lighting and ventilation.

35 Camden's Planning Guidance (Section 40 – Residential development standards) requires all habitable rooms within basement accommodation to have a minimum headroom of 2.3 metres.

36 To ensure that adequate natural light is provided to habitable rooms, walls or structures should not obstruct windows by being closer than 3 metres. Where this is not achievable it is advised that the glazed area should total not less than 10% of the floor area of the room. Glazing permitted within this calculation is that which is above the point from where a line can be drawn upwards at a vertical angle of 30 degrees with the horizontal to pass the top of the obstruction.

38 To ensure that adequate ventilation is provided it is advised that half the minimum glazed area (minimum 5% of floor area) should be openable, with the top of the opening at least 1.75m above the floor level. Alternative ventilation is needed where this minimum ventilation area is not provided, or if the use requires more provision. However, passive ventilation should be achieved where possible and mechanically assisted ventilation should be silent in operation.

Means of escape

39 Basements should be provided with either a door or suitably sized window allowing access to a place of safety that provides access to the external ground level, or with a protected escape route within the building leading to a final exit at ground level. Stairs, ladders, gates in any railings around a light well that are required for means of escape should be designed to be an discreet as possible and should have regard to the character of the building and surrounding area.

Trees

49 When designing underground structures, trees on or adjacent to the site must be given full consideration, including street trees and the required root protection zones of these trees (further information on the protection of existing trees is included in paragraph 23.4 to 23.10 of the CPG). Where there are trees on or adjacent to the site, including any street trees, an arboricultural report will be required with the submission of a planning application. This should set out the measures to be adopted during construction works to protect any trees on or adjoining the site,

Sustainable construction

55 As part of an application for a basement development, applicants will be required to describe within their Design and Access Statement how the development has considered materials, resources and energy. This statement should explain the opportunities for sustainable materials selection and sourcing that have been considered and applied in the proposal, and the reasons for the sourcing choices that are made. The statement should also detail which existing materials on the site are to be re-used as part of the development or made available for re-use elsewhere, and the measures to improve the energy efficiency of the development.

RAILEY MEWS 17
NW5 2PA LONDON
19.07.2017

Please refer to recently approved application as follows:

89 Swain's Lane London N6 6PJ
2015/4105/P
Approval of Cladding of front elevation with charred timber fins

Camden Local Plan
June 2017

Design
7.1 Good design is essential to creating places, buildings, or spaces that work well for everyone, look good, last well and will adapt to the needs of future generations.

Delivering growth
2.11 All development should be of excellent design quality and should sensitively consider the amenity of occupiers and neighbours and, particularly in conservation areas, the character, heritage and built form of its surroundings.

Local context and character
7.3 The Council will welcome high quality contemporary design which responds to its context.

Camden Planning Guidance | Design
July 2015

Good practice principles for external alterations
4.7 Alterations should always take into account the character and design of the property and its surroundings. A harmonious contrast with the existing property and surroundings may be appropriate for some new work to distinguish it from the existing building; in other cases closely matching materials and design details are more appropriate so as to ensure the new work blends with the old.

Materials
• Wherever possible you should use materials that complement the colour and texture of the materials in the existing building.
• Materials for alterations should weather well, so their ageing process contributes positively to the character of the building, and the site's wider context.

Camden Planning Guidance | Amenity
2011

Daylight and sunlight
6.7 There are two quick methods that can be used to assess access to daylight:
Daylight to existing development
• project a 25 degree line from the centre of the lowest window on the existing building;
• if the whole of your new development is lower than this line then it is unlikely to have a substantial effect on the daylight enjoyed by occupants in the existing building.

6.11 The Average Daylight Factor can be used as a measure to determine whether a room will receive adequate daylight (expressed as a percentage). The ADV takes into account the:
• net glazed area of windows;
• the total area of the room surfaces (ceiling, floor, walls, and windows);
• the average reflectance; and
• the angle of visible sky.

6.12 If a predominately daylit appearance is required, then the daylight factor should be 5% or more if there is no supplementary electric lighting, or 2% or more if supplementary electric lighting is provided. This figure should be as high as possible to enable occupiers to rely on as much natural light and not use artificial lighting, but as a minimum for dwellings the figures should be 2% for kitchens, 1.5% for living rooms and 1% for bedrooms.

Overlooking and privacy
7.4 Development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree. The degree of overlooking depends on the distance and the horizontal and vertical angles of view. The most sensitive areas to overlooking are:
• Living rooms;
• Bedrooms;
• Kitchens; and
• The part of a garden nearest to the house.
Design measures to reduce the potential for overlooking and the loss of privacy include:
• Use of obscure glazing;
• Screening by walls or fencing; and
• Screening by other structures or landscaping.

Outlook
7.9 When designing your development you should also ensure the proximity, size or cumulative effect of any structures do not have an overbearing and/or dominating effect that is detrimental to the enjoyment of their properties by adjoining residential occupiers.

Visualisation of the design
from the Mews (West)

Visualisation of the design
from the crossing with Leverton Road and
Ospringe Road (East)

4.0 DESIGN

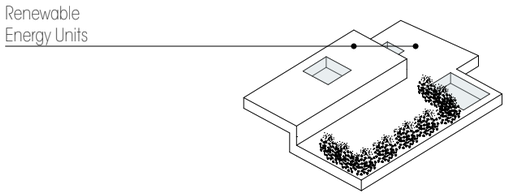
4.1 CONCEPT

The concept for the refurbishment of Railey Mews No 17 is create a contemporary home that reflects the original design whilst transforming it into a 21st Century Residence using robust and high quality materials and finishes. Equally it respects the surroundings and adds a more restraint though delicate character to the Mews. The overall white coloured appearance also will be kept.

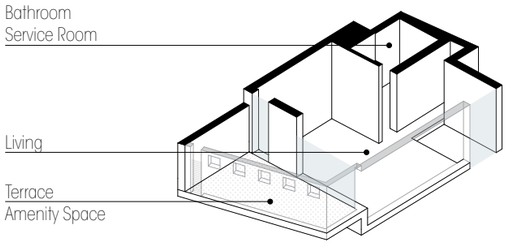
4.2 DESIGN AND IMPACT

The property will be receive a complete refurbishment which consists of 3 new major elements to the design:

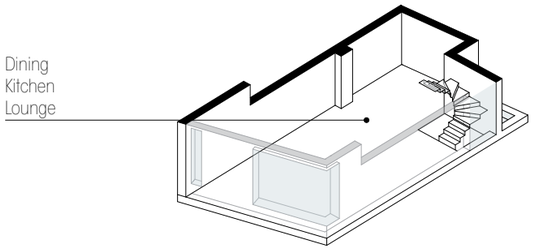
- The Façade
- The rear Extension to accommodate the new vertical circulation
- The Basement



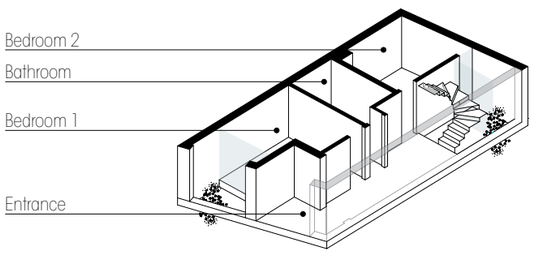
ROOF



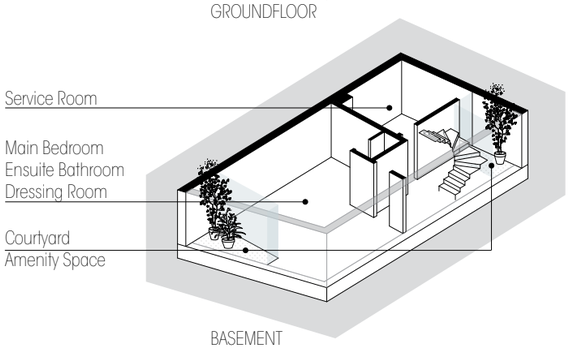
2nd FLOOR



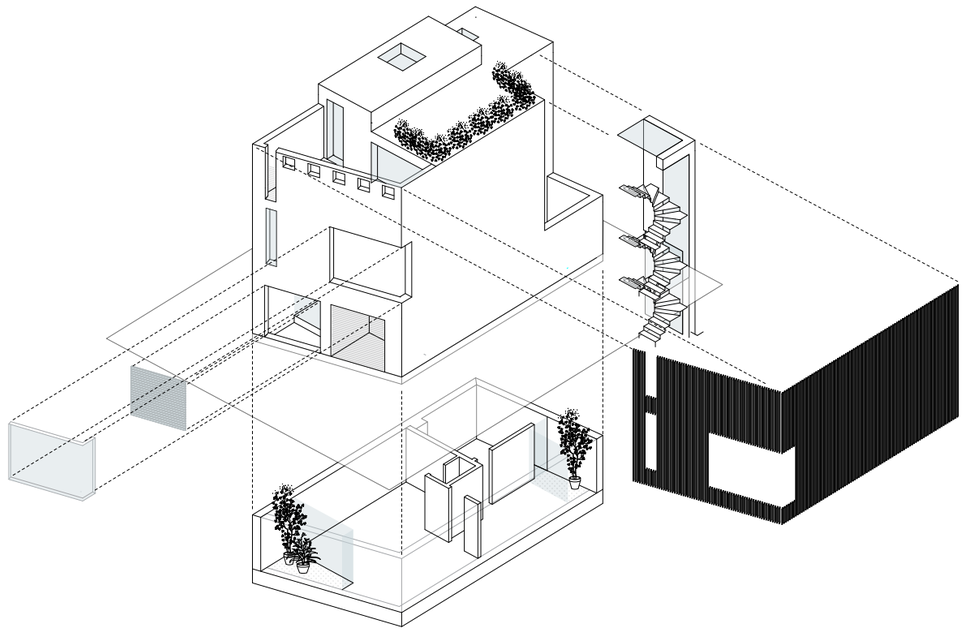
1st FLOOR

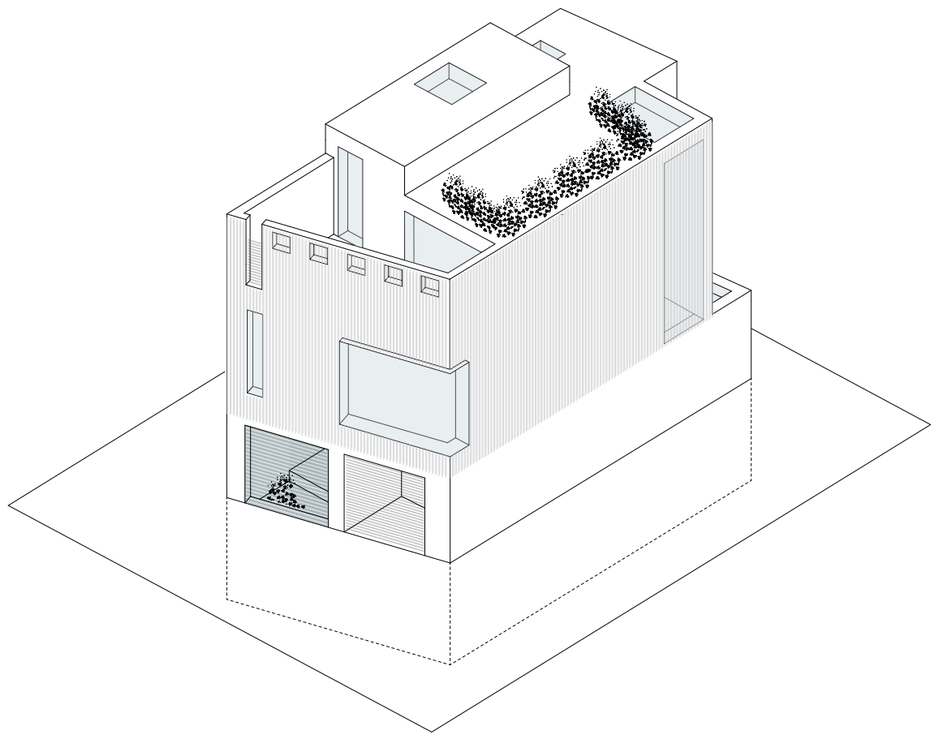


GROUNDFLOOR



BASEMENT





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The aim is to clean up the layouts and create more generous and usable space by moving the vertical circulation to the back into a new rear extension.
This extension protrudes only by 1.5m into the existing courtyard as it solely provides vertical access and natural light.

There will be no direct visual connection to the neighbouring property due to the outer skin of vertical timber fins which are defining the whole appearance of the facade for the upper floors. These fins will receive an aperture that will be determined by balancing the gain of natural daylight versus the restriction of overlooking the neighbouring property.

Additionally we are proposing a new basement that has the size of the footprint of the house and will get natural light through the rear extension as well as a light well at the front.

The stepped back facade within the light well is carried through to the ground floor for privacy reasons. The light well is designed as a discreet element, hidden behind a screen made of horizontal translucent glass channels that resemble the typical mews garage doors.
The facades are generally kept in terms of its openings and windows.

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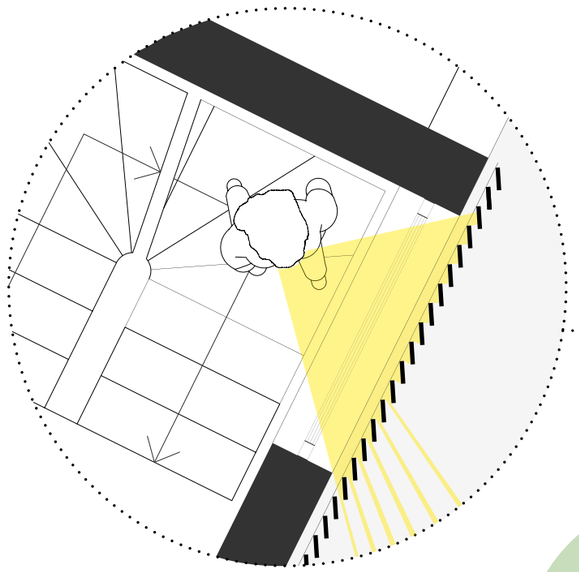
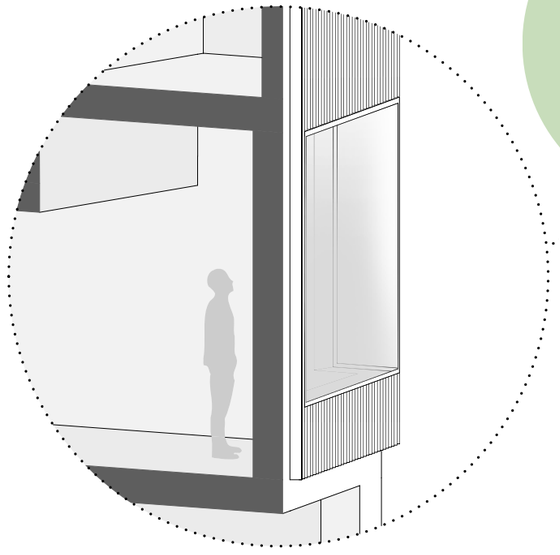
19.07.2017

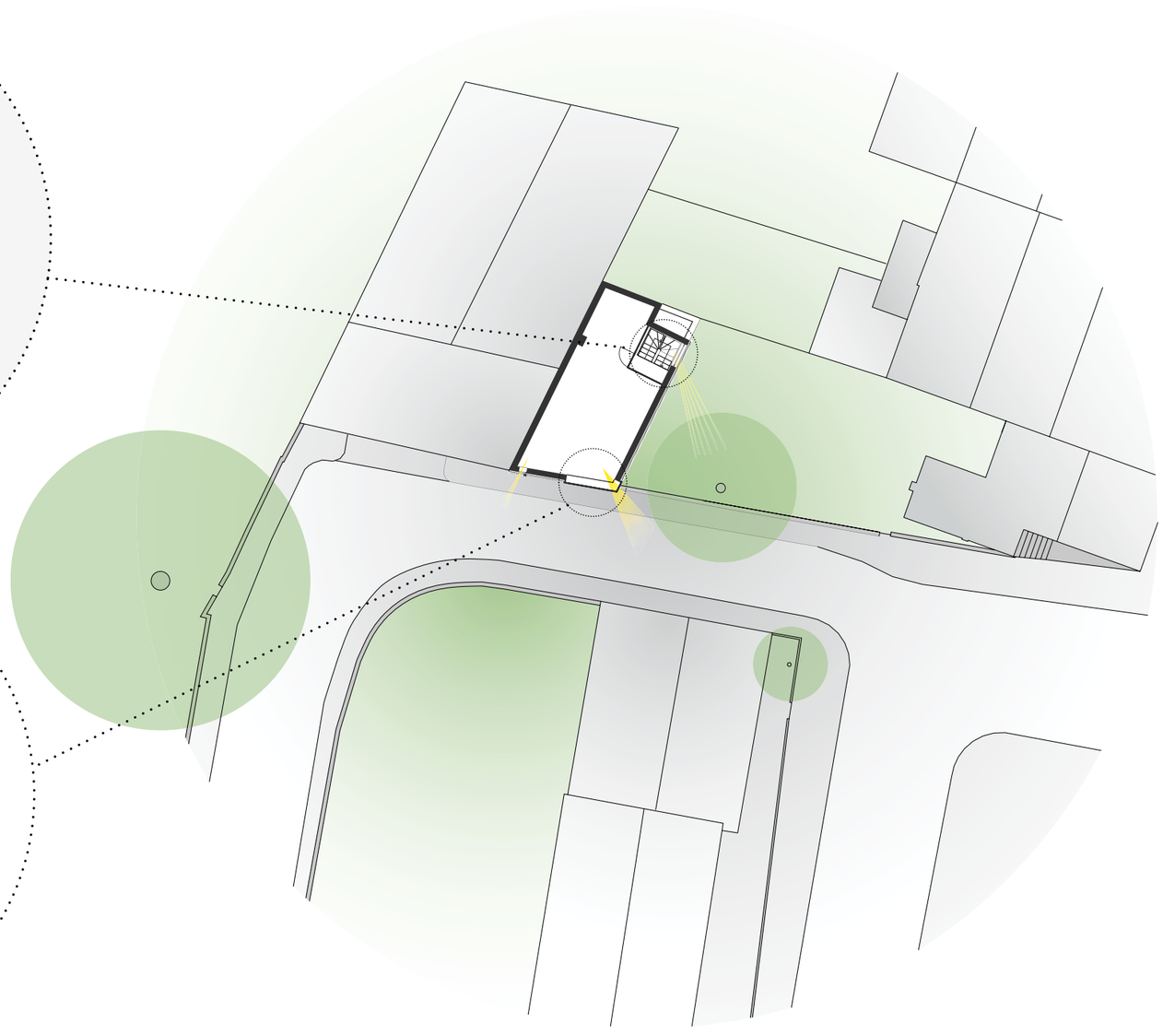
Front façade window

Stair well window





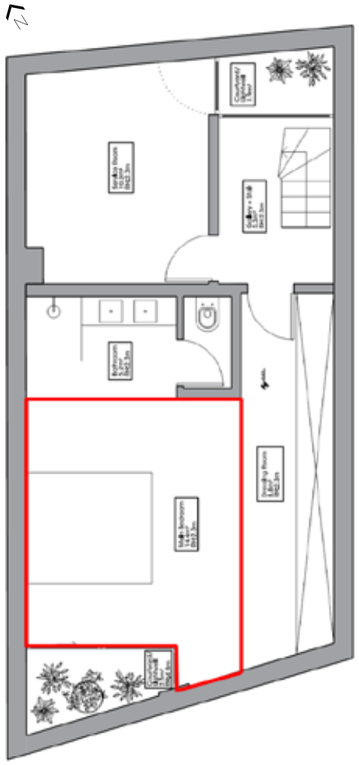
Overlooking diagram



The ground floor facade remains in white render whereas the first and second floors will be clad with elegant continuous vertical timber fins that will get an off white mineral coating.
This improves the visual impact dramatically in particular at the east facade, which did not weather well and has unappealing movement joints within the rendered area.

The windows within the first floor street facade are replaced with new energy efficient windows.
The large unit that replaces the glass brick element will receive a gradient translucent coating in order to prevent overlooking towards the neighbouring garden.

The rooftop will be kept as a space for renewable energy units such as hot water collectors as well as solar power panels, and therefore needs to be securely accessed by a ladder system.

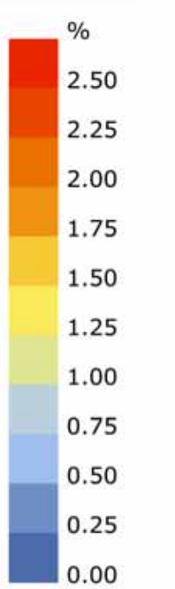


Iteration 2: Analysis without corridor area

Railey Mews – Average Daylight Factor (ADF) calculation

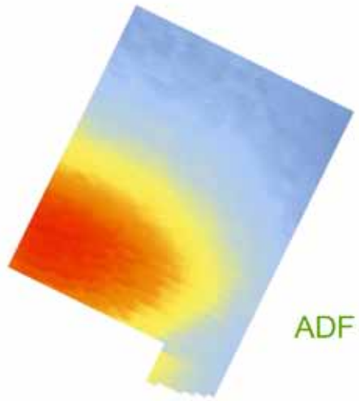
28th June 2017

Target ADF = 1.00%



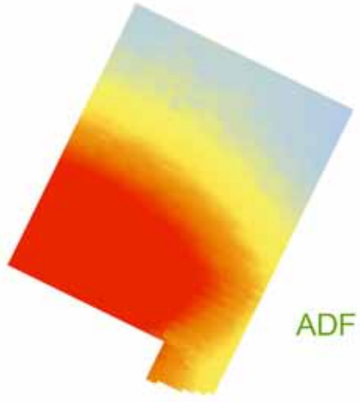
atelier ten

Without corridor, with channel glass screen



ADF = 1.02%

Without corridor, without channel glass screen



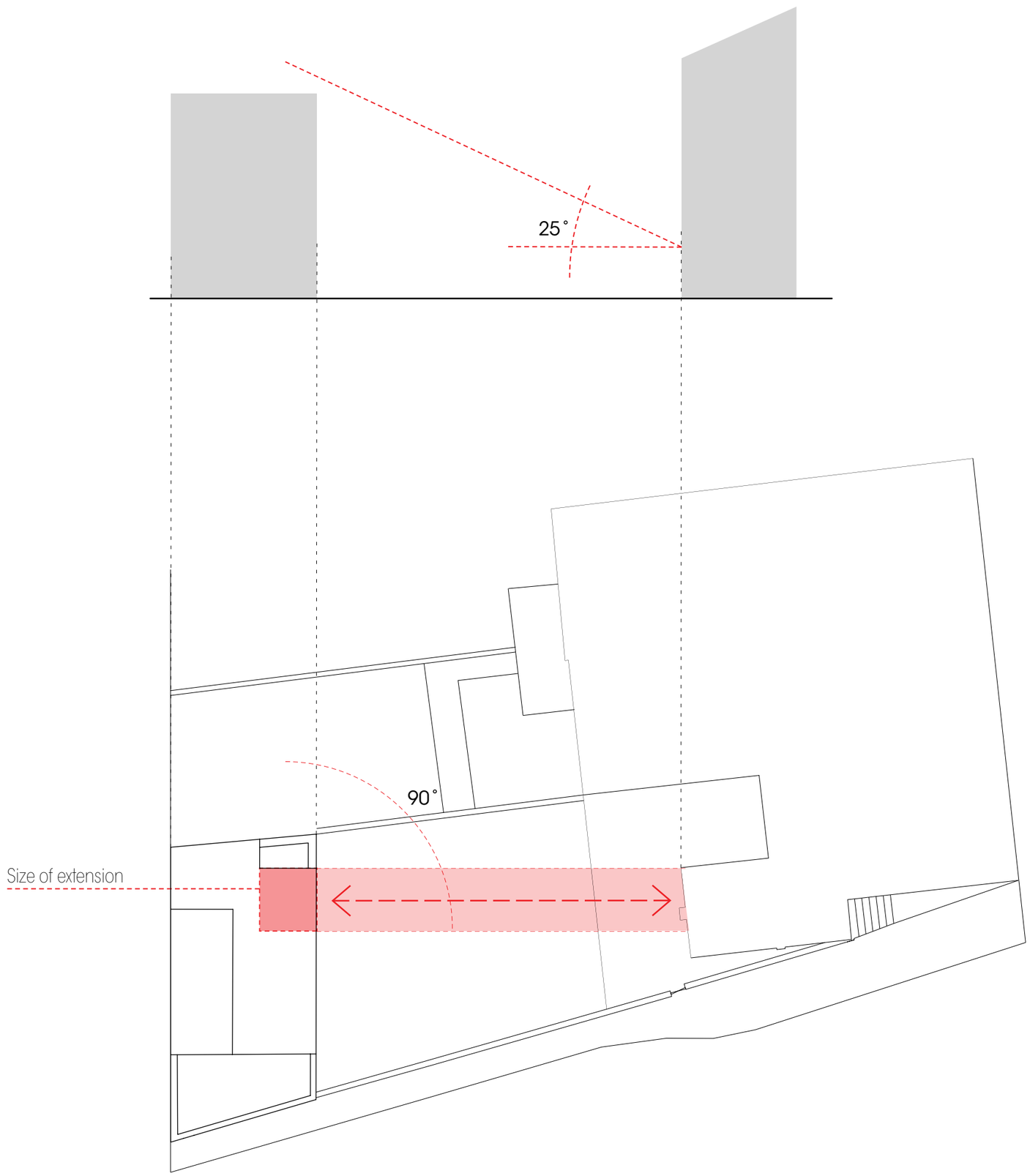
ADF = 1.88%

Assessment of the daylight levels (ADF) to the new bedroom at basement level

Atelier Ten have carried out the ADF assessment for the new bedroom at basement level.
(Separate document attached).

Four different scenarios have been measured.
The new screen introduced in lieu of the metal gate does reduce the daylight but we still achieve the target of 1% apart from the scenario where we include the corridor.
Furthermore we can increase the levels by opening up the gap between the channel glass which is currently 17mm.

We were advised that the daylight levels to the amended bedroom at ground floor level will be compliant due to its more exposed location and its significantly smaller size.



BRE daylight/sunlight impact assessment

We have carried out an overshadowing study as well as a study according to the 25 degree rule.
Both studies evidence that there is very little impact caused by the new extension.

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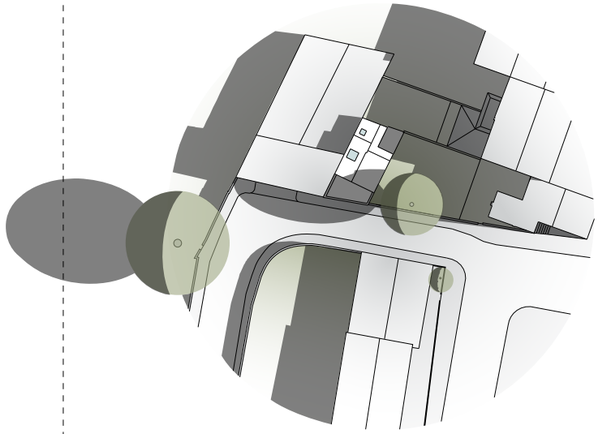
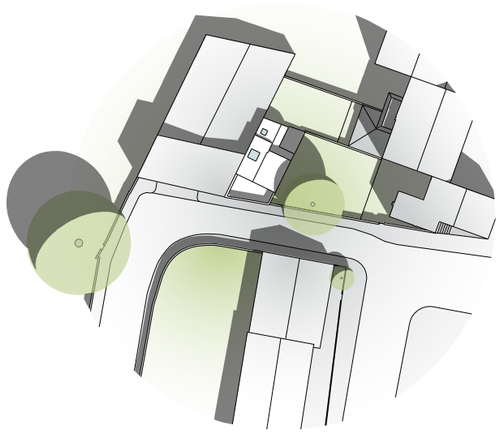
Sunlight Study **Existing Design**



JUNE 9.00AM



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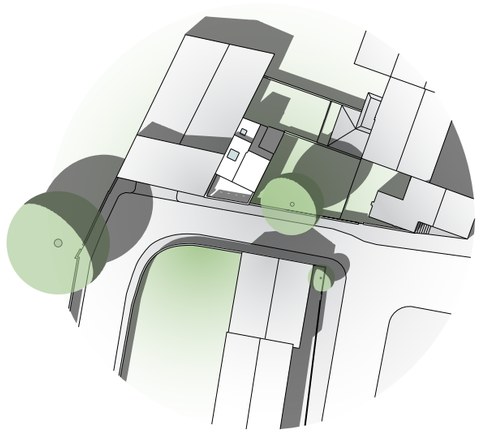

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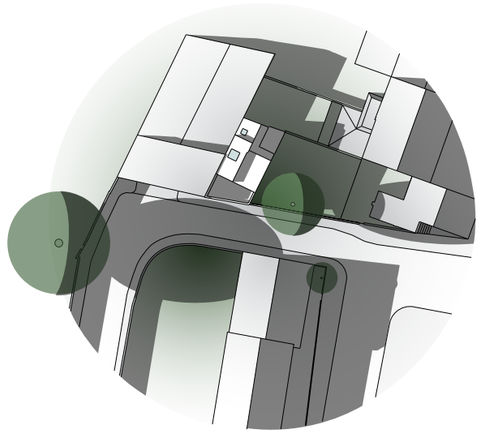
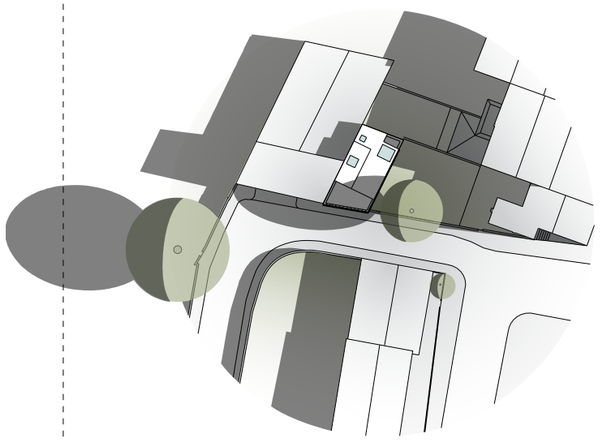


JUNE 6.00PM

Sunlight Study **Proposed Design**



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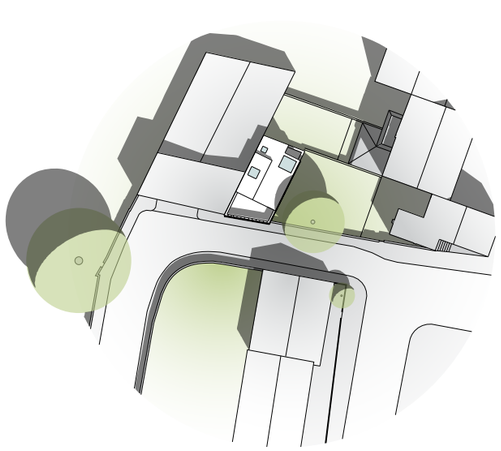

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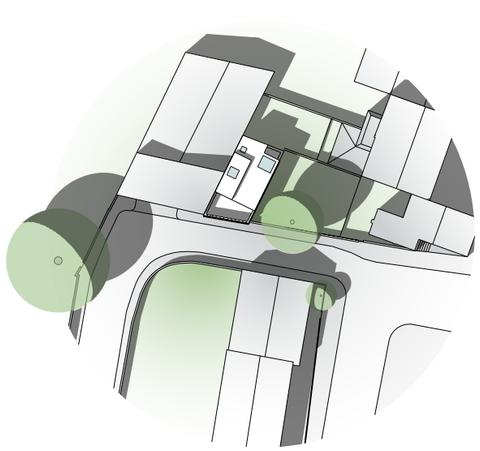

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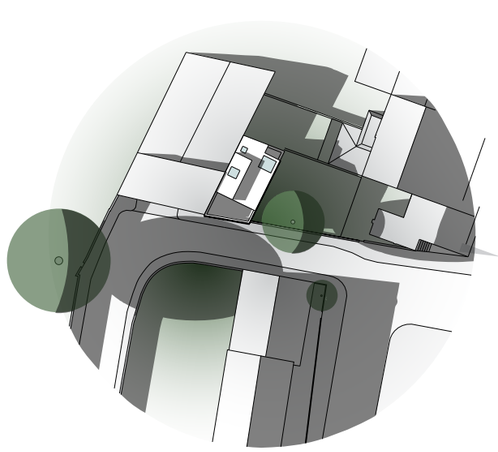

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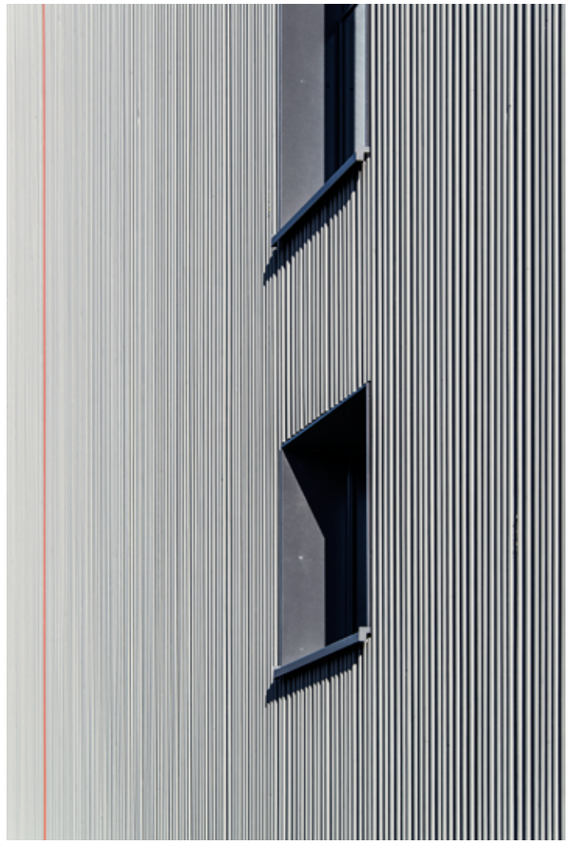

Example of Norwegian White Pine cladding
covered with Keim Farben grey ceramic coating
Haus Berge, KHBT, Germany

Example of gradient translucent coating
for windows

Example of channel glass (Slip House, Carl
Turner Architects, London)

4.3 MATERIAL AND APPEARANCE

All materials are well considered to match the visual and environmental aspirations.

All glazing units will be of high standard double glazing.

The timber facade will consist of continuous vertical fins made of Norwegian White Pine and covered with a ceramic coating (Keim Farben) that gives the best possible protection (typically 30 years) as it is an open porous material so that the timber can breathe.
This has been used by us for another house (see example).

Minimal detailing will be achieved through discreet fixings to ensure a clean and contemporary look as well as minimizing potential weathering issues.

The screen at ground level will be made of horizontal translucent glass channels (Lamberts Linit) that resemble the typical mews garage.

5.0 CONCLUSION

The new design proposal will dramatically enhance the existing building and with it the entire situation within the Mews.
The proposal presents a restrained and elegant site specific solution that keeps the typical features of the existing building as well as the Mews typology.

KHBT has established a reputation for creating sensitive and thoughtful, high quality projects with exemplary detailing and these skills will ensure that the proposed design will be successful.

The proposal outlined within this application meets local and national planning policy and offers the opportunity to increase the clients' enjoyment of their house and enhance the setting of the Conservation Area.