
DESIGN & ACCESS STATEMENT



10-11 King's Mews

London WC1N 2HZ

June 2018

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THE SITE

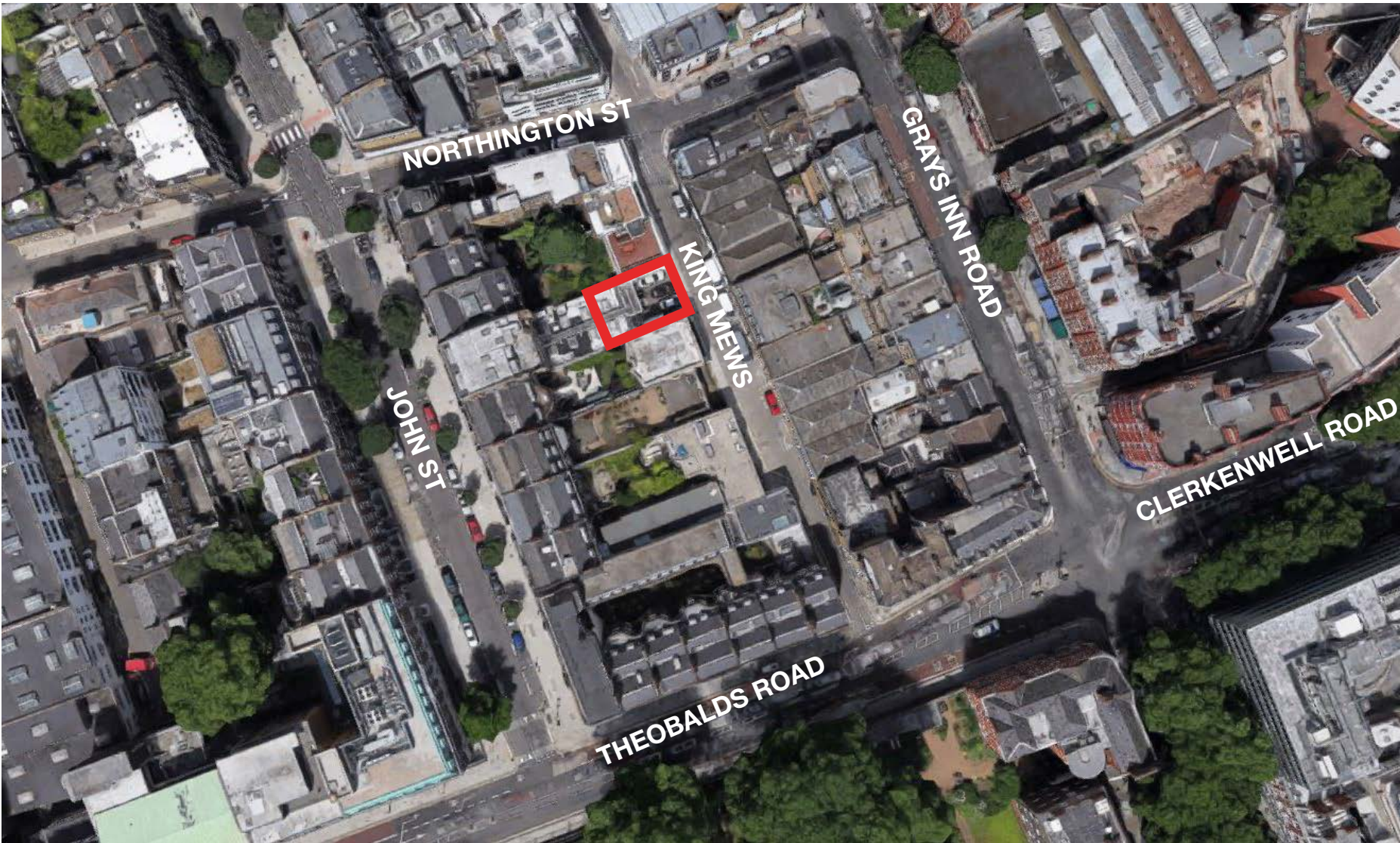
Introduction

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 5 flats.



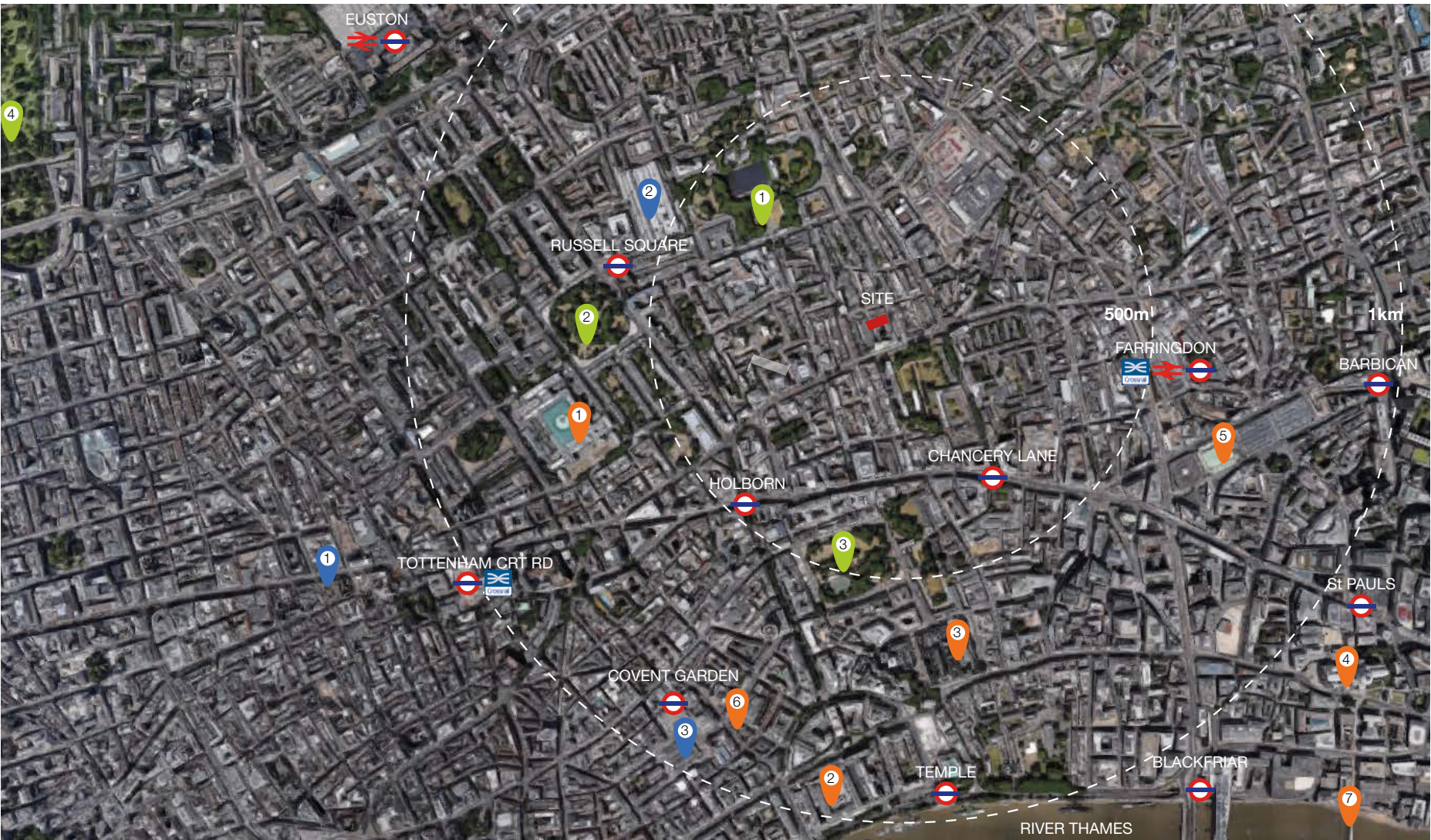
01. Bird's eye view of the King's Mews site.



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.



04. View Key Plan



05. Site Location



06. 2-4 King's Mews



07. 22-28 King's Mews

SITE CONTEXT

Existing Site Condition



08. View Towards Northington Street



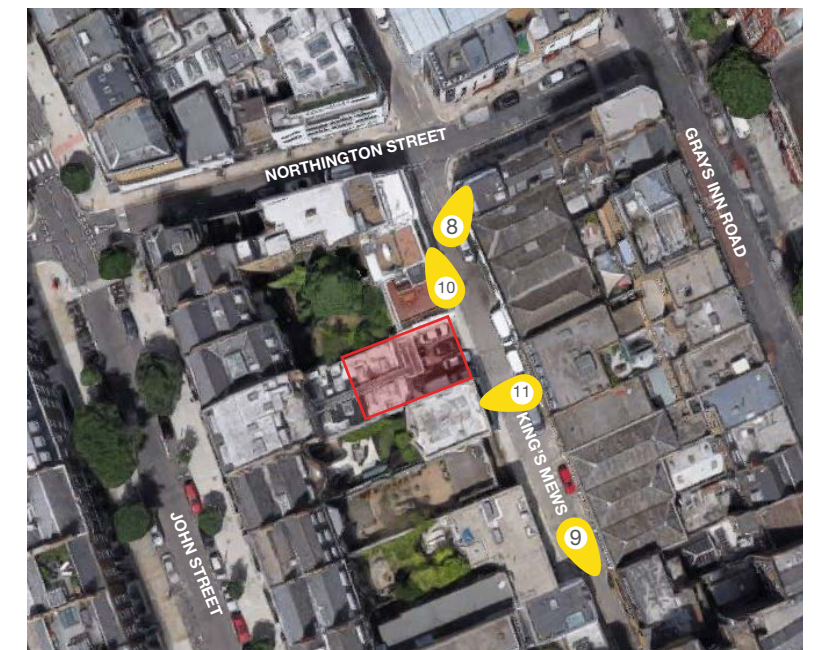
09. View Towards Theobalds Road



10. 12-13 King's Mews



11. 7-8 King's Mews



12. View Key Plan

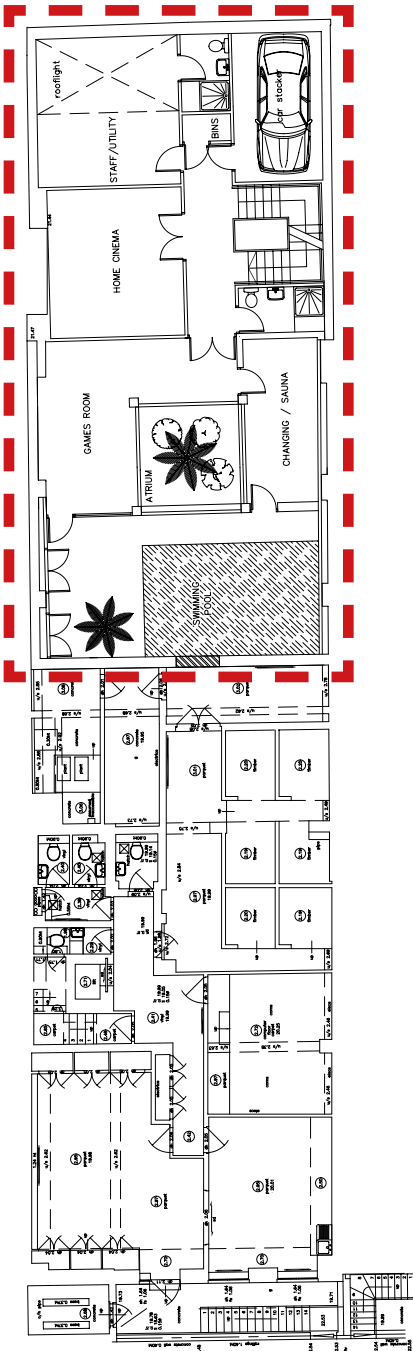
King's Mews was constructed in the 18th century as a secondary service road, and retains this ambience, being narrower than the surrounding streets, with only a narrow pedestrian footway on one side.

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.

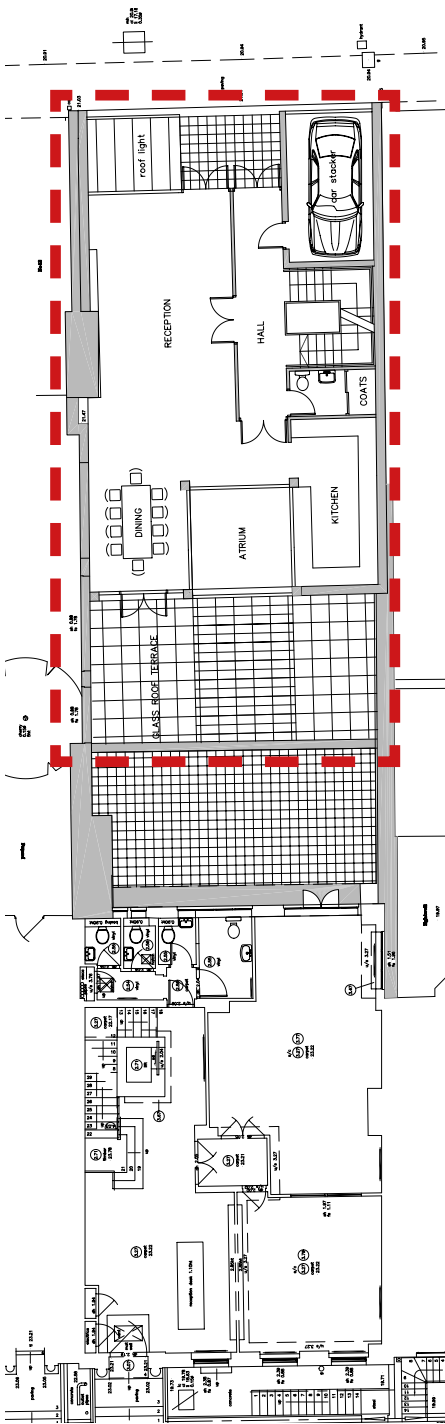
Some of the older mews buildings are in a poorer state of repair due to the more industrial nature of their use. However the new build and more recently converted properties are well maintained and allude to the affluence of the surrounding area.

PLANNING HISTORY

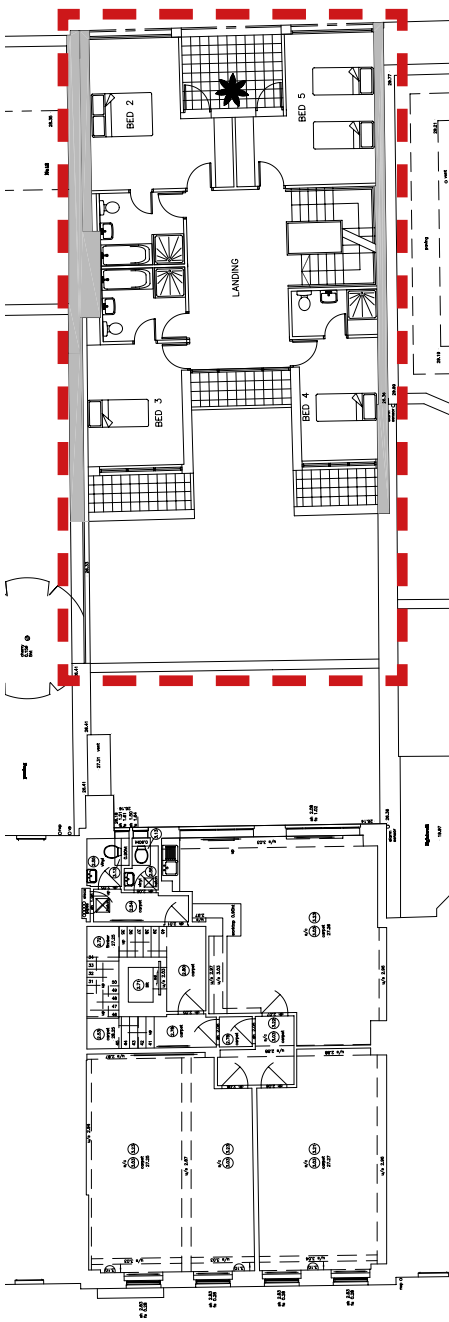
Approved Scheme



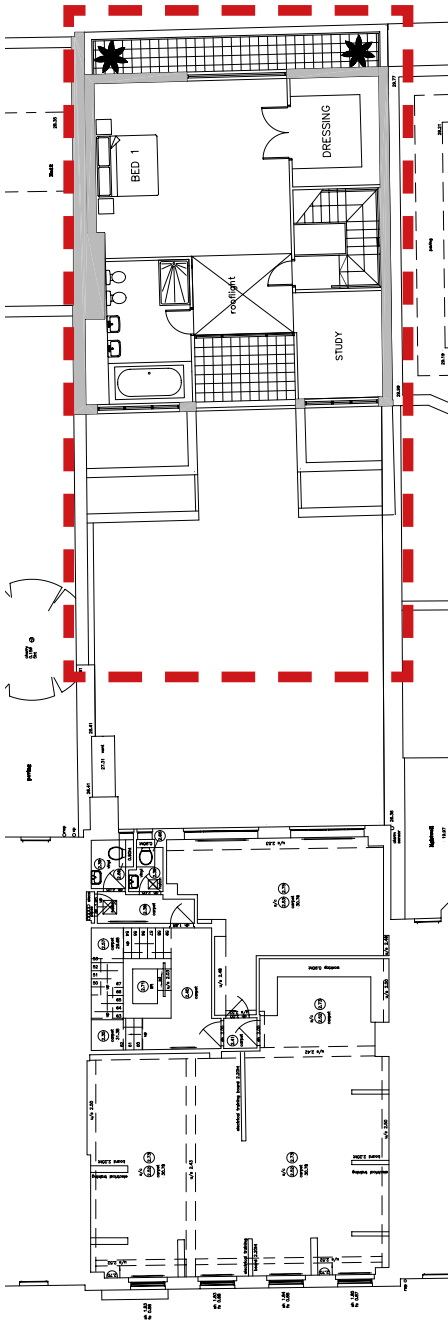
13. Application 2012/6315/P -
Basement Floor Plan



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



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



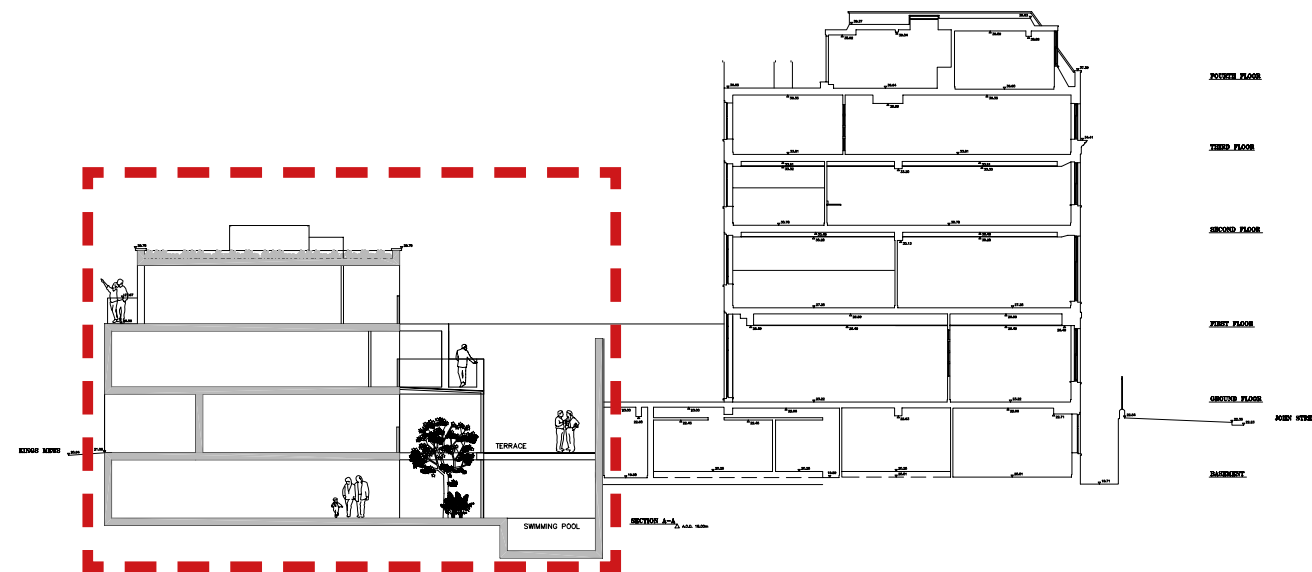
16. Application 2012/6315/P -
Second Floor Plan

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

DESIGN DEVELOPMENT IN RESPONSE TO LBC COMMENTS

Plan Layout Amendments

The initial Planning submission was made in August 2017. An amended set of drawings was issued in November 2017 in response to comments made by LBC. The amendments made were as follows:

- At basement level, the west facing amenity spaces were incorporated into the flats, and rooflights added to improve daylight levels to bedrooms in Units 1 & 2.
- At ground level, cycle storage was amended from folding bicycle lockers to Sheffield type stands.
- At first floor level, Unit 6 was downsized from a 2B/4P to a 2B/3P.
- There were no changes at second floor level.

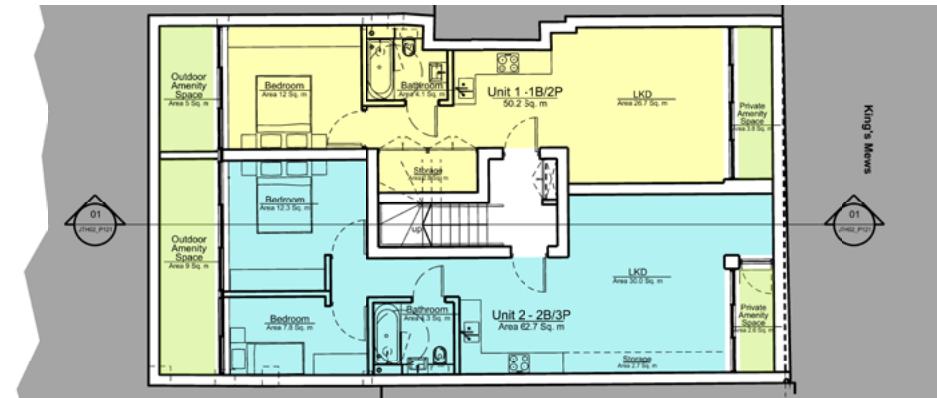
A further amended set of drawings was issued in April 2018 in response to comments made by LBC. The amendments made were as follows:

- The scheme was reduced from 7 to 6 units.
- Duplex apartments were added, spanning Basement and Ground Floor levels (Units 1 & 2).
- A wheelchair accessible flat was added to the rear of the site on Ground Floor level (Unit 3).
- On first floor, Units 4 & 5 were swapped, so that the two-bed unit was to the north and the one bed unit to the south side of the site.

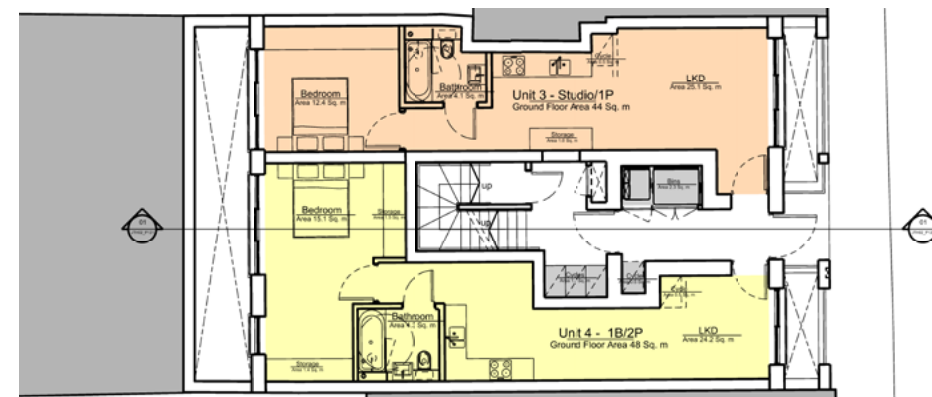
Further comments were received from LBC in June 2018, and amendments were made as follows:

- The scheme was reduced from 6 to 5 units.
- Unit 3 was removed, and the area incorporated into units 1 & 2.
- Units 1 & 2 were amended to be dual aspect, duplex apartments, spanning basement and ground floor levels.

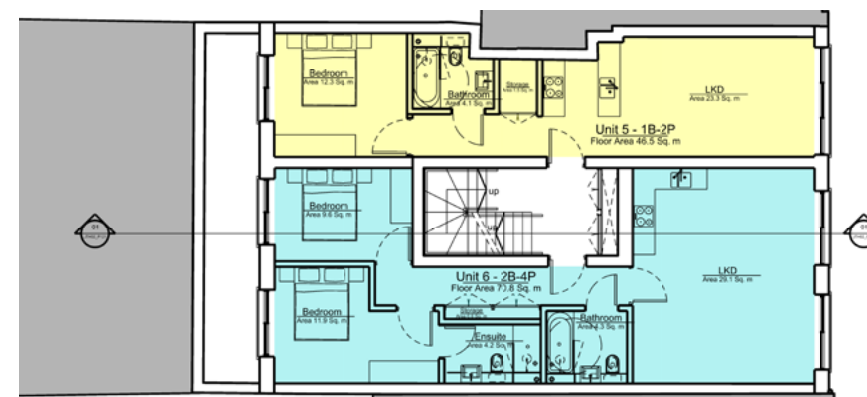
The scheme presented in the 'Proposed' section of this report (p12 onwards) reflects these amendments.



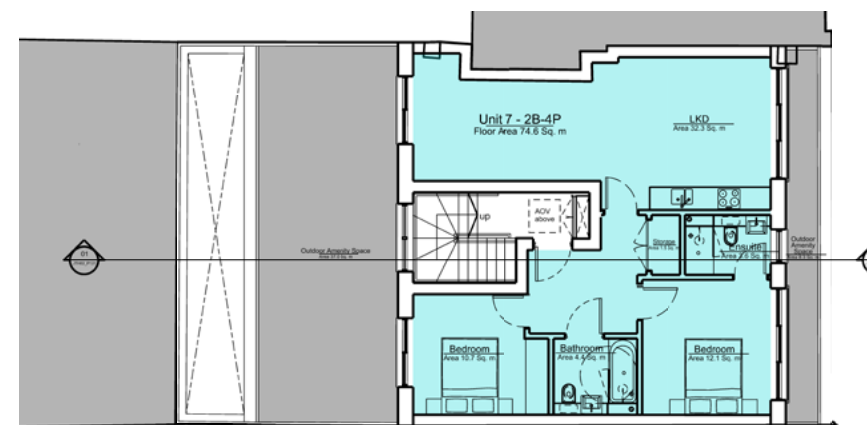
19. Basement Floor Plan - August 2017



20. Ground Floor Plan - August 2017

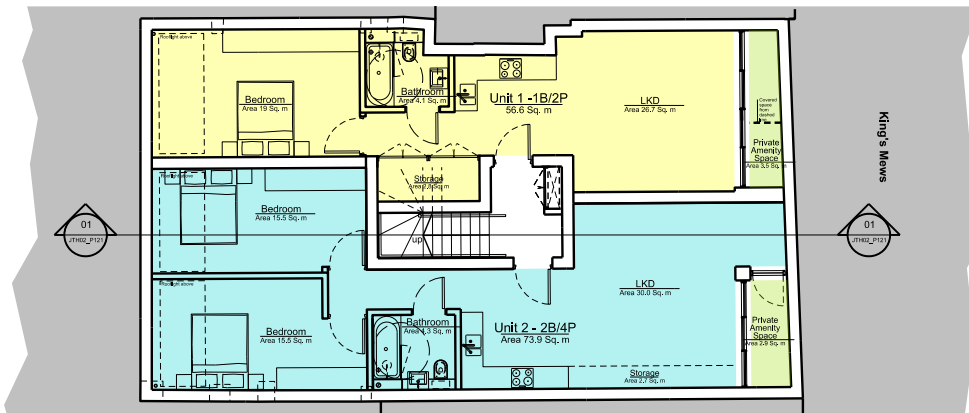


21. First Floor Plan - August 2017

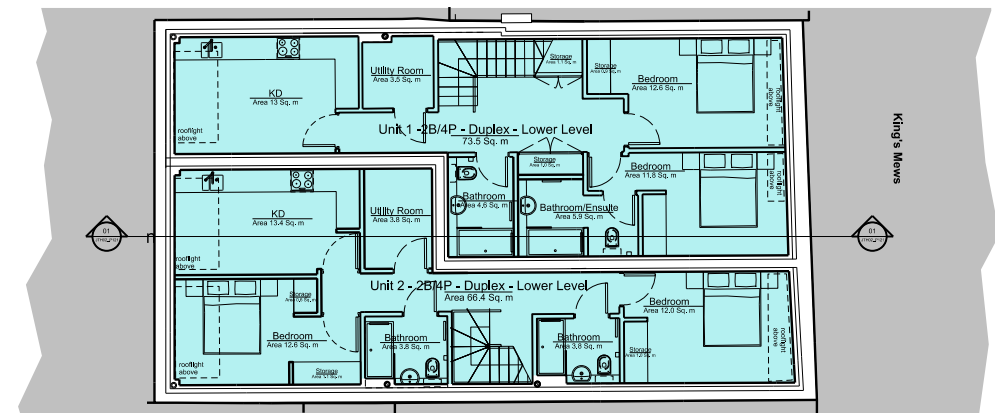


22. Second Floor Plan - August 2017

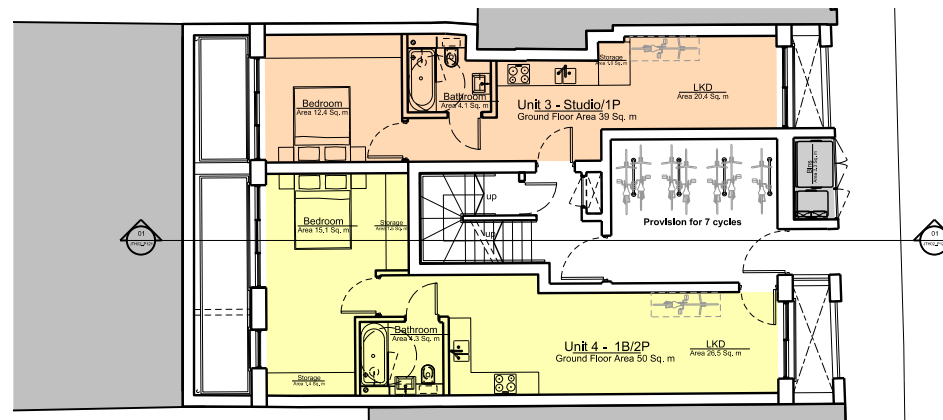
DESIGN DEVELOPMENT IN RESPONSE TO LBC COMMENTS



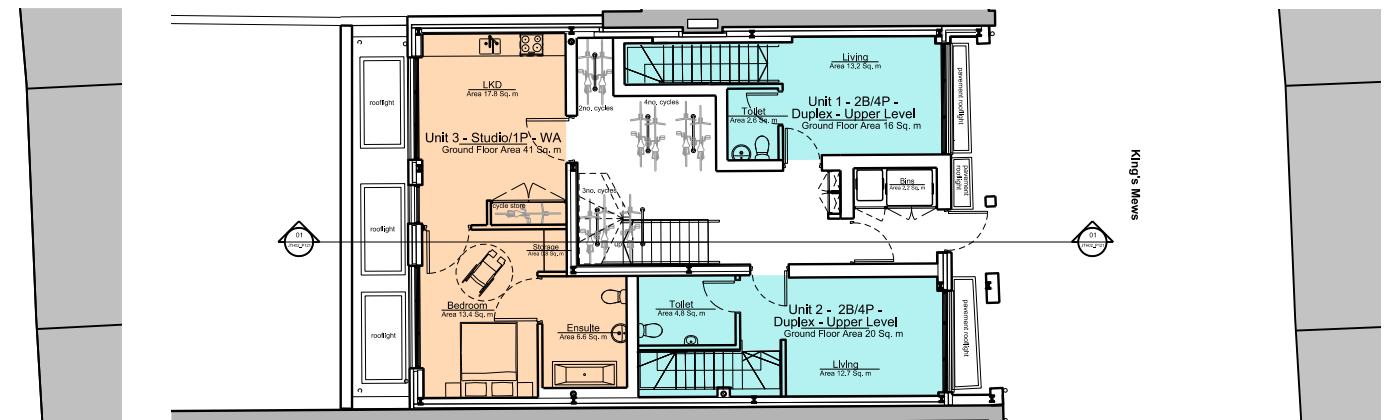
23. Basement Floor Plan - November 2017



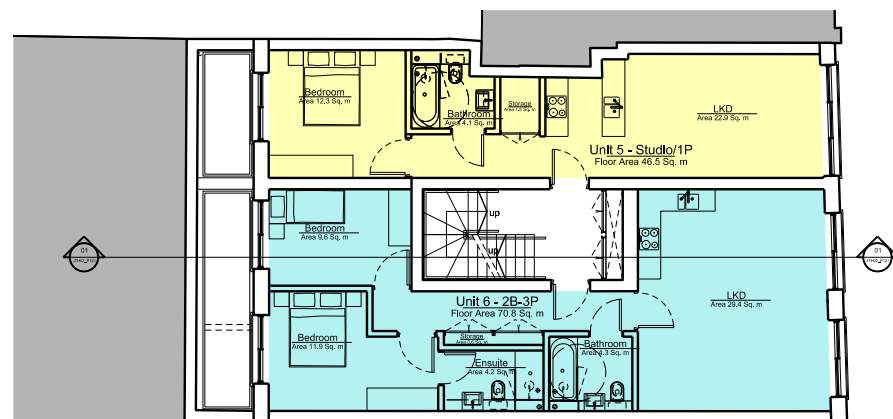
27. Basement Floor Plan - April 2018



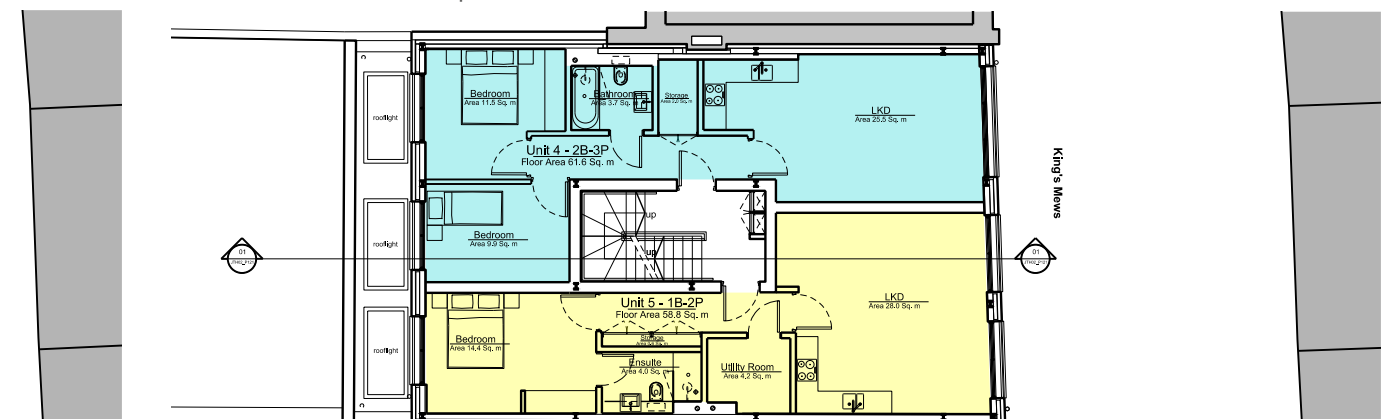
24. Ground Floor Plan - November 2017



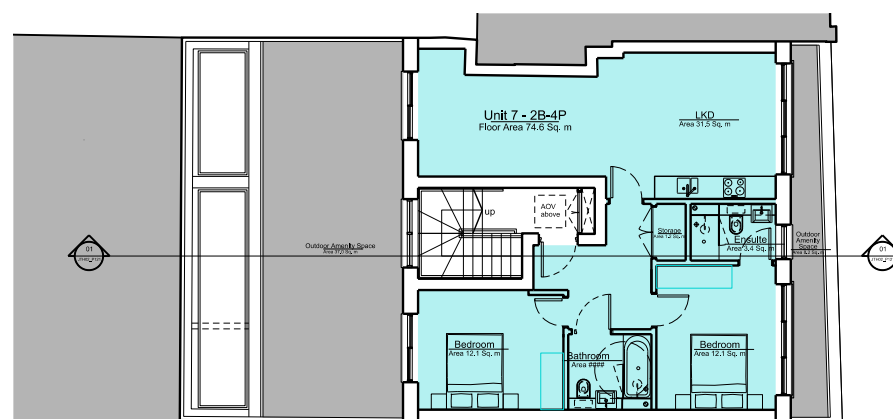
28. Ground Floor Plan - April 2018



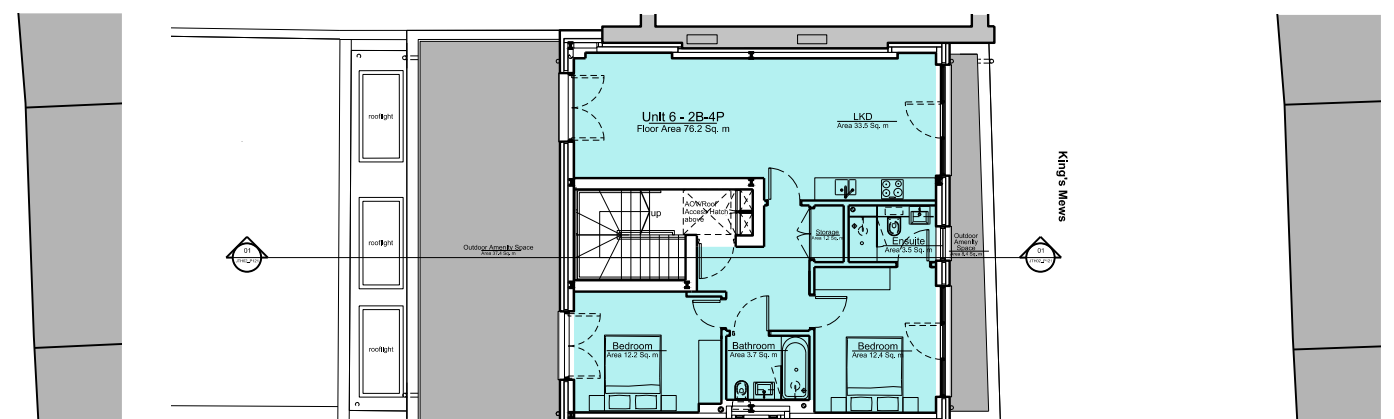
25. First Floor Plan - November 2017



29. First Floor Plan - April 2018



26. Second Floor Plan - November 2017



30. Second Floor Plan - April 2018

DESIGN DEVELOPMENT IN RESPONSE TO LBC COMMENTS

Elevational Amendments

The initial Planning submission showed a scheme with a brick facade, with full height windows and glazed Juliette balcony balustrades, to emulate those on 7-8 and 12-13 Kings Mews. The total building height was 6 no. brick courses higher than the adjacent property, 7-8 Kings Mews. As part of the amendments made in the November 2017 submission, the design was amended in the following ways:

- The building height was reduced to be level with 7-8 Kings Mews, to be more contextual.
- Balustrades were changed from glass to metal, to give a more industrial aesthetic.



31. Front Elevation - Intial Planning Submission - August 2017

Further comments were received from LBC at the end of January 2018. The design was updated in the following ways:

- Second floor brick balustrade height increased to line through with 7-8 Kings Mews top of glass balustrade, to be more contextual and to give the elevation greater solidity, in character with it's Mews location.
- Metal Juliette balcony balustrades changed to perforated brick, also to increase facade solidity.

In February, more comments from LBC resulted in the following design updates:

- Bin store doors, front door and column cladding updated from metal to vertical timber cladding.
- Expressed steel lintel introduced at ground floor level across elevation.
- All balustrades on first floor changed to perforated brick.



32. Front Elevation - November 2017

DESIGN DEVELOPMENT IN RESPONSE TO LBC COMMENTS

Elevational Amendments

Amendments to design to Improve Daylight Levels

In March 2018, comments were received from LBC, asking for the scheme to be re-designed to improve daylight levels and suggesting the provision of two storey units spanning basement and ground floor. This advice resulted in a re-design of the scheme, including change of balustrade design at first floor level from brick to metal to let more light into the apartments.

Amendments to improve Contextual Design

Following the issue of revised the Kings Mews elevation in April 2018, comments were received from LBC stating that for the first floor balustrade design, the solidity of the elevation, to be in character with the mews, takes precedent over the daylighting. Therefore in the submitted design, shown on the following pages, the first floor balustrades have all been changed to perforated brick.



33. Front Elevation - January 2018

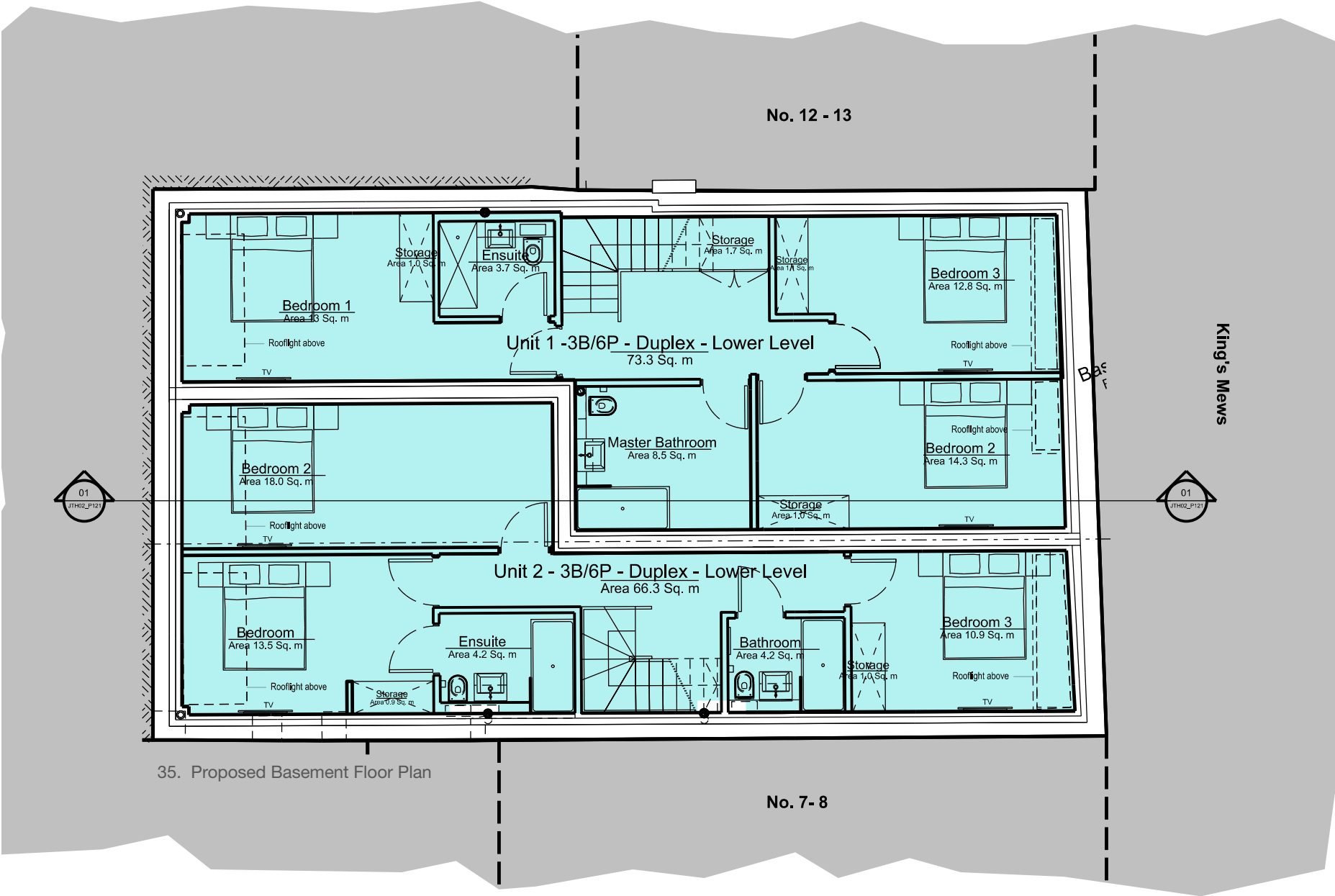


34. Front Elevation - April 2018

PROPOSED

Basement Floor Plan

The Basement contains the lower levels of 2 no. three bedroomed duplex units. Stairs lead down from ground floor living rooms to hallways from which the bedrooms and bathrooms are accessed. Bathrooms and ensuites are located centrally to the plan. Unit 1 has three bedrooms, all lit by rooflights, two on the Kings Mews side and one on the west side. Unit 2 has one bedroom on the Kings Mews side, and two bedrooms located on the west side.

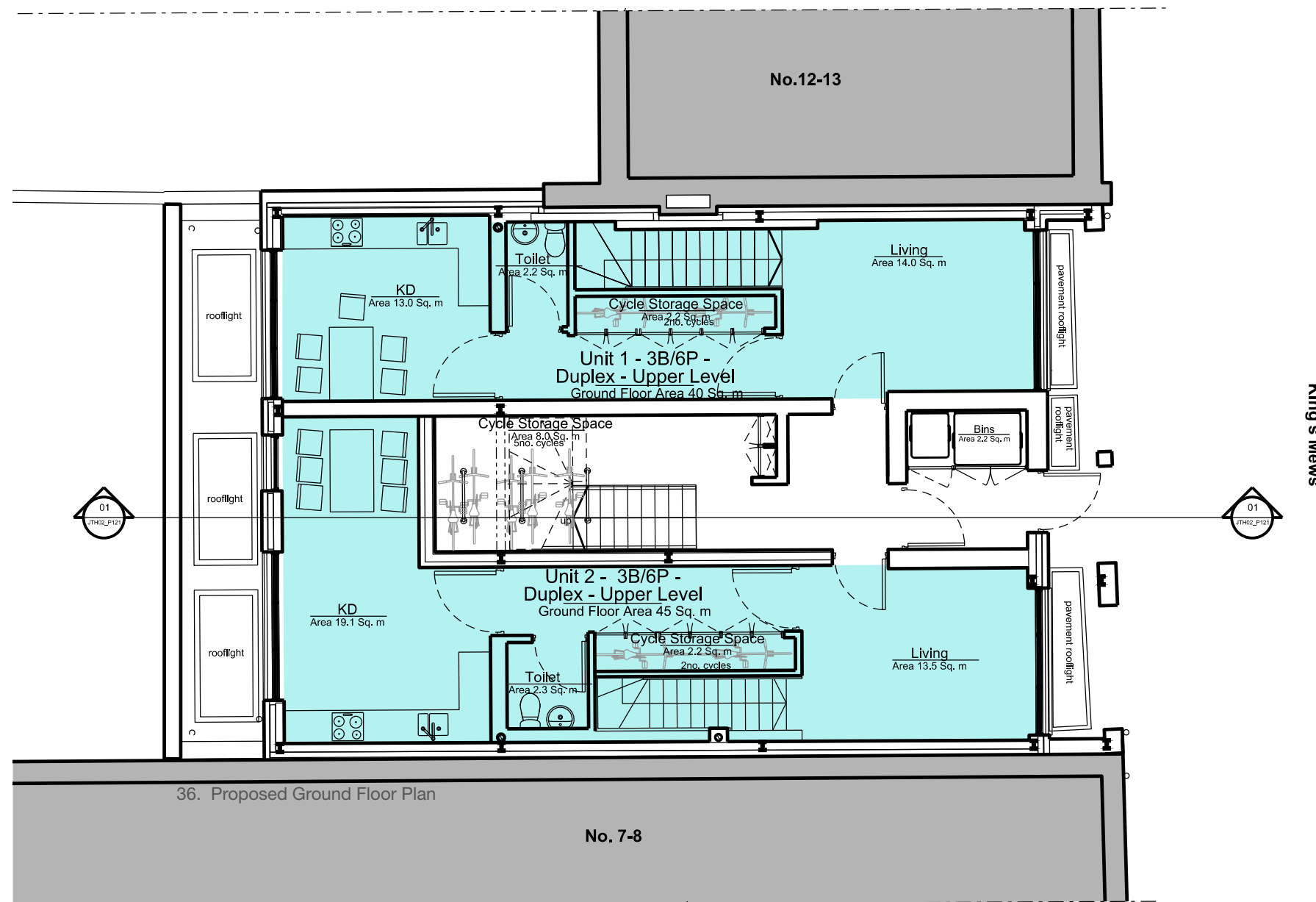


PROPOSED Ground Floor Plan

The development is entered through a full height timber gate, set back from the street edge to allow rooflights to be located to provide daylight to the level below.

The upper levels of 2 no. three bedroomed duplex units (Units 1 & 2) are located either side of a communal entrance lobby. The upper levels of the duplex units contain living areas, kitchen/ dining areas, a WC and stairs leading to the lower levels.

The entrance lobby contains the communal stair to access the upper level flats, and 9 no. cycle storage positions. Units 1 & 2 have a dedicated cycle storage cupboard within the flats. The refuse storage area is in an external, freely ventilated lobby, between the full height gate and front door of the development, giving easy access for collection.

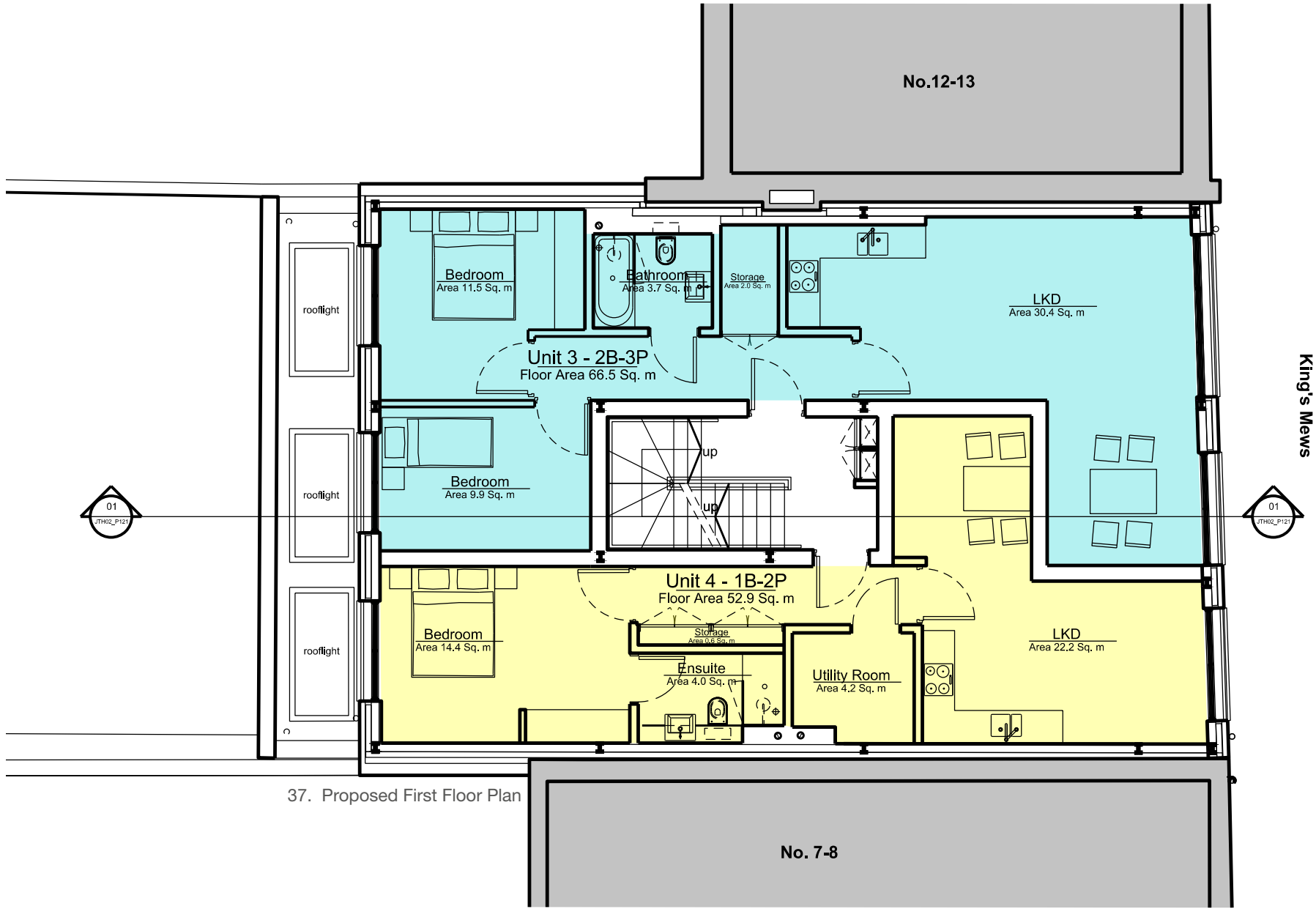


1 Bedroom 2-3 Bedroom External Amenity

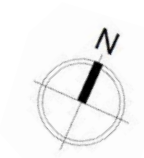
PROPOSED

First Floor Plan

On first floor level, 1no. two bed and 1no. one bed unit 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.

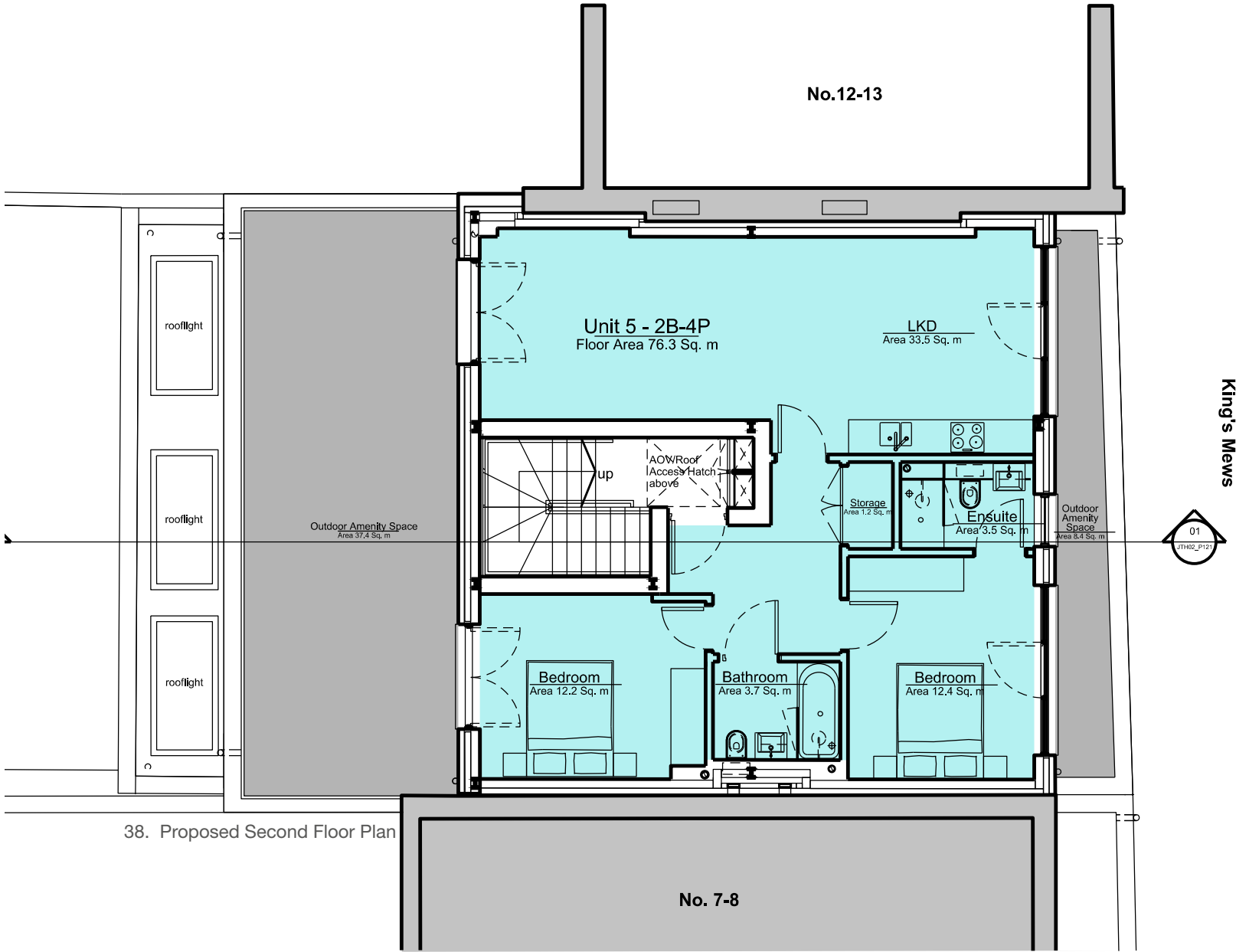


37. Proposed First Floor Plan

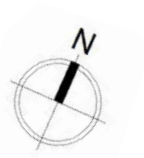


PROPOSED
Second Floor Plan

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.



38. Proposed Second Floor Plan



1 Bedroom 2-3 Bedroom External Amenity

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		420.3	4,513
Units		5	
Number Habitable Rooms		16	
Unit Type	Number of Units	Proposed Mix	Target Mix
One Bed Studio	0	0.0%	-
One Bed 2P	1	20.0%	-
Two Bed 3P	1	20.0%	-
Two Bed 4P	1	20.0%	-
Three Bed 6P	2	40.0%	-
Total	5	100.0%	100.0%

Unit Schedule

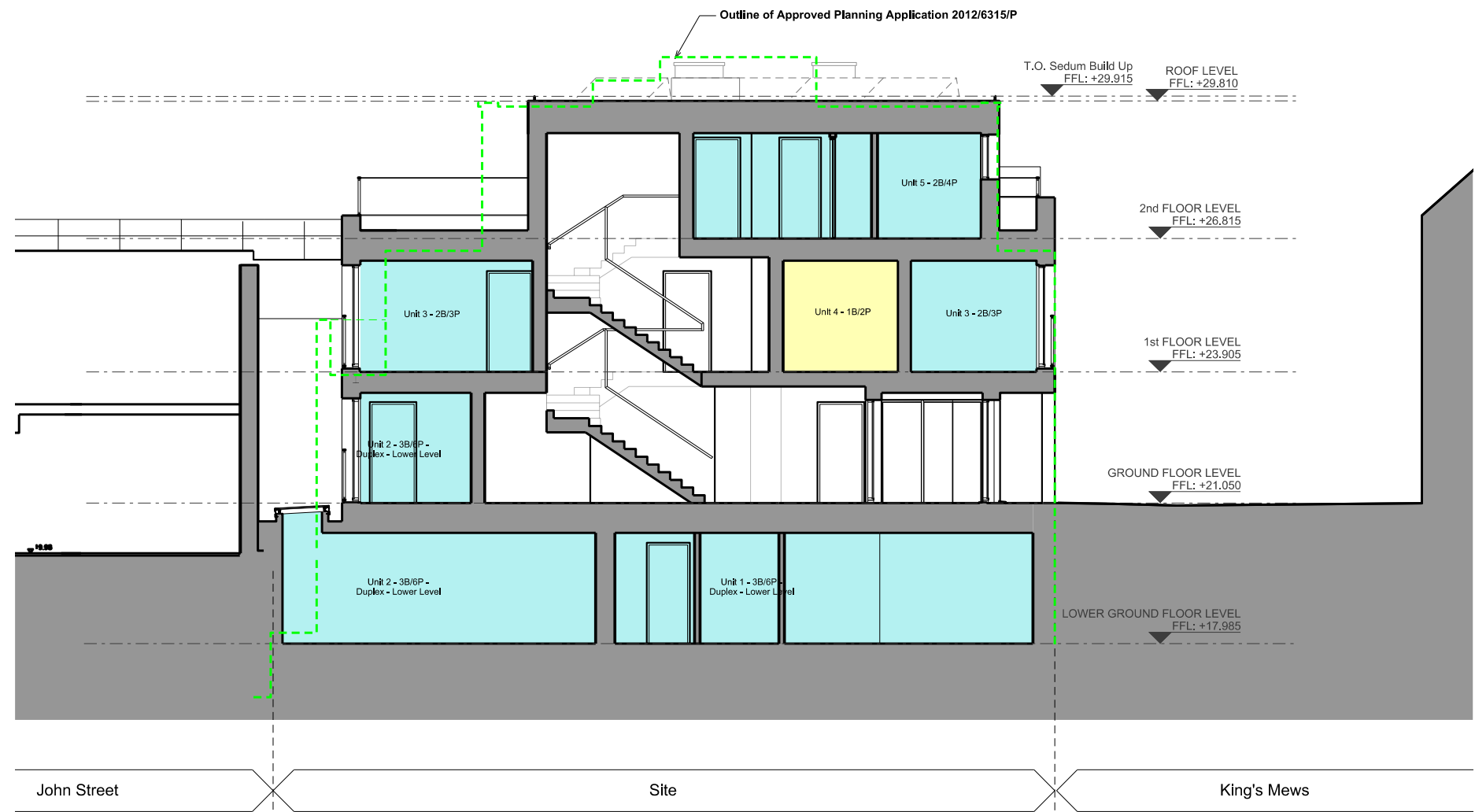
APARTMENTS									
Unit Number	Tenure	Bedrooms / Bedspaces	Habitable Rooms	Level	Wheelchair Accessible Unit	Area (NSA) sq m	Area (NSA) sq ft	NDSS Minimum Area (NSA) sq m	Private Amenity sq m
Unit 01	Private	3B/6P	4	Basement/Ground	No	113.3	1,220	102	0.0
Unit 02	Private	3B/6P	4	Basement/Ground	No	111.3	1,198	102	0.0
Unit 03	Private	2B/3P	3	First	No	66.5	716	61	0.0
Unit 04	Private	1B/2P	2	First	No	52.9	569	50	0.0
Unit 05	Private	2B/4P	3	Second	No	76.3	821	70	45.8

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 overall height is within the extent that was permitted under the previous permission, as is the 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.



39. 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 door are set back behind a brick and dark grey timber clad frame, whose opening sizes reference the original coach house doors. The use of brick as a material references the facade of 7-8 Kings Mews. A heavy, dark grey painted lintel supports the upper levels of brickwork, over the set-back ground floor. The set back area under the lintel is white coloured render, to reflect maximum light into the ground and basement levels and as a visual link to the rendered facade of 12-13 Kings Mews.

The first floor Juliette balconies have perforated brick balustrades, to give a sense of solidity to this portion of the elevation, directly over the lintel.

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 height of the proposal lines through with 7-8 Kings Mews and the height of the brickwork to the second floor roof terrace lines through with the 7-8 Kings Mews glazed balustrade. The second-floor roof terrace has a brick balustrade, topped with a dark grey PPC metal railing set back from the façade, up to 1100mm from the finished floor level of the terrace.

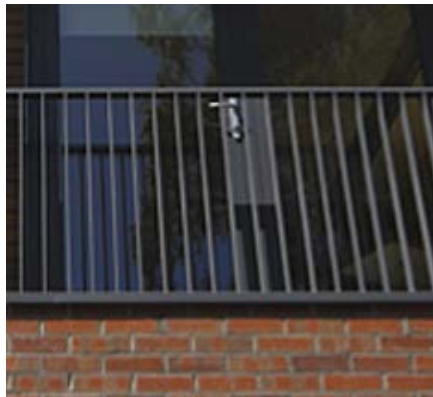
The brickwork is proposed in a London stock brick in stretcher bond, which emulates other properties on Kings Mews. The windows are proposed as slim aluminium profiles, powder coated in a dark grey, to provide a similar aesthetic to the nearby former industrial properties.



40. 10-11 Kings Mews Proposed Street Elevation



Steel frame windows and doors



Vertical railings and balustrade



Traditional London yellow stock



Painted timber panelling

41. Kings Mews Materials



42. 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 and above.

Type of Storage Provided

3 no. Sheffield type bike stands are provided in the communal ground floor entrance lobby of the scheme, providing storage for 5 no. cycles, for the upper level units. Units 1 and 2 have cycle storage cupboards located in the ground floor hallway of each unit, housing two cycles in each cupboard.

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.

Cycle Storage Requirement Table

	Beds	Cycle Spaces Required
Unit 01	3B/6P	2
Unit 02	3B/6P	2
Unit 03	2B/3P	2
Unit 04	1B/2P	1
Unit 05	2B/4P	2
total		9



43. Example of Sheffield Cycle Stand

44. Examples of floor standing cycle storage locker in flat

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 1300 litres of refuse & recycling capacity. This has been shown on the layouts as 1x360L bin and 1x1110L bin which provide 1460 litres of storage capacity.

JTH02 Kings Mews Refuse Schedule			
	Beds	Habitable Rooms	Capacity of external storage space required (inc recyclable & non recyclables) m3
Unit 01	3	4	0.3
Unit 02	3	4	0.3
Unit 03	2	3	0.25
Unit 04	1	2	0.2
Unit 05	2	3	0.25
Total			1.3
Therefore 1300 litres of refuse/recyclables storage required for development			
This is shown as 1x1100L + 1x360L bin = 1460L total capacity.			

CONCLUSION



45. 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 5 modest sized apartments and associated ancillary space can be accommodated on site within the same volume of a single large house.

The design has evolved in discussion with the LBC, and the final proposal is a balance to maximise daylight and achieve a contextual design that reflects the industrial solidity of the Mews. The elevational treatment 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.



The Boathouse
27 Ferry Road
Teddington
TW11 9NN

020 8973 0050
info@maa-architects.com

Rev	Date	Written	Checked	Notes
P01	04.08.2017	JGW	MA	Issued for Planning
P02	13.04.2018	JGW	MA	Re-issued for Planning
P03	22.06.2018	JGW	MA	Re-issued for Planning
P04	25.06.2018	JGW	MA	Re-issued for Planning