

## 15 b St.Georges Mews .

The proposed change of use takes an existing B1 unit and divides it into a smaller B1 unit retaining its main access from St.Georges Mews , whilst to the rear the remainder is proposed as a live/work unit accessed from the existing alternative entrance to the top of St.Georges Mews.

The building is peculiar in that it is a landlocked site which was successfully redeveloped in 2001, and winner of the Camden building quality award 2003 for excellence in sustainability. (see attached)

The Live/work unit sites its work element adjacent to the B1 office unit for compatibility of space use and separated in accordance with Building regulation requirements for both sound transmission and fire.

Occupancy - Historically the existing occupancy varied between 40-60 persons, however the revised smaller front office would accommodate approximately 35 persons, albeit under current fire regulations a maximum of 60 persons would be allowed when applied to the new layout.

Above the existing unit is a dwelling which will remain unaffected by the proposal given the proposal is unlikely to exceed the historic number of persons using the ground floor and the live work created is more akin to a similar dwelling.

Camden Local plan 2017

D1 7.2 Local context and character + D1 7.46 Conservation area - The proposal is an internal modification with only a minor external modification to create the amenity space for the live work unit at the rear of the site .

C6 access for all 4.104 – lifetime neighbourhoods

Although the proposed live/work unit meets a number of the lifetime homes criteria, the geography and location of its existing access cannot be altered for legal and ownership reasons . To this extent the proposal has to accept this constraint.

criteria

- |                                    |  |
|------------------------------------|--|
| 1- parking                         | - see T2 below   |
| 2- approach                        | - see above statement  |
| 3- approach front door             | - site constraint of access via existing stair only  |
| 4- entrance - illuminated          | - yes  |
| - effective clear width            | - yes ( set by existing access)  |
| - weather protection               | - yes  |
| - level landing                    | - yes  |
| 5- Communal stair/lift - n/a       |  |
| 6- Internal door widths - hallway  | - a generous hall width is proposed at 1.8m wide   |
| Doors                              | - clear 750mm  |
| 7- Circulation space               | - generous   |
| 8- Entrance level living space     | - site constraint of access via existing stair only.<br>unit is on split level with bedrooms on upper half level and live/work at grade. |
| 9- Entrance level bedroom space    | - immediately off entrance hallway (site access constraint )   |
| 10 - Entrance level bathroom space | - immediately off entrance hallway (site access constraint )   |
| 11- WC/bathrooms                   | - constructed to accept support/grab rails   |
| 12- stairs/through lift            | - n/a due to site constraint of existing access  |
| 13- hoist to bedroom               | - provision for potential installed will be provided   |
| 14- accessible bathroom            | - provided   |

- |                                |  |
|--------------------------------|--|
| 15- windows to habitable rooms | - all have openable roof lights as part of the existing design which resolves its landlocked geography.<br>- views through to elevated garden due to site constraint |
| 16- location of service points | - 450 -1200mm as required  |

A suitable working environment will be used and maintained

T2 – Parking and car free developments – the site enjoys good local transport connections, tube + buses + local amenity Primrose hill park + local shops adjacent . Metered/residential/business parking is all immediate to the site.

T1- Walking/cycling – the existing use has a established history of both being used .  
The proposed live/work unit can accommodate 2no bicycles and the B1 office 5no.

CC1 climate change mitigation - Energy efficiency – The building received Camden award for sustainable design 2003 and the building remains essentially the same. (see attached)

Less persons therefore less pressure on sewage network and less water consumption than previously.

Garden – no net change in water run off

D1 7.7 –sustainable design + durability– The building originally received Camden award for environmental design 2003

DP26 – Impact on neighbours

- |                         |  |
|-------------------------|--|
| visual privacy          | - see drawing SGM_GDN_P01  |
| sunlight/daylight       | - see Skelly Couch report 2009 + cover letter 2018   |
| artificial light levels | - ditto  |
| storage and recycling   | - storage – both units have storage incorporated into the design,<br>Recycling will be by way of Council recycling strategy see below. |
| bike storage            | storage for 2 cycles to live/work unit, 5no to office space  |
| noise/vibration levels  | - n/a  |
| micro climate           | - n/a  |

CC5 – Waste – Refuse /Recycling (following telecon camden refuse department 31.8.18).

As per Camden requirements for both commercial and domestic waste.

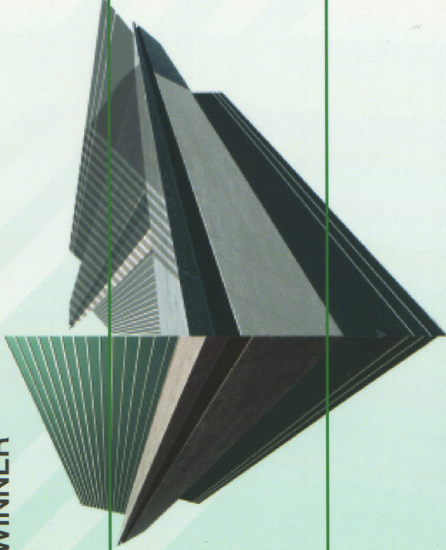
The live/work unit would adopt the household waste arrangements using the orange bag system depositing bags on street on Tuesday evening as with other residence in the mews for a Wednesday 7am pick up.

The B1 unit would adopt the previous commercial contract with Veolia following a consultation with a Veolia representative to assess need.(purple bag system).

**BUILDING QUALITY AWARDS 2003  
WINNER**



CATEGORY  
**EXCELLENCE IN SUSTAINABILITY**



**Richard Paxton Architects**

IN RECOGNITION OF EXCELLENT DESIGN AT:

**15B St George's Mews,  
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