



27 KING'S MEWS, LONDON WC1N 2JB  
DESIGN + ACCESS STATEMENT

NICO WARR — ARCHITECTS  
Studio 54, Great Western Studios, 65 Alfred Road, London W2 5EU

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## Document Control

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If you have any questions or require further information please contact:

Nico Warr Architects  
Studio 54  
Great Western Studios  
65 Alfred Road  
London W2 5EU  
Tel: +44 (0) 203 28 99 333  
admin@nicowarr.com  
www.nicowarr.com

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## Project Team

Client	Confidential
Architect	Nico Warr Architects Studio 54, Great Western Studios, 65 Alfred Road, London W2 5EU

# 1. Introduction

The existing building at 27 King's Mews was used as a storage facility. Planning permission was granted in 2012 to replace the existing building with a new mews house.

A recent planning permission have been granted to add a small third storey to the building, with a new proposed use as offices for small businesses.

Follows a summary of the precedent planning permissions granted:

- Planning Permission was given in 2009 (Ref: 2009/0710/P) for the change of use of the site; from warehouse storage unit, to several flats, as part of a larger scheme that included No. 22 – 30 King's Mews and 39 – 41 Grays Inn Road.
- Planning permission was then granted in October 2012 (Ref: 2012/3125/P) for change of use on the site, demolition of the existing building and replacement with a new mews house.
- Planning Permission was then granted in 2013 (Ref: 2013/1002/P) to add a basement to the mews house.
- Planning Permission was granted in 2016 (ref:2016/3843/P) for 'Erection of a three to four storey plus basement office building (Class B1) with 2nd and 3rd floor terraces following demolition of existing office/warehouse (Class B1/B8)'.
- Planning permission was recently granted in 2017 (Ref: 2017/6930/P) to add a lift lid at rooftop level

Planning permission is sought with this application to add an acoustic enclosure, to house AC condensers, and some ducting on the roof of the building.



## 2. Site Photographs



Fig 1. View of No. 27 King's Mews from the Mews. Works are currently in progress on no. 27 and adjacent buildings. From the Mews the only visible aspect of the additions that are applied for here is the corner of the air duct where it passes over the top of the lift shaft, currently seen as zinc but will be painted dark grey to match the roof finish.



Fig 2. Bird's eye view Looking North - site marked in red



Fig 3. Bird's eye view Looking West - site marked in red



Fig 4. Bird's eye view Looking South - site marked in red



Fig 5. Bird's eye view Looking East - site marked in red



### 3. Site Description

King's Mews is located in the London Borough of Camden. The site is in the Bloomsbury Conservation Area but the property is not listed.

The site is 72m<sup>2</sup> (0.0072 h.) and, according to the planning consent granted in 2016, works are in progress on a new build office over 3 storeys above ground (GIA) and a basement. The consented front façade is hand made London stock brick, and pre-patinated zinc at third floor level.

King's Mews is a site of contemporary regeneration. The existing buildings are predominantly 2-4 storeys tall, rising higher on both ends of the street, and are of mixed use, style and construction. These buildings are mainly storage buildings from the mid 20th century also built of London stock. Many of the buildings have recently been replaced with new 3 and 4 storey buildings or have been granted planning permission to do so.

The property is accessed directly from King's Mews. The building shares party walls on the sides and rear.



Fig 7. OS London, Five feet to the Mile, 1893-1896



Fig 9. Site plan - building marked in red



Fig 8. Aerial view of the site



Fig 10. 27 King's Mews marked in red. Also in photo (l to r) 25 to 30 King's Mews and buildings on Theobalds Road - View of the street side before the works



# 4. Proposal Description

The proposed works would not affect any part of the already approved design of the building, except for the roof terrace above the third floor.

The approved roof plan includes solar panels, a green roof tray and the lift lid. This application amends the roof plan with the addition of an acoustic enclosure for the three AC condensers and a single air exchange unit and ducting linked to the cooling system of the building.

Towards Gray's Inn Road, behind the lift lid, there will an acoustic enclosure that measures (1900 (D) x 5000 (W) x 1600mm (H) located at the back of the roof. The screen and ducting will be painted RAL 7016 (anthracite grey) to match the roof coverings and the zinc cladding of the building, and adjacent buildings.

The roof operates as outdoor plant room of the building and will be accessed only for maintenance purposes.



Fig 11. Front elevation as proposed

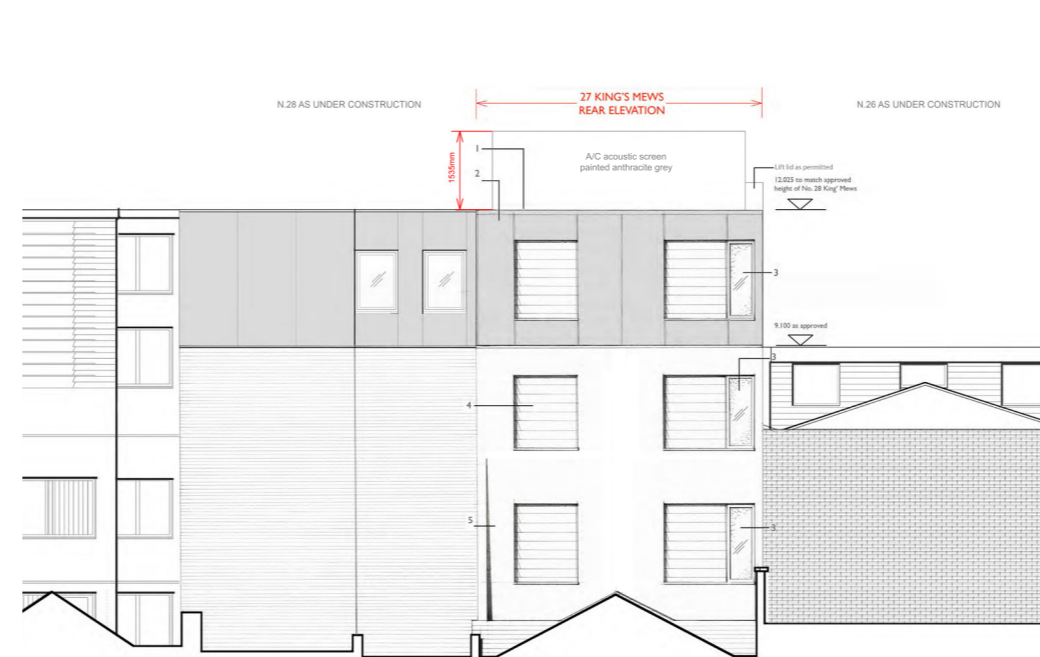


Fig 12. Rear elevation as proposed

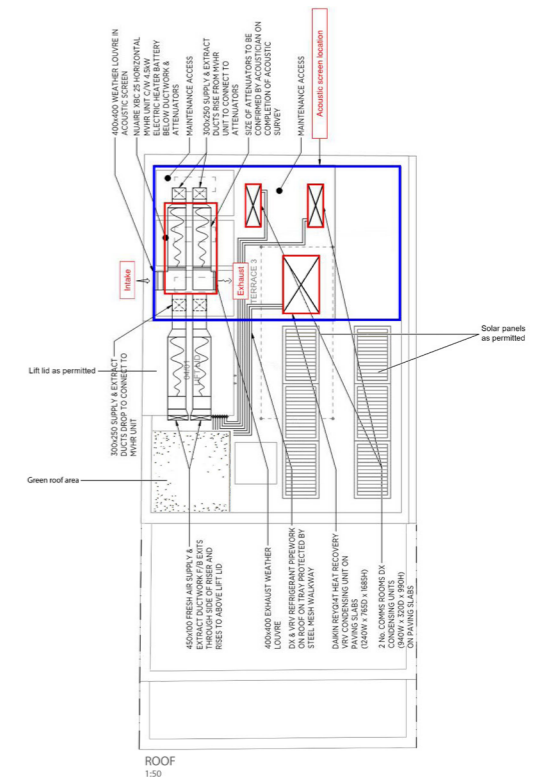


Fig 13. Roof plan as proposed



## 5. Impact on the Surroundings

The narrowness of King's Mews, and the step-back of the top floors of the building, make it impossible to see the additions at rooftop level, other than the corner of one of the ducts (see Fig 14).

Similarly, at the rear of the building, there is private courtyard which is not deep enough to make it possible to see the acoustic enclosures on the roof.

An acoustic survey and report (attached) have been conducted to ensure that the surrounding buildings will not be unduly impacted by the sound of the condensers, within the acoustic screen.

The majority of the buildings in the surroundings accommodate commercial activities that extensively use AC external units, without any acoustic baffling, particularly restaurants that are open till late at night; it is common practice in the area to place plant devices on the roofs or roof terraces: all pictures on the side of this page are taken from the roof of 27 King's Mews.

In addition Grays Inn Road and Theobalds Road are important and high traffic A-roads, so the level of noise in the area is considerable.

As a result the addition of new external AC units, which will also be covered by acoustic enclosures to reduce the generated noise, will not have a noticeable impact on the neighbourhood.



Fig 14. The only bit of the rooftop additions, applied for here, that can be seen from King's Mews is the corner of a duct (seen as shiny here but will be atrhacrite grey)



Fig 14. Rooftop A/C units at 12 King's Mews without an acoustic enclosure



Fig 15. A/C plant for 34-49 and 47 Gray's Inn Road - without any acoustic enclosure - overlooked by all rear windows of adjacent properties



Fig 16. A/C plant for 37 Gray's Inn Road - without any acoustic enclosure - overlooked by all rear windows of adjacent properties



Fig 17. Rooftop A/C units at 1 King's Mews and 14 Theobald's Road without acoustic enclosures - overlooked by all rear windows of adjacent properties



Fig 18. A/C plant for 34-49 Gray's Inn Road - overlooked by all rear windows of adjacent properties