

October 2019

# **DESIGN AND ACCESS STATEMENT 1 ALFRED MEWS**

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## Quality assurance

**Site name:** 1 Alfred Mews, London, W1T 7AA

**Client name:**

**Type of report:** Design and Access Statement

**Prepared by:** Fiona MacAdie, Associate, Heritage and Design  
BA(Hons) MSc PGCertUD IHBC

**Signed**



**Date** 1<sup>st</sup> October 2019

**Reviewed by:** Fiona Williams  
MA MSc

**Signed**



**Date** 2<sup>th</sup> October 2019



## 1.0 Introduction

- 1.1 This Design and Access Statement accompanies an application for Full Planning Permission and Listed Building consent relating to proposed development at the coach house, 1 Alfred Mews which is listed grade II\* as part of the Heal's department store and lies within the Bloomsbury Conservation Area.
- 1.2 The description of the development is as follows:  
  
*'Replacement front entrance door and installation of two air conditioning units, minor interior refurbishment'.*
- 1.3 This report provides information on the context of the site, assessing the existing condition of the site as well as providing the relevant planning history and supporting photographs.
- 1.4 The application is also supported by a detailed Heritage Statement which explains the historic development of the site, the significance of the host building as well as surrounding heritage assets, and the impact of the proposed alterations on that significance.

## 2.0 Site Context

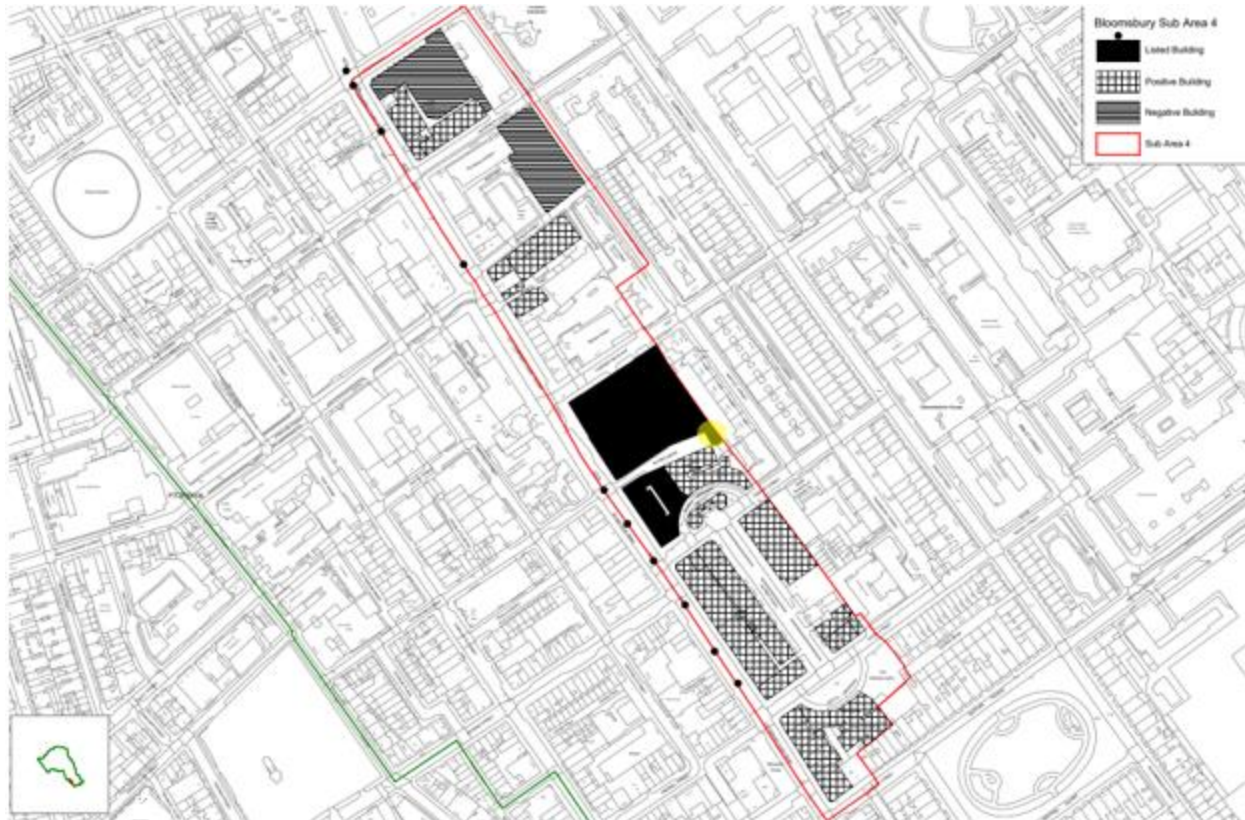
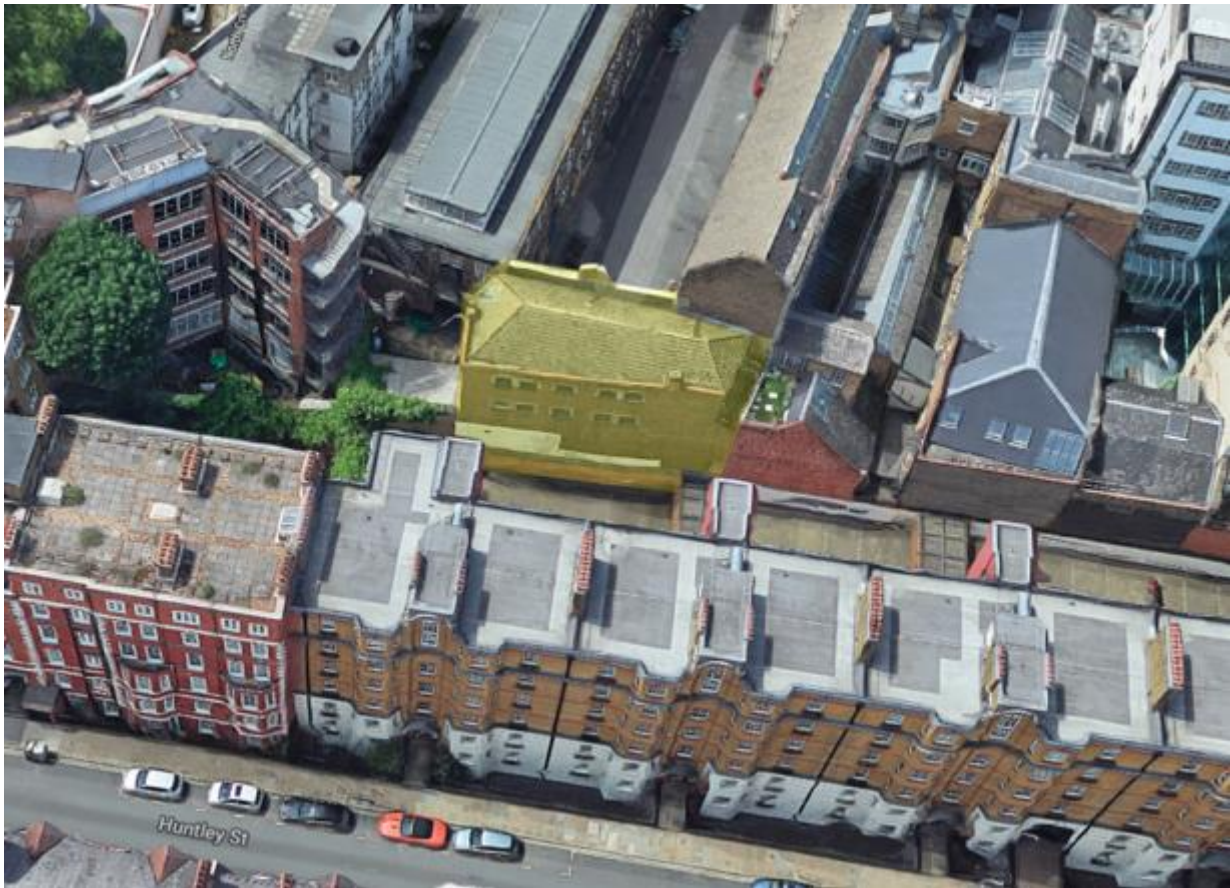


Figure 1 Bloomsbury Conservation Area, Sub Area 4 Boundary. The location of the site is indicated by the yellow circle



Figure 2 Location of the site and surroundings. The yellow dotted line and blue transparency indicates the conservation area boundary. The pink transparency shows the location of the site and the yellow transparency and white dashed line shows the extent of the Grade II\* listed Heal's complex



*Figure 3 View of the rear of the site showing the blank eastern facades of the buildings addressing the courtyard to the west of Huntly Street. The site is highlighted by the yellow transparency.*

- 2.1 The coach house is a nineteenth century industrial warehouse and forms part of the Grade II\* listed Heal and Son department store. The warehouse actually pre-dates the construction of the department store, however, at the time of the store's listing it was under the same ownership as the department store and falls under the curtilage of the listed building.
- 2.2 The building is currently in commercial office use.
- 2.3 The three-storey, five bay, white painted brick building has an industrial and utilitarian character. This is reflected in the floor to ceiling heights, the detailed design of the windows and the large hoist used to lift materials to upper floors. The central entrance door is a modern replacement comprising of two fully glazed doors with a ten light window above.



### 3.0 Site Photographs



*Figure 4. Western front elevation of the Coach House, facing Alfred Mews*



*Figure 5. View west along Alfred Mews illustrating the approach to the building.*





*Figure 6. Modern glazed entrance door to western front elevation.*





*Figure 7. Side door to western elevation*



*Figure 8. Proposed location for air conditioning units.*

Existing Site Photos



Proposed location for 2no.  
wall mounted external  
condensor units.



Proposed Location for core  
hole to wall for piping.

*Figure 9. Proposed location of Air Conditioning Units and small opening to flank elevation to allow pipe work to access the interior.*

## 4.0 Planning History

- 4.1 The only planning application that relates solely to this curtilage property of the site is as follows:
- 2005/4884/L – Replacement of existing wooden staircase with new steel staircase and insertion of new partition walls to form toilets and fire lobbies to staircase. Granted March 2006



## 5.0 Proposals and design rationale

### Entrance Door

- 5.1 The existing modern fully glazed entrance doors will be replaced with timber doors appropriately detailed to be more in keeping with the industrial character of the warehouse building. Please see the drawings and heritage statement for further details.

### Air Conditioning Units

- 5.2 Two air conditioning units will be installed to the rear elevation of the warehouse adjoining the northern end of the site. The air conditioning units are proposed in order to meet the requirements of a modern office use in keeping with health and safety guidelines. The associated pipework will be sensitively located. Please see the drawings and heritage statement for further precise details of location and appearance.

### Internal Alterations

- 5.3 The internal alterations include the replacement of modern partitions and fittings such as the toilet block and reception desk. The proposed works also include the minor refurbishment of the existing office spaces at ground, first and second floors. This includes the replacement of existing modern fit out such as radiators, skirting board, electrical supply and lighting as well as modern office partitions. These features are without interest and their removal is considered to have a neutral impact upon the significance of the building. The proposals include the reopening of a bricked in fireplace, this is considered to better reveal the historic appearance of the internal spaces and enhance the significance of the listed buildings.

## 6.0 Design and Access Considerations

### Use

- 6.1 The property will remain in use as commercial offices. The external proposals are minor in nature, affecting only a small amount of plant work to the roof. alterations to the main ground floor entrance and removal of modern insertions to the interior. The day to day use of the building will be entirely unaffected. The works will ensure the continued commercial office use of the building.

### Layout

- 6.2 The proposals will not harm the layout of the existing interior of the building, removing only modern fabric and partitions of no interest. Similarly the proposals will not alter the layout of the external surrounding area, located in a sheltered area.

### Appearance

- 6.3 As shown on the accompanying drawings and within the Heritage Statement, the air conditioning units will be discreetly located and only partially visible from the upper stories of surrounding buildings, and will be viewed at a distance. The units will not be visible at street level from the public realm. The proposed entrance doors will not alter the existing utilitarian character of the front façade of the building, protecting its nineteenth century industrial appearance. Please see accompanying heritage statement for detailed discussion on the impact upon the character of the building.

### Access

- 6.4 The access into the property and to the roof will remain as existing, as shown on the accompanying plans. The location of the air conditioning units is presently not accessible to the public, and the proposals do not include any changes that will affect this.

### Landscaping

- 6.5 The works will not have any impacts to existing landscaping.

### Residential Amenity

- 6.6 The works will not have any adverse impacts on the amenity of the adjacent neighbouring properties. Please see the accompanying acoustics report for details submitted as part of this application.

### Consultations

- 6.7 There have been no consultations undertaken.