

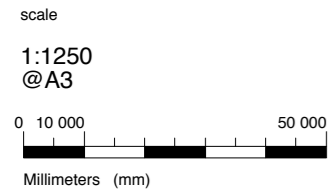
17 Gower Mews
London, WC1E 6HP

Planning, Design and Access Statement



May 2020

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This Planning, Design and Access Statement has been prepared by Johanna Molineus Architects as part of an application that seeks planning permission for proposed works to 17 Gower Mews, London, WC1E 6HP.

- The proposed works include for
- Converting 2 garage spaces at ground floor level into new 1-bed residential dwelling
 - Minor alterations to garage doors to provide access to new demise

Camden Council’s Local Plan (July 2015), and the National Planning Policy Framework (NPPF 2018) and the Bloomsbury Conservation Area Appraisal and Management Strategy have been consulted throughout the design process.

The development of the garage into residential accommodation follows an established pattern of development on the mews and the new unit is designed to meet nationally described space standards.

Site and context

Existing site and building

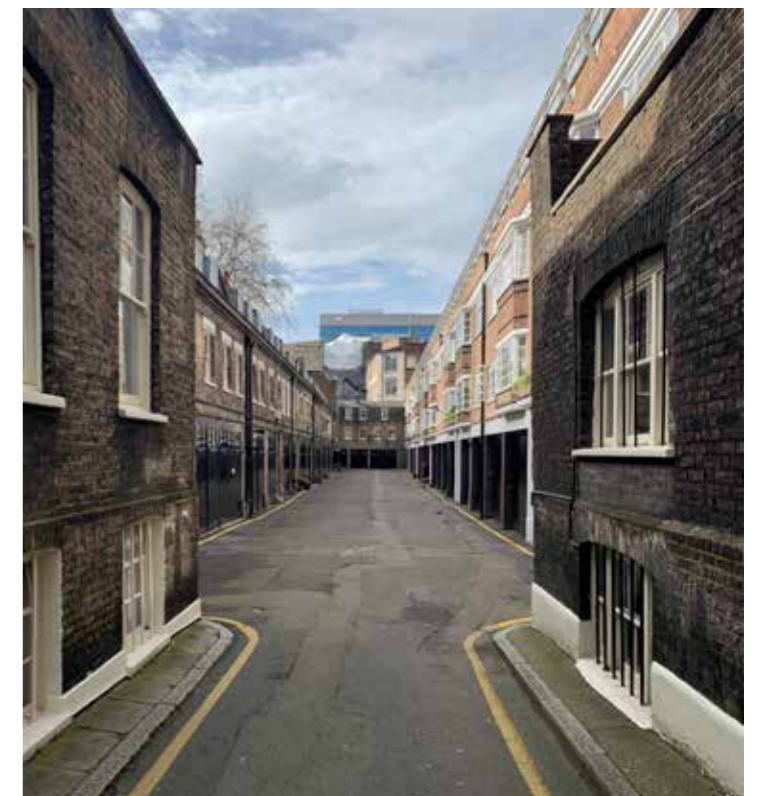


Gower Mews is the sole remaining mews to the 4 terraces of townhouses surrounding Bedford Square.

17 Gower Mews forms part of the mid-19th century terrace that lies on the southern side of the mews and backs onto Bedford Square. The terrace to the north side of the mews was rebuilt in the 1930s as Gower Mews Mansions.

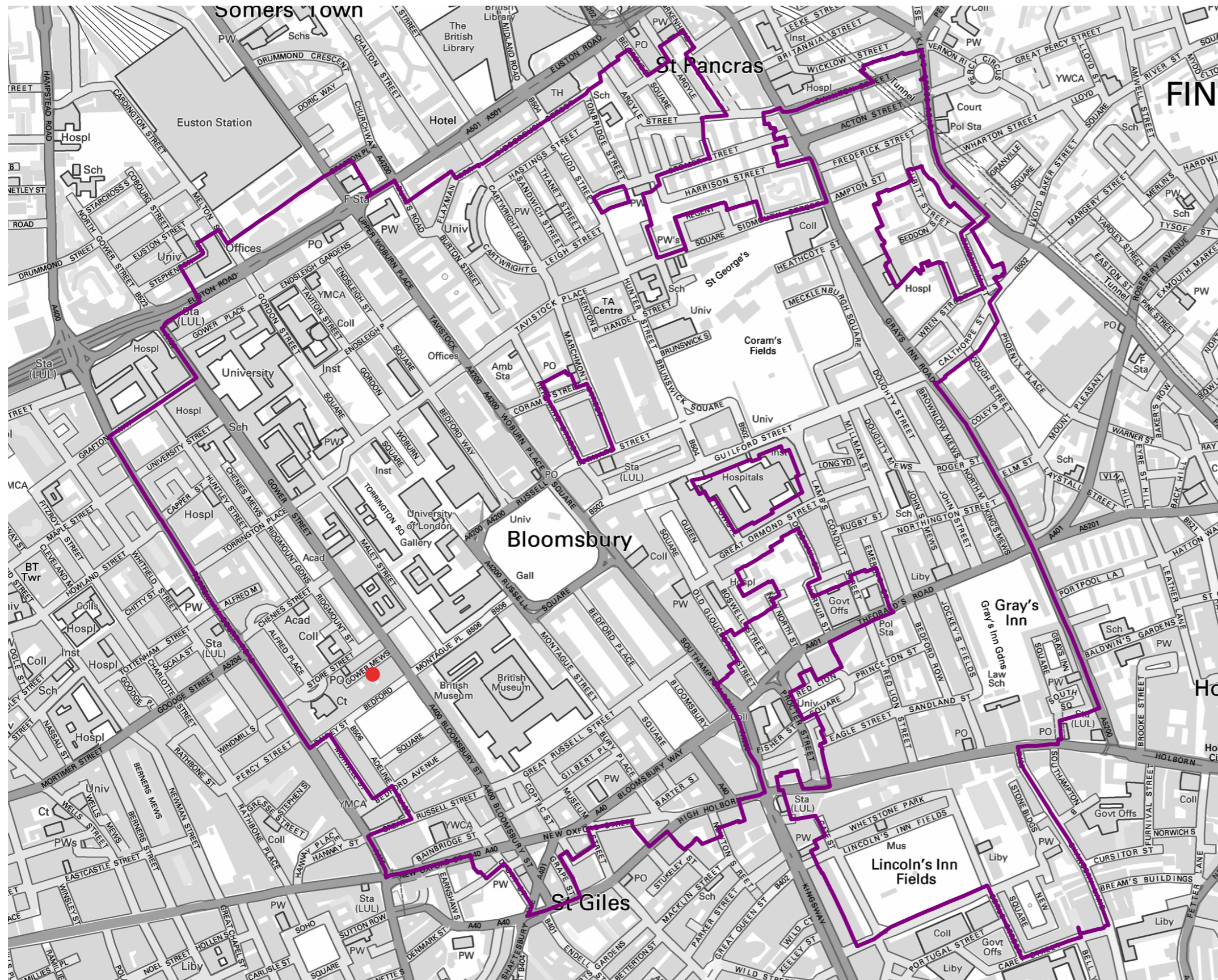
17 Gower Mews, and the other properties on the south of the mews, has 2No. black painted timber garages on the ground floor with 2 storeys of residential accommodation above. The second floor site within a mansard that dates from the 1990s.

The ground floor garages are underused and a number of the garages on the mews have previously been converted into additional residential accommodation through development similar to that proposed in this application.



Site and context

Bloomsbury Conservation Area



17 Gower Mews is not a listed property but sits within the Bloomsbury Conservation Area.

The Bloomsbury Conservation Area Appraisal and Management Strategy was adopted in April 2011 and considers Gower Mews '*retains much of its essential mews character, being a narrow, shared surface fronted by small scale, two- to three-storey mews buildings with ground level garaging*'.

It also identifies the south side of the mews as '*a consistent and simple two-storey mews terrace dating from the 19th century which has garages at ground-floor level, vertically proportioned first-floor windows, and small dormer windows in the mansard attic storey*'.

3.0 Design proposals

Design proposal



The proposal looks to adapt the underused garages at ground floor level at 17 Gower Mews to provide a new separate residential unit. No works are proposed to the residential unit above.

The conversion will provide a one bed (2-person) residential unit with an area of 53m² (GIA) after the internal walls have been lined for acoustic and thermal upgrading.

Access to the new unit will be through the existing garage doors. These will be adapted to retain as much fabric as possible with the following amendments -

1. The left hand doors currently sit lower than the right hand doors - these will be raised so all door heights are matching
2. The garage doors will be divided into bi-fold doors which can be opened to let light into the living space without projecting too far out into the mews
3. The right hand leaf of the right hand garage doors will be converted into an entrance door into the new dwelling ensuring a matching appearance
4. 2 No. fanlights will be adapted to open to allow natural ventilation into the property
5. A second set of sliding glass doors will be installed inside the garage doors for daylighting and security

Access to the unit above will be retained through the existing door to 17 Gower Mews and no works are proposed to the upper floors.

In order to minimise impact on the front elevation, no external bin storage is provided. Bagged waste will be put on the street within a limited timeframe prior to being collected. Similar arrangements exist, and have been recently permitted on the mews for residential units without external bin storage.

Use

The ground floor will be converted from 2No. garages to residential accommodation.

Scale/amount

The new residential unit will be a one bedroom dwelling for 2 persons. It will measure 53m2 (GIA).

No additional volume/area is proposed as part of the scheme.

Appearance

The scheme proposes minimal alterations to the external envelope (front elevation) to preserve the historic and uniform characteristics of the mews and its ground floor garage doors.

Access

Access is proposed through the adaption of the existing left hand garage doors.

The development will be car free and cycle storage is provided within the property.

The National Planning Policy Framework (NPPF 2018), The Camden Local Plan (2017), and the Bloomsbury Conservation Area Appraisal and Management Strategy have been consulted throughout the design process.

The development proposal adheres to these national and local planning policies and guidance to ensure the scheme is appropriate in terms of scope and design in relation to

- the repurposing of the garage for residential use
- the provision of high-quality residential accommodation
- the impact on the mews as a heritage asset.

The change in use of the underused garage and the removal of car parking spaces to provide residential accommodation is in line with

- Local Plan H1 (Housing) - *where sites are underused or vacant, expecting the maximum reasonable provision of housing that is compatible with any other uses needed on the site.*

- Local Plan T2 (Parking and car-free development)
The Council will limit the availability of parking and require all new developments in the borough to be car-free

The provision of high-quality residential accommodation is achieved by meeting the nationally described space standards as required by policy H6

Local Plan policy D1 requires works to both preserve the historic environment and complement local character. The impact of the development on the mews will be minimal with the garage doors retained with minimal adaptation for access to the new demise.

4.0 Planning context

Planning history



12 Gower Mews with access door into residential demises inserted into garage doors in similar manner to proposed

Relevant planning history for 17 Gower Mews include:

Planning Permission 9401095 (1994)

Erection of new mansard level to 17/18/19 Gower Mews
with residential accommodation at first and second floors
with garages retained at ground floor

Planning permission was similarly granted for mansards to surrounding properties as follows

9300597 - 11 Gower Mews

9400405 - 14 Gower Mews

P9602632 - 15/16 Gower Mews

Relevant planning history for surrounding properties include:

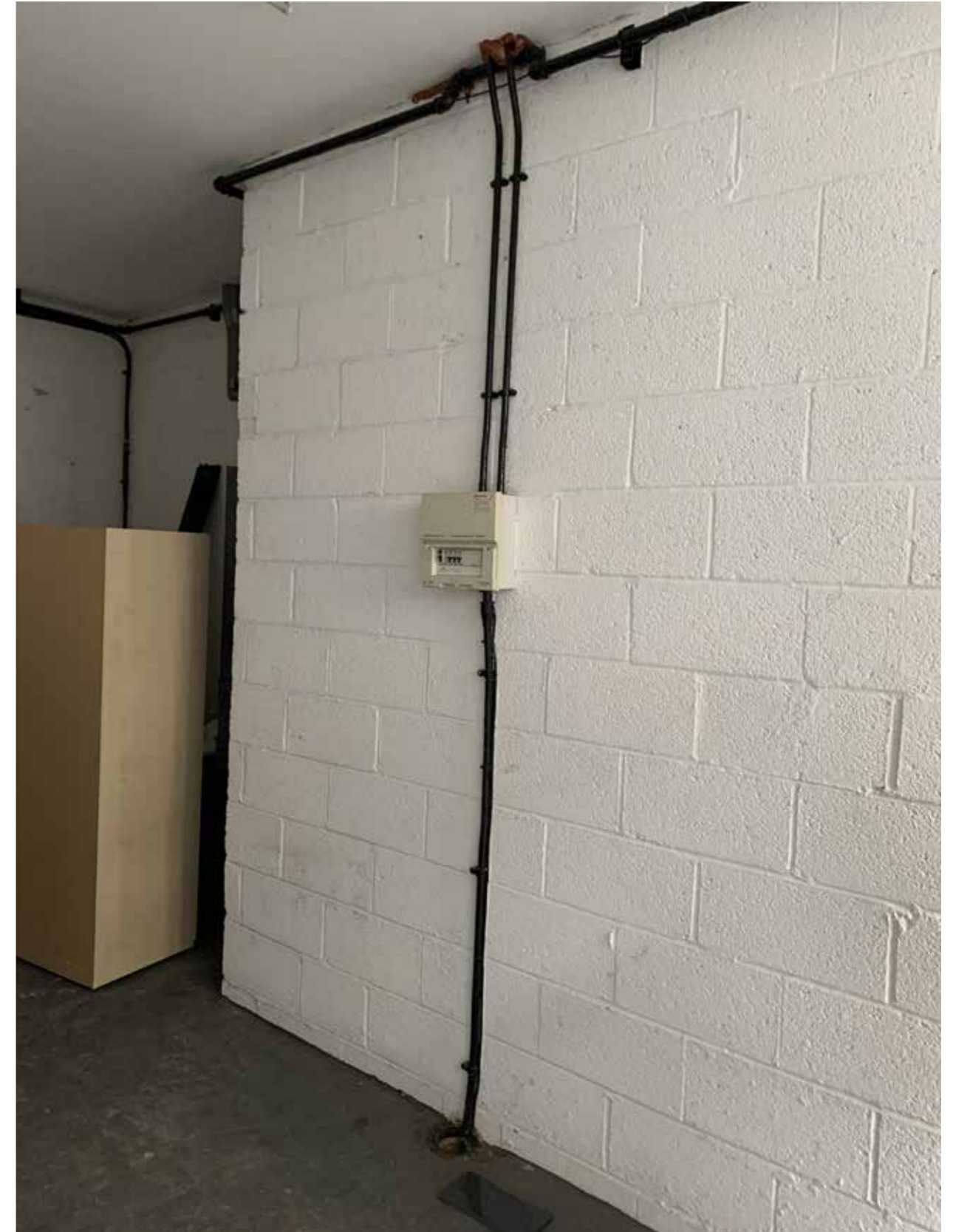
12A Gower Mews 2016/3765/P (2016)

Internal alterations to facilitate conversion of existing dwelling (C3) into 2x self-contained dwellings (1x 1-bed, 2 person and 1 x 2-bed, 4person). Installation of roof light and alteration of front garage doors.

12 Gower Mews 2015/6593/P (2015)

Conversion of ground floor garage into habitable room
& associated alterations to front elevation. Internal
alterations.





The scheme proposes to convert semi-redundant garage spaces into a new one-bed residential unit.

The design of the conversion purposefully minimises any impact on the historic nature of the mews and follows an established pattern of development seen in similar conversions on the mews.

The proposal has been designed in adherence to national and local planning policies, is respectful of the conservation area and provides additional residential accommodation within the borough. Accordingly we trust planning permission will be granted for the scheme.