

28 King's Mews
London
WC1N 2JB

Design, Access & Planning Statements

In Support of Planning Consent to
Convert the Existing Dwelling to 3 Flats

May 2020



Contents

1.0	Introduction	3
2.0	This Application	3
3.0	Design & Access Statement	4
4.0	Planning Statement	5
5.0	Conclusion	6
6.0	Appendix 1: Previous Planning Applications & Consents	7
7.0	Appendix 2: Proposed Conversion Plans	8
8.0	Appendix 3: Existing Dwelling Plans	13



Aerial View of Site

1.0 Introduction

This Design and Access Statement has been prepared by FT Architects, in support of our application for permission to convert the existing family dwelling at 28 King's Mews, to three flats

2.0 This Application

Existing Single Dwelling

The existing four storey was erected pursuant to PP2017/4562/P.

Proposed Conversion to Apartments

We now seek planning permission to convert the as-built family dwelling into separate flats. The property is owned, occupied and was built by three brothers who envisaged at the time of seeking permission for their house, that in due course, they might wish to occupy the property in separate units. This was discussed with the planners at the time and hence the fabric of the building and its design envisaged the future conversion including sound proofing and, for example, the inclusion of two front doors in the facade of the existing building. No alteration to the exterior of the building is required for the proposed conversion.

Among the permissions that have been granted (see Appendix 1), we would like to highlight two that pertain specifically to the subject of this application:

In February 2013 permission was granted to the property for the "Erection of a three storey building to provide two flats with second floor terrace (Class C3) following partial demolition of existing office/warehouse (Class B1/B8)" under planning reference 2012/3113/P.

In March 2014, permission was granted to the property for the "Erection of a 3 storey plus basement building comprising B1/B8 use at basement and ground floor level and a 2-bedroom maisonette (Class C3) at first and second floor, following demolition of existing office/warehouse (Class B1/B8)" under planning reference 2013/4840/P.

The first application referenced permits the building of 2 flats alongside other uses within the scheme and the second permits the building of a 2-bedrom maisonette alongside other uses. The proposed scheme, therefore, combines certain aspects of the approved applications and proposes nothing outside the parameters of the above schemes.

Precedent Permissions

Permission for this type of several-unit development has been granted to other properties in the area:

- 20-21 King's Mews

2016/1093/P: Erection of 3 storey (plus basement) building to provide 7 no. self-contained residential units (1x 1-bed, 6x 2-bed), following the demolition of the existing 2 storey garage building

- 29-30 King's Mews

2012/3877/P: Erection of new facade and second and third storeys following partial demolition of existing building in association with the change of use from warehouse/office at ground and first floors (Class B1/B8) and flat on second floor (Class C3) to 2 x studio flats at ground floor and 1 x 3 bedroom maisonette at 1st, 2nd & 3rd floors (Class C3)"

- 10-11 King's Mews

2017/4543/P: Erection of three storey plus basement building to provide 1 x1 bed, 2 x 2 bed and 2 x 3 bed flats

- 49 Marchmont Street

2018/1006/L: Internal alterations to GII listed building to facilitate subdivision at first to third floor levels into three flats including layout changes and new openings. External alterations including replacement rear dormer windows and retention of rear extended flue; roof, facade and gutter repairs and rationalisation of services.

The proposed flats would, therefore, be entirely in keeping with the other flats in this street and the surrounding area.

3.0 Design and Access Statement

Use

The property will remain designated as Planning Use Class C3(a).

Amount / Scale / Layout

The conversion to 3 apartments preserves the existing scale and appearance of the property and cannot be seen as overdevelopment.

It is proposed to split the house into 3 flats, to allow each dwelling to consist of two bedrooms, two bathrooms, open plan kitchen / living areas, and built-in refuse, recycling and storage space.

Flat 1 is arranged over the basement and part-ground floor levels, Flat 2 over part-ground and part-first floors, and Flat 3 over the second and third floors.

The principal elevation is to King's Mews, and the floor plans have been developed to maximize natural daylight and views.

The basement/ground floor flat will benefit from a private entrance.

The 2 other flats will share a common hallway and front door.

As now, the windows at the rear of the building open onto the private rear lightwell, with bathroom windows all having obscured glass.

Landscaping

The upper floor terraces will remain landscaped as existing, with decking and planted containers to provide private amenity space.

The property also benefits from a green roof over the 3rd floor.

Refuse and Waste Management

It is intended that Camden will collect waste on a weekly basis from the street, as existing.

Appearance

There will be no changes to the external appearance, as the works will solely impact the internal arrangement of the scheme approved under 2017/4562/P.

4.0 Planning Statement

Planning Policy Context

The government planning policy is set out within the National Planning Policy Framework. Chapter 2 opens with the statement that:

“The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs”.

Furthermore, para 11 of the same chapter continues – “Plans and decisions should apply a presumption in favour of sustainable development”.

The interpretation is that planning authorities should support new, sustainable development wherever possible.

Alongside this legislation, any development in this location should be assessed in line with the Development Plan for the London Borough of Camden, the London Plan 2016, the Camden Local Plan 2017, and Bloomsbury Conservation Area character appraisal and management strategy 2011.

Having reviewed these documents, we identify the key planning matters in this case as being:

- Principle of use
- Standard and design of accommodation
- Amenity and privacy
- Sustainability
- Impact on transport network
- Heritage

We assess each of these matters in turn:

The Principle of Residential Use

It is evident that Camden’s and London’s priority is the provision of new, high quality local housing. The conversion to flats adds to the housing stock, by providing high quality, flexible accommodation that is accessible to a wider market. The use of the site for private housing has already been established in past planning application and is in keeping with the neighbouring uses.

Standard and Design of Accommodation

The Local Plan notes that Camden Council will “expect densities towards the higher end of the appropriate density range in the matrix” in areas with high public transport accessibility levels.

The conversion will create interesting, dual aspect apartments, that meet the minimum gross internal floor areas described in Policy 7.6 of the London Plan. All the bedrooms will be generous in size and all habitable rooms will be served (as existing) by openable windows.

Amenity space and outlook is provided by the balconies, terraces and courtyard garden. Furthermore, the site is situated close to the green spaces of Brunswick Gardens, Coram’s Fields, Grays Inn Gardens and Russell Sq.

Cycling, refuse, recycling and general storage space has also been provided within each flat.

Amenity and Privacy

This policy includes outlook, overlooking, acoustic disturbance, visual privacy and damage to sun/daylight. There are no changes proposed to the external envelope and thus there will be no adverse impact on the adjoining neighbours. Internally, the alterations to subdivide the building include robust detailing, maintaining acoustic and fire compartmentalization between each flat, a full sprinkler system, protected fire corridors, fire alarm system, and emergency lighting all included in the high specification.

Sustainability

The building has been constructed to a high standard already. The property already benefits from PV panels, triple glazing, a mechanical heat recovery system and a green roof. However, internally, energy efficient lighting, water efficient sanitaryware and A+ rated appliances will ensure that the flats are as sustainable as possible.

Impact on Transport Network

The development will be car free, as existing, and is extremely well located for public transport. Cycle storage will be accommodated within each flat.

Heritage

No changes are proposed to the building, and thus the character and appearance of the conservation area will be maintained.

5.0 Conclusion

This part of the borough has become a thriving local community of families, students and single professionals. The proposed flats will make resourceful use of the current building, helping to support the growing community in this area.

The new dwellings provide good quality, well-designed accommodation that will be economical and environmentally sustainable to run. The units will make a valuable contribution to the Camden Housing Stock.

The potential future intent to convert the former single dwelling into three flats was indicated when previous applications were submitted and subsequently approved under previous consented planning applications. There is also a strong precedent for similar developments in the immediate area.

We have shown that the proposals are in accordance with the relevant policies of the local development framework, and trust that planning permission will be granted accordingly.



Existing Front Elevation

6.0 Appendix 1: Previous Planning Applications & Consents

The property has been the subject of several recent planning applications as listed below:

- 2012/3190/C: Partial demolition of existing office/warehouses B1/B8
- 2012/3113/P: Erection of a three storey building to provide two flats with second floor terrace (class C3)
- 2013/1368/P: Erection of 4 storey building plus a basement with terraces to the front of the second and third floors
- 2013/4839/P: Erection of a 3 storey building plus basement to provide a 3-bedroom dwelling house
- 2013/4840/P: Erection of a 3 storey building plus basement comprising of B1/B8 use at basement and ground floor level, with a 2 bed maisonette at 1st and 2nd floors
- 2016/5377/P: Minor alterations to the front elevation at ground floor level, and to the window design to the rear.

The scheme that has been implemented on this site was approved under 2017/4562/P, for the "Erection of a four storey plus basement dwelling".

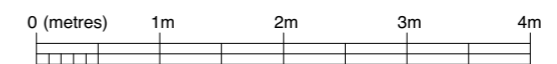
7.0 Appendix 2: Proposed Conversion Plans



FRONT ELEVATION

NO CHANGES TO EXTERIOR OF BUILDING
 THIS IS AN INTERNAL CONVERSION FROM THE EXISTING DWELLING

SCALE 1:50

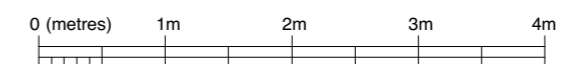


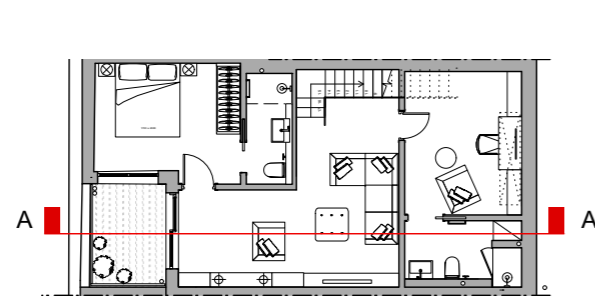


REAR ELEVATION

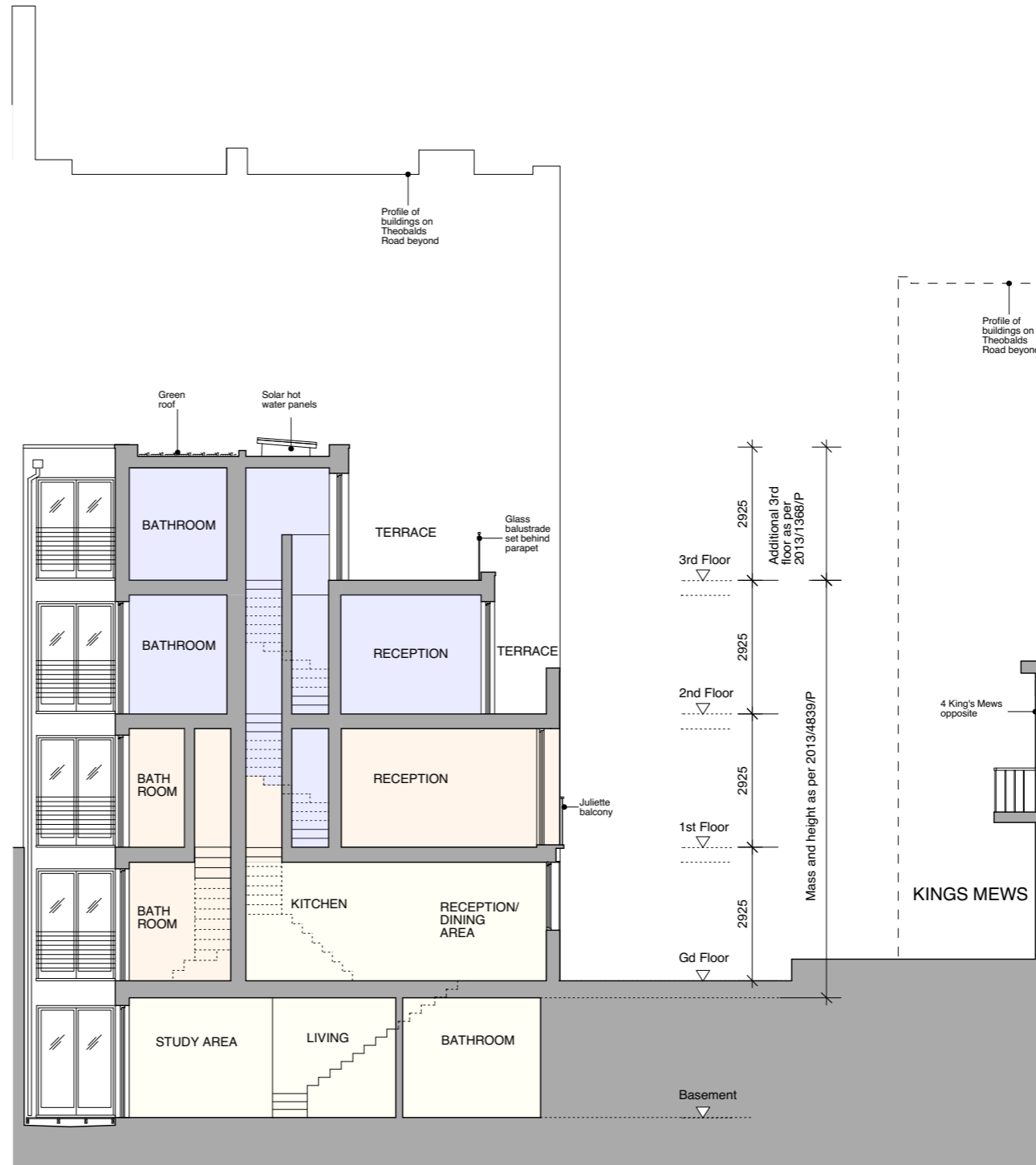
NO CHANGES TO REAR EXTERIOR OF BUILDING
THIS IS AN INTERNAL CONVERSION FROM THE EXISTING DWELLING

SCALE 1:50





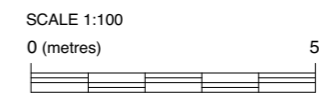
BASEMENT FLOOR KEY PLAN
SCALE 1:150

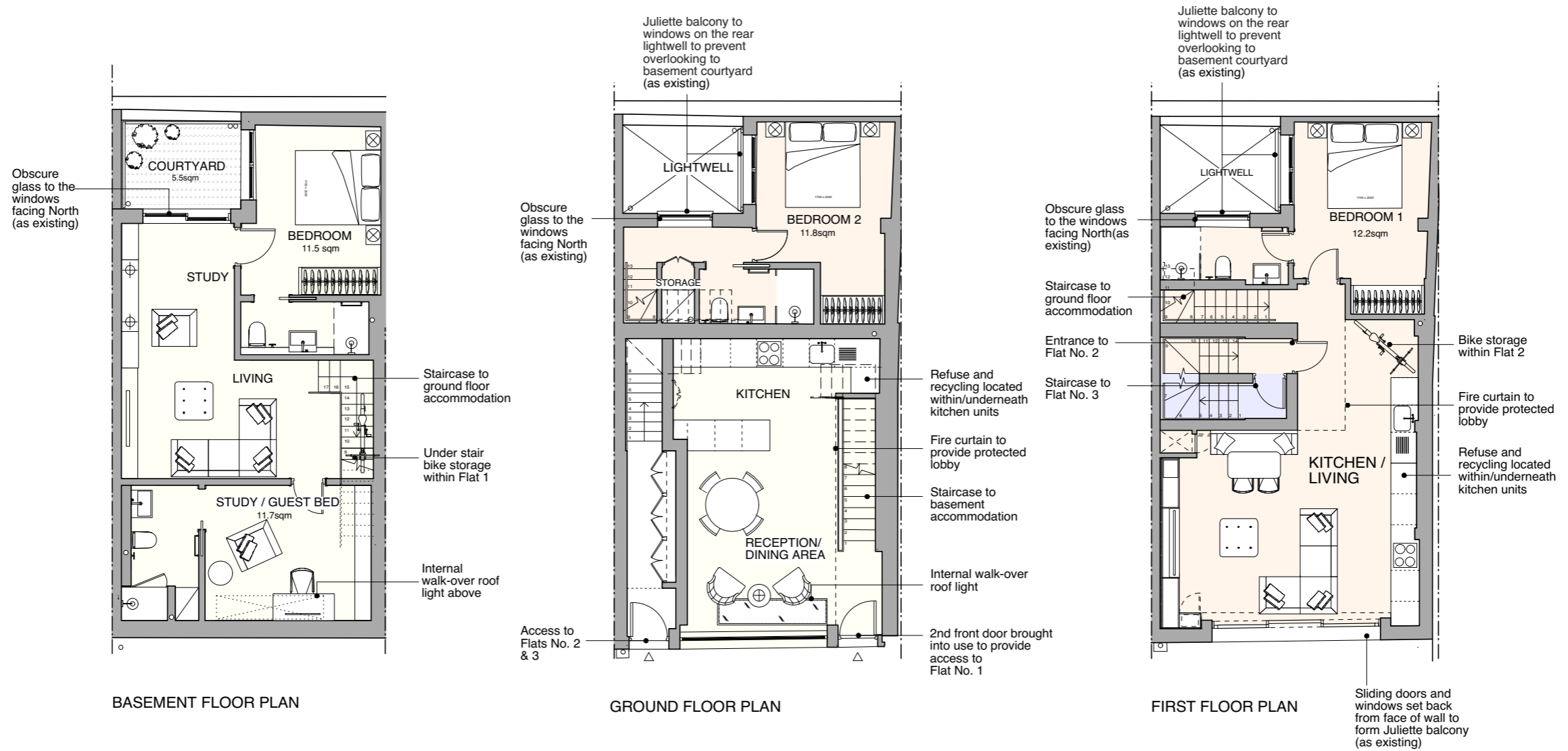


- FLAT NO. 1
- FLAT NO. 2
- FLAT NO. 3

NO CHANGES TO EXTERIOR OF BUILDING
THIS IS AN INTERNAL CONVERSION FROM THE EXISTING DWELLING

SECTION AA





BASEMENT FLOOR PLAN

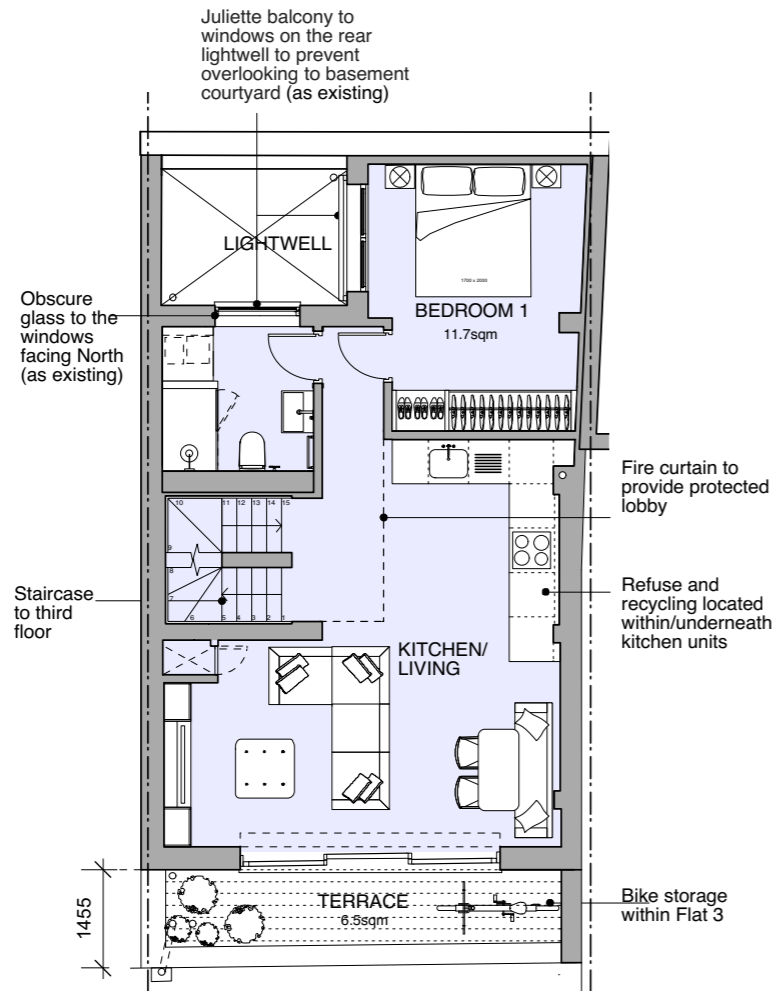
GROUND FLOOR PLAN

FIRST FLOOR PLAN

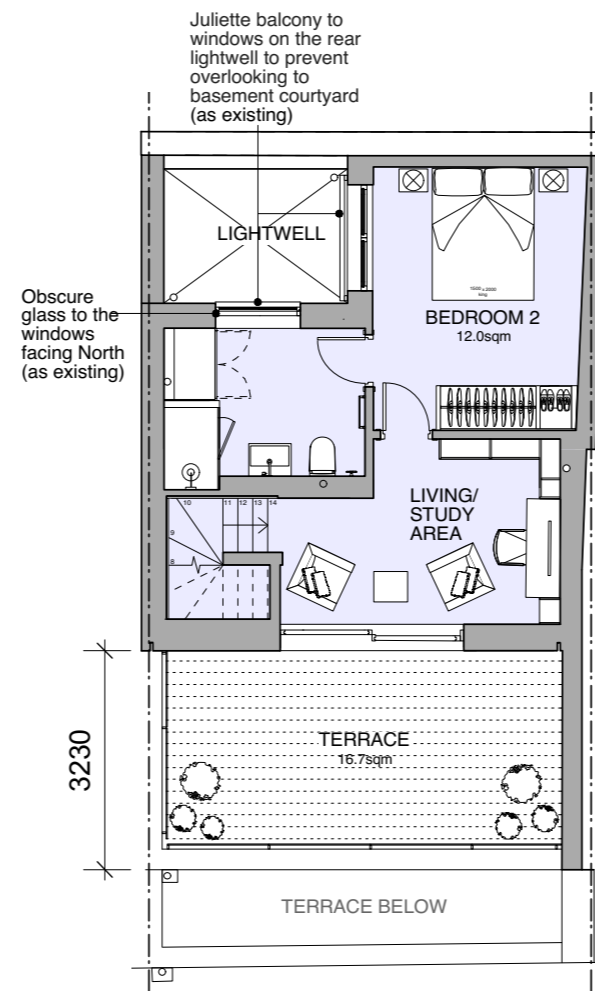
NO CHANGES TO EXTERIOR OF BUILDING
 THIS IS AN INTERNAL CONVERSION FROM THE EXISTING DWELLING

- FLAT NO. 1
- FLAT NO. 2
- FLAT NO. 3

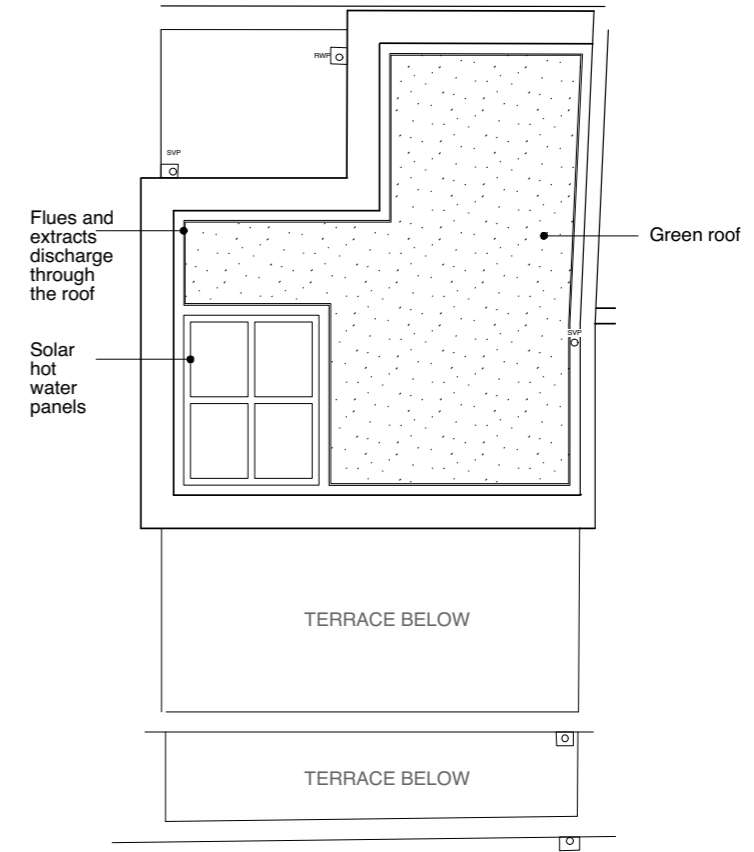




SECOND FLOOR PLAN



THIRD FLOOR PLAN



ROOF PLAN

NO CHANGES TO EXTERIOR OF BUILDING

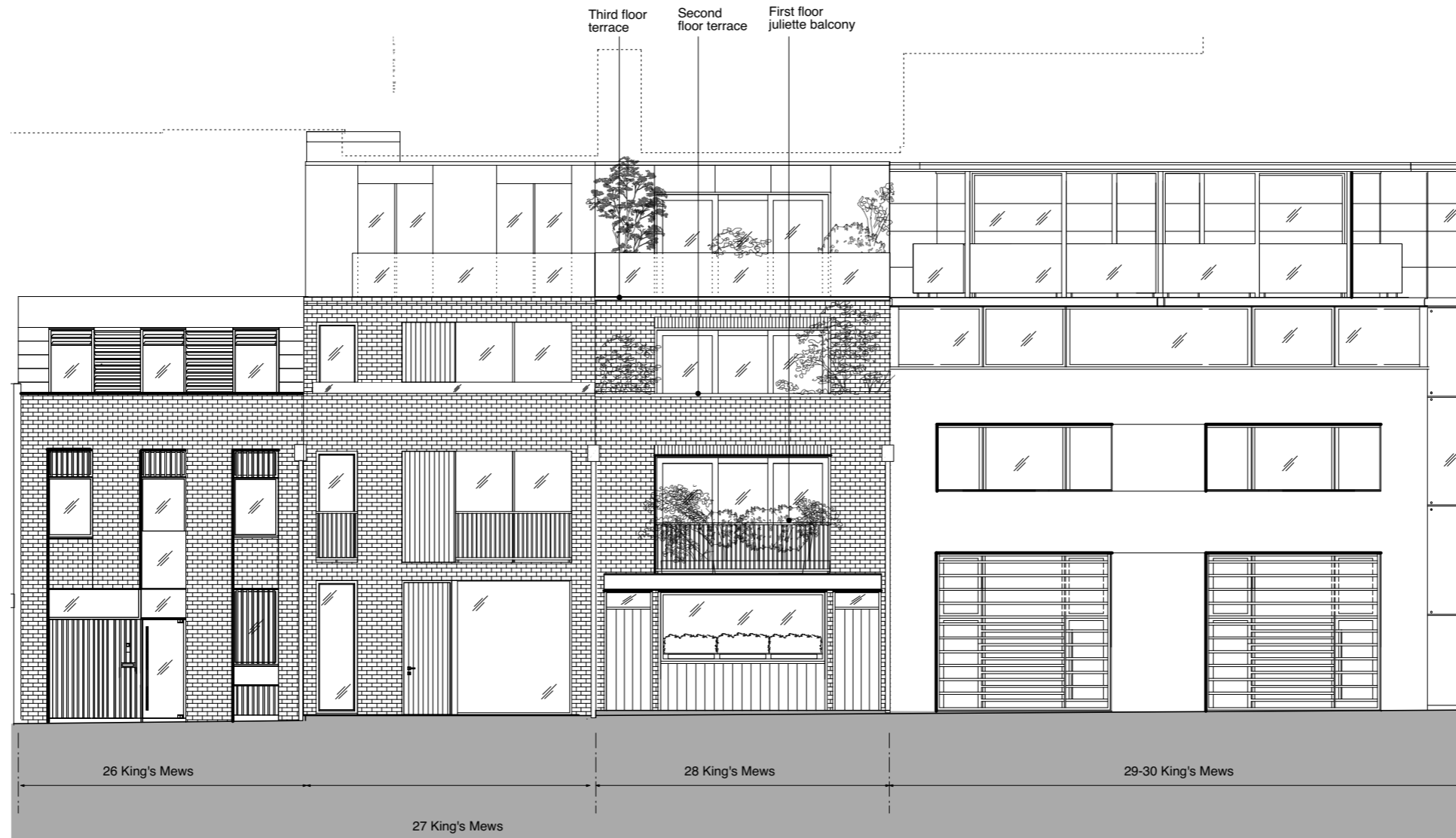
THIS IS AN INTERNAL CONVERSION FROM THE EXISTING DWELLING

	FLAT NO. 1
	FLAT NO. 2
	FLAT NO. 3

SCALE

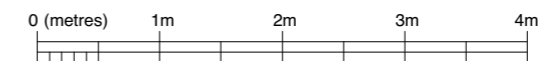
0 (metres) 5

8.0 Appendix 3: Existing Plans



EXISTING FRONT ELEVATION

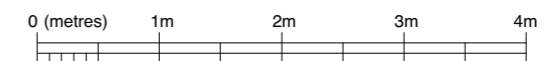
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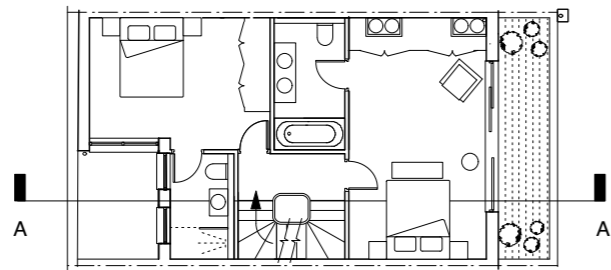




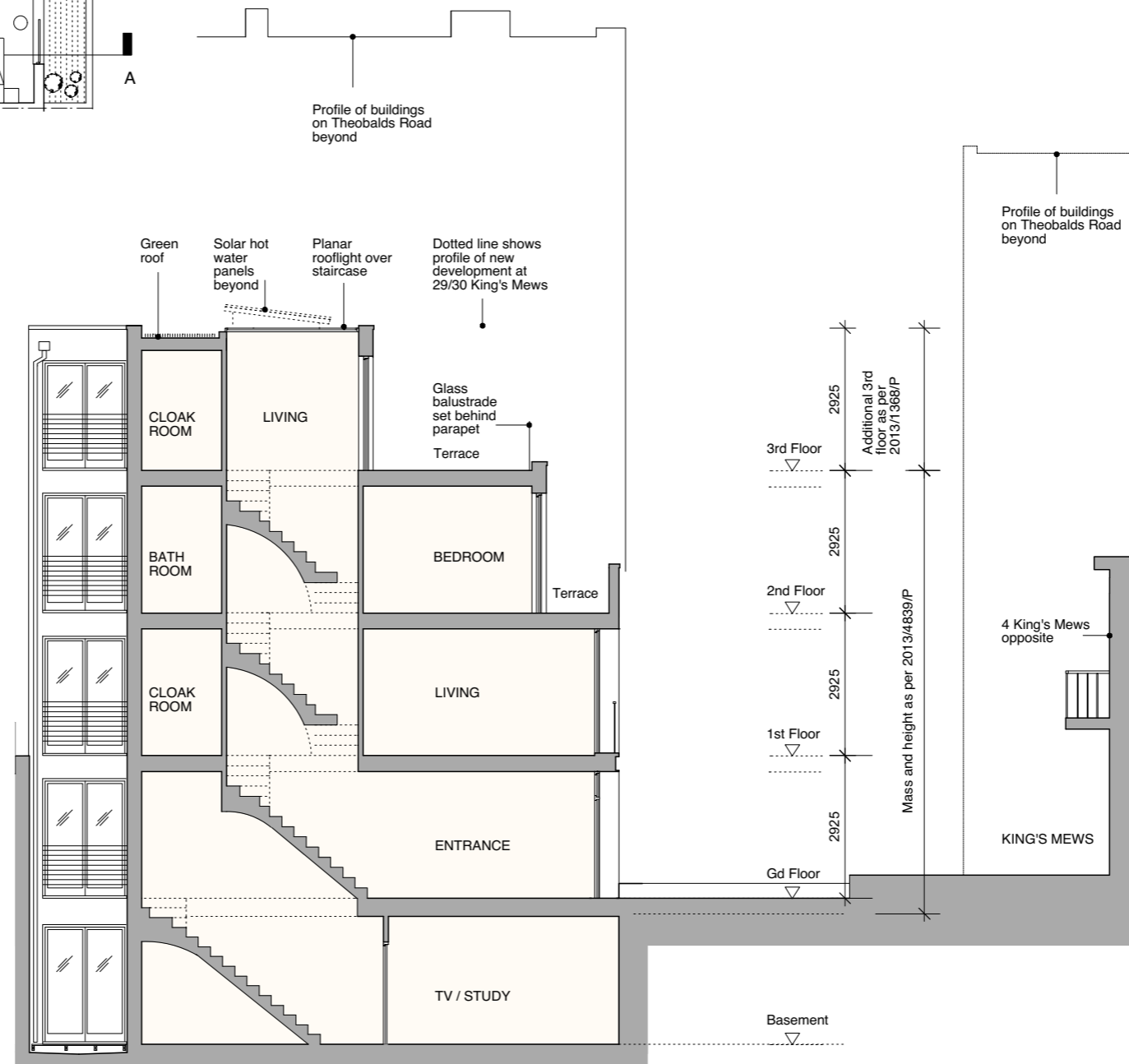
EXISTING REAR ELEVATION

SCALE 1:50





SECTION CUT
(2ND FLOOR PLAN SHOWN AT 1:150)

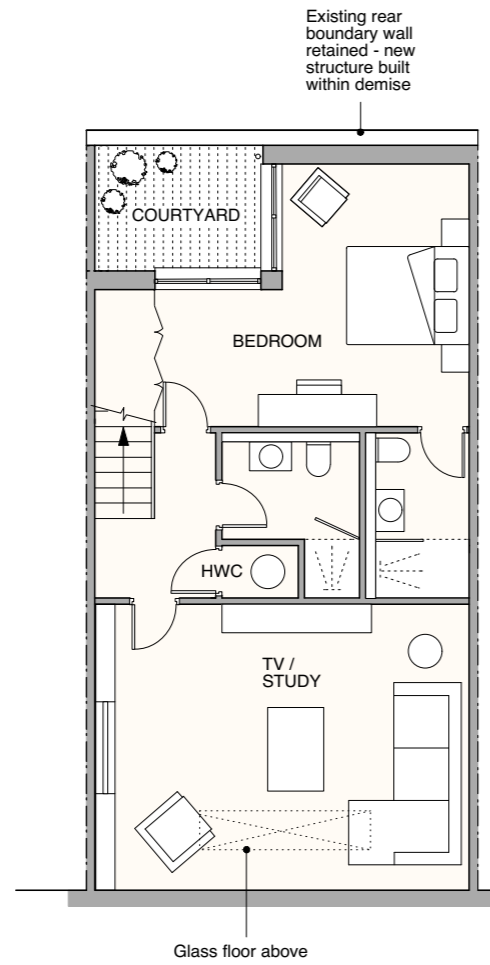


LONG SECTION AA (2017/4562/P)

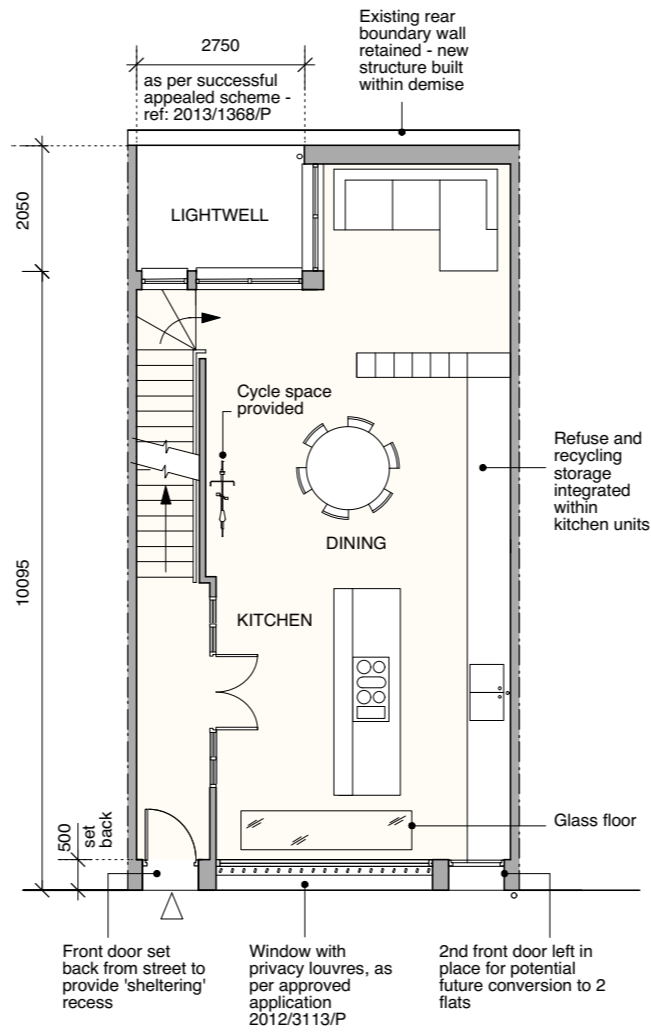
REFERENCE

Single, family house

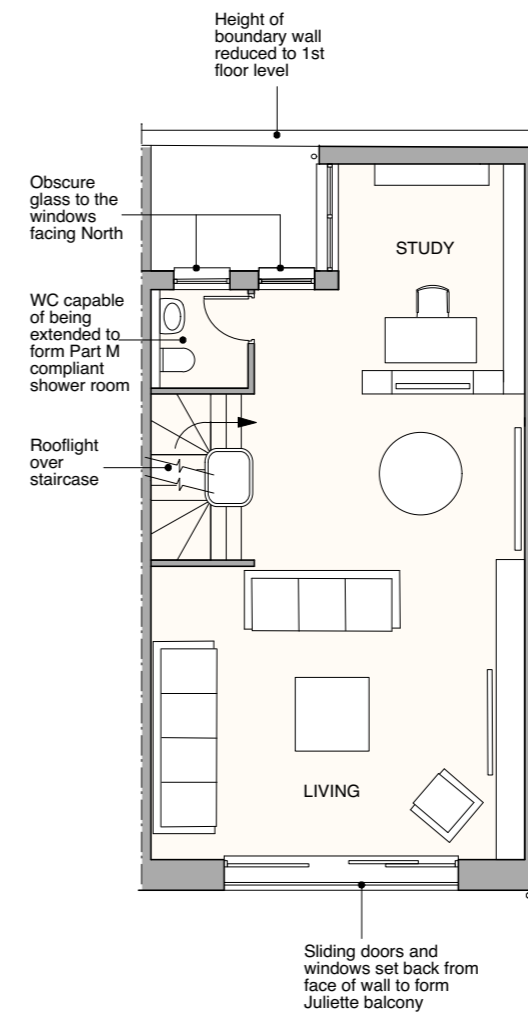




BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



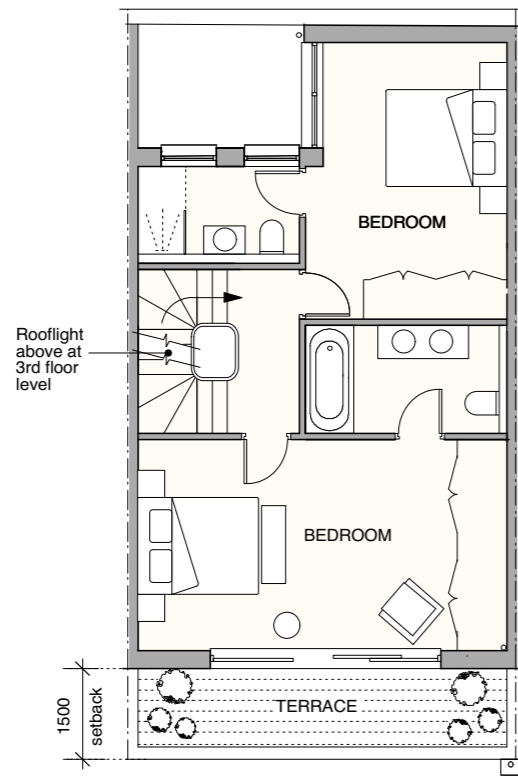
1ST FLOOR PLAN

REFERENCE

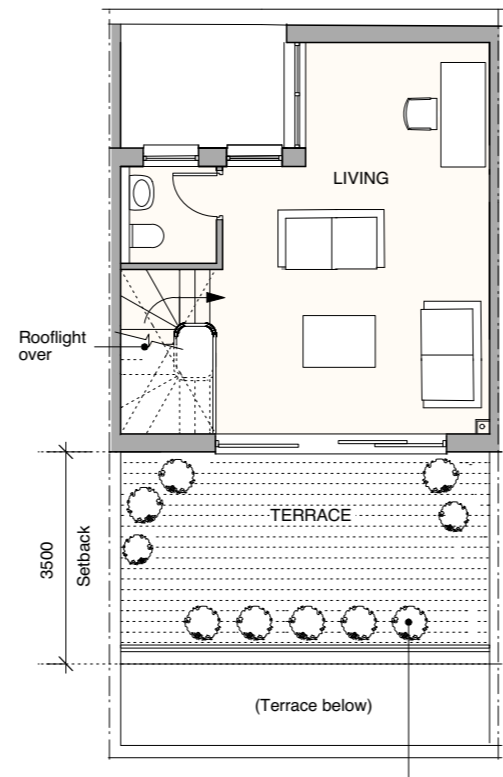
Single, family house

SCHEME UNDER APPROVED CONSENT 2017/4562/P



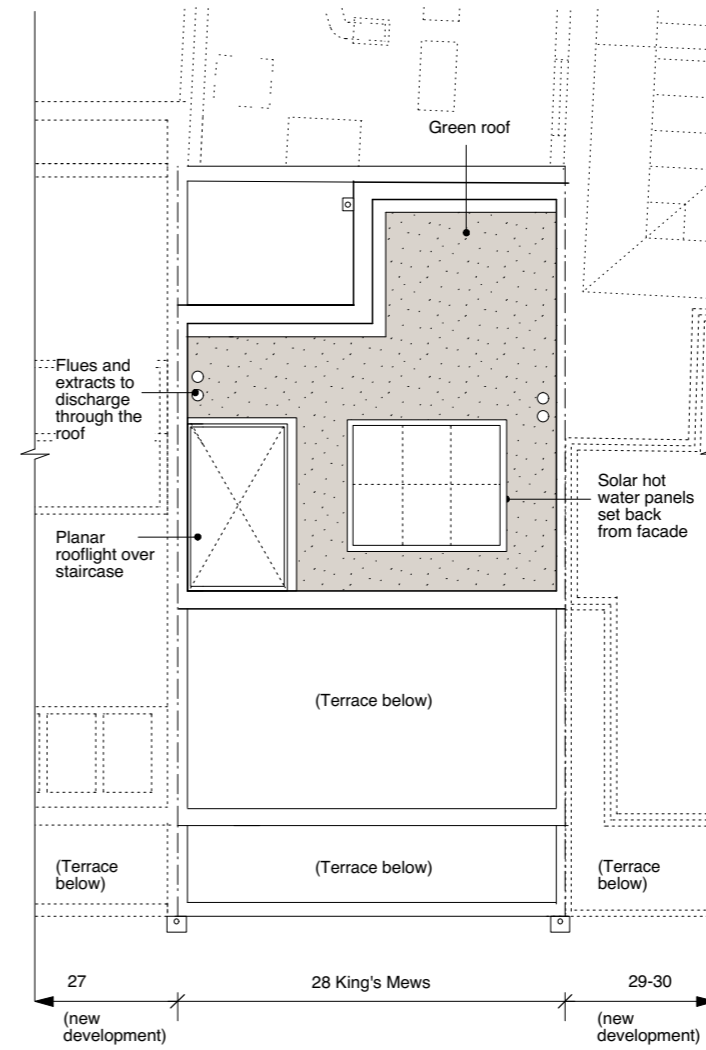


2ND FLOOR PLAN



3RD FLOOR PLAN

Terrace set back at 3rd floor as per successful appealed scheme - ref: 2013/1368/P



ROOF PLAN

REFERENCE

Single, family house

SCHEME UNDER APPROVED CONSENT 2017/4562/P

