

18 Grafton Mews

Design Proposal

24.05.2021

18 Grafton mews



Location

Situated within Inner London in the borough of Camden, Grafton Mews is a cobbled through-road approached with its south entrance under a building on Grafton Way and parallel to Richardson's Mews.

The assumption is that the original purpose of the mews was to provide stable/coach house accommodation for the main houses on the surrounding streets and nowadays they are predominantly used for residential purposes, with some commercial activity also taking place.

Characterised by granite setts, the two, three and four storey properties have rendered, pebble dash and painted brickwork façades with a mixture of mansard, pitched and parapet roof styles.



Mews character

The character of the mews is made up of diverse frontages, some deeply practical and utilitarian garages, and some private residences and business frontages.

Its an enjoyable mix of façades from different eras, where the various modern additions are either contemporary in their look and feel, while others borrow the style and impression of the original mews architecture.

The outcome of this diverse mix is a whole range of window and door proportions, making the mews feeling distinctly eclectic and vibrant to walk down.



18 Grafton Mews

18 Grafton mews is situated in the north corner of the mews. Being on the corner has two interesting effects on the building.

One is the fact that most of the building is hidden around the corner, which means the facade only shows part of the buildings length.

The second is that the building is framed as you turn the corner.

The facade itself is in varying states of disrepair, with the upper and lower halves in different styles.



Proposal

The renovation is to convert 18 Grafton mews into two workspaces; on the upper loor a design studio operated by the property owner, and on the lower floor a workspace unit to let.

The interior spaces are designed around open plan working with kitchenette amenities, and an outdoor terrace for the upper floor. The aim is to retain as much of the original character of these interior spaces as possible including the brick walls and the roof structure.

The intention is to upgrade the building structure to be more sustainable. This will be done through insulating the walls, floor slab and the roof structure to mitigate energy loss in the winter, as well as to renovate the older leaky windows and installing air-source heat-pumps for heating and cooling.

Careful consideration is also given to making sure enough natural light is let into the workspaces, while maintaining privacy from the limited mews facade and towards the adjacent neighbours.



The facade

The ambition for the building is to renovate and enhance the existing fabric of the building, while also having an authentic contemporary addition.

The existing fabric where possible will be retained, and the glazing will be refitted with industrial Crittall windows, as well as being maximised in size to let in natural light to the interiors.

We want the building to honestly reflect its corner condition, that adjoins a large modern building. Considering this corner condition and the fact the main design studio is situated on the top floor, a large glazed slot is introduced to give the building's entrance more presence and legibility from the mews.

The hay loft doors will be refurbished and will be a practical facade opening that can be utilised in the summer months, as well as a way for transferring furniture to the upper level.



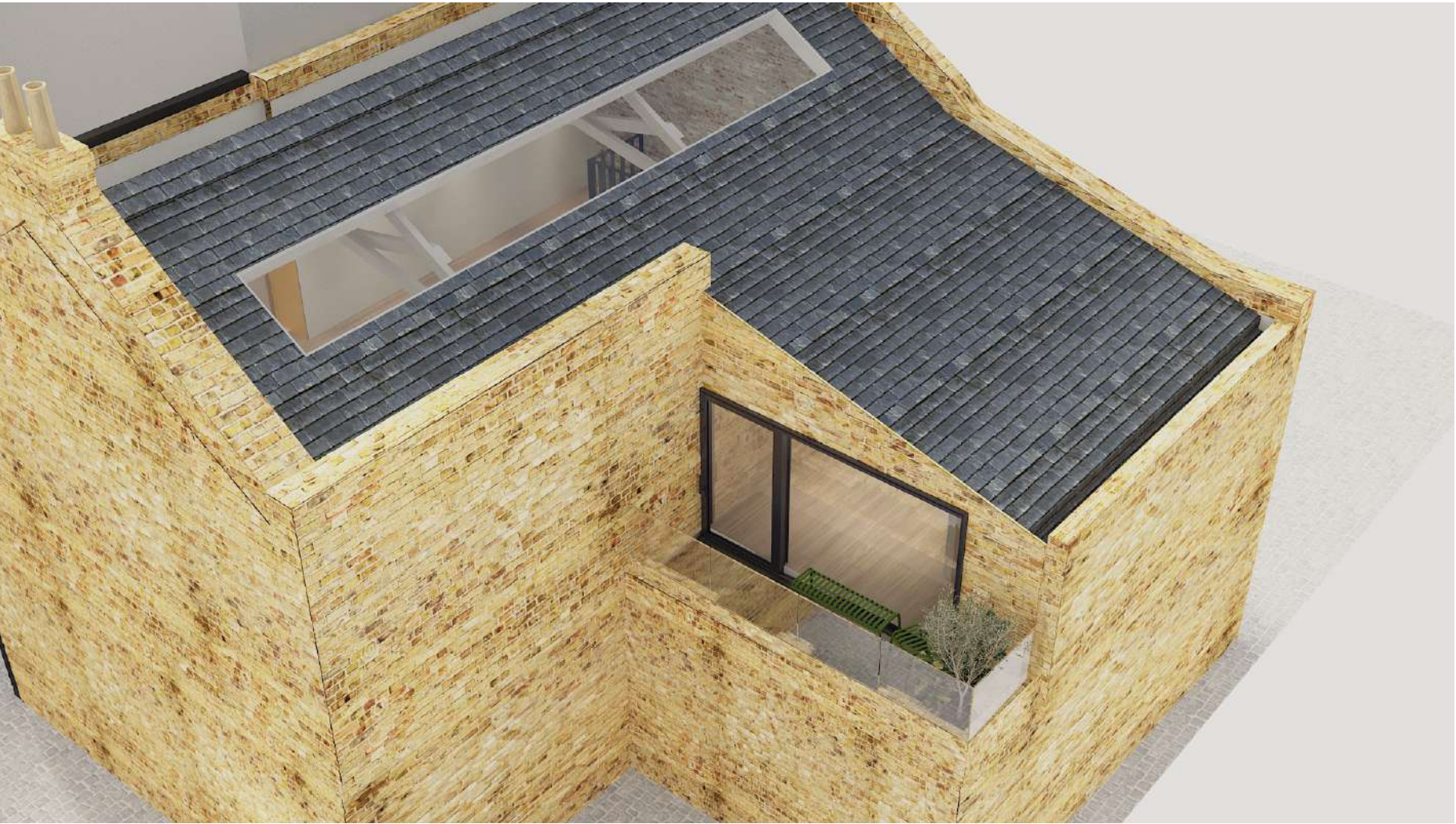
Workspace

The upper and lower levels have been carefully considered to allow for as much openness for flexible interior arrangements, allowing for more resilient longer lasting building, to reflect the changing work environments post COVID era.



Terrace

We propose to modify the current lean-to rear upper-floor space such that the existing terrace is effectively moved from the Eastern side to the Southern side of the building.



Appendix

