

29-30 King's Mews

S73 Design and Access Statement

14th October 2022 - Rev. 02



Contents

1.0	Introduction	3
2.0	Existing Consented	4
3.0	Site Analysis	6
4.0	Design Intent	11
5.0	Facade Design.....	12
6.0	Terraces and Roofscape.....	15

1.0 Introduction

Purpose of this Document

This application seeks support of a Minor Material Amendment to condition 2 of planning permission reference 2015/5080/P. The application proposes that the following changes are made to the scheme:

- Improve the window design at first and second floor level on the front elevation of the building so that the facade complements the character of the street and wider area;
- Introduce a clear air Automatic Opening Vent (AOV) on rear elevation;
- Introduce railings at roof level and a 1.5m high obscure glazing screen to enable the use of the roof terrace as private amenity space for the future residents of the maisonette ;
- Minor internal changes to the layout to improve this.

The application seeks to vary planning condition 7 of the permission ref. 2015/5080/P to replace the approved brick with an alternative and more suitable soft buff grey hand-thrown stock brick.

This document should be read in conjunction with Appendix 1: Planning Drawings & Appendix 2: Local Facade Study.

There is no proposed change in the consented massing.



Latest development on site - Sept 2022

2.0 Existing Consented

Planning History

29-30 King's Mews has undergone several successful planning applications within the last 14 years. With each the applicant has had an ambitious approach to development that is considerate of its context in a rapidly changing part of the borough.

The history of planning consents given by Camden Local Borough Council is as follows:

- 2009-0710/P: Original Planning Application for 23-30 King's Mews. Granted but planning lapsed without implementation.
- 2012/3877/P: Planning Application. Granted subject to S106. and implemented in 2016 after 2015/5080/P was granted.
- 2015/5080/P: Minor Material Amendment.
- 2016/3183/P - AOD (retention of existing brick)
- 2017/5304/P: Non-Material Amendment. Increase in the height of the building by 330mm, installation of lift overrun, and minor alterations to front elevation and internal layout of the building.
- 2018/5696/P: Non-Material Amendment.
- 2019/1327/P: Non-Material Amendment. Granted on 30th May 2019.



Consented 2009: 2009/0710/P



Consented 2017: 2017/5304/P



Consented 2012: 2012/3877/P



Proposed

2.0 Existing Consented

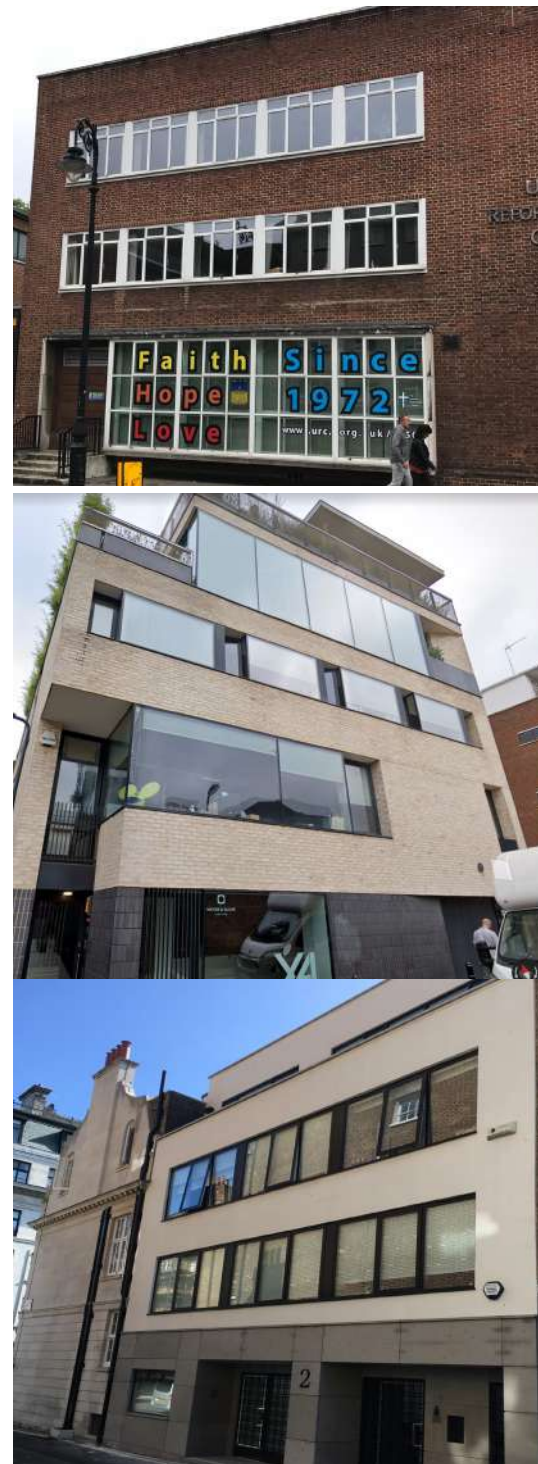
An Inappropriate Design based on “Linear Lines”

The applicant acknowledges the conservation area with the need to design to the highest architectural standards, whilst continuing to retain the character, appearance and massing of a contemporary mews street scene.

The 2012-2017 consented facade for 29-30 King’s Mews were designed in a style with a single long linear window per upper storey, proposed to be detailed with contemporary flush glazing in a modernist style.

However, the majority of the other smaller mews houses in the locality have all recently been rebuilt in a much more traditional manner than envisaged, and the applicant now feels the consented linear facade is no longer an appropriate design for the newly emerged street scene.

This MMA proposal is to create a more appropriate traditional mews warehouse facade form in the context of the adjoining newly constructed buildings.



Consented Scheme from 2017: 2017/5304/P

3.0 Site Analysis

Site Location



3.0 Site Analysis & Planning Officer Reports' Summary Conclusions

Listed Buildings

While 29-30 King's Mews is not a Listed building and there are no other Listed Buildings on King's Mews, there are a number of Grade II Listed buildings within close proximity in adjoining roads.

Planning Officer Reports' Summary Conclusions

Refer to Appendix 2 for detailed analysis of the case officers comments and appeal inspector's decisions.

In summary, the general views of the local authority regarding recently consented buildings on King's Mews are as follows:

- That a modern concept rather than an attempt to replicate the traditional mews pastiche is an entirely valid approach.
- The character of King's Mews has already been changed by a dichotomy of architectural approaches.
- King's Mews is characterised by a variety of mews type buildings of various ages and styles, no single style predominates.
- Frequent positive references to semi-industrial appearance in preference to residential.
- The arrangement and proportion of windows to match any existing style are not pre-requisite.
- Materiality: use of brick and exposed metal is considered to preserve the light industrial heritage evolution of the area.
- Small 1st floor setback and/or inset balconies are acceptable.
- There is a desire to be ambitious and create new buildings that are of visual interest.

The above conclusions have been made by case officers or appeals inspectors regarding consented buildings in the locality and are set out individually in the content of this appendix.



Map showing neighbouring existing buildings

3.0 Site Analysis





Heritage & Conservation Areas

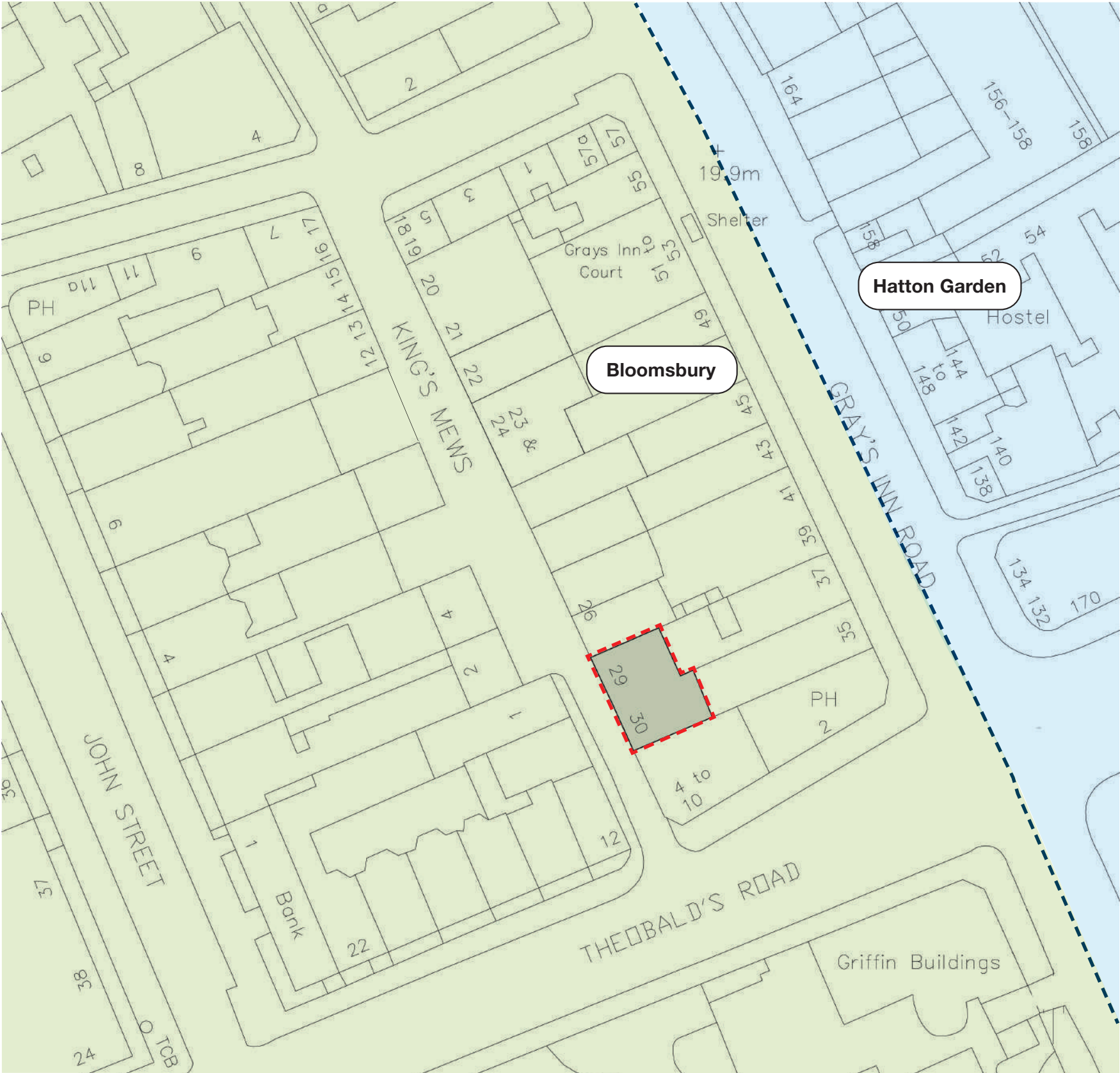
The Site is located on the boundary of Camden & Islington and the boundary of Bloomsbury and Hatton Garden Conservation Area. In 2012, this boundary was revised to incorporate King's Mews as part of the Bloomsbury Conservation Area.

The Bloomsbury Conservation Area Appraisal makes reference to the King's Mews and notes that the special historic interest of the mews lies to a certain extent their survival rather than the quality of their extant historical features. The appraisal acknowledges the extensive redevelopment in the area and states that where Mews buildings have been demolished historically or undergone significant change they represent a surviving example of this building type.

The former 1973 building has some historic value because its existence represents a historical touch point with the use of the Mews. However, its aesthetic value did not merit mention in the conservation area policy and partial demolition and a new facade was granted in 2013.

Both conservation area appraisal policies were written before the majority of the buildings in King's Mews were demolished and rebuilt.

-  Bloomsbury Conservation Area
-  Hatton Garden Conservation Area
-  Extent of Conservation Areas
-  Site Application Boundary



Map showing extent of Local Conservation Areas



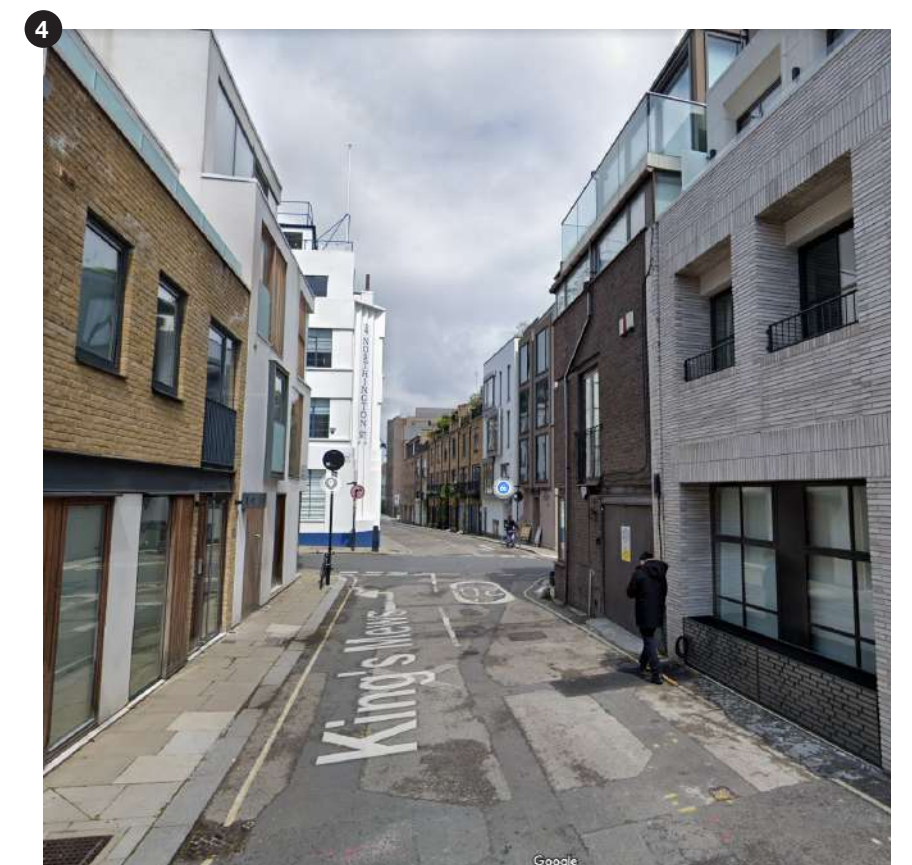
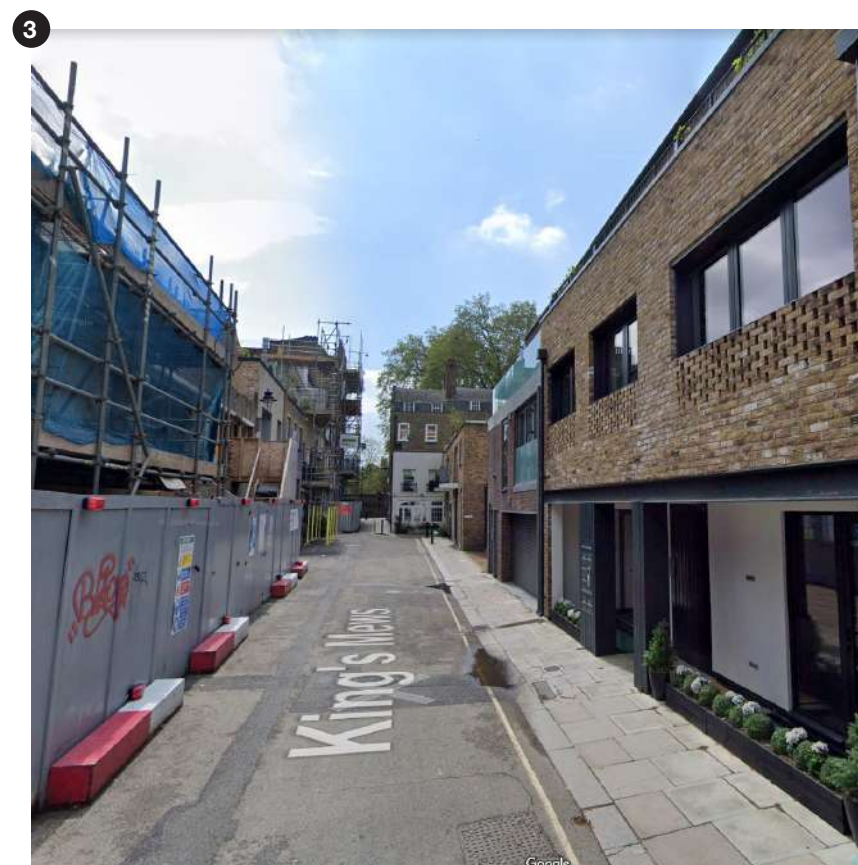
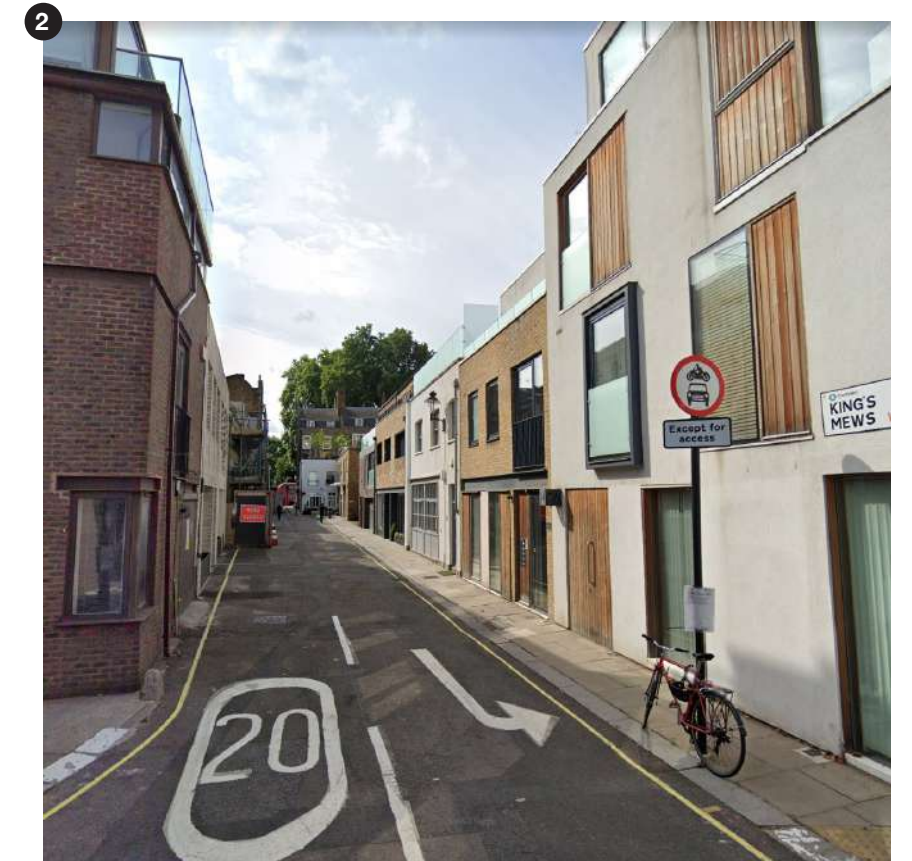
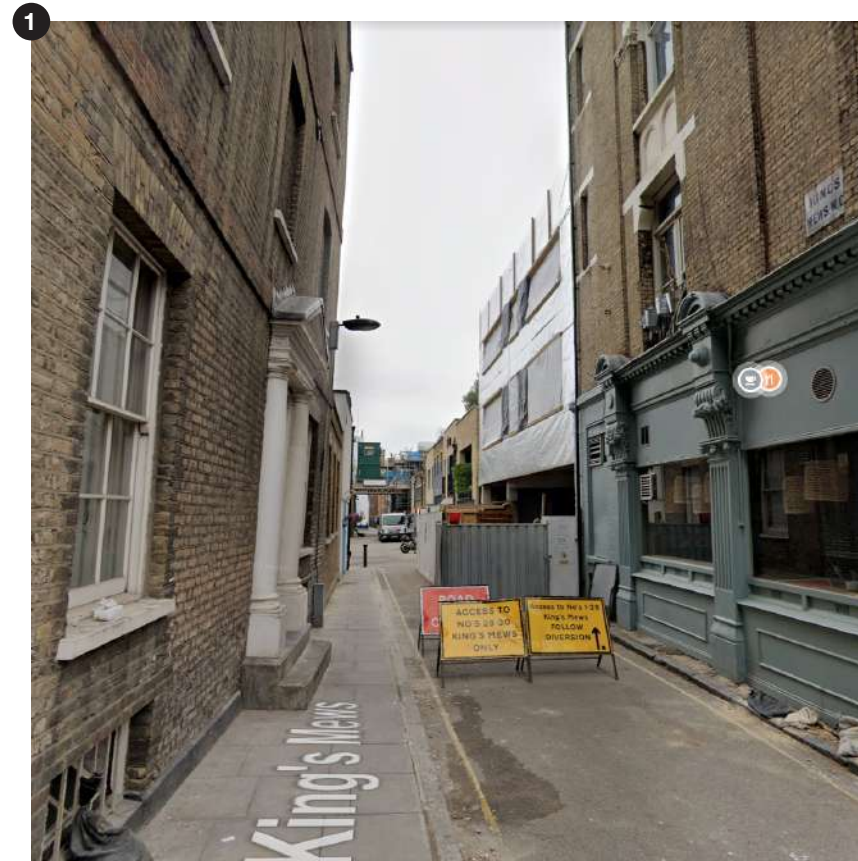
3.0 Site Analysis

King's Mews - The Street

King's Mews as a street dates from 1750, when the John Street development was carried out. The surrounding area became unfashionable for housing by the late 19th century and thus the buildings in King's Mews and the other small service roads in the locality became mostly used for light industrial and warehouse use.

The area suffered bombing in WW2, and was substantially rebuilt for low grade industrial use thereafter. Most of these buildings were at the end of their natural lifespan for today's occupier & ecological requirements, and none are listed.

Of the 21 properties that once lined the mews, only 1 of the historic mews houses appear to remain as-built (22 King's Mews), while 22-24 King's Mews is currently undergoing partial demolition. There are 18 various recent buildings dated from 1960's to 2019 which cover over 60% of the frontage and which generally conform to traditional mews massing, but there is no longer any uniform run of buildings. Fortunately the boundary identities remain and despite such extensive redevelopment of properties in King's Mews, it has retained the character, charm and appearance of a mews street scene as traditionally understood.



3.0 Site Analysis

“A Traditional Mews Street Scene of Contemporary Mews Buildings”

Currently, the vast majority of the King's Mews frontages have been rebuilt since the 1990s.

The majority of London's mews houses have been remodelled, redeveloped, extended and occasionally entirely rebuilt, on an adhoc and sometimes eclectic basis, generally one by one, evolving according to individual owners' needs & desires. As a consequence, after appreciating the simplicity of the mews street scene, the most celebrated feature of London mews today is the rich diversity of their appearance.



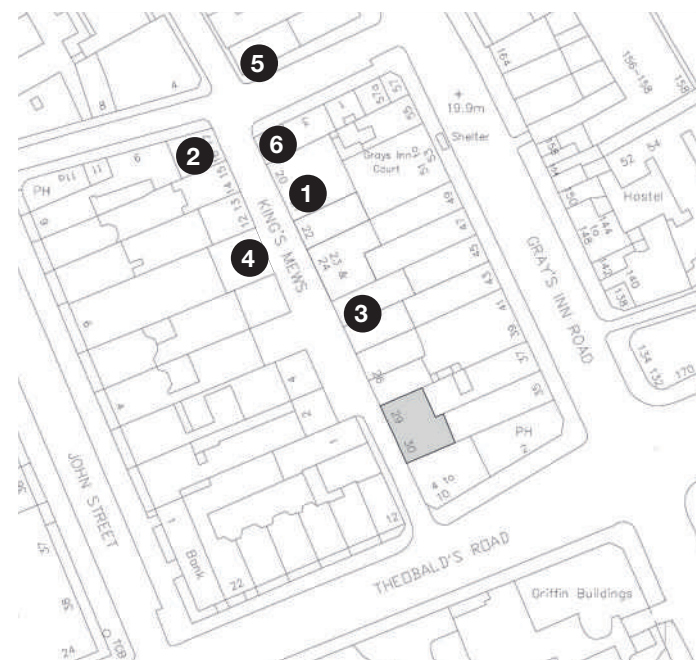
1 21-22 King's Mews



2 9 North Mews



3 25 King's Mews



4 10-11 King's Mews



5 14-17 King's Mews



6 19 King's Mews / 5 Northington Street

4.0 Design Intent

Massing

29-30 King's Mews is a double plot width site with the consented massing and form of a 3-4 storey building more akin to late 19th century warehouses nearby than the smaller 2-3 storey single plot width mews cottage alongside.

This amendment makes no change to the consented massing.

Form: Front Elevation Design Strategy

The newly proposed 29-30 King's Mews facade has been amended by minor alterations to the 2017 design to create a vertical arrangement of upper windows in keeping with the grain of the street above a full-width array of ground floor folding metal vertical brise soleil louvres paying homage to the historic legacy of the light industrial warehouse era.

Upper Windows & Brise Soleil:

The proposal incorporates contemporary sliding detailing to avoid creating any pastiche recreation, less radical than flush glazing.

Ground Floor Brise Soleil:

The ground floor metal vertical brise soleil louvres are redolent of the sliding garage doors to the 1973 warehouse on this site and similar to the design consented subject to s106 at 26 King's Mews (planning ref 2016-1466-P).

Materiality: Brickwork

Approval of detail was granted in 2016 to retain the existing brickwork, a hard yellow extruded brick from 1973. This is considered inappropriate given the changes to the street that have since taken place.

A soft buff grey hand-thrown stock brick is proposed instead to lighten the narrow end of the street and tone with the faded whitewashed side elevation of 12 Theobald's Road opposite.

Extensive use of metal finishes is also proposed.



5.0 Facade Design

5.1 Facade Evolution

2009 Consented Scheme - Planning Officer Comments:

"It is considered that there is some scope for increased height by replacing the existing two storey industrial mews buildings...without adversely affecting the existing character and appearance of the area.....lends itself to a development of two storeys with a significantly subordinate roof storey...."

...there is some scope for stepping up in height towards the southern end of of the mews towards the six storey building on the corner of Theobald's Road"



2012 Consented Scheme - Planning Officer Comments:

"Not only does the quality of the new buildings need to be assessed in their own right, but also how the individual buildings will fit in with the emerging context"

"King's Mews is characterised by a variety of mews type buildings of various ages and styles. No comment was made in the previous application as to the importance of developing this side of the street in a single style"



2017 Consented Scheme - Planning Officer Comments:

"The fenestration changes would see minor alterations to the glazing bars at second floor level and the subdivision of the glazed wall at third floor level. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of appearance and neighbour impact. It is considered that the changes are relatively minor and can therefore be regarded as a non-material variation of the approved scheme"



5.0 Facade Design

5.1 Proposed Design



Proposed Facade Design with Louvres Open



Proposed Facade Design with Louvres Closed

5.0 Facade Design

5.2 Summary of Changes

- 1 The traditional building form is an improvement over the consented linear modernist scheme to suit newly emerged context.
- 2 “God is in the detail” - pastiche is avoided by detailing. The building will still be viewed as contemporary close up.
- 3 1st & 2nd floor solar window shade to screen south & west sun in accordance with building regulation changes & reduce the need for air conditioning (adjustable & lightweight detachable) 3rd floor brise soleil already consented.
- 4 Ground floor vertical louvres/shutters screen the fully glazed elevation, enhance the privacy of occupants, and add to the light industrial appearance as opposed to inappropriate pastiche mews - also consented in 26 Kings Mews.



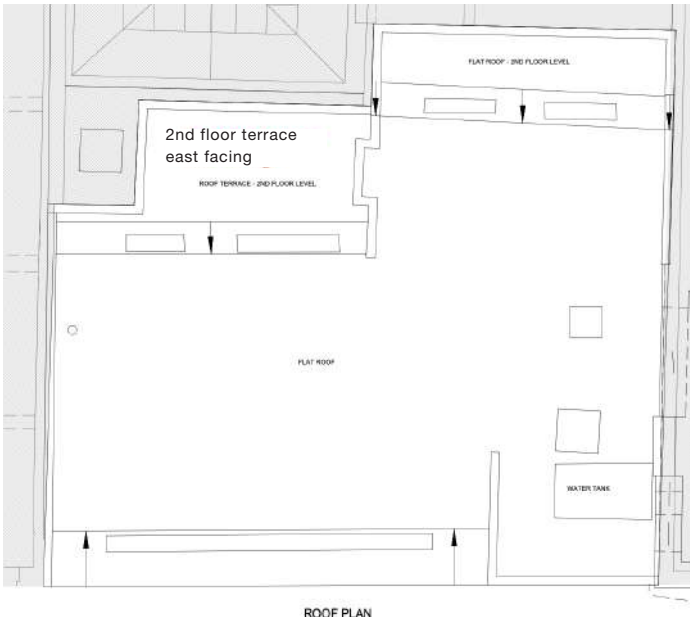
6.0 Terraces and Roof Design

6.1 Existing Terraces

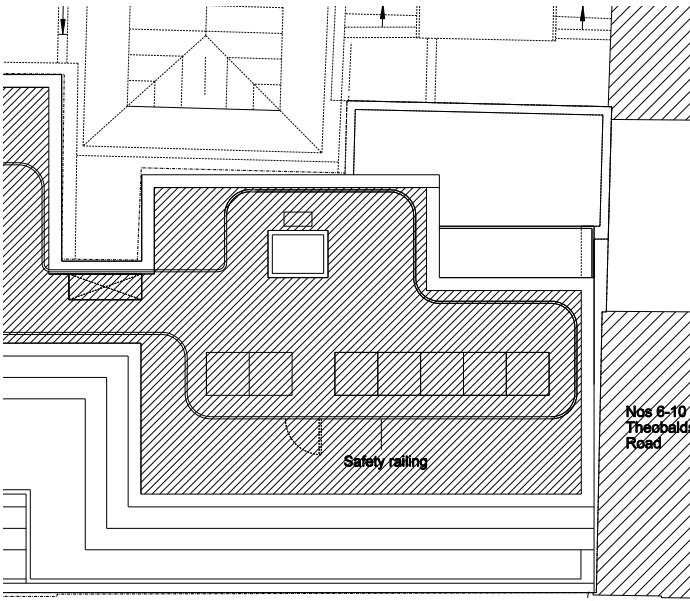


6.0 Terraces and Roof Design

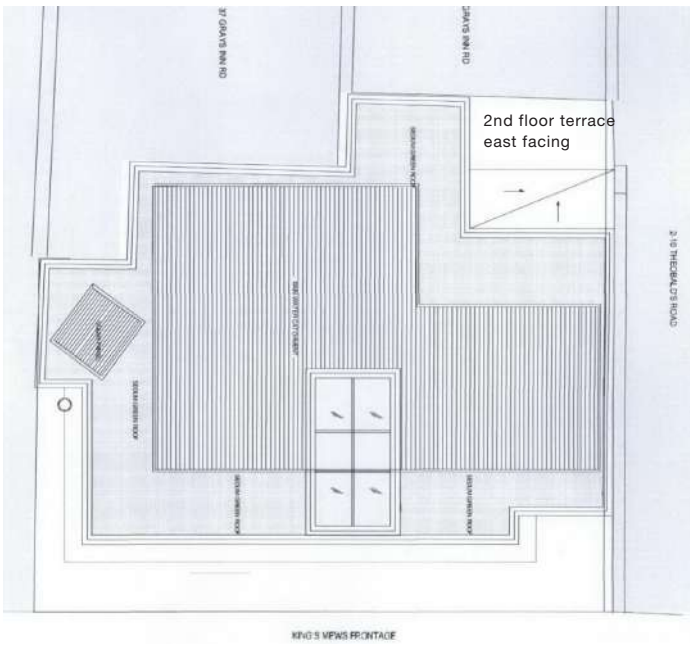
6.2 Terrace Evolution - History of Consents



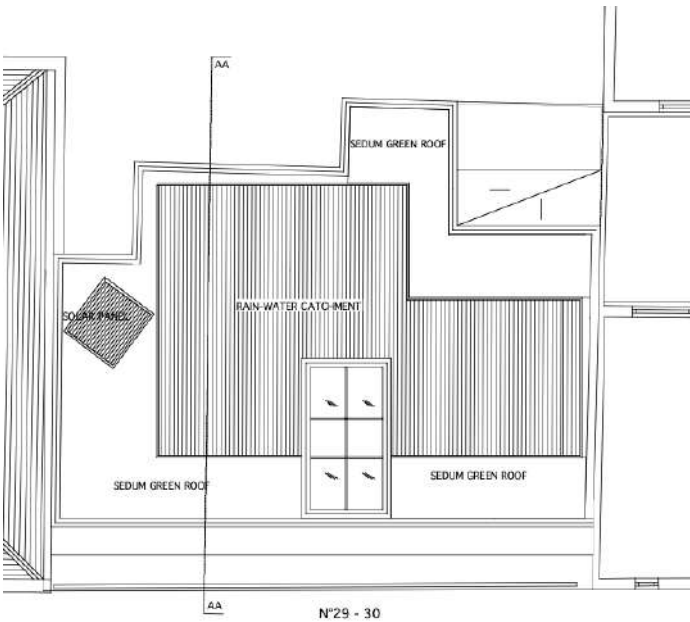
Building As Existing - prior alterations



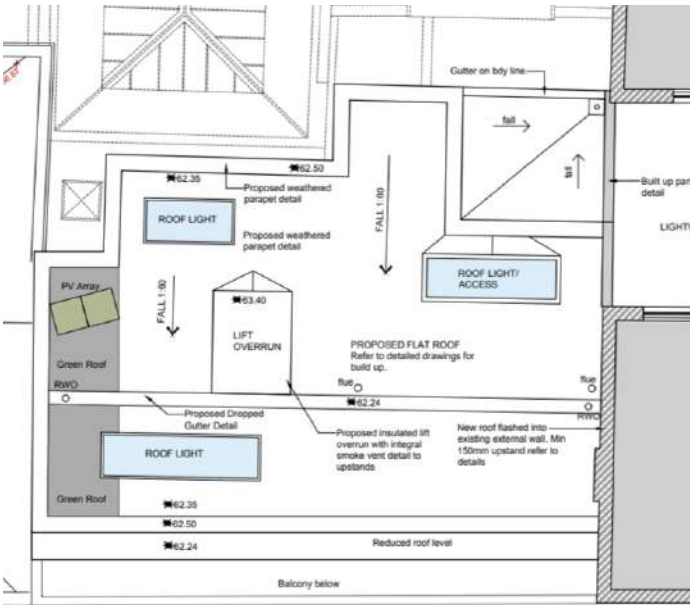
2009/0710/P



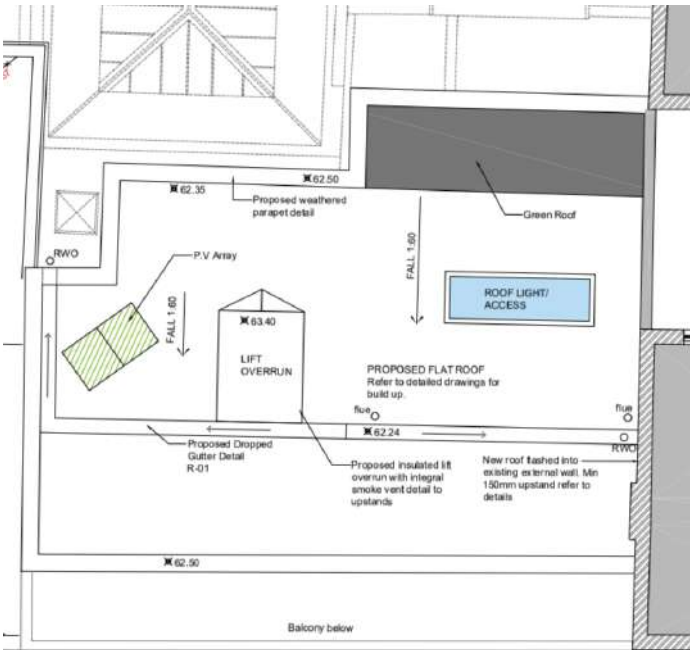
2012/3877/P



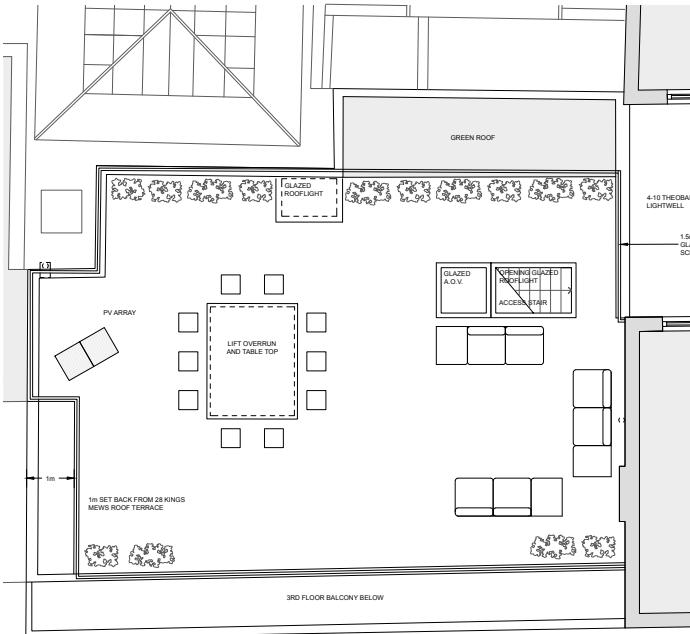
2015/5080/P



2017/5304/P



2018/5696/P



Proposed

6.0 Terraces and Roof Design

6.3 Summary of Changes

- 1 Handrail - vertical steel guarding (less noticeable than reflective and/or opaque glass)
- 2 Setback edge of railings facing 35 Gray's Inn Road to match extent of previous railings facing 37 Gray's Inn Road
- 3 1.5m tall opaque glass privacy screen along boundary with 4-10 Theobald's Road
- 4 1m setback handrails from 28 King's Mews roof terrace.

