

CURRENT PROJECTS



52 LANCASTER MEWS LONDON W2

We were appointed as Project Managers for a private residential fund to develop an unmodernised Mews house situated in West London in Lancaster Mews.

Within that role we are responsible for coordinating the entire project from its inception at planning stage throughout the construction process & finally to hand over of a fully furnished turn key finished product for our client.

The following planning document prepared by our team of architects figure/ground provides some further information about this exciting project located in one of Bayswater's most sought after Mews Locations.

The development consists of an excavation of a full basement and entire refurbishment of the existing property. We shall also be creating an extra floor at second floor level within the roof space.

Planning permission has now been granted and we are currently working with the contractor to begin construction in the next few months.

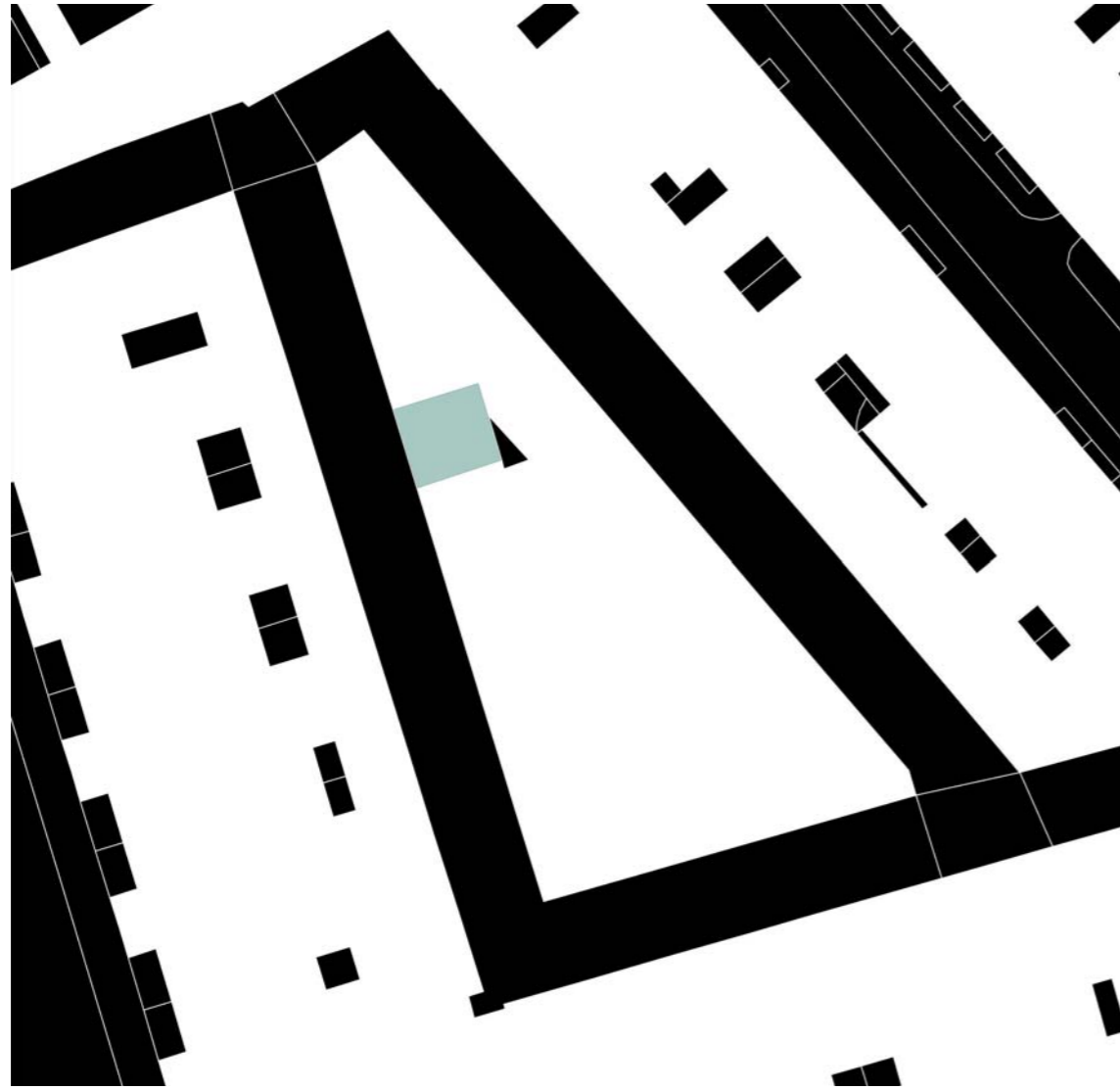


52 LANCASTER MEWS, LONDON W2

PRE-APPLICATION STATEMENT
19th AUGUST 2015

figure/ground
architects

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1.0 INTRODUCTION

The proposal presented in this report for pre-application advice proposes the careful refurbishment and extension of the existing mews house at 52 Lancaster Mews to create a high quality 3-bed family home within the existing building envelope.



Fig 1 Aerial View of Lancaster Mews

2.0 SITE ANALYSIS

2.1 CONTEXT & EXISTING BUILDING

The site is located at 52 Lancaster Mews, behind Lancaster Gate in Bayswater, London W2. The building is not listed but sits within the Bayswater Conservation Area, which was established in 1967.

52 Lancaster Mews forms part of a terrace of mews houses, which were most likely built in the 1860s as stables serving the surrounding grand houses. The existing mews houses are all two storey buildings with pitched slate roofs. At ground floor the buildings feature timber coach doors and windows, with a bressumer beam between first and second floor. The upper floor is generally characterised by a central hay loft door with metal balustrade and windows to each side.

Many of the existing mews houses have been altered with a variety of windows openings on the ground floor replacing the original double stable / garage doors.

The northern and southern boundaries of the site are defined by party walls with the immediate neighbours along the mews. The rear of the property to the west also backs directly onto adjoining mews houses and the enclosed courtyard of 57 Lancaster Mews.

Overall the building is in need of repair and lacks environmental features such as double glazing and insulation to external walls and roof. The ground floor is currently occupied by two garages with a small 1-bed flat above accessed via a central staircase. The residential accommodation is no longer in use.



Fig 2 Views along Lancaster Mews

2.2 PLANNING HISTORY

There is no record of any recent planning application for the site.

There have been a number of planning applications for nearby properties located within Lancaster Mews.

These include:

- Permitted Development (4/08965/CLOPUD) to form a new basement at 62 Lancaster Mews– Permitted (November 2014)
- Planning Application (13/05258/FULL) to form a new basement at 48 Lancaster Mews – Permitted (December 2013)
- Planning Application (12/00723/FULL) to form a new basement, install rooflights, alternations to front elevation etc at 57 Lancaster Mews - Permitted (May 2012)

3.0 DESIGN

3.1 MASSING & URBAN CONTEXT

The proposed scheme for 52 Lancaster Mews will follow the roof line of the existing building and does therefore not alter the existing context and street elevation.

A basement will be excavated within the footprint of the existing building to provide additional living space. This will be achieved by underpinning of the external walls.

3.2 ROUTES, ACCESS & ENTRANCE

The property will continue to be accessed from Lancaster Mews. There is currently no disabled access into the existing mews house and, due to the constraints of the existing levels and site, the proposed scheme does not alter this condition.

3.3 APPEARANCE & MATERIALS

The proposal responds to the architectural language of the existing mews terrace.

The existing brick elevation is maintained and enhanced. Where new brickwork is required, it will be stock bricks painted to match existing.

The existing street elevation has been retained in its original configuration with the exception of the replacement of the ground floor fenestration and the increase in window size on the first floor to reflect the floor levels of the bedrooms behind. All windows to the front will be replaced with hardwood sash windows.

Rooflights proposed to the front and rear of the pitched roof will be conservation rooflight style.



Fig 3 View from rear window towards 57 Lancaster Mews and internal ground floor space

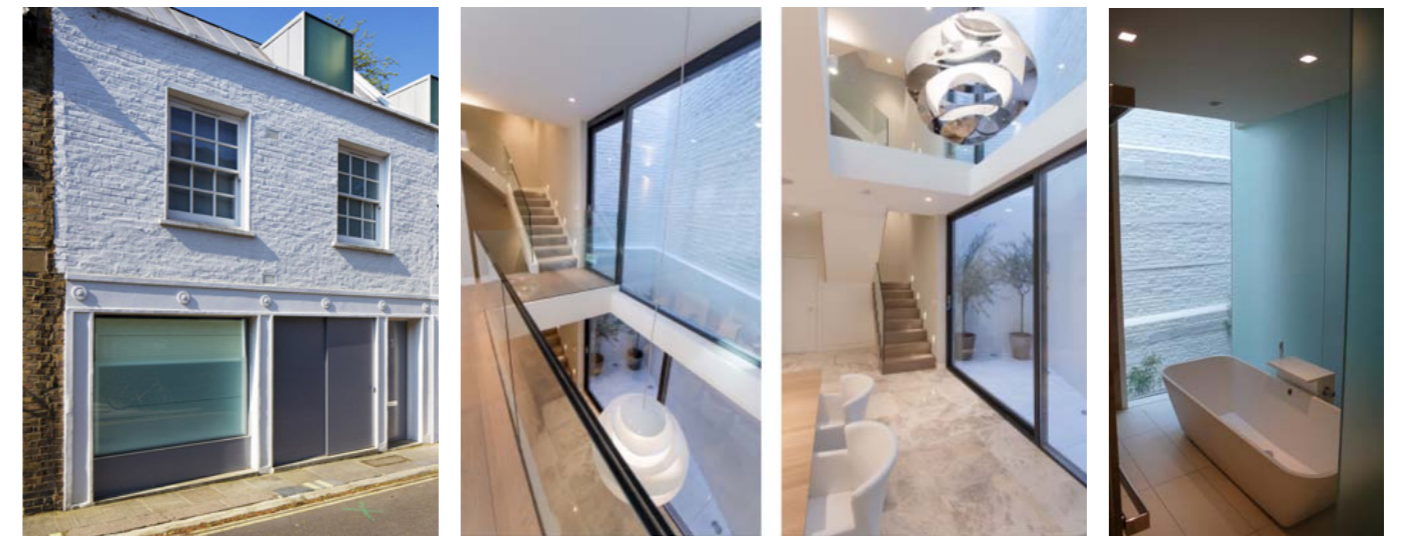


Fig 4 Precedent images (from left): Robert Dye -Mews House; Cousins & Cousins - 57 Lancaster Mews; Johnson / Naylor - Tapestry Building

4.0 SITE CONSIDERATIONS

4.1 SERVICING / WASTE MANAGEMENT & RECYCLING

Bin storage is proposed within the garage at ground floor level. This will be sized to meet the requirements set out in Westminster's guidance on 'Recycling and Waste Storage Requirements'.

4.2 SUNLIGHT & DAYLIGHT

As the proposal stays within the envelop of the existing mews house, there will be no negative impact on the daylight and sunlight serving the surrounding properties.

The scheme has been designed to maximise daylight within the property, with an internal lightwell / courtyard providing dual aspect living spaces.

4.3 OVERLOOKING

The proposal has been designed to avoid direct overlooking to the roof terrace of 57 Lancaster Mews.

4.4 PRIVATE AMENITY SPACE

The existing mews building does not benefit from any external private amenity space. The proposal introduces an external courtyard accessed off the Dining/ Kitchen area a lower ground floor.

4.5 TRANSPORT

As recommended in Westminster's SPG 'Mews - A Guide to Alternations' a car garage space has been retained at ground floor level. This will also be used for storage of bicycles.

The site benefits from good transport links with Lancaster Gate and Paddington Underground / Rail Stations located within easy walking distance.

4.6 SUSTAINABILITY

Our environmental approach is to provide light and airy accommodation with high levels of insulation, so that the building itself works as hard as possible. The scheme includes the following:

- Increased performance of thermal envelope through installation of double glazed windows and insulation to walls and roof;
- Low energy lighting internally where possible;
- Efficient water use to reduce potable water consumption;
- Low environmental impact of materials;

5.0 SUMMARY

The proposals presented in this submission will provide a high quality home. We feel that the proposed renovation and extension of the building will enhance its appearance and positively contribute to the distinct character of the Lancaster Mews area.

We welcome your comments on these proposals so that we can develop them further in preparation for a full planning application in the near future.



Fig 5 Photographs of sketch model

