

**EL.937 14b ELIZABETH MEWS LONDON NW3 4TL
PROPOSED ADDITIONAL STOREY**

DESIGN, HERITAGE AND ACCESS STATEMENT

Origin of application

This application is being submitted on behalf of the freehold owners of 14b Elizabeth Mews.

The subject property is an end-of-terrace family home comprising a three storey, 4-bedroom house with a small external amenity area to the flank at ground floor level and a roof terrace at first floor level above the single storey extension accessible from the external ground floor area and internally only from the master bedroom.

The owners' family need for additional space is increasing, the available space being inadequate for practical and comfortable living especially as one child has special needs.

Of the options available, that of achieving an additional storey appears the most sensible and least disruptive to family arrangements despite the temporary upheaval this may involve.

Design

The 1:1250 Site and Location plan (EL.937.50) submitted with the application shows the application property as the end-of-terrace house comprising eleven 3-storey houses of equal height and design (above ground floor level) to the northwest side of Elizabeth Mews and is located at the junction of the mews and Primrose Gardens.

The site is within the designated Belsize Conservation Area; the buildings are not listed.

The original terrace development was constructed in 1990/1 and the application property was subject to major internal reconfiguration, which included a single storey extension behind the tall flank boundary wall to Primrose Gardens in 2005; the principal front and flank elevations visible within the streetscape were unaffected.

Other houses within the terrace have been altered externally at ground floor level as illustrated on the elevation drawing 'as existing', submitted with this application (EL.937.54).

Heritage and Conservation

The site location within a Conservation Area demands especially careful consideration of its effect on the adjoining properties and the immediate streetscape.

The proposed extension of 14b Elizabeth Mews is inspired by its location on the corner of Elizabeth Mews and Primrose Gardens, the properties of the latter being significantly higher than those of the mews. It is felt that the proposed increased height of the property at the end of the mews enhances the 'secondary status' of the mews relative to the Primrose Gardens highway increasing its visual contrast.

For this reason the existing and proposed elevation drawings submitted include the adjacent properties extensively providing the context and demonstrating the visual benefit to the local streetscape.

The proposed extension will match the existing design details in all respects and will thus maintain fully the aesthetic and visual cohesion of the mews and thus in no way have any detrimental impact on the Conservation Area.

It is submitted that the design of the proposals are fully supported by local planning policies as set out below.

Camden Planning Guidance – Design January 2021

Section 2 Design Excellence

Summarised in its heading :-

KEY MESSAGES

Camden is committed to excellence in design and schemes should consider:

- The context of a development and its surrounding area;
- The design of the building itself;
- The use and function of buildings;
- Using good quality sustainable materials;
- Creating well connected public spaces and good quality public realm
- Opportunities for promoting health and well-being
- Opportunities for improving the character and quality of an area

Section 3 Heritage and Public Realm

Summarised in its heading :-

KEY MESSAGES

- Camden has a rich architectural heritage and we have a responsibility to preserve, and where possible, enhance these areas and buildings.
- The Council will only permit development within conservation areas that preserves and where possible enhances the character and appearance of the area.
- Our conservation area statements, appraisals and management plans contain further information and guidance on all the conservation areas.

It will be noted that these proposals conform to all the relevant details noted in both of the above sections of the Design CPG

Camden Local Plan – 3rd July 2017

The proposals are in conformity with all the policy aims applicable to this applications under sections :-

- H3 Protecting existing homes
- H7 Large and small houses
- A1 Managing the impact of development
- D1 Design

CPG Altering and Extending your home

The details of the application proposals fully confirm to your above guidance document.

Sustainability

The existing house has double glazed windows with thermally-broken frames, insulated cavity walls and gas-fired underfloor heating. The proposed major works will enable consideration of installation of a replacement electric boiler to satisfy the additional heating load, upgrade the roof and mansard insulation and give active consideration to a sedum roof (-- access being available via the large rooflight).