

## **DESIGN & ACCESS STATEMENT**

### **SITE ADDRESS**

99a Camden Mews,  
Camden,  
London. NW1 9BU

### **Requested Approval to:**

Roof extension replacing existing hipped roof,  
alterations to windows and internal alterations.

### **CONTACT DETAILS**

#### **Applicant's Name**

Mr. Callum McClafferty

#### **Applicant's Address**

99a Camden Mews,  
Camden,  
London  
NW1 9BU

#### **Agents**

Cannon, Morgan & Rheinberg Partnership  
2 Stagenhoe Bottom Cottages,  
Lilley Bottom Road, Nr. Whitwell,  
HITCHIN, Herts. SG4 8JN

### **Brief**

99a Camden Mews had been refurbished in the 1970's, since that time very little has been done to the property.

The client wishes;

- to carry out alterations to the internal layout by resiting sleeping accommodation to the upper floors and creating an open plan living area on the Ground Floor,
- add a Master Bedroom in a roof extension (imitating the construction of the adjoining development at N<sup>o</sup> 97 Camden Mews),
- to upgrade the Energy Performance Rating of the building,
- and to improve Emergency Escape from the building in the event of fire.

### **Site Description**

99a Camden Mews is a former 2-storey Victorian stable building, which has been converted into a terrace house.

The property occupies the entire site and has no rear access. Access for maintenance of rear elevation is subject to negotiations with property owners of N<sup>os</sup> 248 & 250 Camden Road. Front door access is direct off Camden Mews' footway.

The accommodation consists of 2 bedrooms, a bathroom and a utility lobby on the Ground Floor. The First Floor is an open plan dining/kitchen area. Central in this area ladder step access up is made to an external roof terrace above. This roof terrace is accessed via a squat aluminium framed horizontal sliding window. The terrace is sited within the pitched roof slope and facing the adjoining property's roof terrace at N<sup>o</sup> 97 Camden Mews.

The building has 'London Stock' brick walls and a slate hipped roof behind a brick gable. The elevational brickwork patterning suggests alterations in window openings (and possibly a door being bricked-in) have been done in the past. All the windows of the property are single glazed. The building's Front Elevation windows are modern joinery Georgian imitations; 'All bar' style, white painted, timber frame, sliding sashes. Rear facing windows are large paned, white painted, timber frames with fanlight vents. These have an uninterrupted view across to the Hostel development site at the rear.

### **Site History**

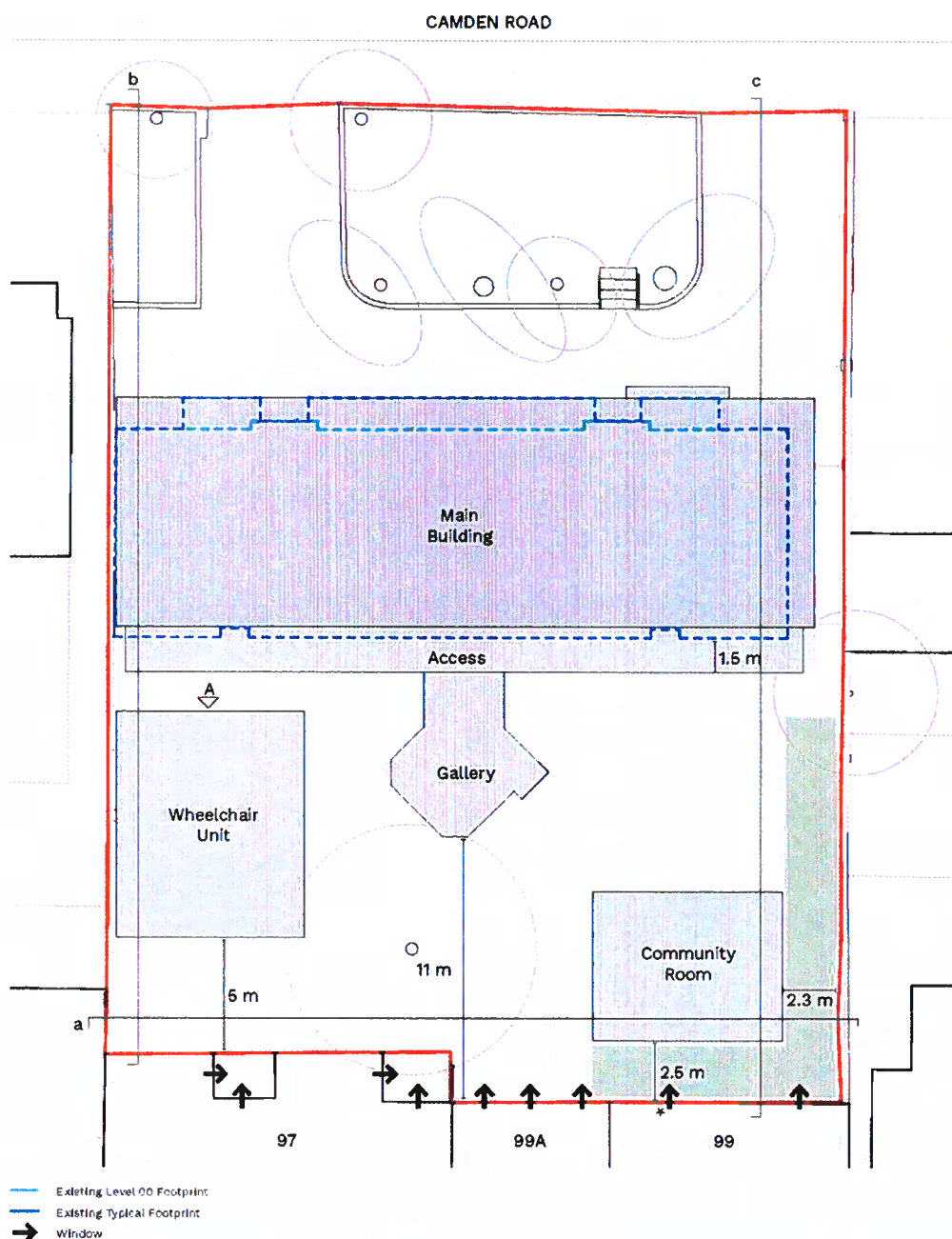
The property was built in the second half of the 19<sup>th</sup> Century. It was originally one of two 2-storey gabled stable blocks on either side of a courtyard facing the mews. In 1977 N<sup>o</sup> 99a Camden Mews was separated from N<sup>o</sup> 99 Camden Mews and the courtyard. The separation works enclosed the courtyard to form N<sup>o</sup> 99's single-storey extension with accessible roof terrace. They also internally remodelled N<sup>o</sup> 99a and made changes to its window and door openings (reference Planning Applications: G13/13/12/24784 & CTP/G13/13/24630).

Records show that in 1982 Conditional Planning Permission (reference: G13/13/12/34845) was Granted for an additional storey over the roof terrace to N<sup>o</sup> 99 Camden Mews. However, this was not carried out.

In 2014 a scheme to demolish N<sup>o</sup> 99 Camden Mews and replace it with a 3-storey house received Conditional Planning Consent (reference: 2014/3907/P). Again, this scheme was not carried out.

The neighbouring site at N<sup>o</sup> 97 Camden Mews is a 3-storey property erected as result of Planning Application 2016/3638/P. This was developed from a single-storey garage block.

The site to the rear of the property at 248/250 Camden Road is currently under development with reference to Planning Application 2020/3737/P from 2020. This is for 4 to 6-storey hostel accommodation, as well as a single-storey wheelchair unit and a community room at the rear, see layout plan shown below.



Top: Diagram showing the relationship of the structures in the back garden with their context



### Site, Surroundings and Character

Camden Mews is Northwest of Camden Square. It is a long straight narrow lane sloping uphill to the Northeast from Rochester Square up to York Way. It is surfaced in granite setts with shallow pavements on either side. Originally buildings which fronted the Mews on the Northwest side were stables and coach houses serving the properties on Camden Road with light industrial buildings on the opposite side backing on to Camden Square and the North Villa properties.

Overtime many of the buildings have been converted or redeveloped into residential use. A few light industrial buildings exist at the lower Rochester Square end. In the 1960's the area became popular with artists/architects, which led to a variety of styles, designs and heights of new building described in publications as "inventive housing". In general new construction has followed conservation guidelines of using traditional materials, i.e. 'London Stock' facing brickwork, painted or stained timber framed windows and timber doors. Roofing materials vary from flat felted roofs, pitched slate covered, to standing seam weathered lead, zinc or copper clad.

### Design

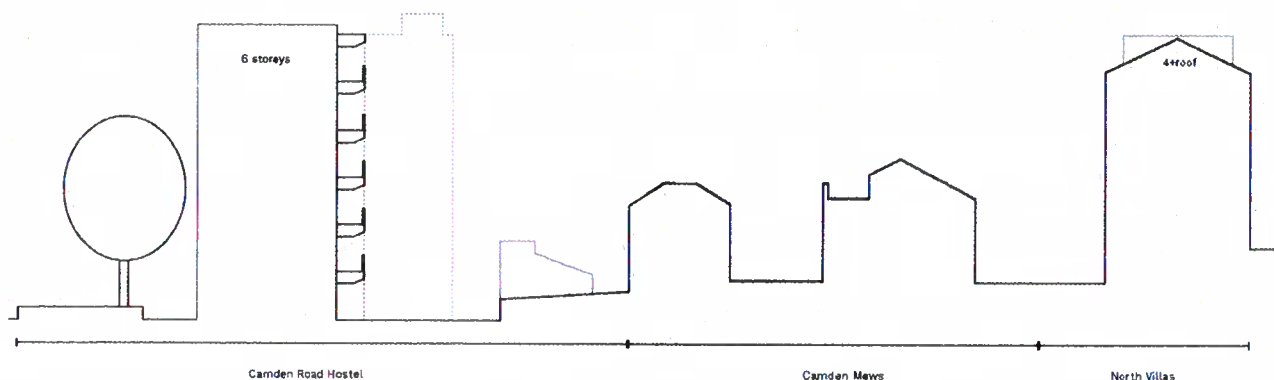
The new layout to the property was generated with the client who has the ambition of creating a family home; open areas for general family activities and spaces (bedrooms) set aside for private retreats. The traditional concept of sleeping accommodation was adopted rather than the current arrangement of bedrooms at Ground Floor/Street Level. This would improve the current situation of the living areas having unhindered First Floor views into the Hostel development site. Family arrangements have been improved by adding a bedroom roof extension equal in height to the neighbouring development at № 97 Camden Mews.



Rear Elevation



This is part set back from the existing brick gable with a roof terrace following the pattern of neighbouring and properties on the opposite side of the Mews. See below a drawn section cutting through the development site.



Ref Pages 10 & 11 from London Borough of Camden (LBC) publication 22/07/2020  
**'Response to Public Consultant Comments, 1931 Camden Road Hostel'**

The narrow width of Camden Mews limits viewing of upper floors from the street level.



Front Elevation

The proposed extended roof has been kept behind the existing front gable to retain the prominence of the feature. For reasons of emergency escape in case of fire and improving the appearance of the ground floor windows, these windows are to have their cills lowered.

The current situation of the property having no access to the rear will not change.