

SAMUEL AND HAMEL ARCHITECTURE | DESIGN

TOBIAHSAMUEL@BTCCONNECT.COM

07547823170

THOMAS@THOMASHAMELCOOKE.CO.UK

07841421160

26 St Helen's Road
Hastings
TN34 2LQ

Design, Access and Heritage Statement

Date: 18th June 2023

Project: 33 Camden Mews, Camden, London, NW1 9BY

Planning Authority: Camden Council

Contents

1. Project context

1.1. Site and Property

1.2. Relevant Planning Policy

2. Proposals

2.1. Use and Design

2.1.1. Addition of two-storey rear extension.

2.1.2 Alteration to second-storey room.

2.2. Materials

3. Heritage Statement

3.1. Impact on the character and setting

4. Access



33 Camden Mews, front elevation

1. Project context

1. Site and Property

- The property is in Camden Mews which is situated within the Camden Square Conservation Area.
- The property is a 1970s townhouse built as part of a trio of buildings towards the south-west end of Camden Mews. Camden Mews is built behind Camden Square and comprises many architect-designed properties of a range of styles and built over a number of years, mostly in the 20th Century.
- “The two mews behind the Square contain inventive building developments that have also evolved over time. This has resulted in a character that is a unique mix of nineteenth, twentieth and twenty-first century ideas of the mews concept, from functional service areas to exemplars of urban living.” (Camden Square Conservation Area Appraisal and Management Strategy).
- Access to 33 Camden Mews is from the street at the front, entering via what used to be an open carport which has now been enclosed. There is a courtyard to the rear, accessible from the main bedroom on the lower ground floor via sliding glass doors. There is a bathroom on the lower ground floor and a very small second bedroom on the ground floor. The main living area is on the first floor which is a living room and a lower level with kitchen and dining room accessible via a small set of steps. The second floor is one room accessible via some open stairs in the living room. Access to a roof terrace, which runs from front to rear, is via the small loft room.
- To the rear of the property on the north-east side (number 35) is a large wall which comes up to the second floor/roof level (image below). To the south-west side (number 31a) is a first floor extension which fills in at least some of the courtyard to the rear of that property.
- On the roof there is a firewall on either side of the roof terrace which is roughly 2 metres above ground level.



Wall to the rear of the property on the north-east side (no.35)



Wall to the rear of the property on the south-west side (no.31)

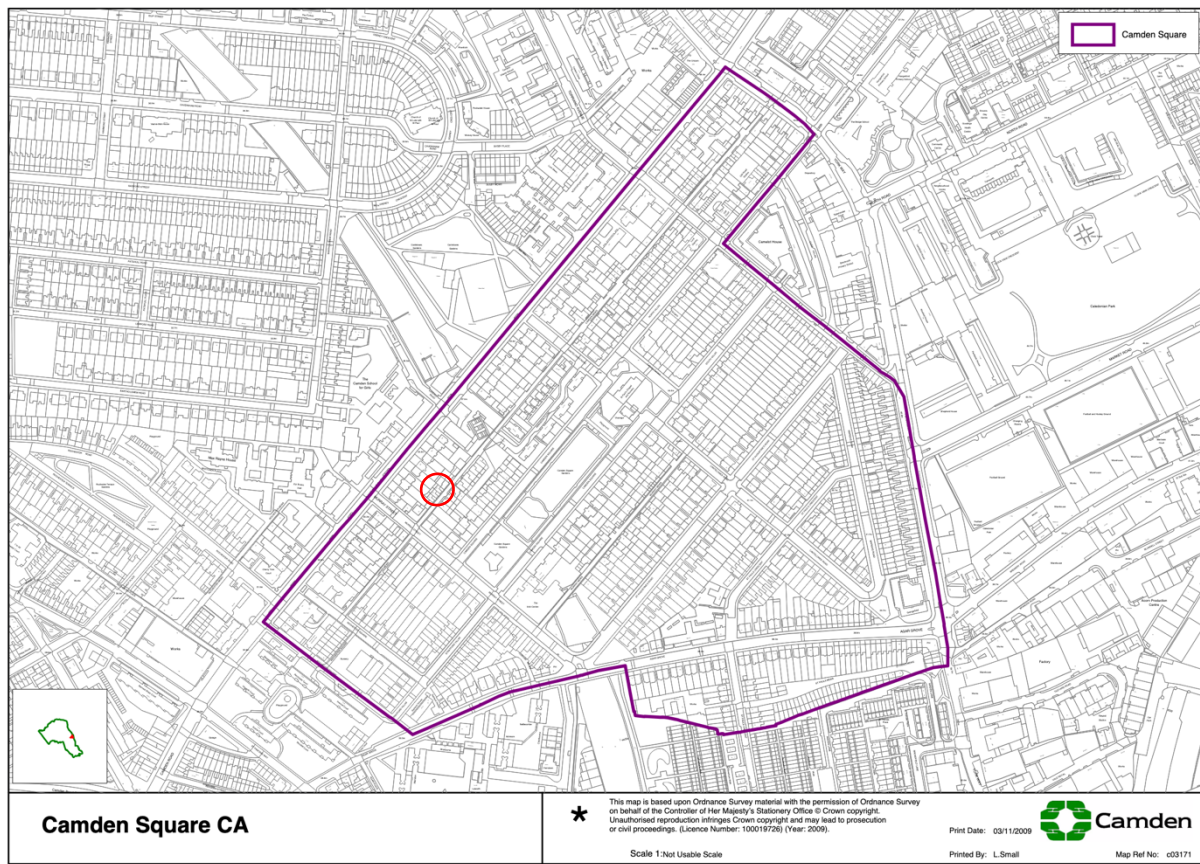


Photograph of rear extension to neighbouring property (no. 31)



33 Camden Mews: Rear wall taken from courtyard

2. Relevant Planning Policy



Map showing Camden Square Conservation Area, property ringed in red.

Camden Local Plan | Design and Heritage:

Policy D1 Design

The Council will seek to secure high quality design in development. The Council will require that development:

- a. respects local context and character;
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- d. is of sustainable and durable construction and adaptable to different activities and land uses;
- e. comprises details and materials that are of high quality and complement the local character;
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
- m. preserves strategic and local views;
- n. for housing, provides a high standard of accommodation.

Local context and character

7.2 The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- character, setting, context and the form and scale of neighbouring buildings;
- the character and proportions of the existing building, where alterations and extensions are proposed;
- the prevailing pattern, density and scale of surrounding development;

- the impact on existing rhythms, symmetries and uniformities in the townscape;
- the composition of elevations;
- the suitability of the proposed design to its intended use;

7.3 The Council will welcome high quality contemporary design which responds to its context, however there are some places of homogenous architectural style (for example Georgian Squares) where it is important to retain it.

7.4 Good design takes account of its surroundings and preserves what is distinctive and valued about the local area. Careful consideration of the characteristics of a site, features of local distinctiveness and the wider context is needed in order to achieve high quality development which integrates into its surroundings.

How places have evolved historically and the functions they support are key to understanding character.

Sustainable design and durability

7.7 The Council expects development to be sustainable in design and construction. Development should be consistent with the policies set out in section 8 of this plan on sustainability and also consistent with Camden Planning Guidance on sustainability.

Details and materials

7.9 Architectural detailing should be carefully integrated into a building. In new development, detailing should be carefully considered so that it conveys quality of design and creates an attractive and interesting building. Architectural features on existing buildings should be retained wherever possible, as their loss can harm the appearance of a building by eroding its detailing. The insensitive replacement of windows and doors can spoil the appearance of buildings and can be particularly damaging if the building forms part of a uniform group.

7.10 Schemes should incorporate materials of a high quality. The durability and visual attractiveness of materials will be carefully considered along with their texture, colour, tone and compatibility with existing materials. Alterations and extensions should be carried out in materials that match the original or neighbouring buildings, or, where appropriate, in materials that complement or enhance a building or area.

Camden Square Conservation Area:

7.8 Alterations to roofs and dormers

Roof materials are typically Welsh slate, and artificial slates should be avoided. The regular composition of the roof lines is an important element in the appearance of the conservation area. Proposals for alterations to roofs within the conservation area will be considered on their own merit but particular care is needed to ensure sensitive and unobtrusive design to visible roof slopes or where roofs are prominent in long distance views. Roof lights may be considered acceptable if fitted flush with the roof and significantly subordinate to the roof itself (conservation rooflights). Alterations such as raising the roof ridge and the steepening of the roof pitch to the front, side or rear slopes is unlikely to be acceptable. Dormer windows and inset roof terraces may be allowed to the rear roof slope.

2. Proposals

2.1. Use and Design

2.1.1. Addition of two-storey rear extension.

The proposal is to add a 2-storey extension to the rear of the property. The extension will provide additional space to the rear bedroom on the lower-ground floor and to the kitchen dining room on the lower part of the first floor.

The overall intention of the proposal is to add additional dwelling space necessary due to a change of circumstances for the property owner and there now being 2 additional people sharing the home. Currently the property has 2 regular bedrooms, one of which is little more than a box room.

The additional of the rear extension allows for larger bedroom in the lower ground floor and a larger bathroom to incorporate a bath and a separate shower. Enlarging the bedroom to the rear into the new extension allows for more bedroom storage which in turn alleviates the storage in the front porch area meaning a small shower room can be added and the box room can be enlarged to a more useable double bedroom for permanent use by an adult.

The first-floor additional space will allow for an increase in kitchen and dining room to accommodate the needs of a larger family.

2.1.2 Alteration to second-storey room.



33 Camden Mews, existing roof room



33 Camden Mews, existing door for roof terrace access

There is currently a small room in the roof space which is a difficult space to use and is currently used as a small study space and clothes drying room. The room is accessible via open stairs from the living room which are both unsafe and incongruous to the use of the living space. The room does not have a door and is open to the stairs so cannot be used as a bedroom in its current state.

The proposal is for a new staircase to be added over the existing staircase from the ground floor to the first floor and removing the open staircase described. The second-floor space would be increased in size by taking it across the full width of the house. There would be two study rooms, one of which could have a small guest bed; these rooms would be shut off from the room below allowing necessary privacy. There would be the addition of a WC in this space. There will be a new exterior door to the existing roof terrace at the front of the room and two new dormer windows to the rear.

2.2. Materials:

- Extension to be built using London stock bricks to match the existing as closely as possible.
- Windows and doors to exterior to be replaced with black/grey painted aluminium framed windows.
- The roof room to be finished in zinc.

3. Heritage Statement

3.1. Impact on the character and setting

All windows and the first floor balcony door to the front facade of the property are to replace the current unattractive uPVC with black/grey painted aluminium framed windows. It is not possible to see our proposed works on the roof from the pavement opposite the house due to sight lines above the existing parapet walls. Even so, our proposals seek to make an aesthetically pleasing and relatively humble addition to the roof that still echoes the existing roof structure form, following its profile and the profile of the firewalls. We are proposing finishing the roof in zinc and for the new window and door to be painted aluminium framed to match the proposed aesthetic for the rest of the property.

The rear extension is not visible from the front of the property. It will be visible from the gardens to the rear of the house. Currently there is a window in the kitchen which looks across the gardens to the rear and a set of double doors to a small balcony which overlooks the neighbouring garden. Whilst the extension will sit on the boundary to the property behind there will be no windows on the rear elevation of the extension, only to the side. We suggest that the impact of a wall on the boundary is less intrusive than the double doors and balcony overlooking the garden.

The dormer windows in the rear of the room on the second story will face the garden to the rear but they will be set back from the extension in plane with the original rear elevation and are no more impactful in this respect than the existing double doors on the first floor.

We are proposing raising the roof very slightly to the second floor extension in order to achieve a better ceiling height interior to the second floor. The profile of the roof matches the existing roof, which in turn mimics the existing/original firewall to the properties.

We feel this scheme takes into account the policies listed above (1.2 Planning Policy):

The use of bricks to match as closely as possible, the existing, the use of bespoke black/grey painted aluminium framed windows to replace the existing UPVC and using zinc to clad the new roof will respect local context and character (as per Policy D1, a) and preserve or enhance the historic environment and heritage assets in accordance with Policy D2 Heritage.

These materials proposed will be sustainable in design and construction as well as durable and are of high quality and complement the local character (as per Policy D1, c, d and e; 7.7 and 7.9 and 7.10).

The additional space created in the proposal provides a high standard of accommodation for the inhabitants (as per Policy D1, n).

Local context and character (7.2) Has been adhered to with alterations to be of the highest standard of design has considered the following:

- character, setting, context and the form and scale of neighbouring buildings;
- the character and proportions of the existing building, where alterations and extensions are proposed;
- the prevailing pattern, density and scale of surrounding development;
- the impact on existing rhythms, symmetries and uniformities in the townscape;
- the composition of elevations;
- the suitability of the proposed design to its intended use;

We suggest our schemes are of high quality contemporary design (7.3) and seek to preserve the 'distinctive and valued' characteristics of local area (7.4).

Overall our proposals will significantly improve the aesthetics of the property, and the spatial improvements will turn the house from a pokey dwelling with awkward interiors to a home with good-sized functioning rooms to meet a family's needs.

4. Access

Access to the rear of the property and to the roof will be via the property, there is no access to the rear via any other route. We will have to consider the placement of scaffolding and seek permission from the neighbours to the rear for access whilst building the extension.