

**EGYPT EXPLORATION SOCIETY,  
2 – 4 DOUGHTY MEWS, BLOOMSBURY,  
LONDON, WC1N 2PG**

**PLANNING STATEMENT**

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# CONTENTS

	PAGE NO.
1. INTRODUCTION	4
2. DESCRIPTION OF THE SITE AND SURROUNDING AREA	7
3. PLANNING HISTORY	8
4. PRE-APPLICATION CONSULTATION	11
5. THE PROPOSED DEVELOPMENT	14
6. POLICY FRAMEWORK	18
7. PLANNING ASSESSMENT	19
A. Principle of Development	
B. Design, Conservation and Archaeology	
C. Housing Requirements and Standards	
D. Sustainability	
E. Landscaping and Biodiversity	
F. Neighbouring Amenity	
G. Transport	
8. SUMMARY AND CONCLUSIONS	26

## 1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared by NTA Planning LLP on behalf of the Egypt Exploration Society (EES) (the **Applicant**), proprietor of nos. 2 – 4 Doughty Mews, Bloomsbury, London, WC1N 2PG (the application **Site**).



**SITE LOCATION PLAN**

- 1.2 Since its founding, 140 years ago, the Egypt Exploration Society has supported and promoted Egyptian cultural heritage – exploring more than 150 sites and monuments, publishing more than 350 volumes of scientific research, and engaging with thousands of people across the world. Now they are preparing the EES for its next milestone by taking advantage of the need to make their London premises more accessible for their members and the public, opening up their collections, staging events and exhibitions, and welcoming everyone and anyone with an interest in learning more about Egypt's unique cultural heritage.
- 1.3 The Egypt Exploration Society is located on the eastern side of Doughty Mews which can be accessed off both Roger Street (to the south) and Guilford Street (to the north) in the heart of Bloomsbury. The Site is located near to its cultural partners at the British Museum and Petrie Museum of Egyptian and Sudanese Archaeology at UCL.
- 1.4 The Site currently comprises three 2-storey adjoining mews houses and accommodates the EES over ground and part first floor, together with a self-contained flat which occupies the remainder of the first-floor level. The Society moved into this location in 1968 and since this time has provided grants to research projects around the world and communicated the results of this work to almost 2,000 international members through publications and events. The London headquarters includes a publicly accessible library of almost 20,000 volumes, one of the largest such collections in the UK, as well as a unique archive documenting the history of British archaeology in Egypt since 1882. This precious collection includes some of the only known records of sites now lost in Egypt and northern Sudan and constitutes an internationally important record of world heritage.
- 1.5 However, the current property is unfit for the Society's future vision. It is inaccessible to supporters and requires substantial modernisation to make it safe for the Society's collections, as well as staff and

visitors. Therefore, the Society is embarking on an ambitious vision for its future as an inclusive hub for exploring Egyptian cultural heritage in central London.

- 1.6 It is proposed to refurbish and extend the Site through an additional floor with a roof garden terrace, providing much needed outdoor amenity space for the EES staff, and the residential unit. Through the refurbishment of the buildings, it is sought to create 'fit for use' spaces for the functions of the EES, including office space, library, and bookstore and meeting room, with the residential unit more clearly and operationally separated.
- 1.7 The Society is proud to be the custodian of the world's largest collection of ancient papyri which are currently stored in Oxford along with a small collection of ancient cartonnage (coffin fragments). As part of the plans for refurbishment and extensions, it is sought to rehouse these in Doughty Mews providing a world-class facility for their storage and research. This hub and papyri-cartonnage store corresponds, roughly, to two floors of the current three properties, the remainder will house the other operational parts of the Society's functions, together with the re-arranged residential unit.



**PROPOSED MEWS ELEVATION**

- 1.8 The proposals have adopted a fabric-first approach with Passivhaus u-values, that will dramatically reduce the in-use energy bills. These savings will be useful to the charity going into the future.
- 1.9 A Design and Access Statement has been produced by the project architects – Studio Becoming – submitted herewith, which contains further detail of the proposed works, including drawings, and should be read alongside this Planning Statement.

### *Structure of this Statement*

- 1.10 Section 2 of this Statement provides a description of the Site and surrounding area.
- 1.11 Section 3 provides relevant planning history for the Site and surrounding area.
- 1.12 Prior to the submission of this application, the Applicant has sought formal pre-application advice from the Local Planning Authority, Camden Council. At section 4 we provide a summary of the pre-application advice received and the amendments made prior to this formal submission for planning permission.
- 1.13 Section 5 provides a detailed description of the proposed works. This section should be read alongside the Design and Access Statement prepared by Studio Becoming.

- 1.14 Section 6 sets out the relevant planning policy context, followed by our assessment of the proposed development against relevant policies and other material considerations in Section 7.
- 1.15 This statement is concluded at Section 8.
- 1.16 The planning application is supported by the following technical documents which should be read alongside this Planning Statement:

Document	Prepared By
Application Form and CIL Form	NTA Planning
Archaeology Assessment	Border Archaeology
Community Use Plan	Egyptian Exploration Society
Daylight/Sunlight Assessments	T16 Design
Design and Access Statement (DAS)	Studio Becoming
Planning Drawings	Studio Becoming
Statement of Community Involvement	NTA Planning
Structural Report	Bailiss and Company



## 2.0 DESCRIPTION OF THE SITE AND SURROUNDING AREA

- 2.1 The Site is located on the eastern side of Doughty Mews, comprising nos. 2, 3, and 4. The Site accommodates three, 2-storey adjoining mews buildings and has a total Site area of 180sqm, and approx. 360sqm (GIA) floorspace. The EES currently accommodate the ground and part of the first-floor level with one self-contained residential unit occupying the remainder of the first-floor level.
- 2.2 The mews can be accessed via both Guildford Street to the north and Roger Street to the south and is situated within the Bloomsbury Conservation Area, in the Holborn and Covent Garden ward of the London Borough of Camden. The Site is also located within a protected vista zone and straddles an archaeological priority area. Nos. 1-19 Doughty Street to the rear of the Site are noted to be Grade II listed.



SITE CONTEXT VIEW

- 2.3 It is understood that this part of London was laid out as housing during the 1790s. By 1828, the area was largely completed, with the mews showing up fully built on the Greenwood map of the same year. The mews backed onto the grand town houses on Doughty Street. The mews remained in use as stables until the 20<sup>th</sup> century, when the motorcar replaced horses and changing economies of households.
- 2.4 Since then, the mews has been mostly converted to residential properties retaining the character of the original stables. However, two more recent developments along the mews (no.1A and no.10/11) have taken a more modern approach, as can be seen in the images above and below. In addition to the residential use and the ESS, the mews accommodates Ash Sakula Architects (at no. 6 Doughty Mews).
- 2.5 In terms of design, most properties have generally retained their original two storey frontages, however there is quite evident intervention in terms of fenestration and other detailing, with larger windows and the replacement of traditional garages doors at ground floor level to windows, resulting in a mix of traditional and more contemporary interpretations along the Mews. Materially there is also variation with some properties traditional and others modernised.



PROPERTIES WITHIN DOUGHTY MEWS (APPLICATION SITE, LEFT)

- 2.6 Most properties on the eastern side of Doughty Mews have been extended upwards, enjoying a setback third storey extension with roof terrace fronting the mews. There is some variety in the style of roof extensions, numbers 5 and 6 Doughty Mews both have mansard roof extensions which are not set back and do not have a roof terrace, whilst many others are much more contemporary, and largely glazed.

### 3.0 PLANNING HISTORY

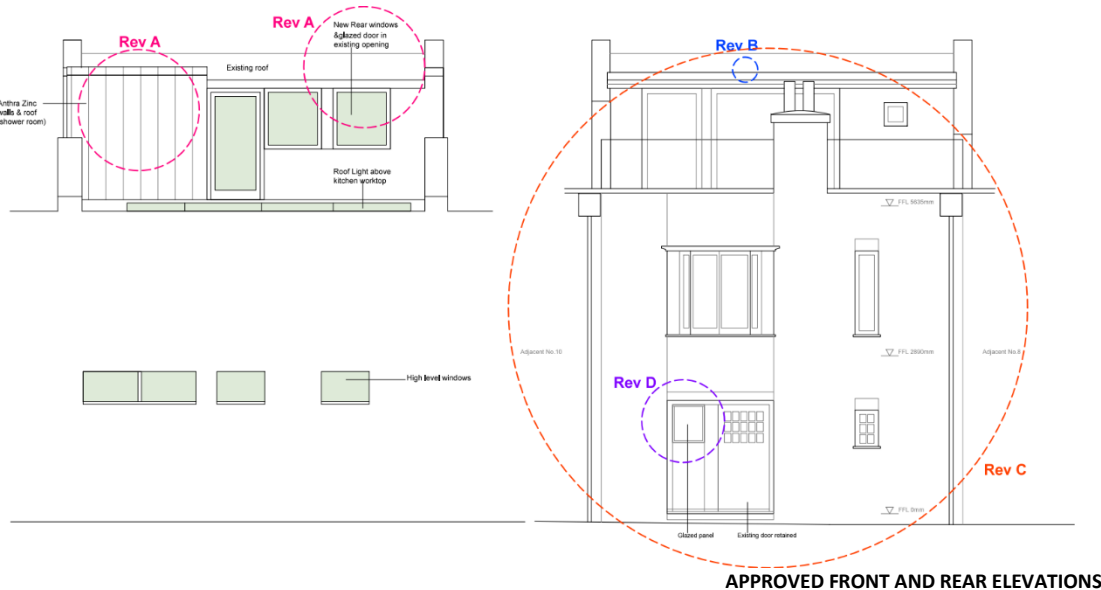
#### The Site

#### The Surrounding Area

- 3.1 Almost every property within the Mews has been altered in some way over the years, with varying degrees on intervention. We provide a summary of the most pertinent cases below, which have helped inform the pre-app proposals.

#### 9 DOUGHTY MEWS - 2021/3454/P

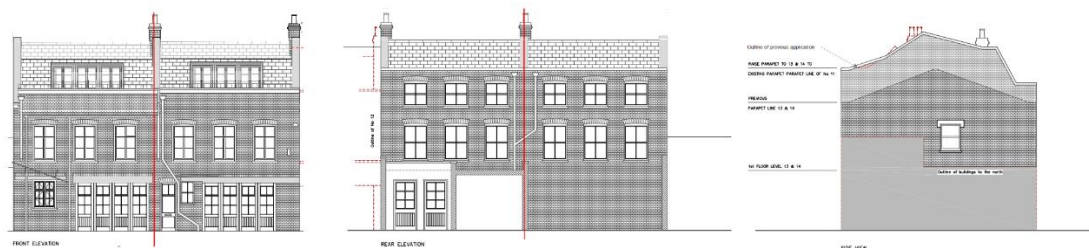
- 3.2 Permission was granted for the erection of an extension at second floor level to the rear of No. 9 Doughty Mews in 2021.



- 3.3 The officer stated within their Decision Notice that *the extension would not project beyond the main rear elevation and would not affect the setting of the listed buildings to the rear that fronts onto Doughty Street. The Bloomsbury Conservation Area advisory committee provided comment stating that the existing site is of minimal heritage significance although the mews building makes a positive contribution to the CA through its appropriate materials, scale, massing and general design. The advisory committee considered the alterations to the façade and infill roof extension appropriate.*

#### 13-14 DOUGHTY MEWS - 2016/6019/P

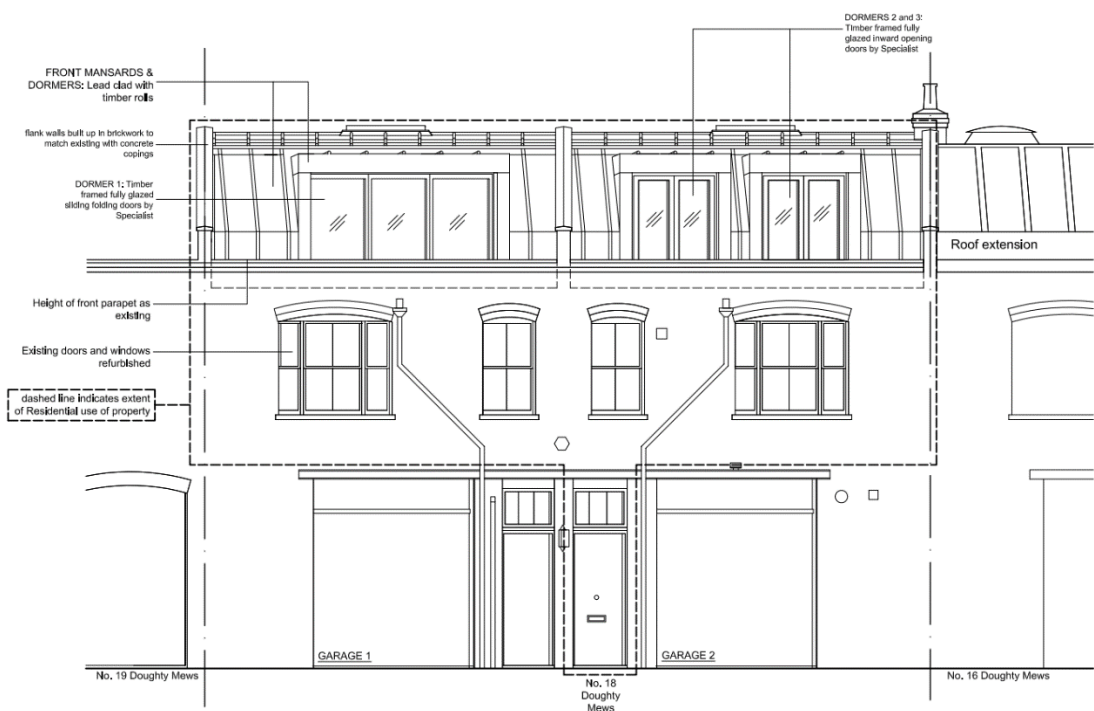
- 3.4 In 2016 permission was granted for the erection of a mansard roof top extension to Nos. 13 and 14 Doughty Mews after two appeals were dismissed for similar proposals. The Council stated that *“the appeals accepted the principle of a mansard roof extension subject to addressing the impact from the design on the host building. The proposed design of the mansard roof extensions is now considered acceptable in terms of their scale and relationship to the host building. The design is now acceptable by virtue of its proportions and proposed materials.”*



#### 17-18 DOUGHTY MEWS - 2011/4717/P



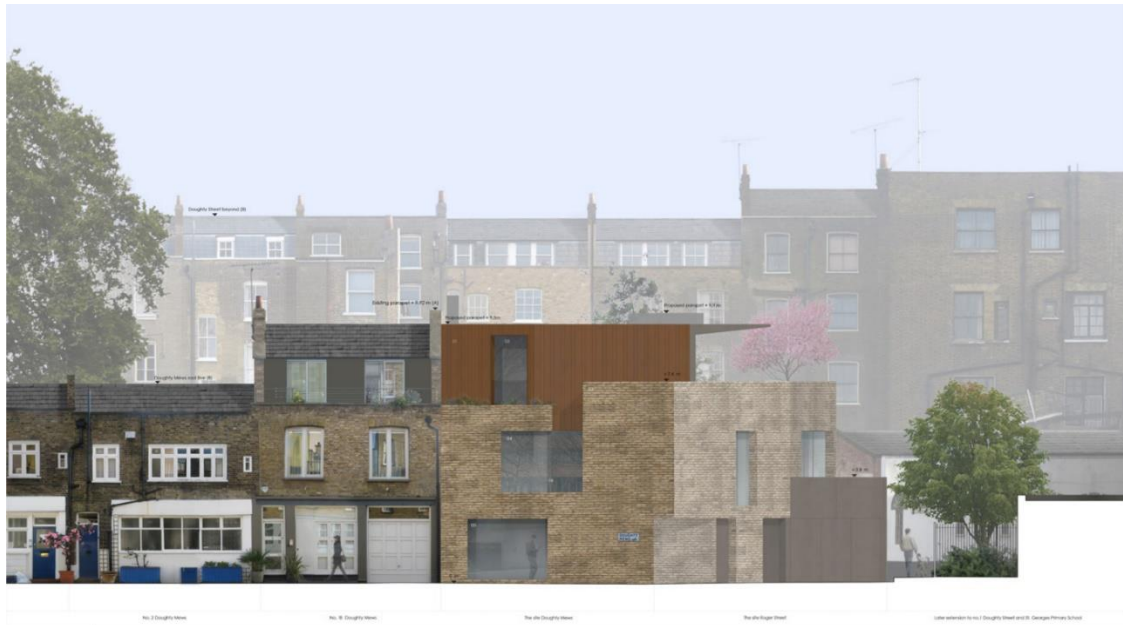
- 3.5 In 2011 permission was granted for the erection of a mansard roof extension with front terrace and rear rooflights across both 17 and 18 Doughty Mews, including the removal of existing chimney stacks and increase in height of party walls, to residential dwelling (Class C3).
- 3.6 In approving the development, the officer report state that *"The proposed mansard roof extensions will be built up to a height of 2.9metres (at its highest point) lowering to a height of 2.7m to the front and rear elevation, to be in line of the height of the existing roof extension to 16 Doughty Mews. The proposed structure will be set back from the front parapet wall by approx 1.8m to incorporate a terrace accessed from the habitable accommodation, again to line up with no.16's mansard upper roof profile. A glazed balustrade is to be installed behind the parapet wall, measuring 0.5m above the parapet wall. The proposed extension will have a fully glazed frontage to create a lightweight structure. The mansards are to be set back behind the parapet walls on the front elevation and are proposed to be read as two separate interties, minimising its visual bulk from the front elevation...The proposal also respects Camden Planning Guidance in that the roof extension sits behind the parapet wall at the front, therefore reducing the visual impact from the street. Although it has a flat front elevation, the style of extension is considered acceptable and reflects the overall form and style on other properties in this street."*



APPROVED FRONT ELEVATION

#### 1A DOUGHTY MEWS - 2009/3968/P

- 3.7 In 2009 permission was granted for the Erection of a three-storey and basement single family dwellinghouse (Class C3), including an internal courtyard, external terraces and integral garage providing one off-street parking space with entrance off Roger Street.
- 3.8 In recommending the development for approval, the officer report to committee stated that *In overall terms, the proposed design is considered to have reflected the essence of the character of the mews and neighbouring context, while also offering what is considered to be an interesting addition to the conservation area in its own right. In scale, proportion and material the proposed building is considered to be appropriate"*



**APPROVED DOUGHTY MEWS ELEVATION  
EES (LEFT OF IMAGE)**

#### 4.0 PRE-APPLICATION CONSULTATION

- 4.1 Prior to the submission of this application, the Applicant sought formal pre-application advice from the local planning authority. The feedback provided in that pre-application has informed the proposals for this application. We provide a summary of the officer feedback below.

##### 2022/5654/PRE

##### *Principle of Development*

- 4.2 The Council deemed the expansion of the Egypt Exploration Society as acceptable. The expansion of existing cultural and leisure facilities is supported by Policy C3. Furthermore, the Council stated that the proposal was in accordance with Policy E1 which seeks to maintain premises that are suitable for a variety of businesses, supporting local enterprise and business, promoting the Knowledge Quarter as a location, and directing new offices to growth areas.
- 4.3 In terms of Use Class C3, the Council were supportive of the improvement of the existing accommodation. There is no uplift in sqm and therefore the proposal complies with Policy H2. Although Policy H3 states that the Council should aim to protect existing homes and floor space from conversion and states that the Council should resist development that would involve a net loss of residential floor space which also result in the net loss of two or more homes. In this case, the existing unit is being reconfigured and improved with an external terrace amenity provided.

##### *Design and Heritage*

- 4.4 The Council deemed the roof extension acceptable, stating that it would be set back to the point of very limited public visibility. Officers advised that further work was required to ensure that the roof extension related better to the proportions and fenestration of the façade below. Officers advised that the building line of the roof extensions as proposed was the limit of what officers considered could be accommodated. The Site character of being three separate mews houses should be maintained within the roof design.
- 4.5 In terms of the lift shaft at roof level, the Council advised that the amount of glazing should be reduced and the shaft be more solid in form.
- 4.6 The proposal solar panels were welcomed and their positioning away from the listed buildings in Doughty Street, was considered positive.
- 4.7 In terms of the front façade alterations, the Council advised that the sense of the Site having been three separate buildings needed to be retained to respect the historic character of the area. The Council stated that the integrity of the three units was undermined by the loss of the strong bay rhythms of the proposal. The alterations to the first-floor windows appeared acceptable.
- 4.8 In terms of the ground floor alterations, the Council stated that there was too much glazing, and the windows were too big. The Council advised that the windows should not go to the ground and stall risers should be incorporated which are a common feature along the mews. The front door was noted to be of historic appearance and the retention or replication of the door was encouraged. The officer stated that there was an appreciation that the society want to be more present within the area and create a more open headquarters, however the proposal needed to be more subtle and quieter to not disturb the character of the mews.

##### *Neighbouring Amenity*

- 4.9 In terms of outlook the Council deemed that the roof extension was set back enough so that any issues of loss of outlook and enclosure or daylight and sunlight were not considered significant. There were noted to be plenty of roof terraces along Doughty Mews as such there was already a degree of mutual overlooking between properties and the introduction of the proposal terrace would not adversely

impact the amenity of neighbouring residents. In terms of the rear gardens of Doughty Mews, the rear windows of the Site were not changing and it was confirmed that there would be no rear windows on the roof extension, only roof lights so issues of potential privacy or overlooking was mitigated. The Council advised that any full planning application should fully demonstrate mitigation measures where required.

#### *Transport*

- 4.10 The Council advised that given the narrow nature of the mews and the lack of clear footway provision it was unclear whether the proposed cycle parking could be safely accommodated, and it may be appropriate to seek a Section 106 contribution towards the provision of cycle stands in the vicinity.
- 4.11 With regards to car parking, the case officer advised that a Section 106 Agreement be entered into but worded so that the existing tenant retains their existing parking rights for as long as possible as they remain at the flat, but these cease to exist once they leave and the property reverts to being fully car free.
- 4.12 Given the mews location, the quiet residential nature of the mews and the amount of construction and improvement works proposed, the Council advised that any future application would be subject to a Construction Management Plan and associated Implementation Support Contribution of £3,920 and Impact Bond of £7,500, to be secured by means if the Section 106 agreement.

#### *Energy and Sustainability*

- 4.13 The Council welcomed the passive design measures which were proposed, and which seek to maximise natural light and ventilation, sustainable natural building components and renewable energy sources. The use of MVHR and ASHPs was also welcomed by the Council who advised that the sustainable construction materials can be secured through a S106 agreement to ensure delivery.
- 4.14 In conclusion, the Council deemed the proposed roof extension, terrace, and front façade alterations acceptable. However, the Council concluded that the proposal included too many changes at ground floor level which would harm the character and appearance of the mews buildings which required attention prior to formal submission.



PRE-APPLICATION DRAWING - FRONT FACADE



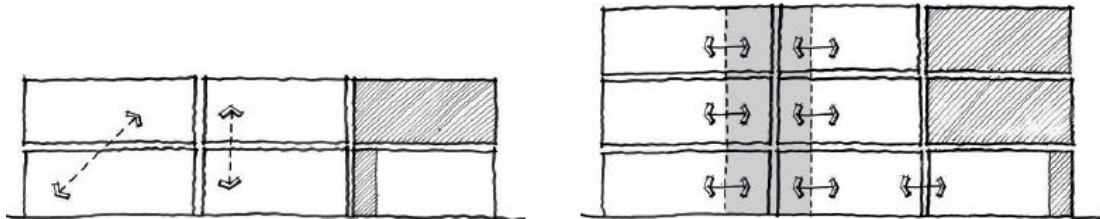
PRE-APPLICATION DRAWING - REVISED FRONT FACADE

4.15 Following the pre-application, the project architects have revised the proposals as follows;

- **The uniformity of the front elevation** – The elevation has been revised to break up the uniformity across the mews buildings and give each section a slightly different character allowing the three mews properties to be more clearly understood.
- **Height and size of window openings on the ground floor** – Window openings have been revised to be more in-keeping with the scale set along Doughty Mews.
- **Party walls and downpipes to the front elevation** – Reintroduced the surface water downpipes to and added the party wall parapet along the front elevation at second floor level, retained the existing step in the coping level and first floor windows between the 3 buildings.

## 5.0 THE PROPOSED DEVELOPMENT

- 5.1 The Applicants seeks to extend and refurbish the EES building to create a space for the Society that reflects its growing and changing nature.
- 5.2 The applicant also seeks to refurbish and extend the existing, revenue generating, self-contained flat, that helps to fund the operations of the Society, and to position the two separate uses more appropriately on the Site.



EXISTING (LEFT) AND PROPOSED (RIGHT) SECTIONAL DIAGRAM  
RESIDENTIAL UNITS HATCHED

- 5.3 The use of the Site will remain as both Use Class F1 for the EES, and Use Class C3 for the self-contained residential unit. Currently, the two uses are separated with separate entrances from street level and this will remain.
- 5.4 The applicants propose to add an additional storey to the Site which spans the three adjoining terraced properties to accommodate the required expansion, alter the front façade of the building and make internal refurbishments.

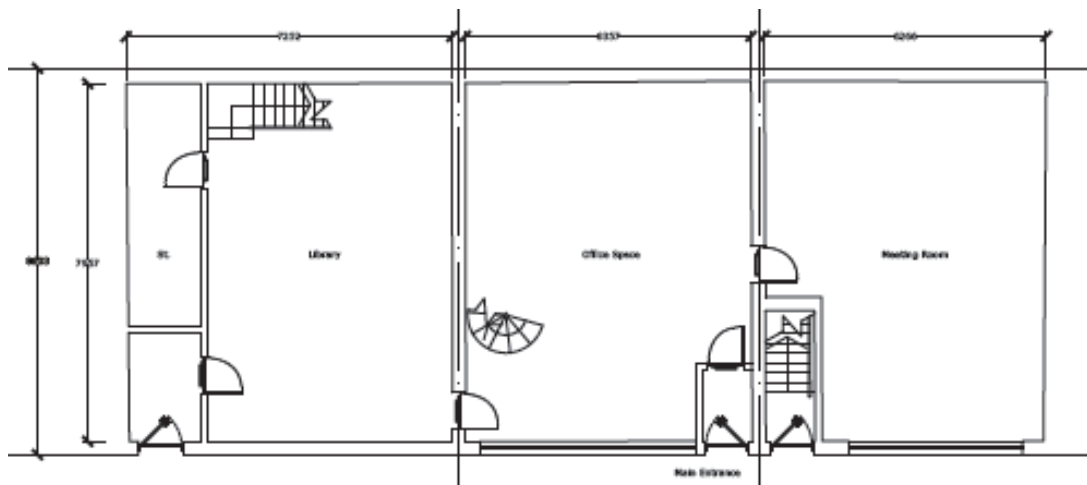


PROPOSED MEWS ELEVATION

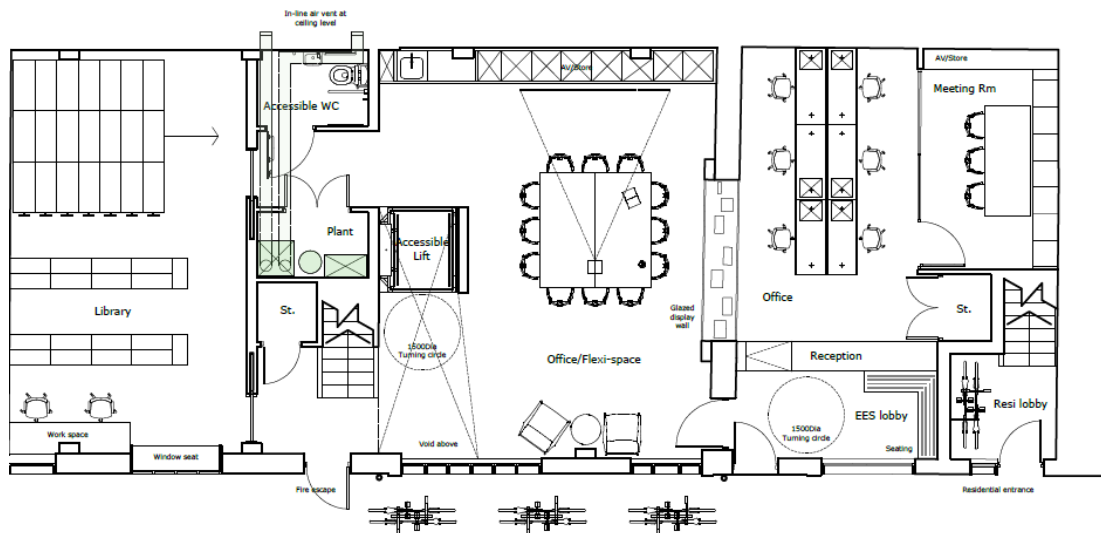
- 5.5 At ground floor level it is proposed to reconfigure the EES space to provide an entrance lobby, office, meeting room, flexible working space with kitchen, library, W/C, internal lift and plant room. It is also proposed to provide a separate entrance lobby for the residential unit which also includes bike storage. The existing mid and high-level windows will be replaced with a mixture of floor to ceiling glazing which maximises natural light and solid walls. Each terrace has a slightly different façade, appearing as three



separate units rather than one large unit. This approach retains the historic character of the original mews units. Timber fins will rotate to allow the ground floor to be covered at night, matching the timber doors and shutters to other mews properties.

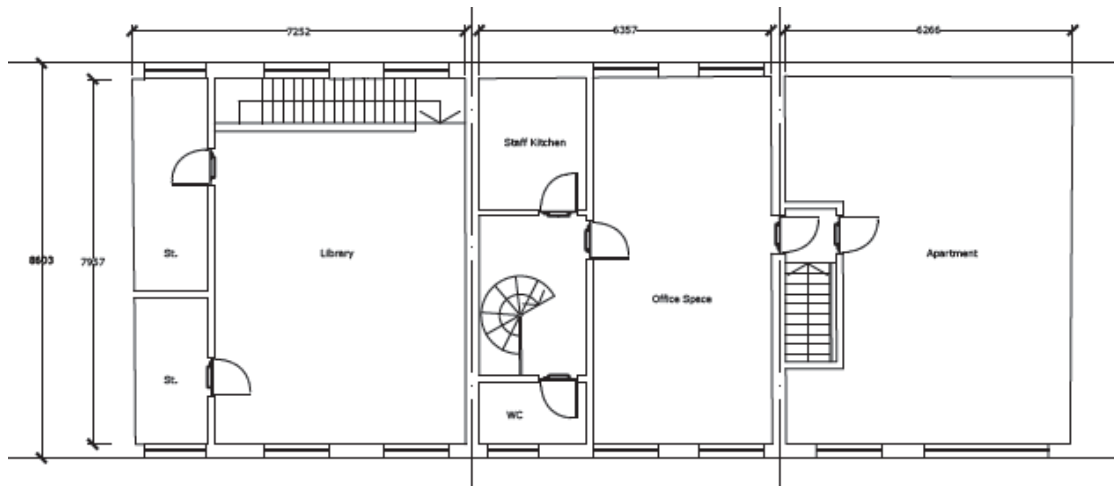


EXISTING GROUND FLOOR PLAN

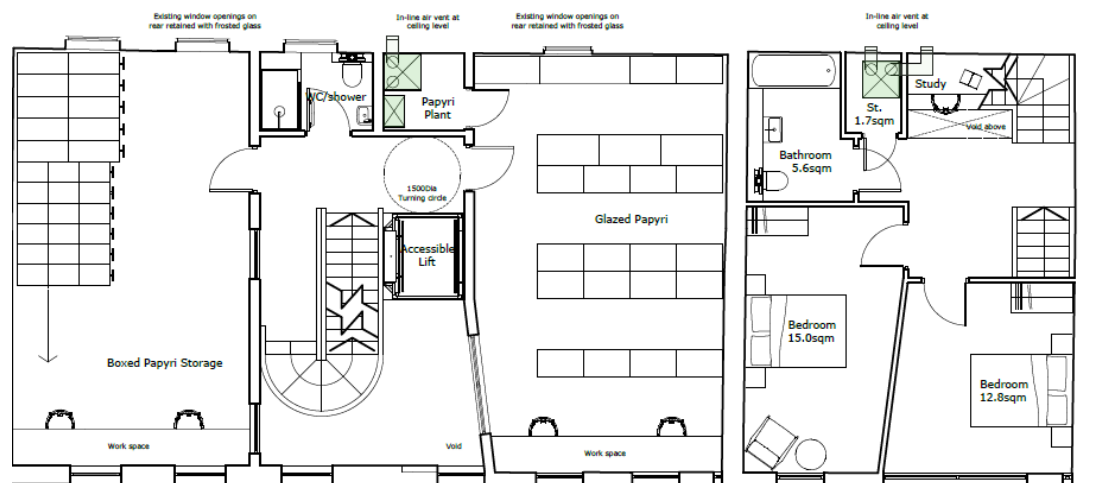


PROPOSED GROUND FLOOR PLAN

- 5.6 At first floor level, the EES will comprise two of the three terrace properties, the existing rear windows will be reused with frosted glass.
- 5.7 In terms of the residential unit, at first floor level, two double bedrooms, a bathroom and a study are provided with outlook to the front of the dwelling overlooking Doughty Mews. The first-floor level will be built in London stock brick. The existing window on the front façade have been retained and reused to maintain the rhythm of the building's fenestration.

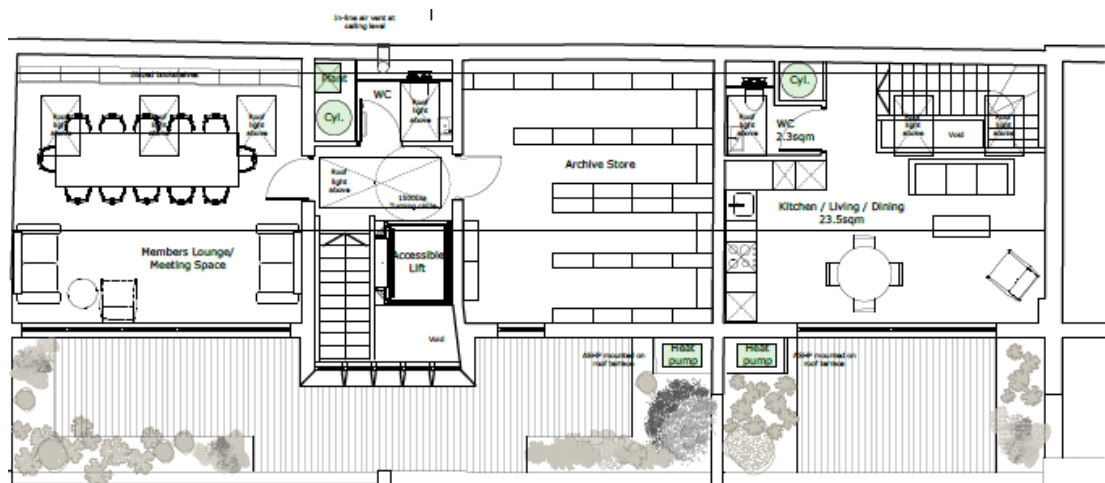


EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

- 5.8 At the newly created second-floor level, it is proposed to set back the built form from the front elevation by 2.8m, in line with neighbouring roof extensions along Doughty Mews. The height of this additional level reflects the height of no. 1 Doughty Mews. The second-floor level is again split, with a members lounge/meeting space and archive store plus W/C provided for the EES, and a W/C and the kitchen/living dining room for the separate residential dwelling. Both elements will have access to a large, separated roof terrace, which overlooks Doughty Mews.



PROPOSED SECOND FLOOR PLAN

- 5.9 The building is proposed to be zero carbon with three core principles:
1. Provide a fabric-first passive design that maximises natural gith and ventilation.
  2. Use sustainable natural building components that minimise embodied carbon and on-site waste.
  3. Utilise renewable energy sources that power the finished building.
- 5.10 The external fabric will be super insulated to form an efficient building that requires little of no space heating. Renewable technology is also proposed with a MVHR and ASHP's which will be powered off solar photovoltaic panels positioned on the south facing roof. Furthermore, the biodiversity of the existing site will be greatly improved with a new roof garden terrace.
- 5.11 The EES is fully accessible to people of all abilities. A new level threshold entrance from the mews will allow visitors in wheelchairs to access the building. An internal lift will then provide access to the upper floors. An accessible WC is also provided at ground floor level.
- 5.12 The residential flat is M4(2) compliant, an accessible and adaptable dwelling.
- 5.13 The total GIA for the EES is 396.1 sqm. The total GIA for the residential unit is 83sqm.
- 5.14 Cycle parking for the EES is sought to be provided on street subject to a s.278 agreement for the EES and within the entrance lobby at ground floor level for the residential flat. The residential unit is provided with integrated cycle storage at its ground floor entrance.
- 5.15 No car parking is provided for either use class.

## 6.0 PLANNING POLICY

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

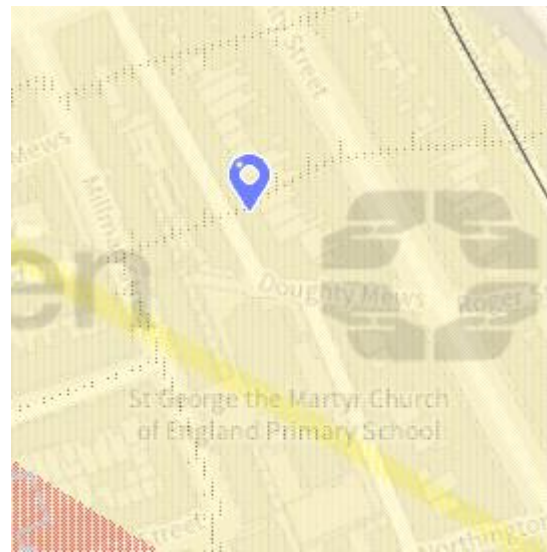
5.2 The relevant plan for the London Borough of Camden is the Camden Local Plan (2017).

5.3 Other relevant material considerations are:

- National Planning Policy Framework 2021 (NPPF)
- Housing Planning Guidance (January 2021)
- The London Plan (2021)
- Bloomsbury Conservation Area Appraisal and Management Strategy (April 2011)

5.4 According to the Council's Proposals Map, the Site falls within the Bloomsbury Conservation Area, and the Blackheath Point to St Paul Cathedral Protected Vista LVMF 2010.

5.5 The Site also straddles the boundary of the Archaeological Priority Area, with no.4 within the Area, and nos. 2-3 falling just outside.



CAMDEN PROPOSALS MAP EXTRACT

## 6.0 PLANNING ASSESSMENT

6.1 Having regard to the above planning policy framework and pre-application advice, the principal material planning considerations at this stage are;

- A. Principle of Development
- B. Design and Conservation
- C. Housing Requirements and Standards
- D. Sustainability
- E. Landscaping and Biodiversity
- F. Neighbouring Amenity
- G. Transport

We consider each matter in turn below and assess each one against national, regional, and adopted strategic and local planning policies, and other material considerations.

### A. PRINCIPLE OF DEVELOPMENT

- 6.2 In accordance with the NPPF, the purpose of the planning system is to contribute to the achievement of sustainable development.
- 6.3 So that sustainable development is pursued in a positive way, at the heart of the Framework is “a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay” (NPPF, paragraph 11).
- 6.4 The NPPF further seeks to provide the social, recreational and cultural facilities and services the community needs. Planning policies and decisions should “*plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.*”
- 6.5 With regard to housing, the NPPF seeks to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.’
- 6.6 The above objectives are further supported by the London Plan and the Local Plan. Camden Local Policy C3 - Cultural and Leisure Facilities - states that the Council will seek to protect cultural and leisure facilities. At paragraph 4.64 the local plan states that ‘the cultural and leisure sector will require more floorspace as Camden and London’s population grows and in order to sustain its future success.’
- 6.7 The EES which is class F, community use, which was founded 140 years ago, supporting and promoting Egyptian cultural heritage in England. The centre is aiming to make their premises more accessible for their members and the public, opening their collections, staging events and exhibitions, and welcoming everyone and anyone with an interest in learning more about Egypt’s unique cultural heritage.
- 6.8 The proposals seek to extend and enhance the EES Site to a better standard. The facility is important in helping to define Camden’s cultural and leisure offer – including ‘nationally and internationally important museums, archives and collections.’ The principle of extending and improving this unique cultural facility should be strongly supported in principle.

- 6.9 With regard to the proposed flat, it is sought to improve the existing residential flat at the Site, in accordance with national, regional and local policies which seek to support housing improvements. The principle of improving the existing unit, through improved layout, size and function, together with external amenity space which is currently lacking, should be strongly supported.
- 6.10 Finally, with regard to the principle of adding an additional level to the property, this is already established on many other properties along Doughty Mews, including numbers 1, 5, 6, 7, 9, 10 and 11 which accommodate roof top extensions of various styles and forms.
- 6.11 The principle of the additional storey, which will ultimately improve the community facility and the residential unit, should be supported in principle, subject to accordance with other relevant policies in the plan.

#### **B. DESIGN, CONSERVATION AND ARCHAEOLOGY**

- 6.12 Please refer to the submitted Design and Access Statement. We provide a summary below.
- 6.13 Paragraph 124 of the NPPF states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 6.14 Paragraph 127 adds that developments should function well and add to the overall quality of the area, be visually attractive as a result of good architecture, layout and appropriate and effective landscaping, be sympathetic to local character and history, establish a strong sense of place, whilst optimising the potential of the site to accommodate and sustain an appropriate amount and mix of development.
- 6.15 Paragraph 202 of the NPPF also notes that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 6.16 Local Plan Policy D1 states that all developments, among other objectives, in order to achieve high quality design should respect local context and character and preserve or enhance the historic environment and heritage assets in accordance with Policy D2 Heritage. The Council will require all development, 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 town scape
  - The composition of elevations
  - The suitability of the proposed design to its intended use
  - Inclusive design and accessibility
  - Its contribution to public realm and its impact on views and vistas and
  - The wider historic environment and buildings, spaces and features of local historic value
- 6.17 Within the Bloomsbury Conservation Area Appraisal and Management Strategy Statement (BCAAMSS), Doughty Mews is noted as being one of the few remaining Mews streets left in the borough with original mews buildings although it is also recognised that many of the buildings have been altered. No 9. Doughty Mews is specifically referenced in the BCAAMSS as it was designed by Stephen Greenberg and Dean Hawkes as is No. 10 -11 as they were designed by Piers Ford. The subject property is not specially mentioned.



- 6.18 The BCAAMSS states that it is clear there is considerable pressure for redevelopment and new development across Bloomsbury including;
- a) The expansion and need for refurbishment and redevelopment of building associated with the major institutions in the area
  - b) A range of small-scale change that can, cumulatively have a significant impact on the character of an area (e.g., roof extensions, rear extensions satellite dishes and aerials, fire escapes and plant.)
  - c) Commercial pressure for new offices and retail-related development including replacement shopfronts
  - d) Change of use and
  - e) Advertisements
- 6.19 The statement goes on to say that high quality new development that is appropriate for its context can preserve or enhance the Conservation Area. Developments need to comply with a number of policies provided by the Council.
- 6.20 The proposals seek to add an additional set back level to the building, as well as improving the mews facing façade and its contribution to the streetscene and conservation area.
- 6.21 The part flat, part pitched roof profile of the extension has a low eaves level to match the neighboring roof extension at Number 1 Doughty Mews. The scale of the front elevation and parapet height remains the same, with a new balustrade. The perceived scale of the second-floor level is reduced by stepping the new extension back.
- 6.22 As detailed in section 3 of this statement, number 9 Doughty Mews was granted permission for a roof top extension which infilled part of an existing flat roof. The planning officer considered that the extension in terms of *“size, height and materials would ensure that it remained subordinate to the main roof and would not harm the character or the appearance of the main building.”* The officer also stated that *“the extension would not project beyond the main rear elevation and would not affect the setting of the listed buildings to the rear that front onto Doughty Street.”*
- 6.23 The proposals provide a similar form which is also considered to remain subordinate to the host and would not harm the character or the appearance of the main building.



PERSPECTIVE VIEW OF PROPOSED MEWS ELEVATION

- 6.24 Materially, at ground floor level there is a timber entrance door to the private flat and a mix of textured grey rendered walls and stained timber louvres to ground floor windows. The ground floor level has been sensitively designed to provide much needed light to the ground floor level of the Site but also to be in keeping with the other properties on the mews. Some dwellings on Doughty Mews still have floor to ceilings garages doors, the proposed floor to ceiling windows mimic this feature.
- 6.25 At first floor level London stock brick is proposed which matches the exiting brick and that of many houses in the mews, served with timber and aluminum framed windows.
- 6.26 Finally at third floor level the front façade is predominantly glazed with a dark metal feature roof dormer above the internal staircase with a slate tiled roof. The extension is set back behind the parapet walls on the front elevation minimising its visual bulk from the front elevation whilst proposed to be read as two separate elements expressing the residential unit from the EES. The proposals also seek to incorporate a mix of planting on the roof terrace, consistent with positive examples along the mews, which enhance its character, whilst also improving urban greening, landscaping and biodiversity.
- 6.27 The proposals will alter the street elevation, but the design of the proposal including the replaced fenestration, improved façade and set back third floor level with roof terrace are considered improvements that ensure that the property will make a more positive contribution to Doughty Mews.
- 6.28 It is considered that the proposals would have no greater impact on the host building and the scheme is similar in bulk and profile to the neighboring approved older extensions. The impact on the character and appearance of the Conservation Area, and the adjacent listed buildings in Doughty Street, would be localised and the design/appearance of the building would be positive. The development will have minimal impact on the setting of the listed terrace (Doughty Street) to the rear of the property. The development will also not be readily visible from the listed building on Doughty Street.
- 6.29 The proposed development is not considered to cause any harm to the Conservation Area. Notwithstanding this, the proposed development will result in significant planning benefits including the significant improvement and access to an established community facility, improvement of a flat, design improvements to the host buildings and wider setting. There would also be further sustainability improvements to the host and shorter terms employment benefits through the construction phase. The proposals would also secure the optimum viable use of the host.



PROPOSED STREET LEVEL CGI

- 6.30 The application is supported by an Archaeological Assessment prepared by Border Archaeology. The archaeological potential of the Site has been assessed in overall terms as Low to Moderate, with a Moderate to High potential for encountering archaeological remains of post-medieval date.
- 6.31 It is unlikely that buried remains dating to the Prehistoric, Roman and Medieval period will be encountered. It cannot, however, be entirely ruled out that deposits may have sealed potential archaeological deposits or features relating to the Prehistoric, Roman or Medieval periods, albeit the potential to encounter such activity has been assessed as Low.
- 6.32 It is Border Archaeology's considered opinion that, the archaeological potential of the Site does not present an impediment to the proposed development. Given the Low to Moderate potential of the Site it is recommended that an appropriate program of archaeological work (most likely a watching brief), the details of which to be agreed with the Greater London Archaeological Advisory Service, will be necessary to determine the extent, depth and significance of buried archaeological features and deposits across the Site.

### C. HOUSING REQUIREMENTS AND STANDARDS

- 6.33 The Council has adopted the Nationally Described Space Standards (NDSS) for dwellings. The space standards set out the minimum gross internal floor areas for dwellings as well as requiring certain minimum sizes of bedrooms. The single unit exceeds the minimum standards for a 2 bed, 4-person unit at 78 sqm, providing a very well-proportioned unit, a vast improvement over the existing unit.
- 6.34 The flat is also provided with dedicated private amenity space, comprising 15.5 sqm, again exceeding minimum standards, in the form of a roof terrace. The terrace will consist of timber decking with raised planters. The terrace is consistent to neighbouring examples fronting the mews. The resulting flat will significantly improve the quality of accommodation over and above the existing flat.

### D. SUSTAINABILITY

- 6.35 Policy CC1 Climate Change Mitigation states that the Council will require all development to minimise the effects of climate change and encourages all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation.
- 6.36 The Council commissioned two borough wide carbon reduction studies to ensure that local planning policy appropriately responds to the carbon emissions reductions challenge. Both studies concluded that meeting borough carbon dioxide reduction targets depends on the growth of Combined Heat and Power led decentralized energy networks; the extensive thermal improvements of existing housing stock; behavior changes; the signification deployment for appropriate renewable technologies and the steady decarbonization of the national electricity grid.
- 6.37 The proposal aims to create a zero- carbon project with three core principles;
1. Provide a fabric first passive design that maximises natural light and ventilation
  2. Use sustainable natural building components that minimize embodied carbon and on-site waste
  3. Utilise renewable energy sources that power the finished building.
- 6.38 The efficiency of the building fabric will be achieved through a high quality high insulated envelope which significantly reduces the energy demands. The new layout has been designed to balance thermal comfort and daylight requirements.
- 6.39 The project will also use renewable technology with a mechanical ventilation heat recovery system (MVHR) and air source heat pumps ASHPs). These will be powered off solar photovoltaic panels positioned on the south facing roof.



## E. LANDSCAPING AND BIODIVERSITY

- 6.40 The existing Site lacks any outside space and therefore makes no landscape contribution. The proposals, through provision of the new second floor roof garden terrace will both improve urban green/landscaping as well as the biodiversity of the Site.

To the immediate rear of the Site are a couple of very large mature London Plan trees. Permission has been granted for the felling of these trees – subject to further ground investigations (Decision Ref: 2022/0419/T).



LARGE TREE LOCATED TO NORTH OF SITE

## F. NEIGHBOURING AMENITY

- 6.41 Camden Local Plan Policy A1 - Managing the impact of development - states that the Council will seek to protect the quality of life of occupiers and neighbours and will only grant permission for developments that do not cause unacceptable harm to amenity. Factors that are considered, amongst others are, visual privacy, outlook, sunlight, daylight and overshadowing.
- 6.42 In terms of visual privacy and outlook, at first floor level the existing rear windows of the EES are retained but frosted for privacy and reduced outlook. There are no windows located on the rear façade at first floor level of the residential unit.
- 6.43 At the new second floor level, windows are only located on the front façade of the property onto Doughty Mews. A parapet and balustrade, together with planting is used to contain the terrace from the street and from properties on the opposite side of the mews, consistent with neighbouring examples. Given the established context, the provision of the amenity space is considered to preserve amenity and avoid adverse impact.
- 6.44 To the north, the neighboring property has a mansard roof top extension with no roof terrace and therefore will be unaffected. To the south, the neighboring property, number 1 Doughty Mews, does have a setback second floor level with a roof terrace. This property is separated through an appropriate party wall treatment, separating the respective terrace.
- 6.45 Within the Site, to protect the residential amenity space from the EES amenity space, a party wall treatment is incorporated along the party line of numbers 2 and 3.
- 6.46 In terms of sunlight, daylight and overshadowing, the setback second floor level will not have an excessive impact on any of these factors. The application is supported by a Daylight and Sunlight Assessment prepared by T16 Design. All of the neighbouring windows assessed retain their daylight, and 80% of their existing levels of sunlight, both annually and over the winter months. The neighbouring gardens retain over 80% of their existing areas which receives 2 hours or more of sunlight on March 21st. There will therefore be no adverse impact on neighbouring residents in terms of sunlight.
- 6.47 With regard to the similar mansard roof top extension approved at Nos. 13 – 14 Doughty Mews, both PINS and Camden Council raised no concern in terms of amenity stating in the decision notice “the appeal decision found no issue with neighboring amenity in terms of loss of light, outlook, enclosure or privacy.”
- 6.48 The proposals are considered to have a similar impact and therefore should raise no issues in terms of light, outlook, enclosure, or privacy.

## G. TRANSPORT

- 6.49 In line with policy T2 Parking and Car-Free Development, the development is car free. No disabled parking is provided as Doughty Mews is pedestrian only. All visitors and guests will arrive by foot, cycle or public transport.
- 6.50 In line with Policy T1 Prioritising Walking, Cycling and Public Transport, cycle parking is provided for both the EES and the residential unit. The EES is proposed to be served by 6 x cycle parking spaces provided on street subject to a 278 agreement.
- 6.51 For the residential unit, cycle parking is provided in line with London Plan guidance, 2 x cycle parking spaces are provided. These are also provided in accordance with the London Cycle Design standards, they are located in the entrance lobby to the resi unit.

## 7.0 SUMMARY AND CONCLUSIONS

- 7.1 This Statement supports a planning application made to the London Borough of Camden for the proposed extension and refurbishment of 2 – 4 Doughty Mews, London WC1N 2PG. This application has been prepared on behalf of the Egyptian Exploration Society.
- 7.2 The Egypt Exploration Society has supported and promoted Egyptian cultural heritage – exploring more than 150 sites and monuments, publishing more than 350 volumes of scientific research, and engaging with thousands of people across the world. Now they are taking advantage of the need to make their London premises more accessible for their members and the public, opening up their collections, staging events and exhibitions.
- 7.3 The Site currently comprises three x two storey adjoining mews houses and accommodates the EES over ground and part first floor, together with a self-contained flat which occupies the remainder of the first-floor level.
- 7.4 The Society moved into this location in 1968 and since this time has provided grants to research projects around the world and communicated the results of this work to almost 2000 international members through publications and events. The London headquarters includes a publicly accessible library as well as a unique archive documenting the history of British archaeology in Egypt.
- 7.5 However, the current property is unfit for the Society's future vision. It is inaccessible to supporters and requires substantial modernisation to make it safe for the Society's collections, as well as staff and visitors. It is proposed to refurbish and extend the Site through an additional floor with a roof garden terrace. Through the refurbishment of the buildings, it is sought to create 'fit for use' spaces for the functions of the EES, including office space, library and book store and meeting room, with the residential unit more clearly and operationally separated.
- 7.6 This statement and accompanying drawings and reports provide a thorough description of the proposed development which has been designed with great regard to the context and setting of the property within the Bloomsbury Conservation Area.
- 7.7 The application is supported by all relevant technical documents to allow the Council to materially assess the acceptability of the proposed development.
- 7.8 For the reasons set out herein, and within the supporting documents, we respectfully request that permission is granted.