

DESIGN & ACCESS STATEMENT_B

5 Erskine Mews, London NW3 3AP
Edition: November 2023

MALIN+LYNN

_CONTENTS

- 1_Executive Summary
- 2_Site Location & Planning History
- 3_Design Proposal & Context
- 4_Summary of Changes
- 5_Existing Drawings
- 6_Proposed Drawings
- 7_Access
- 8_Summary

1_EXECUTIVE SUMMARY

This Design & Access Statement provides supporting documentation for the proposed amendments to No.5 Erskine Mews, London NW3 3AP. We have considered carefully the architectural context of the site, local planning policies, structural requirements and the design proposal itself.

The proposal is designed as an amendment to Planning application 2022/2230/P. This consented scheme related to 1, 2, 3 & 5 Erskine Mews, proposing the erection of a single storey roof extension across the four dwellings.

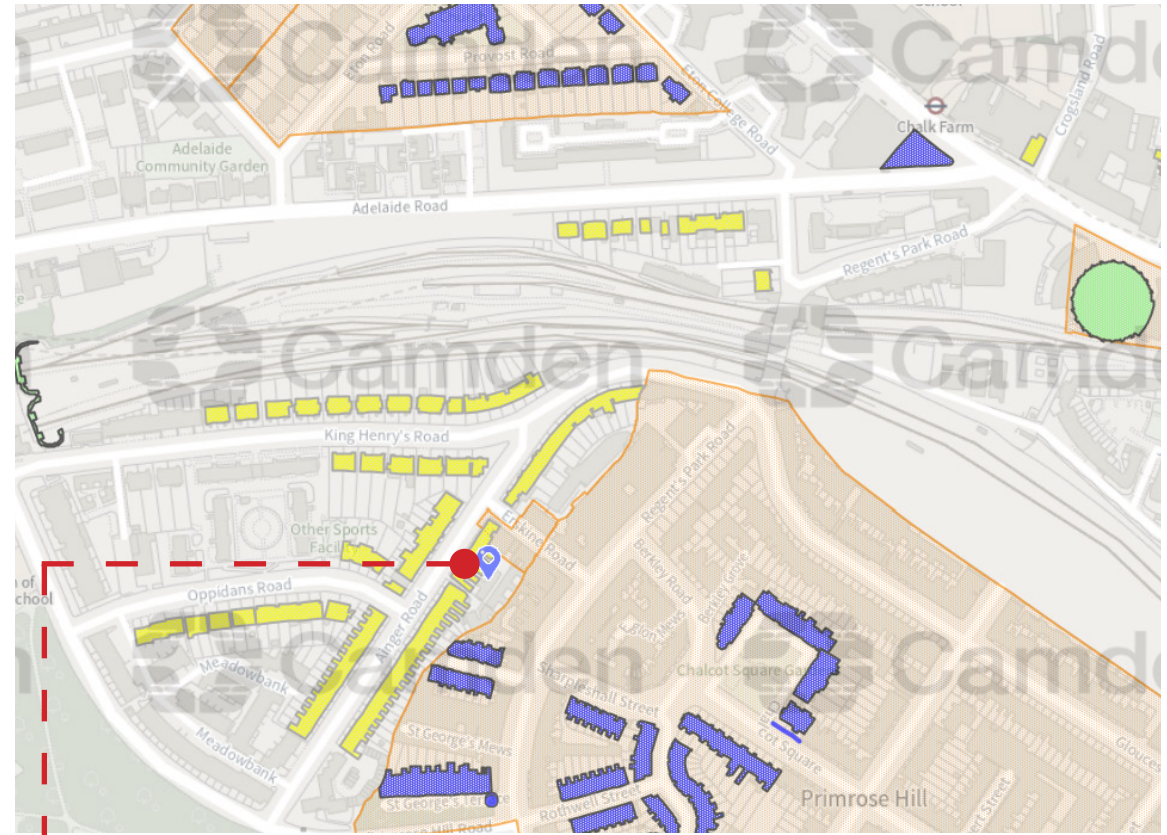
We are seeking approval for minor amendments to the roof of no.5 Erskine Mews approved roof extension as well as additional rear and side extension to its inner courtyard. These alterations to no.5 Erskine Mews will enhance usability for the occupants.

2_SITE LOCATION

No.5 Erskine Mews is located in Primrose Hill, Camden. The site consists of 5 residential mews houses with a communal car parking and refuse storage. Access into the site is provided via an undercroft from Erskine Road.

The site is located next to but not within the Primrose Hill Conservation Area. The Primrose Hill Conservation Area was designated on 1st October 1971 and extended to include the north part of Erskine Road on the 18th June 1985. The designation report notes that the character of the area “is made up of a series of well laid out Victorian terraces. It is residential in character, although there are a number of local industries, and it has its own shopping centres, a primary school and, because of the vicinity of Primrose Hill, is extremely well provided with open space”.

Erskine Road itself provides a link across the old St. Pancras Borough Boundary to Ainger Road and is subsequently more lively in character than the neighbouring cul-de-sacs. The road is fairly wide and contains a few street trees, mainly Silver Birch with some smaller species. On the south side of the road is a terrace of typical mid 19th century buildings with rusticated ground floors. Some properties have been converted for commercial uses with the addition of later shopfronts.



No.5 Erskine Mews

Above: Extract from Camden Council - Primrose Hill Conservation Area Map, indicating the site sitting just outside the conservation area.



Above: Aerial Photographs of No.5 Erskine Mews, NW3 3AP

2_PLANNING HISTORY

Planning permission has been granted for the proposed single storey roof extension to four dwellings, 1,2,3 & 5 Erskine Mews. The materiality of all four roofs is a zinc standing seam cladding with green roofs within the flat and sloping areas.

The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation areas that fails to preserve or enhance the character and appearance of that conservation area.



Approved visuals 1 & 2

3_DESIGN PROPOSAL & CONTEXT

The amendments to no.5 Erskine Mews from the previous planning application 2022/2230/PP are as follows:

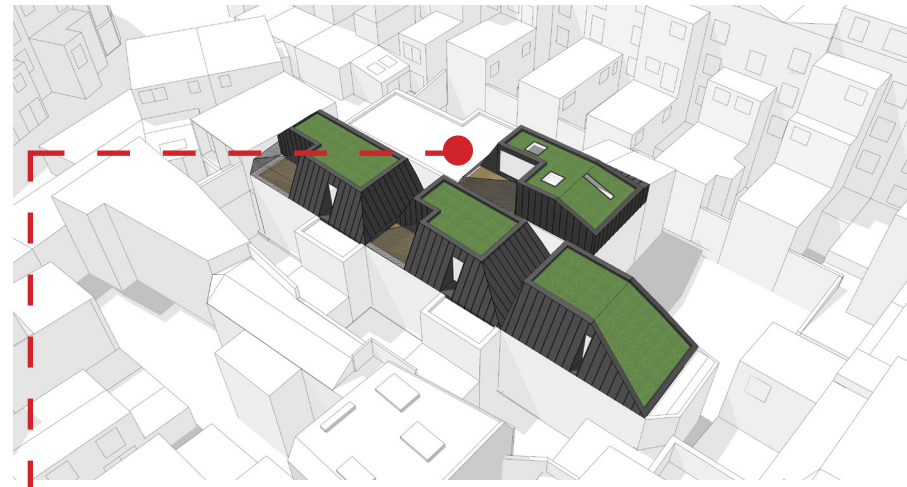
- Roof terrace moved to south facing location, balustrade design and materiality remains the same.
- Ground floor courtyard area reduced by 5.3m², through a double storey rear and side extension.

The rooflight sizes and positions remain the same. The angles of the slopes in the roof remain the same as the approved scheme also.

The proposed extension would not be readily visible from the public realm due to its design and setting. The proposed roof extension would measure approximately 2870mm from the eaves to the top of the roof, just like in the approved scheme.



Approved visual 1

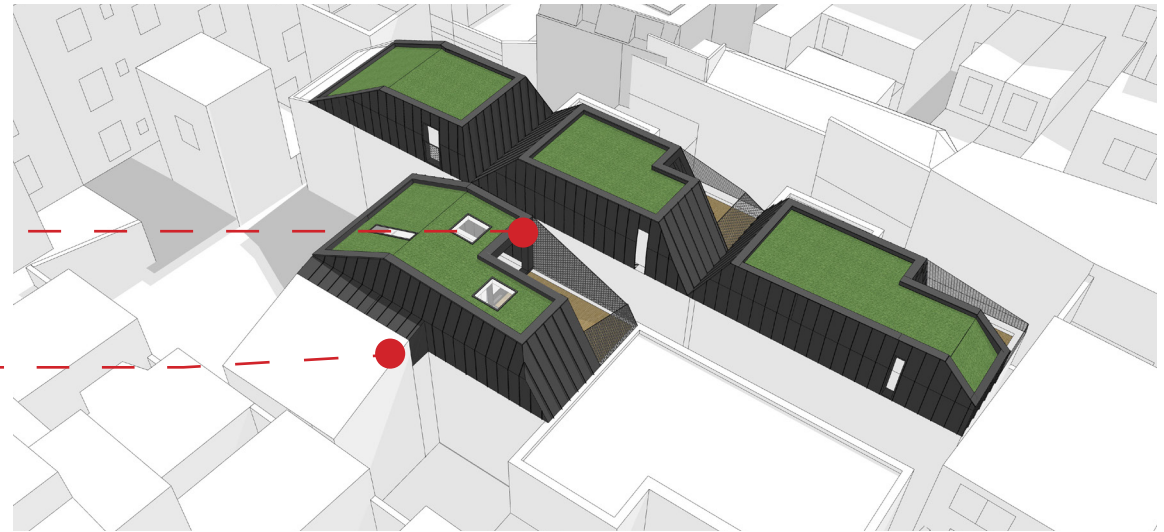


No.5 Erskine Mews Amended Scheme - Visual 1

4_SUMMARY OF CHANGES

The amendments to no.5 Erskine Mews from the previous planning application 2022/2230/PP are as follows:

- Roof terrace moved to south facing location, balustrade design and materiality remains the same
- Ground floor courtyard area reduced by 5.3m², through a double storey rear and side extension

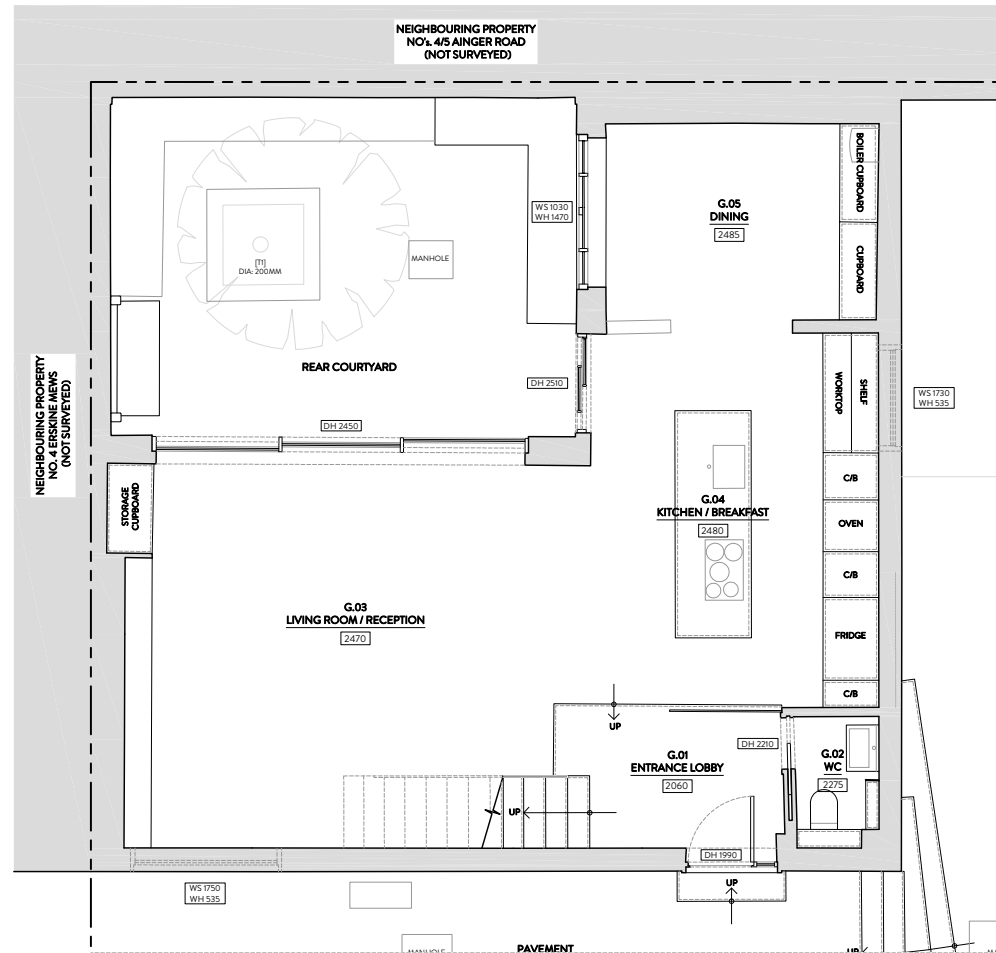


No.5 Erskine Mews Amended Scheme - Visual 2

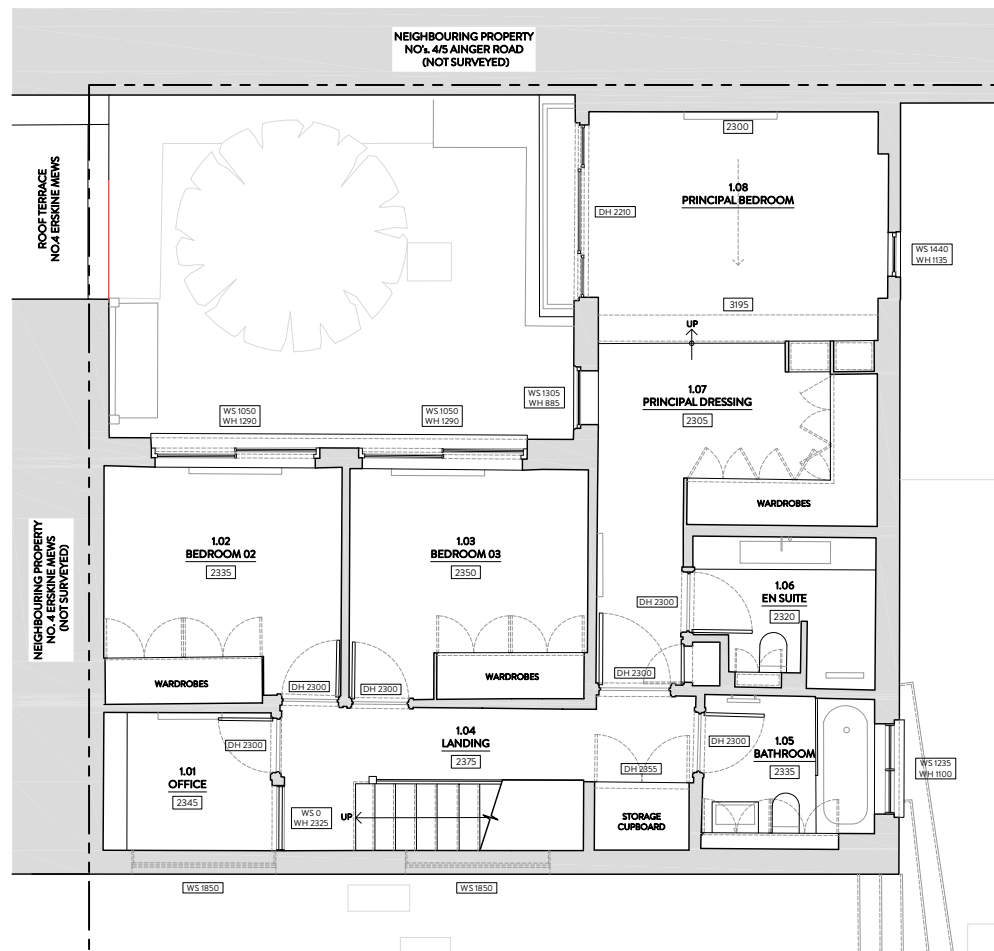


Approved visual 2

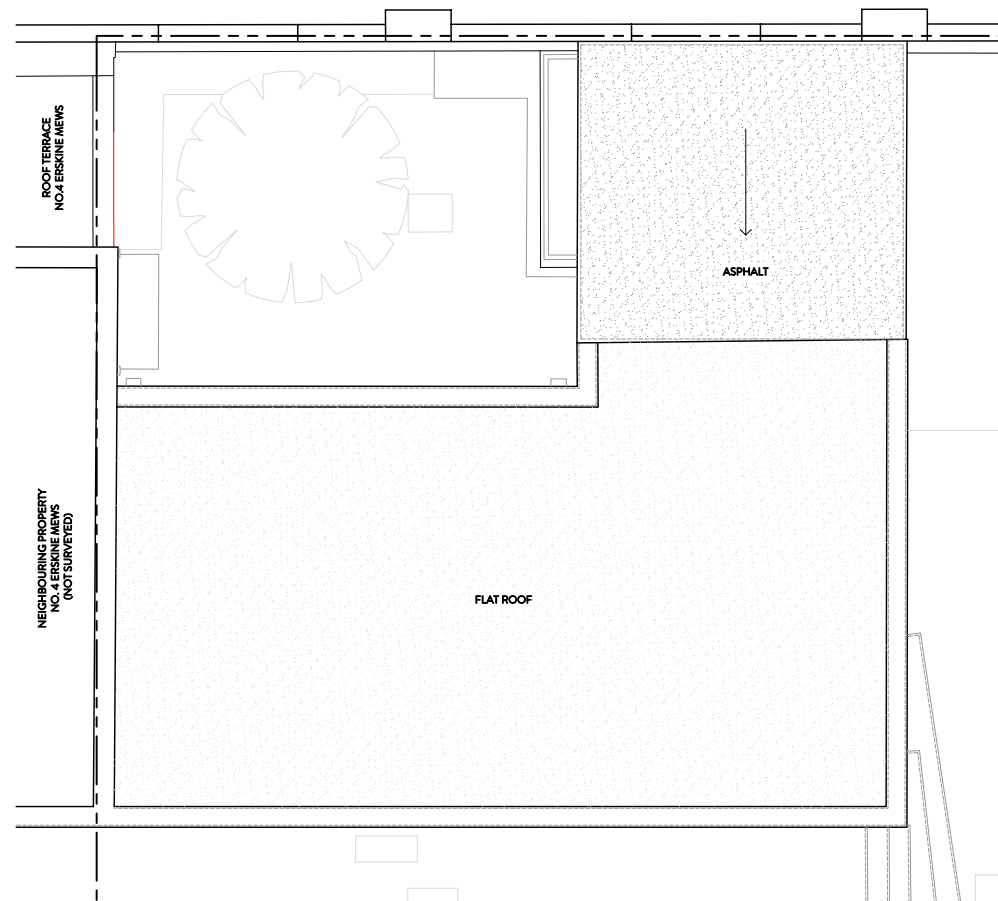
5_EXISTING DRAWINGS



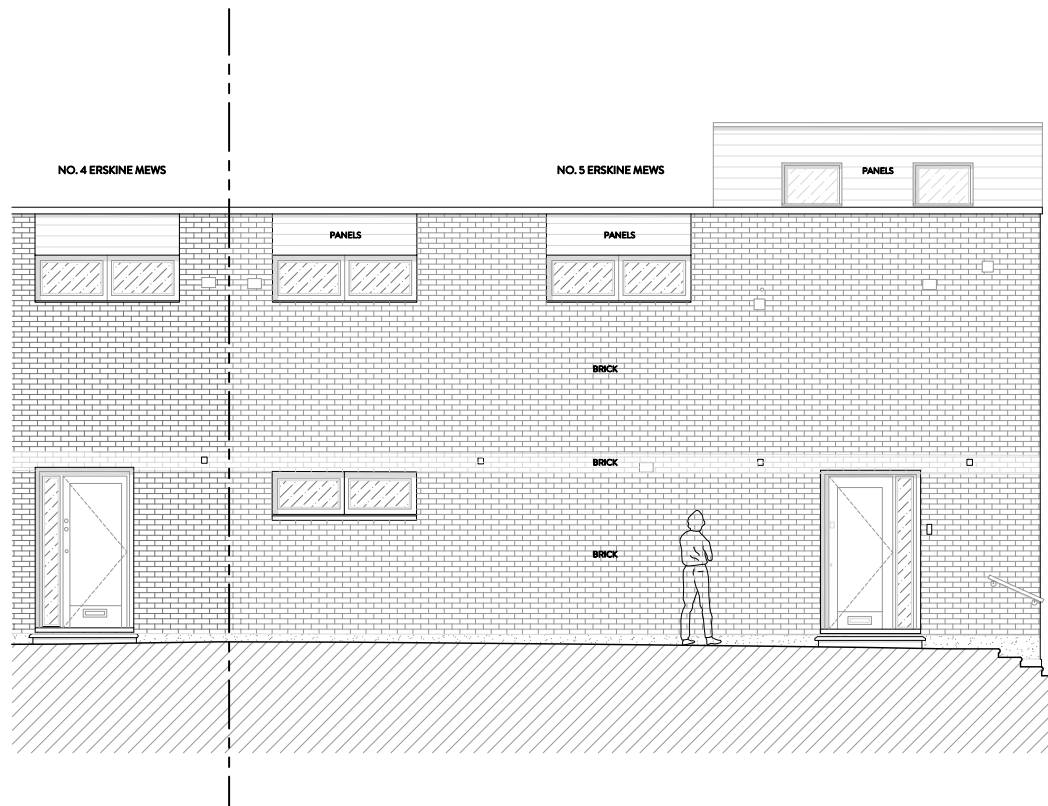
Existing Ground Floor Plan



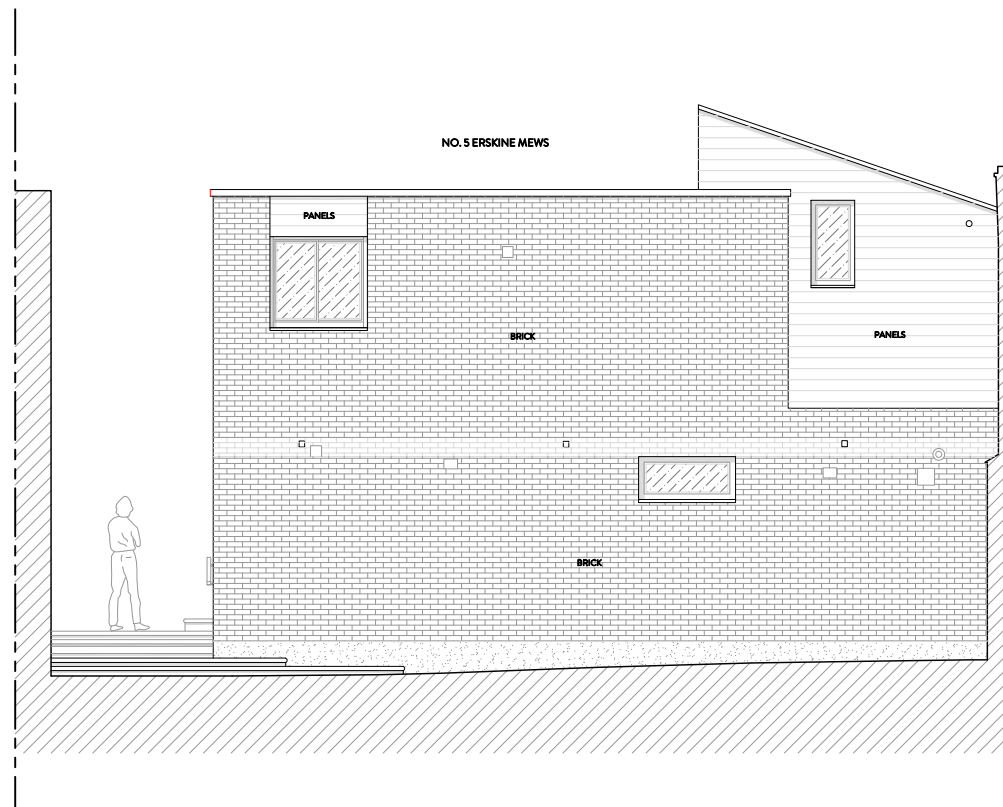
Existing First Floor Plan



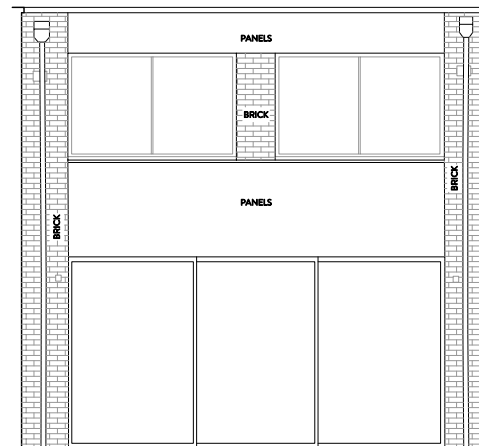
Existing Roof Plan



Existing Front Elevation

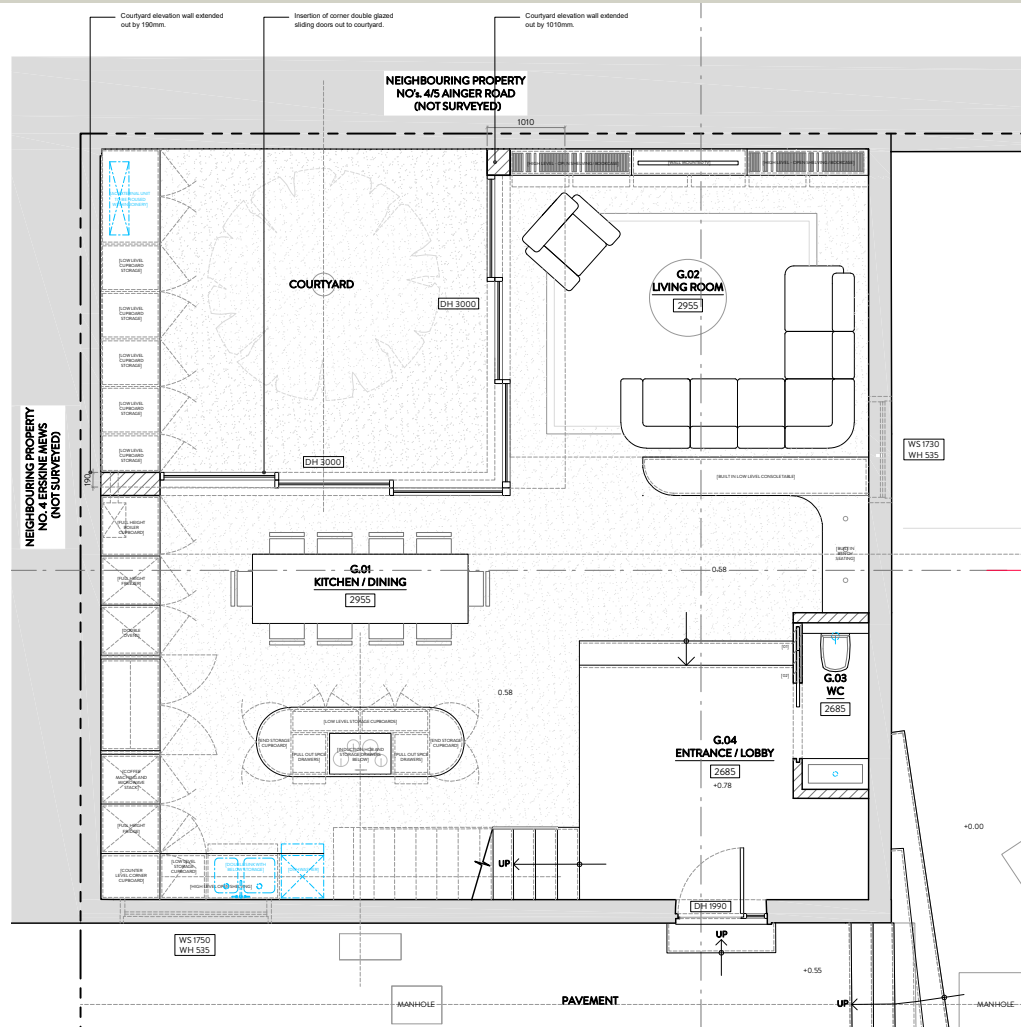


Existing Side Elevation

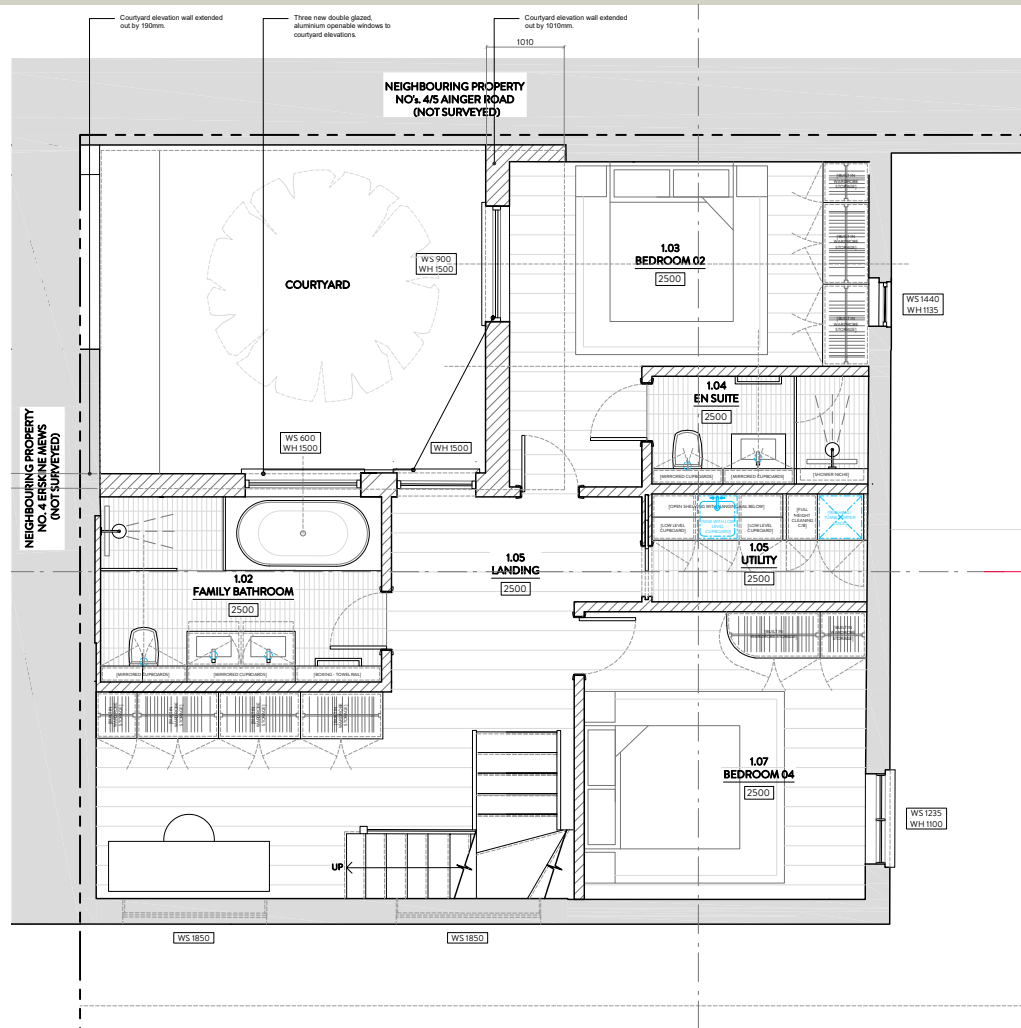


Existing Courtyard Elevations

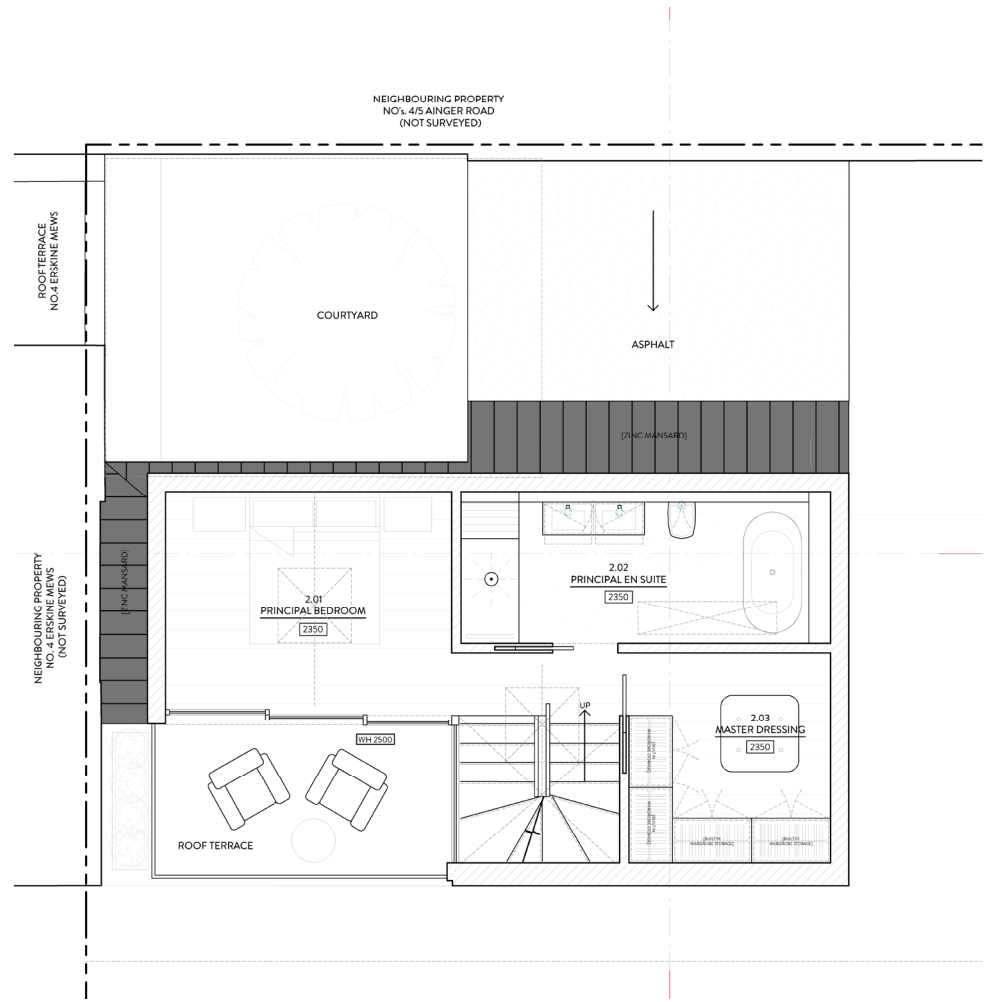
6_PROPOSED DRAWINGS



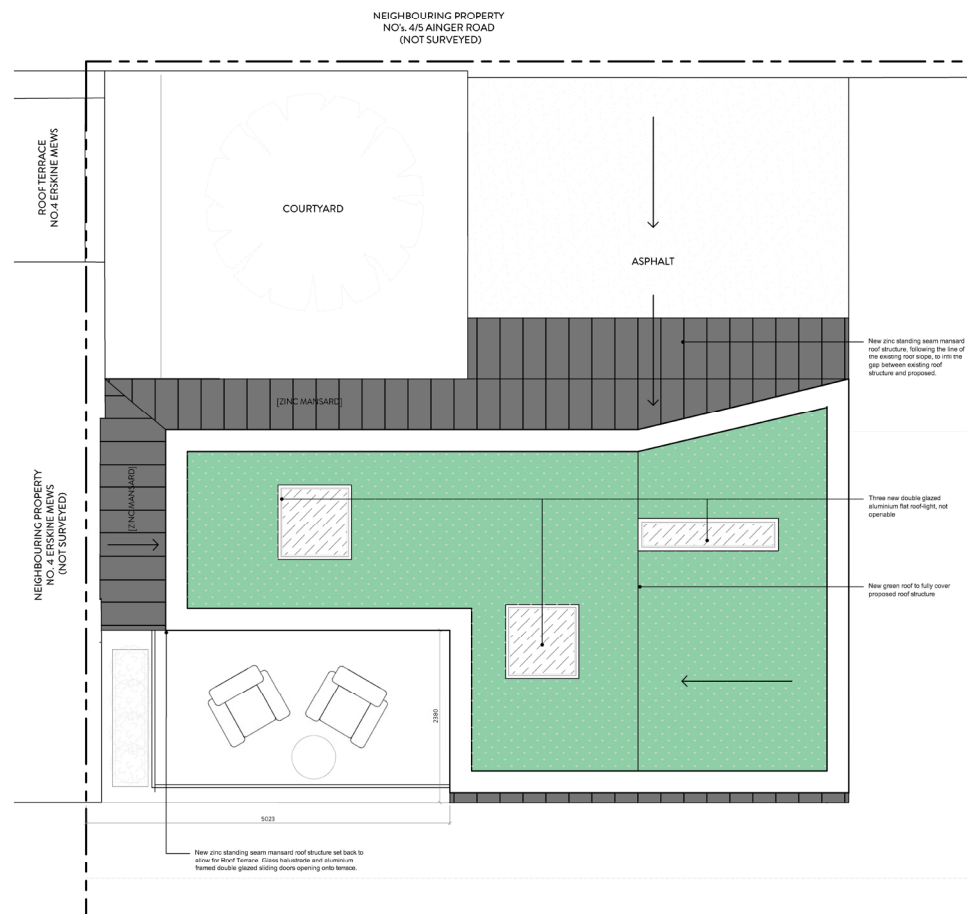
Proposed Ground Floor Plan



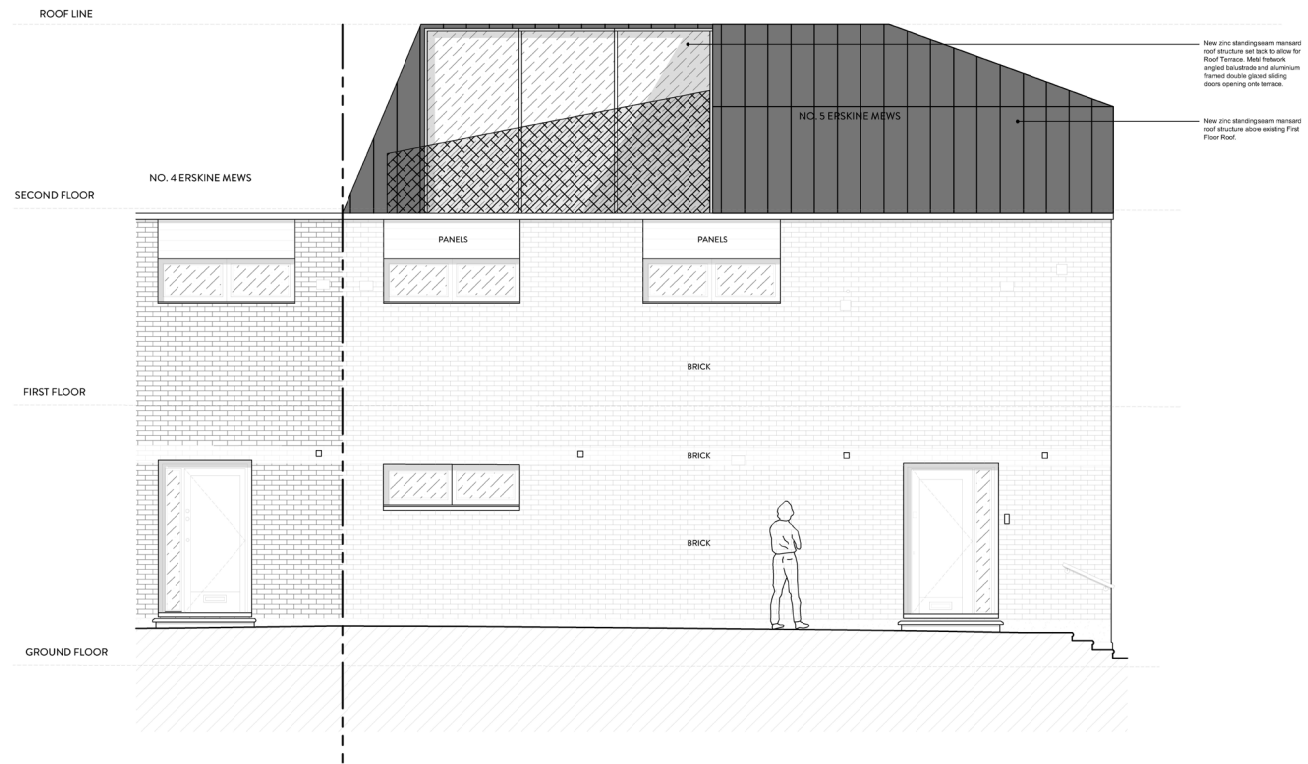
Proposed First Floor Plan



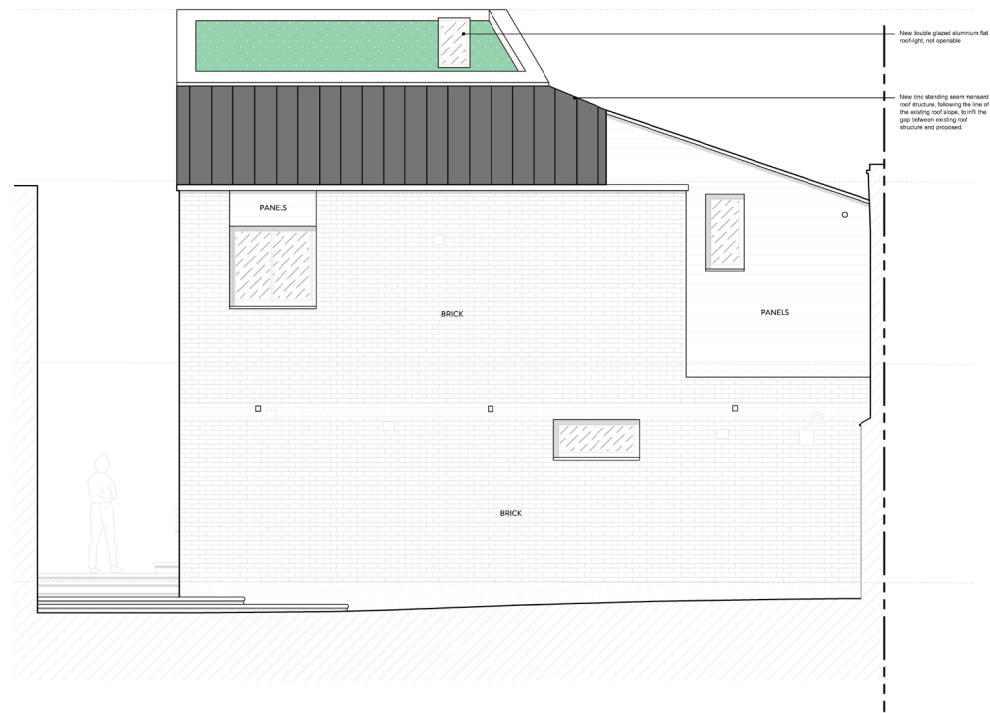
Proposed Second Floor Plan



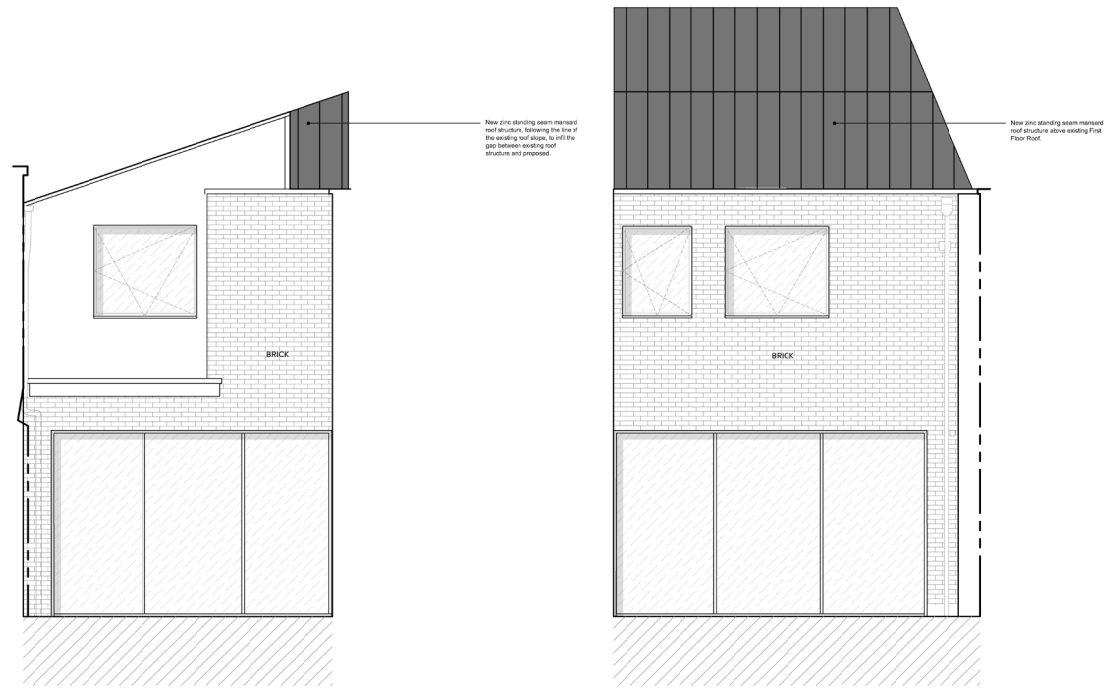
Proposed Roof Plan



Proposed Front Elevation



Proposed Side Elevation



Proposed Courtyard Elevations

7_ACCESS

Access to the property is currently through the front elevation which faces the alleyway to all adjacent properties. There is no changes with regards to access to the property.

8_SUMMARY

To summarise, we believe that the proposed amended scheme for No.5 Erskine Mews has been carefully considered and is in keeping with the local Conservation Area, even though it is not part of the Conservation Area itself. It also does not stray too far away from the current planning application proposal for four single storey roof extensions, which was considered acceptable and subsequently approved.

The amendments would enable the occupants to evolve the property and bring it back to life and in-keeping with modern day living, whilst being sensitive to materiality and impacts on neighbouring properties - for decades to come.