

DESIGN & ACCESS STATEMENT_REV A

5 Erskine Mews, London NW3 3AP
Edition: Nov 2024

MALIN+LYNN

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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.

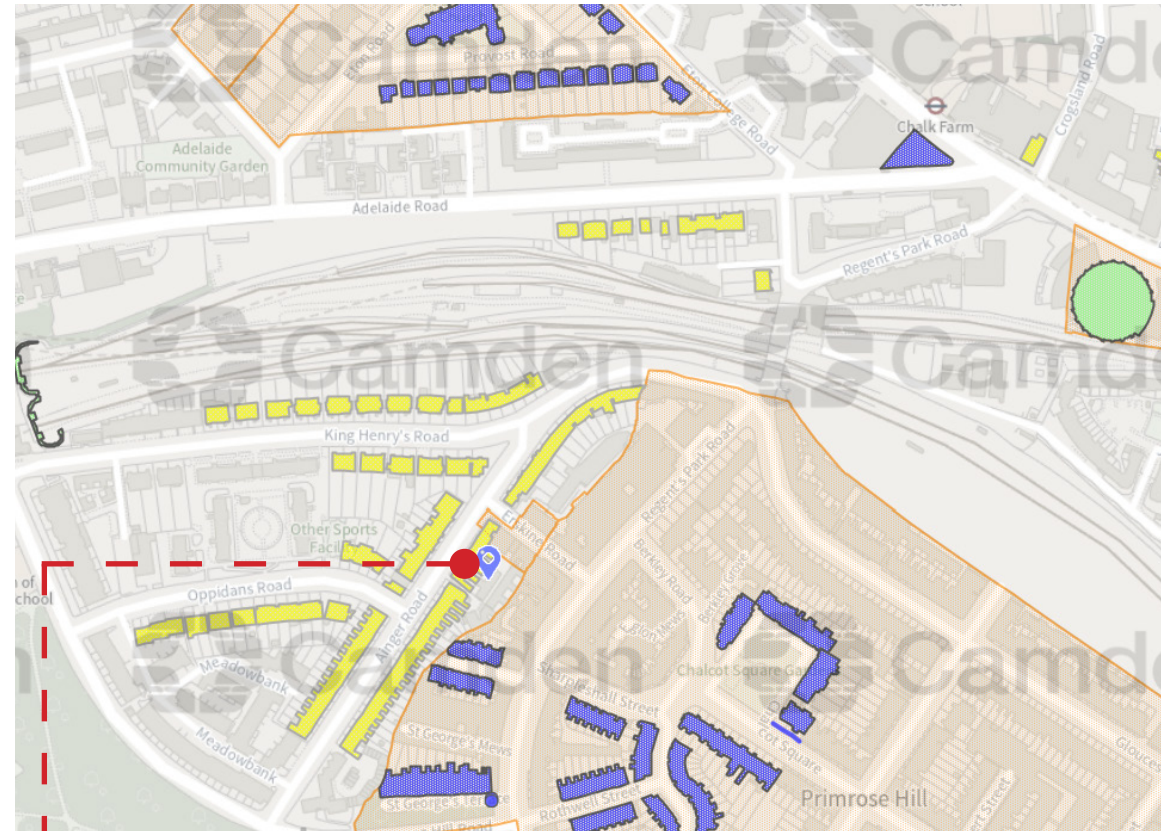
This planning amendment to application 2024/1102/P proposes changes to the consented roof extension at no.5 Erskine Mews. These alterations to no.5 Erskine Mews will enhance usability for the occupants.

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

3_PLANNING HISTORY

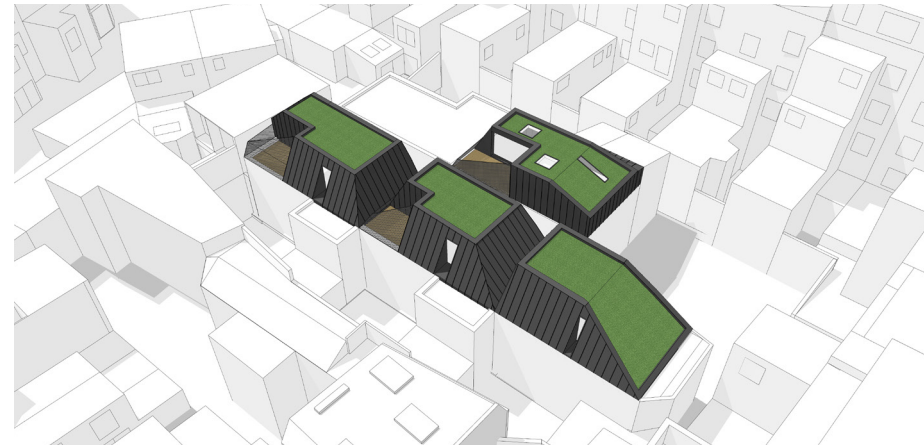
Planning permission was granted in June 2023 for the proposed single storey roof extension to four dwellings, 1,2,3 & 5 Erskine Mews. The materiality of all four roofs is a zinc standing seam cladding with green roofs within the flat and sloping areas. A 3D visual of this application is illustrated top right.



Approved visual 1 from application 2022/2230/PP

Planning was then granted in January 2024 for works to no.5 Erskine Mews only under reference 2023/3068/P. The proposal was as follows, and is illustrated on the bottom right:

- Consented 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.

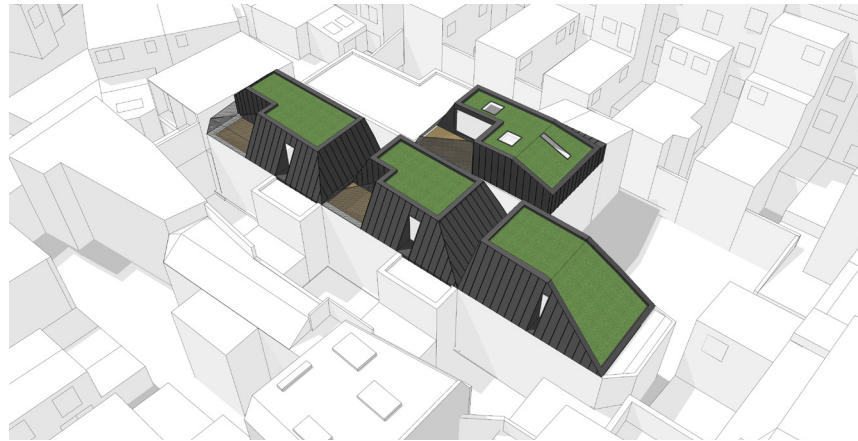


Approved visual 2 from application 2023/3068/P

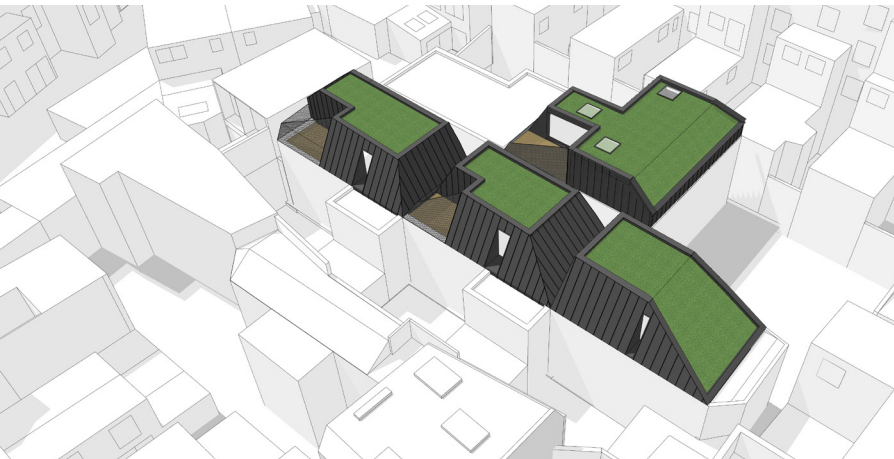
3_PLANNING TIMELINE



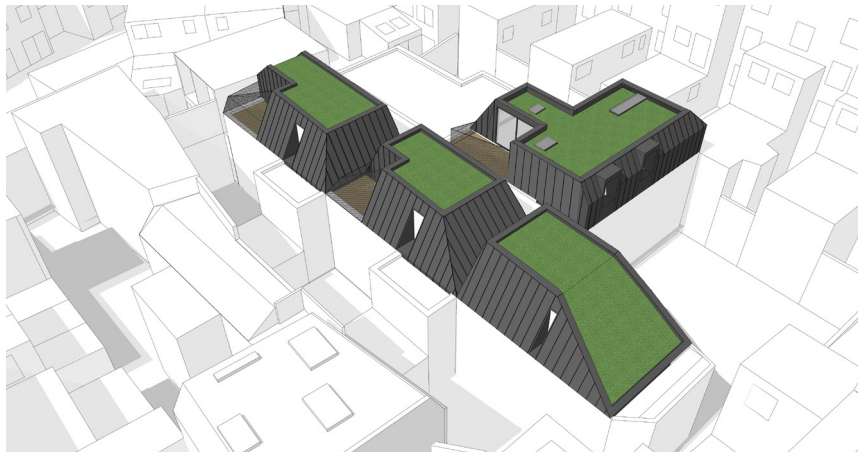
Visual 1 from application 2022/2230/PP - Approved in June 2023



Visual 2 from No.5 Erskine Mews Amended Scheme -
2023/3068/P - Approved in Jan 2024



Visual 3 from No.5 Erskine Mews Amended Scheme -
2024/1102/P - Approved in July 2024



Visual 4 - Proposed Roof Amendment to Application 2024/1102/P

4_NEW DESIGN PROPOSAL & CONTEXT

The application forms a revised application for amendments to the roof extension recommended for approval under application 2024/1102/P. The amendments are as follows:

- Two dormers to the mansard roof extension on the North Elevation.
- Differing roof slope angle to the roof on the North Elevation, to allow for adequate internal floor to ceiling heights.
- Green roof to the sloped roof facing Ainger Road.

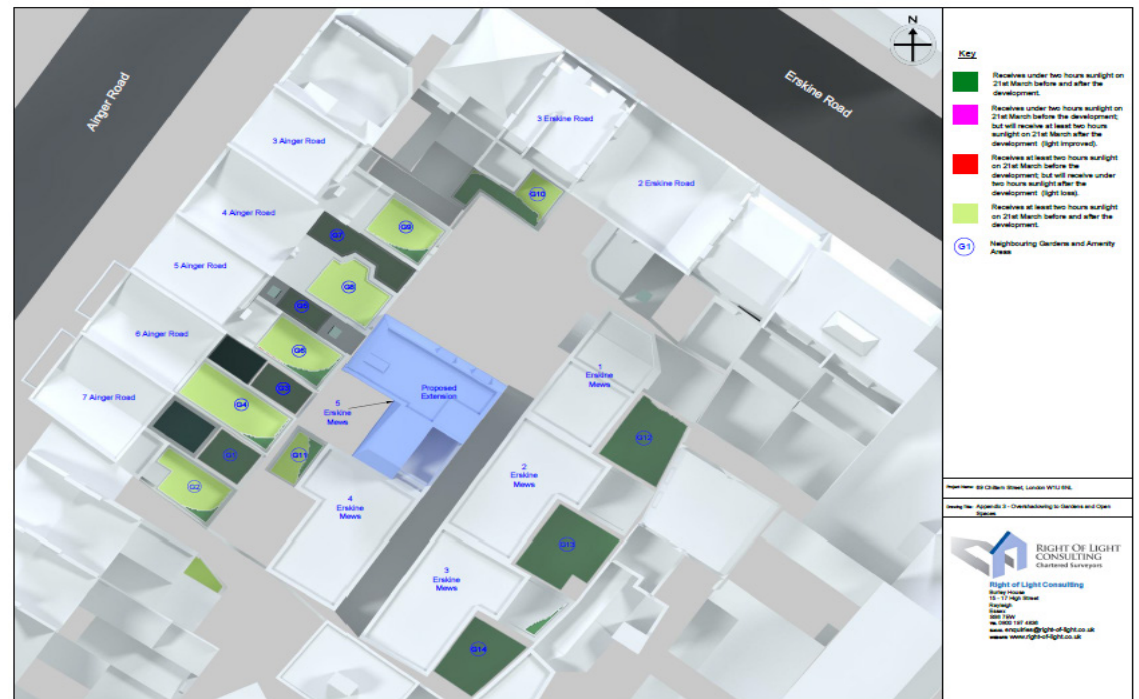
The proposed roof extension maintains approximately 2870mm from the eaves to the top of the roof, just like in the previous scheme.

5_PREVIOUS DAYLIGHT SUNLIGHT REPORT

The previous application was supported by a daylight and sunlight report demonstrating acceptable impacts on neighbouring properties.

Therefore, daylight/sunlight impacts will continue to be acceptable.

For the reasons outlined above the proposal will not cause harm to the amenity to residential properties in terms of overbearing impact, a loss of daylight/sunlight or loss of privacy.



Extract from previous Daylight Sunlight report

6_ACCESS

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

7_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 adjacent 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 amendment 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.