

DESIGN, ACCESS & HERITAGE STATEMENT

Site Address: 103 Camden Mews
NW1 9BU

Client: Noemie Manent & John Binns

Agent: Llowarch Llowarch Architects

Date: 08.11.24

status: PLANNING



Application site, No. 103 Camden Mews.

1. Introduction

1.1 This Planning statement has been prepared by Llowarch Llowarch Architects on behalf of Noemie Manent & John Binns in support of a planning application for proposed works to the property at 103 Camden Mews, NW1 9BU for the conversion of the existing covered entrance and carport into habitable accommodation, and a rear ground floor, single storey extension.

1.2 Planning approval is being sought in relation to the alterations associated with the covered entrance and carport conversion and rear extension as follows:

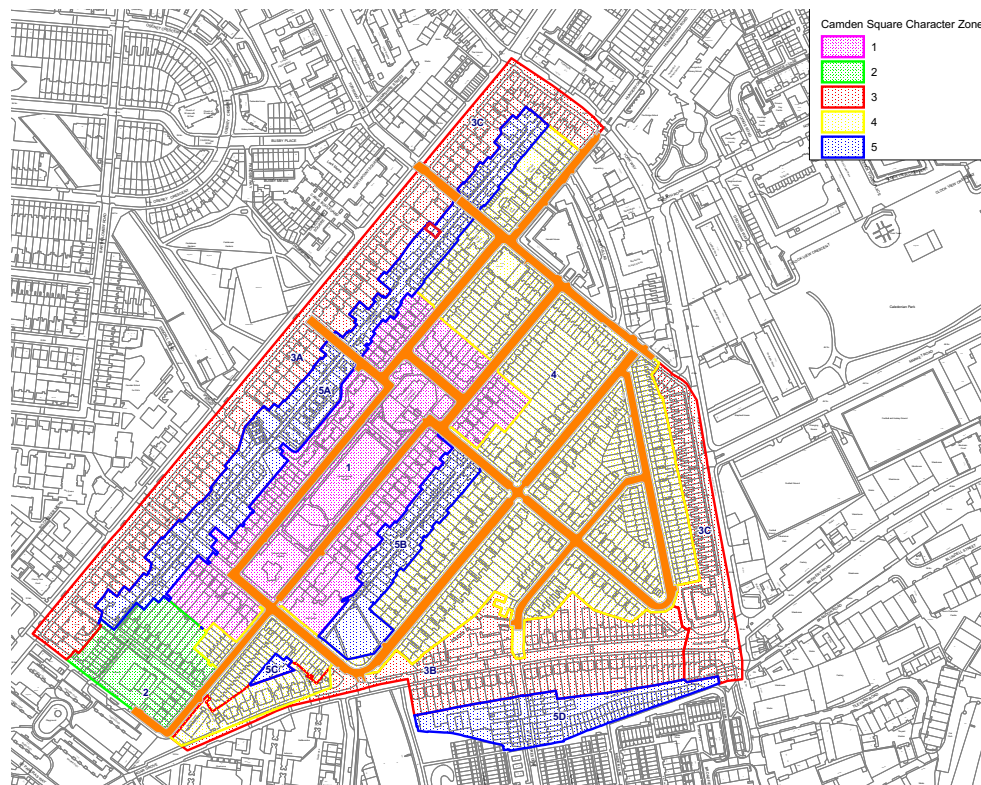
- Conversion of carport into study room with WC
- Screening to opening incorporating cycle and waste & recycling storage
- Rear single storey extension with glazed screen onto rear garden, part glazed roof and rooflight
- Removal of former rear wall from kitchen, enlarging openings from rear ground floor living room into extension

2. Site and Context



Aerial view of site

2.1 The application site is located on the North West side of Camden Mews. The property is a part two-storey, part three-storey, (part mansard to second floor with external terrace), single family dwelling house.



Camden Square Conservation Area Map

- 2.2 The property is within the Camden Square Conservation Area. The property is not listed.
- 2.3 Camden Mews is predominantly comprised of two-storey with set back second floor, single family dwellings.
- 2.4 The additional area of the front and rear extensions at ground floor level is approximately 23sqm GIA.

3. The Proposal

- 3.1 The applicant wishes to convert part of the covered entrance and carport into a habitable space whilst retaining off-street external storage for cycle and waste & recycling bin storage.
A ground floor rear extension to extend the living space and link the kitchen and rear living room and improve access to the rear garden.
This work will also incorporate thermal upgrading as necessary to comply with current building regulations.

Proposed Changes

- 3.2 In altering the ground floor accommodation, the following alterations are proposed:
 - 3.2.1 New part infill extension to former covered entrance and carport to provide:
New study plus WC with coat storage accessed off the existing hallway.
Remaining external space to accommodate storage for bins and cycle storage, with open screen onto Camden Mews
 - 3.2.2 New rear single storey extension incorporating glazed screen onto garden, part solid part glazed roof and rooflight. Opening up of rear wall to kitchen, opening up of existing windows to living room to full-height openings. Alterations to understair store.
- 3.3 No other alterations are proposed.

4. Heritage Statement:

4.1 Camden Mews is within the Camden Square Conservation area. The Camden Square Conservation Area was originally designated in 1974, and extended in 1980 and 2002.

4.2 Architectural Character: Camden Mews falls into Character zone 5:
'The original character of the mews as subsidiary to the Square has largely been respected in the modern redevelopments, which are generally of two or two-and-a-half storeys and of a high design standard. They take an imaginative approach to development in the spirit of a mews' scale, form, and variety of styles and materials.'
According to Camden Square Townscape Map (Map 3), 103 Camden Mews is categorised as bringing *'a positive contribution to its character.'*

Heritage Value:

4.3 The property dates from the late 1990's, part of a pair of houses. It is not of particular value other than in being sympathetic to the scale and character of the Mews.

Impact of Proposed Development:

4.4 The proposed alterations are as follows:

- new part infill to carport to provide ancillary residential accommodation.
- open screen onto remaining external covered entrance to form secure cycle storage and bin store.
- new single storey rear extension to provide an extended living area.

4.5 The current covered entrance and adjacent undercroft for off-street car parking is to be partially infilled with an ancillary room to be used as a study, with WC and coat storage accessed from the hall. The remaining covered entrance is to be subdivided to incorporate cycle and bin storage. An open screen is proposed over the existing opening to provide security.

4.6 The principle of a gated entrance is an established typology in the Mews. Recent development has seen the conversion of the last remaining non-residential sites in this section of the Mews, workshops at No. 97, and garages at 87 - 89 converted to single family dwellings. These have tended to provide a gated covered entrance which incorporates bin storage (87-89 - LBC Planning ref: 2018/5462/P), and bin and cycle storage (No. 97 - LBC Planning ref: 2016/3638/P). Other examples include 59 Camden Mews (LBC Planning ref: 2019/0877/P) with cycle and bin store within an external screened enclosure, and at 3 Camden Mews with screened entrance to covered external passageway. See precedent images included on drawing 103CM_PR_GA 04
The existing refuse arrangements, with bins in the open covered area will be improved by being screened from the Mews.

4.7 The applicants also wish to infill the current open covered entrance as it is prone to antisocial behaviour such as substance misuse. The former development immediately north of the site at 105 Camden Mews also had an open covered parking bay. This has been significantly improved by the recent redevelopment of this site which has been replaced with 5 no. Mews houses built to back of pavement line.

The proposed infill accommodation will have a window onto the front entrance area, providing passive surveillance in accordance with CPG – Design: 7.12; Active frontages providing natural surveillance onto streets.

4.8 The screen is proposed to be placed in front of the existing façade (the adjacent building façade at 105 Camden Mews has been built up to property line, and projects forward by approximately 200mm.)

We would request that the development of the detail of the screen to the void over the entrance be granted by condition of submission of details for approval. This is requested in line with recent planning applications at No. 87-89 Camden Mews (Planning application ref 2018/5462/P) Refer to LBC Decision Notice Condition 3; and No. 3 Camden Mews (Planning Application ref: 2015/6764/P) refer to LBC Decision Notice Condition 3.

- 4.9 The only external alterations visible in any public views are those relating to the partial infilling of the carport, and addition of external screening onto the Mews.
- 4.10 To the rear of the property, a single storey extension is proposed with full width glazed screen giving access onto the rear garden. The boundary wall between 103 and 101 is proposed to be raised by approximately 1m. The rear extension is North facing and will largely be in shade throughout the day. A linear rooflight at the abutment of the new extension with the rear kitchen wall which is to be opened up onto the extension, will bring in top light into the middle of the otherwise deep plan. This will also be supplemented by a rooflight positioned in line with an existing opening from the living room, again to maximise, through the positioning of top-lit openings, their impact in increasing natural daylight into existing adjacent spaces of the kitchen and living room.
- 4.11 Planning permission was previously granted for the infilling of the covered entrance and carport, and for a single storey rear ground floor extension in 2016 as part of an application to convert the property into 2 units, LBC Planning ref: 2016/7063/P. Regarding the rear extension the Decision notice states that *'The majority of properties along the south elevation have infilled with the exception of 101 and 103 Camden Mews.'* and *'The proposed rear extension would be subservient to the host building'* Further, *'The window of the neighbours property sits below the existing boundary wall of No. 101 and whilst the garden wall will be increased in height by 1m the outlook from the windows would not be detrimental. It is not considered that the proposed infill rear extension would have a detrimental impact on residential amenities in regards to daylight/sunlight nor contribute to a sense of enclosure on account of its form and scale.'*

5. Conclusion:

- 5.1 The extent of the alterations are modest. The proposed works add an open screen onto the existing covered entrance and do not otherwise alter the appearance of the principal façade. The rear of the property is not visible in any public views.
- 5.2 The proposals are consistent with local planning guidance and are sympathetic to the host building. The infilling of the currently open external void will be an improvement and is consistent with recent changes in the Mews. The proposals will improve the positive contribution this building makes to the character and appearance of the building and the wider Conservation Area.
- 5.3 Planning permission was granted in 2016 for a similar scope of works including both the infilling of the entrance void to the front, and a single storey rear extension.
- 5.4 The proposed works will have no impact on adjoining properties in relation to impact on overshadowing or overlooking of amenity space or windows.
- 5.5 The infilling of the covered void to the entrance incorporates a window onto the Mews which will aid surveillance.
- 5.6 The works include thermal upgrading of the building fabric associated with the new front infill and rear extension which will contribute toward Camden Council's aims towards achieving carbon neutral.

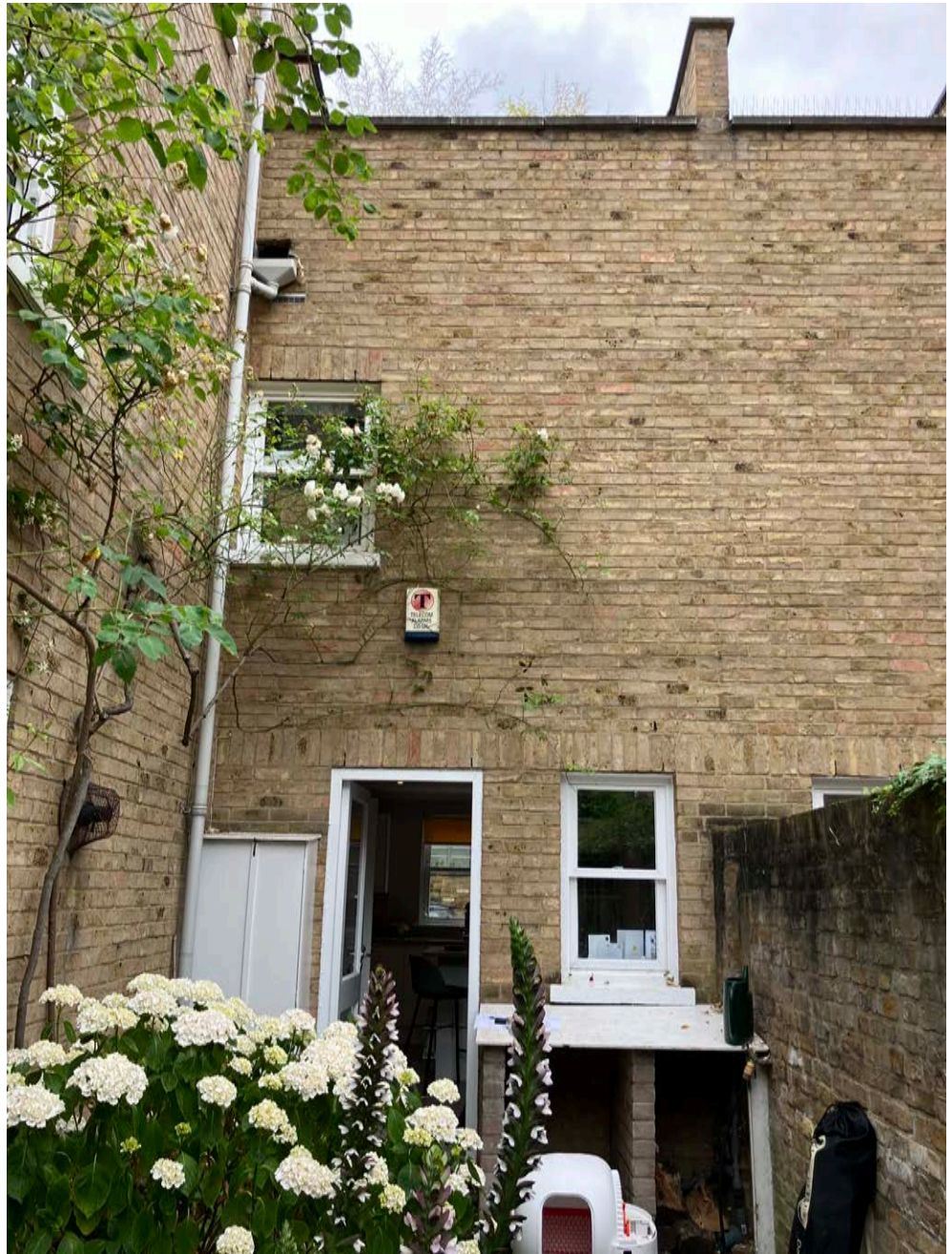
SITE PHOTOGRAPHS



Satellite view



Aerial view looking towards rear



Rear elevation onto kitchen