

SPACE A.

2 Eglon Mews, NW1 8YS

Heritage Statement

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Directors

Amelia Hunter BSc (Hons) Arch MA ARB RIBA
07876301045
Anna Drakes BA(Hons) MA
07709613058

Registered with the ARB and Royal
Institute of British Architects



Studio Space A LTD

UK Registered Company number :
11672930
VAT number :
334629396

Heritage Statement

a) Significance

No. 2 Eglon Mews is located in the heart of Primrose Hill, Camden, and although not a listed property, it is situated in the Primrose Hill Conservation Area, with the Appraisal and Management Statement noting it as a positive contributor (as part of no. 1, 2 and 3). Preserving the character of the area and the street is paramount, ensuring that any interventions are sensitive to the neighbourhood's architectural and cultural legacy.

The property is part of a historic mews enclave. The mews is accessed through a gated entrance from Berkeley Road, providing a sense of privacy and exclusivity as there is no public access to the street. This gives the mews an intimate and quaint character which is central to its charm. The house is nestled between two other mews properties, both of which have undergone renovations throughout the recent years. The mews were built by Thomas Rowland Berrill on the site of the former pleasure gardens of Chalk Farm Tavern in 1867. For a century they remained as modest dwellings for small, independent tradespeople. In 1970 no. 2 Eglon Mews was reformulated by its architect owner (Michael Woodhead) to add a dormer in the original roof line and other internal alterations. Subsequently, a conservatory structure was granted permission on the roof.

Policies D1 and D2 from the Local Plan are relevant as the site is located within a Conservation Area. The Camden Planning Guidance (CPG) on 'Design' sets out Camden's expectations for development, stating that the Council will seek to ensure that development responds positively to the existing context and character of the building and its surroundings.



The approach through the gated entrance



No. 1, 2, and 3 Eglon Mews



Open carriage port



Dormer (added in 1970s) housing master bedroom



Timber sash windows



Single-glazed timber conservatory sitting on roof deck structure

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b) Description of the Proposals and their Impact on the Heritage Assets

The proposed works include the enclosing of the open carriage port with the installation of a new front door. This would create a more defined and functional entrance area that enhances privacy while aligning the ground floor facade with the adjoining mews houses. The entrance's scale and legibility will be retained to preserve its historical context. By infilling the opening with contemporary, lightweight materials, the original character of the mews house would be retained, while creating a positive contrast with the Victorian masonry.

The proposed work would be a minor alteration that would enhance the setting of the host building. The new front door would remain set back, allowing the angled front wall to still be revealed. The proposed design respects the context by adhering to the proportions and guidelines of the neighbouring properties, enhancing the visual rhythm of the street. The heights of the adjoining apertures were used as guidelines for the horizontal elements of the opening,

The timber hatch located at the lower end of the angled wall be replaced with a flush panel, to retain the function as a convenient external storage space yet be in line with the contemporary design of the adjoining new front door.



Position of new front door



To be removed, electricity boxes concealed in joinery



Hatch to be retained, door replaced with a flush panel. Position of manhole retained.



Geometry and tones of neighbouring properties to be respected and followed.

Historical Records

The following table is an extract from an 1890 census document. It lists household members and their details. The document is titled 'The information shown on these sheets shall be the property of the Registrar-General' and 'Page 53'.

No. of Household	Name of Head of Household	Relationship	Age	Sex	Marital Status	Profession, Occupation, or Trade	Place of Birth
216	John P. Mews	Head	34	M	Married	Cab Proprietor	St. Paul, N. Hampshire
	Elizabeth Mews	Wife	31	F	Married		St. Paul, N. Hampshire
	John P. Mews	Son	10	M	Single		St. Paul, N. Hampshire
	Elizabeth Mews	Daughter	8	F	Single		St. Paul, N. Hampshire
	John P. Mews	Son	6	M	Single		St. Paul, N. Hampshire
	Elizabeth Mews	Daughter	4	F	Single		St. Paul, N. Hampshire
	John P. Mews	Son	2	M	Single		St. Paul, N. Hampshire
	Elizabeth Mews	Daughter	1	F	Single		St. Paul, N. Hampshire
	John P. Mews	Son	0	M	Single		St. Paul, N. Hampshire
	Elizabeth Mews	Daughter	0	F	Single		St. Paul, N. Hampshire

Extract from an 1890 census showing the family of a cab proprietor living at 2 Eglon Mews.



“The local chimney sweep, Albert Manderson, lived next door at no.1 Eglon Mews. The photo shows him on the right taking his pony, Peter, to the local blacksmith.” - from previous resident at no.2 Eglon Mews. Photo courtesy of Sally Manderson.