

# SPACE A.

2 Eglon Mews, NW1 8YS

## Design and Access Statement

December 2024

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## 1.10 Introduction

### i. Project Summary

Our approach aims to respect the unique character of the Primrose Hill Conservation Area whilst thoughtfully addressing the needs of the client, aiming to harmonise contemporary changes with the cherished fabric of the existing building.

As a design team we have carefully thought about how the proposal can be an improvement to the current state of the mews and beautifully integrate in its heritage context.

The proposed upgrade consists of enclosing the front car port, to complement the façades of no. 1 & 3 Eglon Mews. As a result, the existing garage would be converted into a habitable room, functioning as a study.

### ii. Project Objectives

In considering this project our objectives are to :

- Respect the architectural quality of the mews street and the Primrose Hill Conservation Area, ensuring the historic character of the mews house remains the dominant feature visible from the street, with contemporary interventions subtly supporting and enhancing the prominence of the original character.
- Use high quality, considered design, craft and materials to ensure interventions are sensitive to the unique historic context, with a focus on longevity.
- Preserve the original sash windows and Victorian masonry, parapet height, party wall parapet (between no.1 & no.2) and slate roof materiality and form.



2 Eglon Mews



# 1.11 Eglon Mews

## i. Context - The Neighbourhood

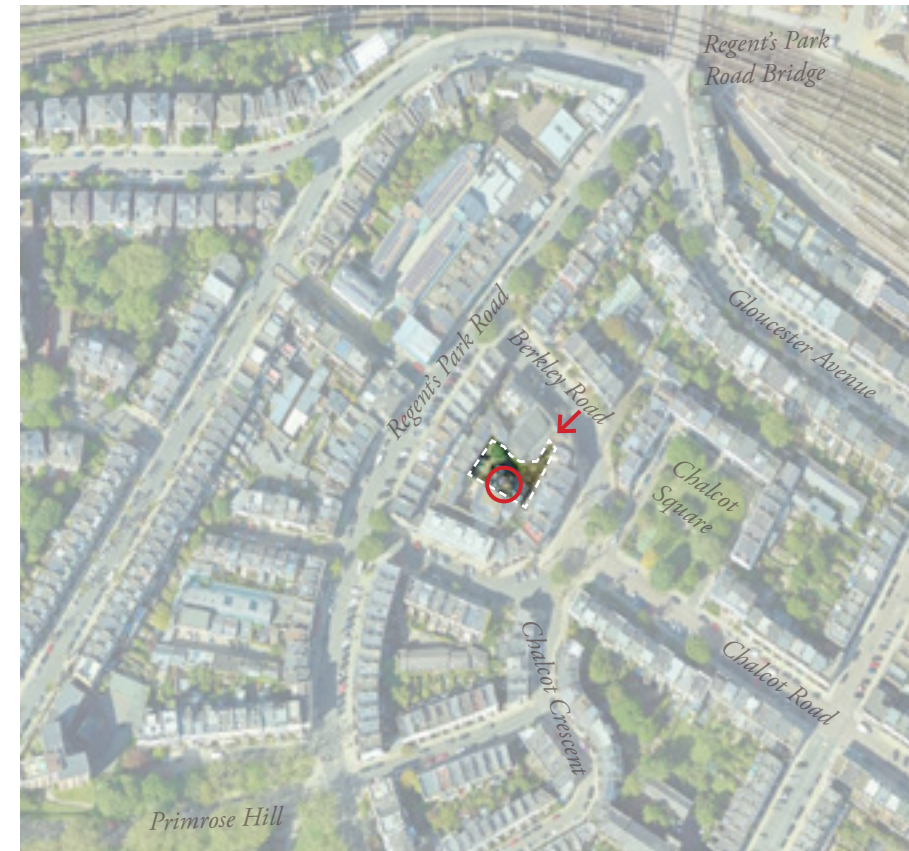
No. 2 Eglon Mews is located in the heart of Primrose Hill, Camden, and is situated in the Primrose Hill Conservation Area. Preserving the character of the area and the street is paramount, ensuring that any interventions are sensitive to the neighbourhood's architectural and cultural legacy.

## ii. Context - The Building & Curtilage

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. Positioned behind the Chalk Farm Baptist Church, the site benefits from a secluded frontage with no immediate overlooking issues.

## iii. Brief History of the Site

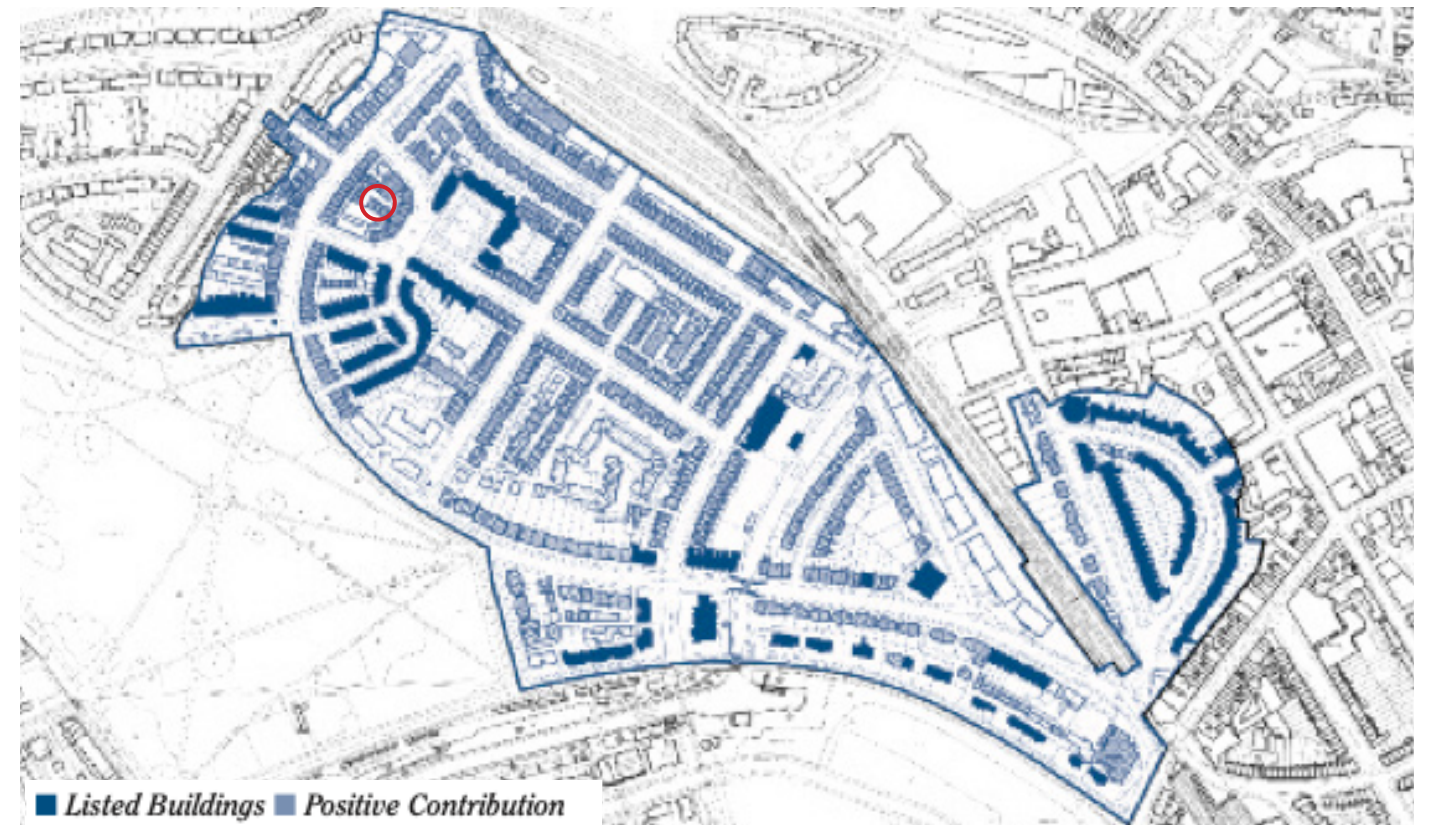
The mews were built by Thomas Rowland Berrill on the site of the former pleasure gardens of Chalk Farm Tavern in 1867. For a century they remained as modest dwellings for small, independent tradespeople. In 1970 no. 2 Eglon Mews was reformulated by its architect owner (Michael Woodhead) to add a dormer in the original roof line and other internal alterations. Subsequently, a conservatory structure was granted permission on the roof. Since then, there have been some informal alterations to the building.



Satellite View of Eglon Mews in Primrose Hill



The entrance to Eglon Mews from Berkeley Road - there is no public access



Listed buildings & buildings which make a positive contribution - Primrose Hill Conservation Area Statement





## 2.10 Design Vision

### i. Enclosing the Front Porch

We propose creating a more defined and functional entrance area that enhances privacy while aligning the ground-floor facade with the adjoining mews houses.

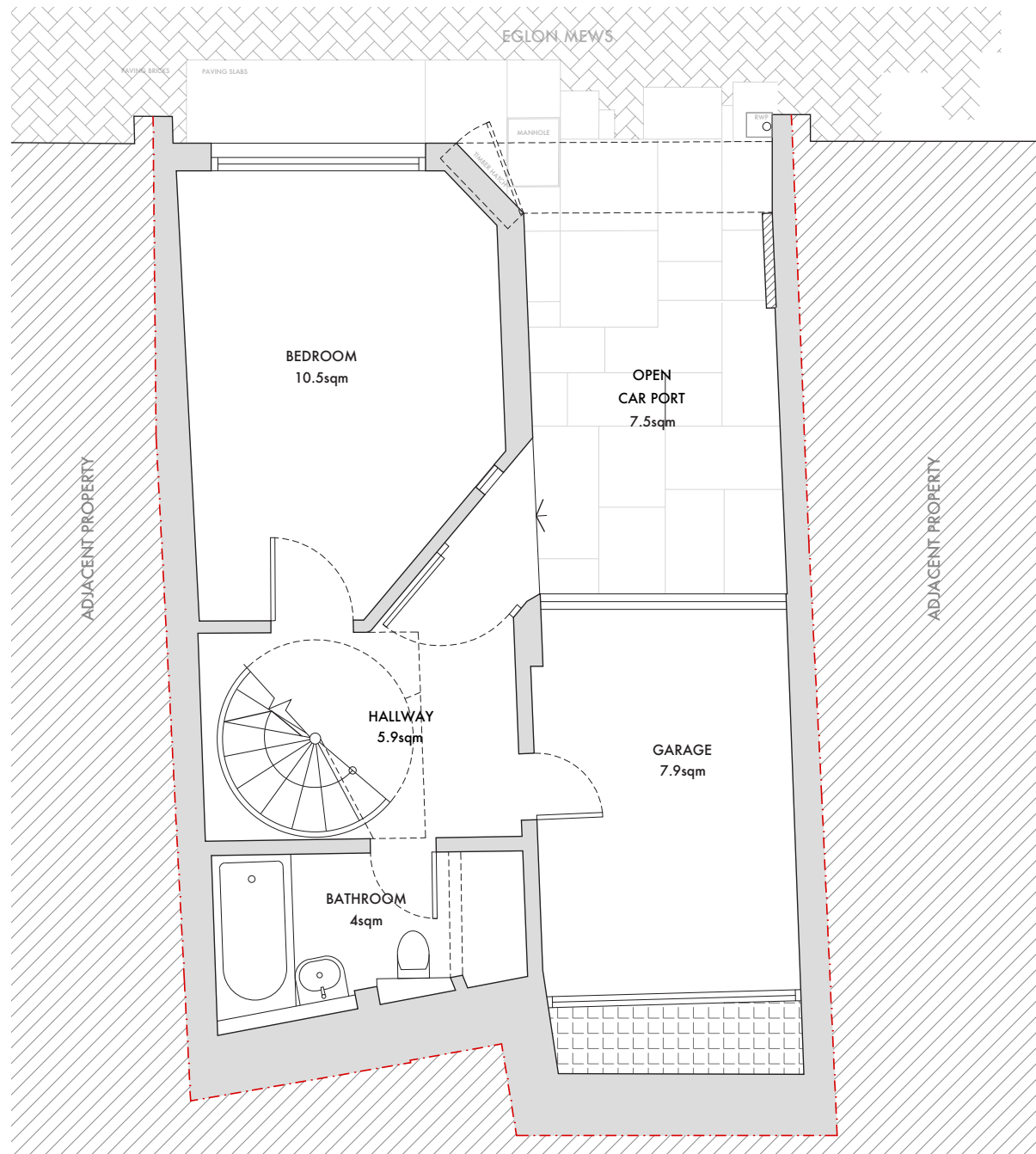
Originally used as a carriage port, the entrance's scale and legibility will be retained to preserve its historical context - for it to still be read as an area that was once open for carriages. The new front door would remain set back, allowing the angled front wall to still be revealed. By infilling 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 louvred design will let light into the otherwise dim entrance while ensuring privacy.

This approach 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, while the width was subdivided into 7 sections - the first three being glazed elements to allow light into the space, and the other 4 being solid, concealing the front door. A darkened timber finish will complement the dark tones of the apertures at No. 1 and No. 3 Eglon Mews.

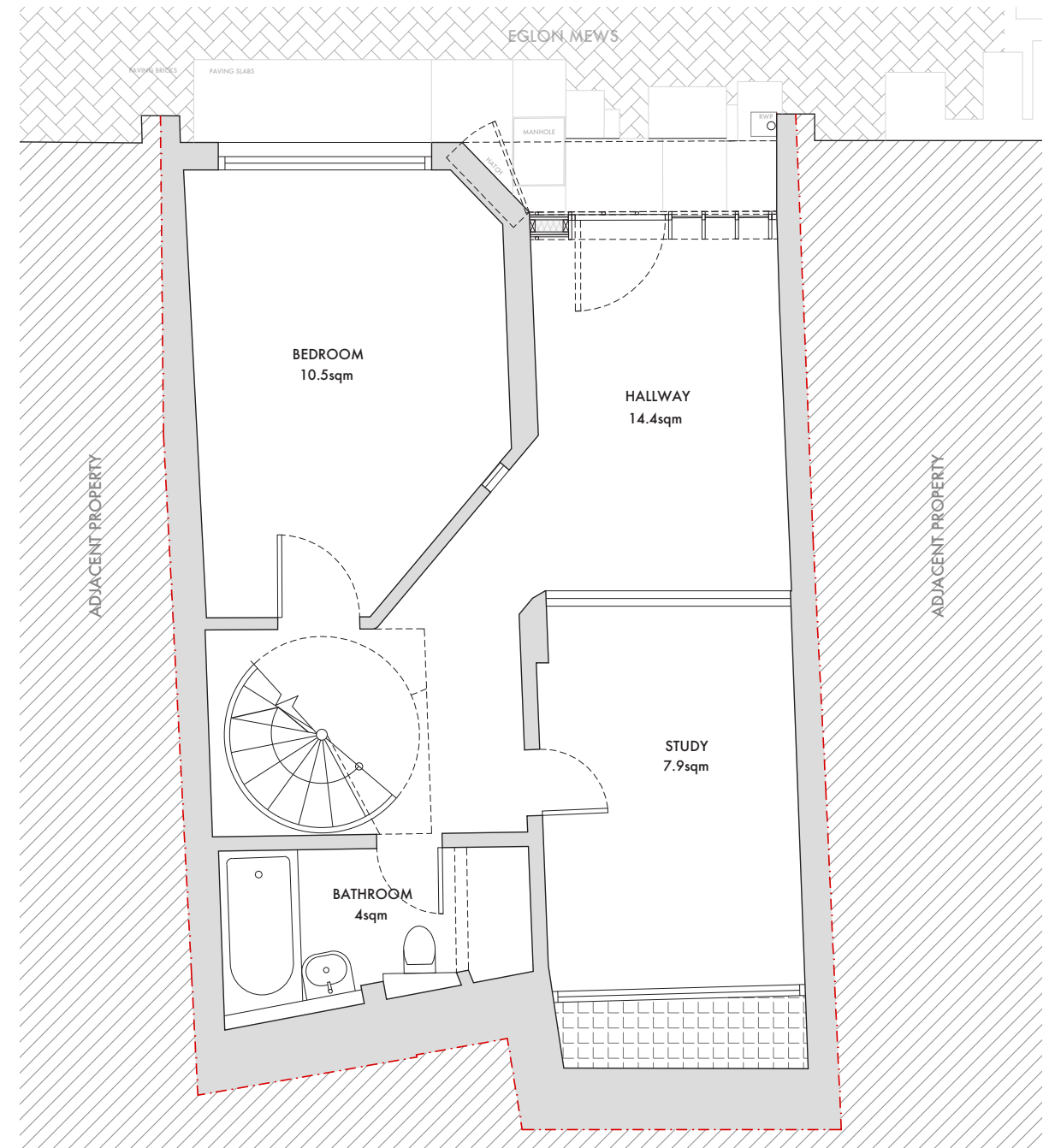
The timber hatch located at the lower section of the angled wall is to be replaced with a flush one, to retain the function of it as a convenient external storage space yet be in line with the contemporary design of the adjoining new front door.



## 2.11 Existing and Proposed Plans



Existing Ground Floor



Proposed Ground Floor



## 2.12 Existing and Proposed Elevation



*Existing Elevation*



*Proposed Elevation*

## 2.13 Materiality

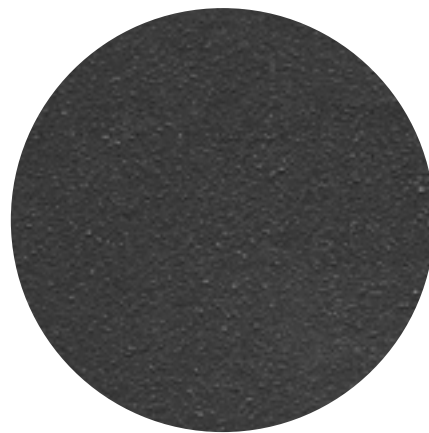
### i. Facade Materials

Given the contemporary design of the front door, we felt it would be best to have the lower portion of the facade in a darker tone to integrate with No.1 and No.3 Eglon Mews. The existing facade rendering at ground floor is proposed to be replaced with a darker anthracite tone, as will the paint finish of the facade apertures.

As previously mentioned, the new front door will be finished in a darkened / black timber to also complement the adjoining apertures.



*Existing brickwork  
facade at first floor*



*Dark grey rendering  
facade at ground floor*



*Darkened/black timber  
combined with glazing*



## 2.14 Street View





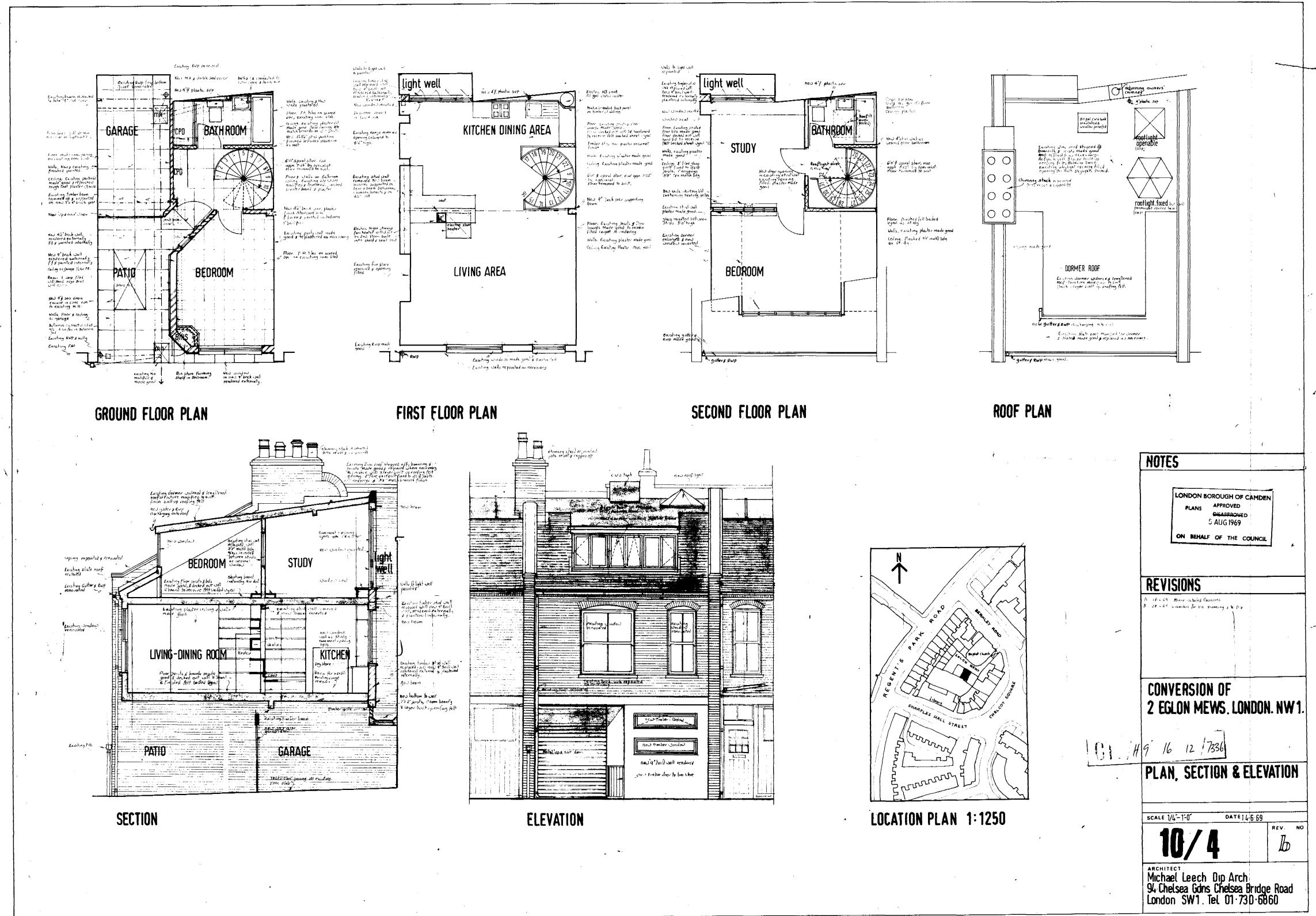




# 3.10 Planning History

## i. 1969 Planning Application - 7336

Alterations to an existing mews house at No. 2 Eglon Mews, Camden



**NOTES**

LONDON BOROUGH OF CAMDEN  
 PLANS APPROVED  
 MEASURED  
 5 AUG 1969  
 ON BEHALF OF THE COUNCIL

**REVISIONS**

1. 10-11-69. Alterations to Plans  
 2. 28-11-69. Alterations to Plans

**CONVERSION OF  
 2 EGLON MEWS, LONDON, NW1.**

01.11.69 16.12.1969

**PLAN, SECTION & ELEVATION**

SCALE 1/4"=1'-0" DATE 1.6.69 REV. NO.

**10/4** LB

ARCHITECT  
 Michael Leach Dip Arch  
 94, Chelsea Gdns Chelsea Bridge Road  
 London SW1. Tel. 01-730-6860

# 3.10 Planning History

## ii. 1972 Planning Application - 15370

Alterations to roof line and first floor window at 2 Eglon Mews, N.W.1.

The drawings include:

- Sketch view of proposed alterations:** A perspective sketch of the building facade showing the proposed changes to the roofline and first-floor windows.
- Roof Plan as Existing:** A plan view of the existing roof structure.
- Roof Plan as Proposed:** A plan view showing the proposed alterations to the roof structure, including the addition of a new roof section.
- Second Floor Plan as Proposed:** A plan view of the second floor showing the proposed layout, including a study and a playroom.
- Location Plan:** A site plan showing the building's location within the Eglon Mews development.
- Section No. 'A-A' as Existing:** A vertical section through the existing building, showing the internal layout (Living Area, Kitchen/Dining Area, Study) and the existing roof structure.
- Front Elevation as Existing:** A front elevation drawing of the existing building facade.
- Front Elevation as Proposed:** A front elevation drawing showing the proposed alterations to the facade, including the new roofline and first-floor windows.
- Section No. 'B-B' as Proposed:** A vertical section through the proposed building, showing the internal layout (Study, Playroom) and the proposed roof structure.

Technical notes and specifications are scattered throughout the drawings, detailing materials and construction methods. A stamp from the London Borough of Camden is present in the bottom right corner.

**REVISIONS.**  
A - major amendments 15370

**SECTION No. 'A-A' as EXISTING.**

**FRONT ELEVATION as EXISTING.**

**FRONT ELEVATION as PROPOSED.**

**SECTION No. 'B-B' as PROPOSED.**

**LONDON BOROUGH OF CAMDEN**  
PLANS APPROVED  
6 FEB 1973  
ON BEHALF OF THE COUNCIL

**DEAN MUCKLEBACH ASSOCIATES**  
4 EGLON MEWS NW1 1JL  
December 72  
1/2" = 1 FOOT  
2 EGLON MEWS  
149/16/12/15370  
PROPOSED ALTERATIONS  
TO ROOF

58 01 A



# 3.10 Planning History

## iii. 1973 Planning Application - 17565

The erection of a conservatory extension at roof level at 2 Eglon Mews, London, NW1.

