

SPACE A.

2 Eglon Mews, NW1 8YS

Heritage Statement

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Directors

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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



Open car port proposed to be enclosed (2024/5769/P)



Timber sash windows



No. 1, 2, and 3 Eglon Mews



Dormer (added in 1970s) housing master bedroom



Single-glazed timber conservatory sitting on roof deck structure

Heritage Statement

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

The proposed works include upgrading the existing single-glazed conservatory to a more energy-efficient, insulated, habitable room that improves any visual presence from street level. Replacing the conservatory with an insulated, thermally efficient room will significantly reduce heat loss and improve the building's energy performance. The new structure will match the conservatory's existing height, with a gentle slope toward the front of the mews to soften its appearance from street level. Access will remain via a fixed ladder with railings, in order to minimise intervention with the existing roof structure. The existing roof light leading to the bathroom will be closed off and a sun pipe will be installed to bring in some natural light into the bathroom. The roof structure starts from the same line as existing, but has a stepped internal floor level, making the upgrade both visually and environmentally sensitive by creating a more effective building envelope.

The existing decking and railings will be retained as existing. The existing sloping roof structure will remain intact, while the existing decking structure sitting atop it will be reinforced to support the new stepped structure. By cladding the structure with contemporary and minimally detailed zinc, the original character of the mews house would be retained, while creating a positive contrast with the Victorian masonry.



Access to roof to be retained, to be thermally sealed



Existing dormer, railing to be retained.



Roof decking structure sitting on top of existing roof - to be retained but reinforced to support new structure.

Historical Records

The undermentioned Houses are situate within the Boundaries of the											(Page 41)
Great Parish (or Township) of	City or Municipal Borough of	Municipal Ward of	Parish or Township of	Village or Hamlet of	Urban Sanitary District of	Rural Sanitary District of	Registration District of	Electoral Division of	Rateable Value of	Number of Inhabitants	
No. of House	ROAD, STREET, &c. or NAME of HOUSE	NAME and Residence of each Person	RELATION Head of Family	AGE SEX	DATE OF BIRTH	Rank, Profession, or OCCUPATION	WEEKS MEN	50	100	200	
215	no. 2	Elizabeth Manderson	Head	48	1867	Widow	50				
		Robert Manderson	Wife	45	1872	do	50				
		George Manderson	Son	14	1885	do	50				
		George Manderson	Son	12	1887	do	50				
		James P. Manderson	Son	10	1889	do	50				
		Elizabeth Manderson	Wife	42	1875	do	50				
		James Manderson	Son	10	1889	do	50				
		Thomas Manderson	Son	8	1891	do	50				
216	no. 1	Samuel Manderson	Head	48	1867	Cab Proprietor	50				
		Mary A. Manderson	Wife	45	1872	do	50				
		George Manderson	Son	14	1885	do	50				
		George Manderson	Son	12	1887	do	50				
		James P. Manderson	Son	10	1889	do	50				
		Elizabeth Manderson	Wife	42	1875	do	50				
		James Manderson	Son	10	1889	do	50				
		Thomas Manderson	Son	8	1891	do	50				
		George Manderson	Son	6	1893	do	50				
		George Manderson	Son	4	1895	do	50				
		George Manderson	Son	2	1897	do	50				
		George Manderson	Son	1	1898	do	50				
		George Manderson	Son	0	1899	do	50				
		George Manderson	Son	0	1900	do	50				
		George Manderson	Son	0	1901	do	50				
		George Manderson	Son	0	1902	do	50				
		George Manderson	Son	0	1903	do	50				
		George Manderson	Son	0	1904	do	50				
		George Manderson	Son	0	1905	do	50				
		George Manderson	Son	0	1906	do	50				
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		George Manderson	Son	0	1914	do	50				
		George Manderson	Son	0	1915	do	50				
		George Manderson	Son	0	1916	do	50				
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