

Design and Access Statement

**129 Camden Mews
London NW1 9AH**

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Context

The proposal is for an extension to an existing building situated at 129 Camden Mews. The Mews is predominantly residential and consists of a distinctive collection of buildings of different ages, heights and styles, many of which have been extended and modified over time, adding to the rich and very individual character of the Mews. A number of the buildings in the mews incorporate roof terraces at second floor level.

There are precedents for recently approved planning applications for dwellings and extensions to existing buildings in the mews. This includes a previously approved planning application (PEX0200422/R1) for a much larger roof extension by a previous owner at 129 Camden Mews.



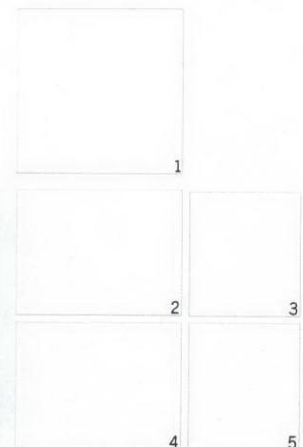
1. Location plan 1:1250, 129 Camden Mews shown in red
2. Aerial photo, 129 Camden Mews shown in red
3. Photograph looking up Camden Mews towards no. 129 and the entrance to York Way.





1. 129 Camden Mews

2-5. Views of the Mews showing buildings of different styles and ages, including precedents of extensions and roof terraces.



Design Proposal

129 Camden Mews is registered by Camden (<http://mycamden.camden.gov.uk>) as mixed residential / non residential (unit) and the proposal is for an extension to the residential area of the property at roof level. This will provide an additional bedroom and shower accessed from a protected stair up from the existing first floor living space creating a more flexible living space for the future. Currently the sleeping accommodation is in a corner of the living/dining/kitchen area on the first floor and the only bathroom is on the ground floor. The extension provides a separate bedroom and bathroom and creating a self contained living space.

UDP policy H1- New housing; 'The Council will seek to meet and exceed the strategic housing target for the Borough. The Council will grant planning permission for development that increases the amount of land and floorspace in residential use and provides additional residential accommodation provided that the accommodation reaches acceptable standards. The Council will seek to secure the fullest possible residential uses of vacant and underused sites.'

The building currently has no external space within its site boundaries and proposal includes the addition of a roof terrace (with planting) accessed from the new bedroom, providing much needed amenity space and increasing the biodiversity and ecological value of the site.

Point 4.2, Camden UDP; 'The aims of the natural environment policies are to: make sure sufficient open space is available to everyone; and conserve and enhance biodiversity.'

In developing the design we have considered UDP policy B3;

- 'the form, proportions and character of the building and its setting, including the garden and nearby trees, are respected;*
- b) extensions are subordinate to the original building in terms of scale and situation;*
- c) original features are retained or restored;*
- d) high quality materials that match or complement existing materials are used;*
- e) unsympathetic alterations or extensions are removed or improved;*
- f) the architectural integrity of the existing building is preserved; and*
- g) building services equipment is appropriately located.'*

The extension sits within the existing parapet and is set back from the street elevation of the existing building thereby minimising the visual impact from the Mews. The railing for the new roof terrace is also set back from the existing parapet, and could in time be used as a trellis for planting. The height of the extension does not exceed the height of the neighbouring building at 127 Camden Mews. There are no windows overlooking neighbouring properties or gardens and screening is proposed alongside 127 Camden Mews. The proposal is significantly smaller than the previously approved design, which occupied a larger footprint on the existing flat roof and also included an extension to the first floor flat roof at the rear of the property. It is proposed that the existing metal access stair from the rear window to the flat roof be removed making the property safer and more secure by eliminating external access to the roof.

Materials

The scale, colours and texture of the proposed materials respond sensitively to the existing building and context and will appear lighter than the lead cladding proposed in the previous planning application.

Sarah Wigglesworth Architects have a reputation for delivering innovative, high quality, sustainable buildings. The proposal for 129 Camden Mews is no exception. The proposed materials (see below) are more sustainable than the lead sheet cladding proposed for the previously approved design. Lead has a high embodied energy due to the manufacturing process, it is toxic to produce and work with and its use as a roofing material can cause some degree of contamination in the rainwater run off. Timber is a renewable resource and we will specify all timber to be FSC certified from managed forests. Painted finishes will be natural rather than solvent based products.

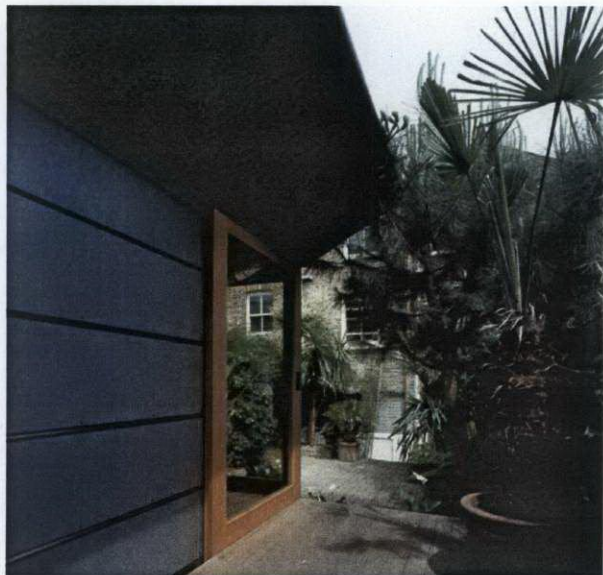
Proposed materials

Cladding:	Timber boarding and painted ply panels
Roof:	Timber boarding and insulated double glazed roof lights
Doors and windows:	Stained softwood frames

UDP policy SD9C- Resources and Energy; The Council will seek developments that conserve energy and resources through:

- a. *Designs for energy efficiency*
- b. *Renewable energy use*
- c. *The use of recycled and renewable building materials*

In addition external walls will be highly insulated, and all glazing will be high quality double glazed units of the best insulating quality affordable. New sanitary ware will be water saving. Where possible materials will be recycled on site.



From top:

- Sarah Wigglesworth Architects project incorporating painted ply panels and timber framed doors.
- Examples of timber boarding.

Construction

The building is on a tight site, with no land surrounding it. Therefore the approach to design and construction will need to take account of this. The new steel work supporting the floor structure and external envelope to the extension have been designed so that they can be constructed in small modules to minimise any disruption to the working life of the Mews during construction. The walls could be prefabricated to minimise time on site and disruption to the mews and neighbours.

Parking and transport links

Camden Mews has good public transport links.

- Caledonian Road tube, Kentish Town tube and Camden Road overground stations are all within 15 minutes walk.
- Bus routes within 10 minutes walk (including the 17, 29, 46, 91, 253, 259, 274, 390 and C2).
- Night bus routes within 10 minutes walk (including N20, N27, N253 and N279)

The proposal will not require any additional parking provision.