

# Design & Access Statement

Proposed roof level extension

74 Camden Mews,  
London, NW1 9BX

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## **1.0 Introduction**

- 1.1 This Design and Access statement has been prepared in support of the application for a proposed roof level extension at 74 Camden Mews.

## **2.0 The Site**

- 2.1 The site is located in the Camden East Area, London Borough of Camden. It is within the Camden Square Conservation Area. The building itself is not listed.
- 2.2 The building is a 2 storey mews house of cavity brick construction, with flat roofs, built circa 1967. The property is among the earliest of the mews developments and as such is now lower than the more recently constructed 3 storey properties opposite (numbers 93 to 95A) and to the north-east (numbers 76 upwards).

## **3.0 The Proposal**

- 3.1 A second floor, roof level extension to provide a new bedroom and bathroom. The gross internal area of the proposed extension is approximately 30 sq.m.
- 3.2 Sections of the party walls to nos. 72 and 76 are to be built up in brickwork to support a new flat roof. The stair enclosure is to be extended vertically and clad externally with zinc (also proposed as cladding to the roof fascia above glazing) to give a more lightweight appearance to the roof extension.
- 3.3 A rear full width 'strip' window is proposed below the new roof level. Full height glazing proposed to the new bedroom and top landing, with doors to provide ventilation and access to the roof for the purpose of maintenance.
- 3.4 There will be no change to the extent of overlooking due to the proposed internal timber shutters to the front elevation, and proposed use of translucent glazing to the upper level windows on the rear elevation.
- 3.5 The existing gas boiler flue is to be extended vertically to terminate at new roof level (approximately 600mm above roof level). The existing stove flue is to be extended vertically, terminating 1 metre above new roof level as dictated by the requirements of Building Regulations. The flues are located deep in the plan, minimising visibility of the flues from the street. The material of the stove flue is proposed to be matt black to be visually recessive and prevent glare / reflections from sunlight into neighbouring properties.

## **4.0 Reasons for the alterations**

- 4.1 The proposals are for a family who are established in the area, who wish to remain living in the area, and wish to accommodate visits by other members of the family.
- 4.2 The current arrangement includes two relatively small bedrooms and a bathroom which is currently impractically located at ground level.
- 4.3 The proposals are intended to re-balance and improve the arrangement of accommodation within the property – providing a greatly needed bathroom next to the sleeping accommodation and a reasonably sized master bedroom.

## **5.0 Layout**

- 5.1 The plan form of the proposed new extension is generated by the vertical extension of the existing stairwell, and the rooms over the rear part of the property. Internally the layout comprises a new bathroom and a new master bedroom.

## **6.0 Scale**

- 6.1 Refer to dimensioned /scaled drawings. The proposal will increase the height of the development, though the impact of the development is minimised due to the set-back of the extension from the street frontage, and the proposed use of zinc cladding that will ensure the new extension is visually distinct from the existing brickwork of the original building.  
Refer to mews section drawing no. PR\_GA07.
- 6.2 The proposed roof extension is consistent in scale with other nearby three storey examples in Camden Mews:  
Nos. 78 (subject of recent planning approval ref. 2012/2867/P). Nos. 80A, 80B, 82, 84, 86.  
Nos. 93 to 95A.

## **7.0 Landscape**

- 7.1 No changes to existing landscaping are proposed.

## **8.0 Appearance**

- 8.1 Choice of materials:
- Party walls to be raised in brick to match existing, in keeping with roof top mews developments.
  - Camden Mews elevation: Zinc-cladding is proposed to the roof level stairwell and to the front fascia of the new flat roof. Full height glazing is proposed to be timber framed windows and sliding doors.
  - Rear elevation: New brick walls to match existing brick. The new strip window is proposed to be timber framed sliding windows with translucent glazing.
  - Roof: new single ply membrane or similar, lead-grey coloured.

## **9.0 Access**

- 9.1 No changes are being made to access arrangements, both vehicular and inclusive.

## **10.0 Additional Information**

- 10.1 Photographs – see drawing no. 74CM\_ PH\_01.

## **11.0 Conclusion**

- 11.1 Roof extensions are a characteristic of the mews.  
The proposed new roof top extension is set back from the street frontage and clad in materials that give the character of a lightweight pavilion set on top of masonry, maintaining a distinction between new and existing and with the change in materials breaking down the perceived scale of the development.
- 11.2 We believe the proposals are a positive addition to the mews and are in keeping with the character of the property, and do not impact on the area generally.

We respectfully request that should any aspects of the proposals be contentious we be given the opportunity to potentially amend the proposals.