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DESIGN AND ACCESS STATEMENT

Proposed development at 102 Camden Mews,
London NW1 9AG

Our proposal consists in the redevelopment of the aforementioned property including the excavation of a new basement.

With this application we have tried to address all the suggestions we have been given during our pre planning conversations with Mr Charles Rose (2014/2260/PRE). Mr Rose confirmed us in one of his emails that the council was comfortable with the design and scale of the development we had proposed and for this application we have developed slightly the design but maintained the essence of our pre planning application scheme.

The existing building is a non-listed property currently split into a residential unit with a garage and an adjacent separate garage. The aim of the scheme is to create a modern mews house suitable for family use.

Camden Mews is located at the periphery of Camden Square Conservation Area and, as with the nearby Murray Mews, is made up of a wide variety of different architectural styles and solutions. This creates a unique and interesting pattern that reflects in a quite distinctive way the changing tastes and habits of society.

The existing building has undergone various changes during its history, and our proposal's aim is to emphasize its original layout and appearance while including it into a modern scheme.

We are proposing to retain the original building's façades and side windows and to build a matching volume to create a dialogue in between old and new and to highlight the original rhythm of the buildings on the mews. The proportions, material and colour of the proposed façade will relate directly to both the existing building, to its neighbours and reflect the historical patterns while the two separate volumes be linked by a transparent glass structure.

The top floor of the new building will be set back from the line of the main wall, following the precedent set by several neighbours, to reduce the impact of its height onto the mews. The transparency of the façade at high level is aimed to maintain a visual connection between the road and the house and to let the building reflect its surrounding and "disappear" rather than impose itself. The distance between our intervention and the buildings to the rear should be sufficient not to create any unacceptable overlooking or any particular loss of light but the introduction of internal

timber screens to the rear will add to the glass an extra layer of warmth and provide the property with a suitable level of privacy without stopping the light from making its way deep inside the house.

The requirements of light and privacy have been major influences in our design and we have attempted to improve the overall aspect of the existing property without affecting the eclectic but distinctive atmosphere of the Mews in any way (as per policy B1 and B7).

The rooms are arranged around a central entrance hall. Rooflights will bring light to both the ground floor and basement and the rooms will gravitate around this bright core. The living/dining room, kitchen and guest toilet on the ground floor; a master, 2 bedroom and an extra bedroom/study on the floors above. The excavation of a basement will provide the property with a cellar, utility/plant room and extra storage space to fulfill the requirements of a modern family.

The proposals have been designed in accordance with the standards set out in the "Lifetime Homes" documents and afford access and use to people of certain disabilities. Please see separate summary sheet.

We believe that our design, respecting the original aesthetic and proportion of the Mews, being so clearly sympathetic with the original façade's alignments and materials and after having been altered to follow all the advices we have been given at the time of our pre planning application enquiry, will meet the council's requirements and enhance both the mews and the conservation area.