

## 85 CAMDEN MEWS



Revision	Revision Detail	Date
P01	Planning Submission	18.07.14

**CONTENTS**

**1.0: Introduction**

**2.0: Context**

**3.0: Consultation**

**4.0: Use**

**5.0: Amount**

**6.0: Layout**

**7.0: Scale**

**8.0: Appearance**

**9.0: Landscaping / Amenity Space**

**10.0: Access**

**11.0: Refuse & Cycle Storage**

**12.0: Lifetime Homes Assessment**

**13.0 Energy**

**14.0 Conclusions**

### 1.0 Introduction

This Design and Access Statement has been prepared on behalf of the Applicant, Whitehall Park Limited and accompanies an application for full planning permission to reconfigure the existing building at 85 Camden Mews.

The work proposed comprises;

- Internal re-modelling,
- Extending the original building into the garden
- The addition of a new basement floor and sunken court to the garden,
- The addition of a new two storey extension to the side; replacing an existing single storey garage.
- A new roof following the pitch and materials of the original, enlarged to encompass the new extensions noted above.

This development proposes to increase the existing one bed dwelling to create a four bedroom family house.

This statement describes the evolution of the proposal and the rationale behind its design. It should be read in conjunction with the application drawings.

### 2.0: Context

85 Camden Mews is located in the London Borough of Camden, (LBC), London NW1. The site lies 0.5 miles from Camden Road Rail Station and is close to Canteloves Gardens and Camden Square public open spaces, as illustrated on the Site Location Plan, (please refer drawing 85\_CM\_P01).

It is not a listed building but does lie within the Camden Square Conservation Area. The Conservation Area Appraisal and Management Strategy notes;

*“The two mews behind the Square contain inventive building developments that have also evolved over time. This has resulted in a character that is a unique mix of nineteenth, twentieth and twenty-first century ideas of the mews concept, from functional service areas to exemplars of urban living.”* (Section 2)

In relation to 5.3 Character, section 5.3;

*Camden Mews and Murray Mews represent areas of artists/architects studio houses which became fashionable from the early 1960s. Parts of the mews remained unfinished, and years later, as traffic on main roads and land values increased, the relative seclusion and cheapness of the land made them popular places for architects to build their houses. This accounts for the inventiveness and variety that is characteristic of these mews.*

*The majority of plots have been built as independent dwellings and/or workshops at the ends of the gardens of the frontage houses. The original character of the mews as subsidiary to the Square has largely been respected in the modern redevelopments, which are generally of two or two-and-a-half storeys and of a high design standard. They take an imaginative approach to development in the spirit of a mews' scale, form, and variety of styles and materials.*

Photos of the existing site are included as part of the application - please see drawing 85\_CM\_P40. Existing and proposed block plans are also included - please see drawings 85\_CM\_P02A & B.

## 3.0: Consultation

We met Charles Rose (Conservation Officer – LBC) and Rob Tulloch (Planning Case Officer - LBC) for pre-application advice, 28<sup>th</sup> May 2014.

They advised that according to the Local Plan the mews house is a positive contributor to the character of the Conservation Area and the Mews (ie unless specifically noted as being negative, it is all seen as positive.)

The CO is familiar with the building and noted the back facade has interesting features, such as the arched windows and the plasterwork, (pilasters and window surrounds). In his view we should, therefore, be mindful that the building was designed to be seen from the main house to Camden Rd, (236 Camden Rd – refer planning ref: PP-02893497), and could be considered a set piece when taken together.

He indicated the eaves line to the original roof should be respected as there is a vernacular in the Mews of windows running up to the eaves. He also advised that should we wish to extend into the garden the original features of the rear façade should be replicated. Amendments to the pitch and height of the main roof were noted as acceptable, with the advice that any roof to the side extension should have separate definition. We sent revised scheme drawings that responded to their comments, 3<sup>rd</sup> July 2014.

We received comment from Charles Rose, (CR) by telephone, 18.7.14 and he indicated that from the drawings he had received he could not comment on the rear elevation, as this was not included in the drawings issued on 3<sup>rd</sup> July, (now included – please refer drawings 85\_CM\_P07 and P30).

He understood the reasoning as to why we had continued the roof in the form it has taken, but questioned why we had continued the overhanging eaves to the new side extension. We explained that the eave provides a strong datum level, which we felt unifies the old to the new, and also offers good weathering protection to timber cladding.

The elevational treatment to the new extension was discussed with CR noting that the elevation looked quite complex for the scale of the extension, which we noted has been simplified in the latest design. We also noted that the house opposite at no 60 has a brick form to the body of the house with a recessed timber side extension, which is something we have picked up in this design.

## 4.0: Use

The existing building is solely for residential use, as are all neighbouring properties, apart from the three neighbouring garages immediately to the north east. The proposal does not wish to amend this.

## 5.0: Amount

The application site comprises all two storeys and roof of the property, including the self-contained ground floor garages and garden. The existing garage to the south west and lean-to extensions to the garden side will be demolished.

The rear elevation will be relocated further into the garden with a new basement and sunken court beneath. A new two storey extension is proposed in lieu of the existing garage, adjacent to no 83.

The current gross internal floor area (GIFA), including garages, is 102.5m<sup>2</sup>. The proposed development increases this to a GIFA of 215.9m<sup>2</sup>, an increase of 113.4m<sup>2</sup>. As such, we understand this makes the scheme eligible for a Community Infrastructure Levy, (CIL) contribution as it exceeds the 100m<sup>2</sup> threshold. Completed CIL forms have been submitted as part of this application.

**6.0: Layout** - Please refer drawings 85\_CM\_P07, P10 – 13, P20 & P30

## Ground Floor

The house will be accessed as now, from a front door opening to the Mews. We have enlarged this door to match the proportions of the central hay door above, and to create more of a symmetrical composition to this principal façade.

We have moved the position of the stair to the front of the building to allow access into a generous hall and minimise internal circulation. By glazing the timber garage doors we are also able to get light down the stair well into the new basement. From the hall a view of the garden is given through the living room and its new windows. Large sliding doors can shut the living room off as desired. A study bedroom, accessible shower and WC / cloakroom also open from the hall.

A large formal living room overlooking the garden and a sunken terrace below, addresses a new fireplace to one end of the room with a TV room to the other. From here doors lead out to the north east facing garden which extends approximately 10.5m to the boundary with 236 Camden Rd.

## Basement

Downstairs, a more compact hall opens to a utility room, a WC, a study, which is top lit from rooflights to the Mews and finally the open plan kitchen / dining room. The dining room also has a fireplace, together with sliding folding glazed doors that open the room to a sunken court. Steps from here lead back up to the garden.

## First Floor and Roof

Rising from the ground floor, the stair is lit by one of the existing windows to the Mews and arrives at a landing that leads to each of the four rooms at this level. These include two double bedrooms, a master double with its own en-suite bathroom, and a family bathroom.

To maintain the existing eaves line of the roof and to get adequate headroom we have opened the roof structure up to benefit from the full height of the roofspace.

## 7.0: Scale

As noted above, to maintain the eaves line the height of the existing mews building walls will remain as they are currently. Because we have moved the rear wall into the garden, by necessity the pitch of the roof has had to adjust, resulting in a small increase in height to the ridge, (approx. 0.5m).

The side extension is recessed both front and back in relation to the original Mews building, (similar to no 60 opposite), but terminates at the same eaves line. As a result this new insertion has a smaller roof, which helps define both it and the importance of the original building. A new gable ended party wall has been constructed that extends to the face of 85 and back to the end of the neighbouring building at 83.

## 8.0: Appearance

85 Camden Mews has a white painted brick façade with a pale peach coloured cement render to the remaining three sides, which return onto the Mews façade with a quoin pattern. Some render pilasters and a plain cornice are found to the garden façade, with render arches to the first floor windows. These façade treatments would be refurbished or repeated to the new building.

The windows to the mews façade are painted timber casements and the garage doors below are also in painted timber with single glazing above. We intend replicating these with new thermally efficient equivalents in painted timber and glass. The new front door would also be in painted timber.

To the garden façade, the existing windows to the arched windows are not original and we would look to replace these with new sash windows in keeping to the age of the building. New windows and doors to the

ground and basement floors will be modern style tilt and turn windows or sliding folding glazed doors all in timber.

The existing roof is in slate with a small rendered brick chimney, with projecting eaves to all sides. The new scheme, including the side extension will repeat this arrangement.

The side extension has been defined as a modern insertion through its massing, (see 7.0 above), and materials. Similar to no 60 opposite, the recessed extension is clad in timber with projecting fixed windows. Vertical timber panels at ground and first open to provide ventilation. Clerestorey glazing runs over the projecting windows, picking up their cue from the existing building where windows run hard up to both the first floor and eaves.

Black metal railings protect some rooflights at ground level within the recess to the side extension. These are repeated as a balustrade to the hay door to create a Juliette balcony when the door is open.

### 9.0: Landscaping

The existing garden is currently overgrown and in need of an overhaul. Some plants and shrubs would be retained where possible; there are no trees.

A new sunken court to the garden would be formed in painted in-situ concrete retaining walls. A light coloured tiled material would be applied to the floor to maximise light reflectance. The new stair would be in painted metal leading to a terrace in a similar palette to the sunken court.

We are proposing no change to the mews landscaping.

### 10.0: Access

The site is well served by public transport and is within easy walking distance of Camden Town underground station, Camden Town overground rail station and numerous bus routes.

We are not providing a garage as part of the scheme with the net loss of three garage spaces. Any car associated with the property will have to arrange a residents' parking permit.

As we are inserting a new basement we are proposing the ground floor takes the existing garage floor level allowing level access from the Mews.

The new stair would be in line with Part M of the Building regulations and there would be scope to install a hoist and platform lift at a later stage in line with Lifetime Homes – refer section 12.0

### 11.0: Refuse & Cycle Storage

We have proposed that all refuse is placed in bins to the street as is currently the case.

Cycle storage would be within the cloakroom (4no hanging vertically) or garden.

### 12.0: Lifetime Homes Assessment

No	Criterion	Pass/Fail	Comments
1	Car parking width	N/A	The site is situated in an accessible location close to public transport facilities. Camden Road Rail Station is located within 0.5 miles of the site. A Bus stop is located to Camden Road, providing links to the wider transport network. To maximise habitable space the existing three garages have been omitted. As such, no car parking is proposed as part of the application.
2	Approach from car parking	N/A	For the reasons outlined above, no car parking is proposed as part of the development.
3	Approach gradients	Pass	The site is located within a Conservation Area and so the importance of preserving the existing character of the building and external landscaping is essential. At present the site has a single step up to the front door; however by necessity the adjacent garages have level access. We are proposing adopting the floor level of the garages to enable level access to the building from the street. It should be noted that the existing cobbles found throughout the mews may present some difficulties to certain visitors with a disability.
4	Entrances	Pass	As noted above. Level access is also provided to the garden and the external courtyard at basement level.
5	Communal stairs and lifts	N/A	The new stair has been designed to meet Part M. There would be scope to install a platform lift at a later stage.
6	Doorways and hallways	Pass	All doors and hallways are fully compliant with building regs.
7	Circulation space	Pass	Room dimensions are generous and it is anticipated that there would be adequate space for turning, as outlined within the guidance.
8	Living room	Pass	A living room is provided at entrance level
9	Entrance level bed space	Pass	There is a bed/study space that can be converted at entrance level.
10	Entrance level WC and shower	Pass	A WC / shower room is provided at entrance level.
11	Bathroom & WC walls	Pass	Wall reinforcements will be located between 300mm and 1500mm from the floor to allow for adaptations, such as handrails.
12	Stair lift /through floor lift	Pass	As noted to 5. There would also be scope to install a stair lift
13	Tracking hoist route	Fail	Reasonable clear routes are available between main bedrooms, bathrooms and en-suite, however, due to the pitched form of the roof and ceiling at first floor, installing a hoist may prove difficult.
14	Bathroom layout	Pass	All bathrooms are laid out for ease of access and use.
15	Window specification	Pass	Windows are fully compliant
16	Control, fixtures and fittings	Pass	The fit out of the building will involve the installation of new switches and controls which will be installed to comply with the requirements (450– 1200mm height from FFL)

### 13.0: Energy

Any new construction such as the rear and side extensions together with the new roof and basement will be in accordance with the new PART L 2014 of the Building Regs. We would also look to renovate the existing mews building at the same time to improve its thermal performance. (CS to complete)

### 14.0: Conclusions

- The design respects and enhances the form and setting of the original mews building, bringing it into a new use for the twenty first century.
- The new extension responds to the existing vernacular of timber clad buildings within the mews,
- Setting back the new extension repeats the rhythm of buildings that both push to the mews edge and recess to provide entrances or major windows, as exemplified by the buildings across the street at no 60 and 62.
- The new roof takes the overhanging eaves line across the scheme to provide a common datum. Major and minor pitched roofs are created to accentuate the importance of the original building and indicate that the new extension is a continuation, but different insertion.
- A new thermally efficient, accessible home will be created replacing a dilapidated collection of buildings and garages. With higher amounts of glazing it will engage more with the mews.
- As noted in the Conservation Plan, we believe the scheme takes an imaginative approach to development in the spirit of a mews' scale, form, and variety of styles and materials.