

Design & Access Statement

Proposed roof level extension

74 Camden Mews,
London, NW1 9BX

12.05.14 (rev. A 21.07.14)

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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.
- 10.2 Daylight & Sunlight.

Gardens & outdoor spaces:

A 3d CAD model has been used to generate the attached diagram nos 1-16 (Appendix A) which describe the sunlight and shadows on 21st March, and which allow for measurement and comparison of existing and proposed sunlight. The Building Research Establishment (BRE) 2011 publication "Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice" recommends that 50% of the area of amenity space should receive at least 2 hours of sunlight on 21st March. This is also used as the basis for assessing the impact of proposals on existing spaces. Conclusions:

- At no. 76 Camden Mews the impact of the proposals would be to reduce sunlight in outdoor spaces on average to approximately 81% of current levels over the period between 09.30am and 3.00pm (a period of 5.5 hours). See appendix A, table 1.
- The revised proposals would not result in additional overshadowing in the outdoor spaces to properties in North Villas.

We believe this is broadly in line with the BRE guidance.

Daylight:

Drawing number PR_GA06 rev.A demonstrates the angle of the proposed new extension in relation to the existing full height window at roof level at 76 Camden Mews. It should be noted that the window provides access to the internal stairwell and does not provide light to a habitable space, and that the stairwell also receives light from a rooflight that is unaffected by the proposals.

Drawing numbers PR_GA07rev.A & PR_GA17 rev.A show the proposals in relation to the roof profile of approved applications ref. 2012/2867/P (78 Camden Mews) & 2010/4548/P.

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.

Appendix A: Sunlight studies

76 Camden Mews: outdoor areas and sunlight

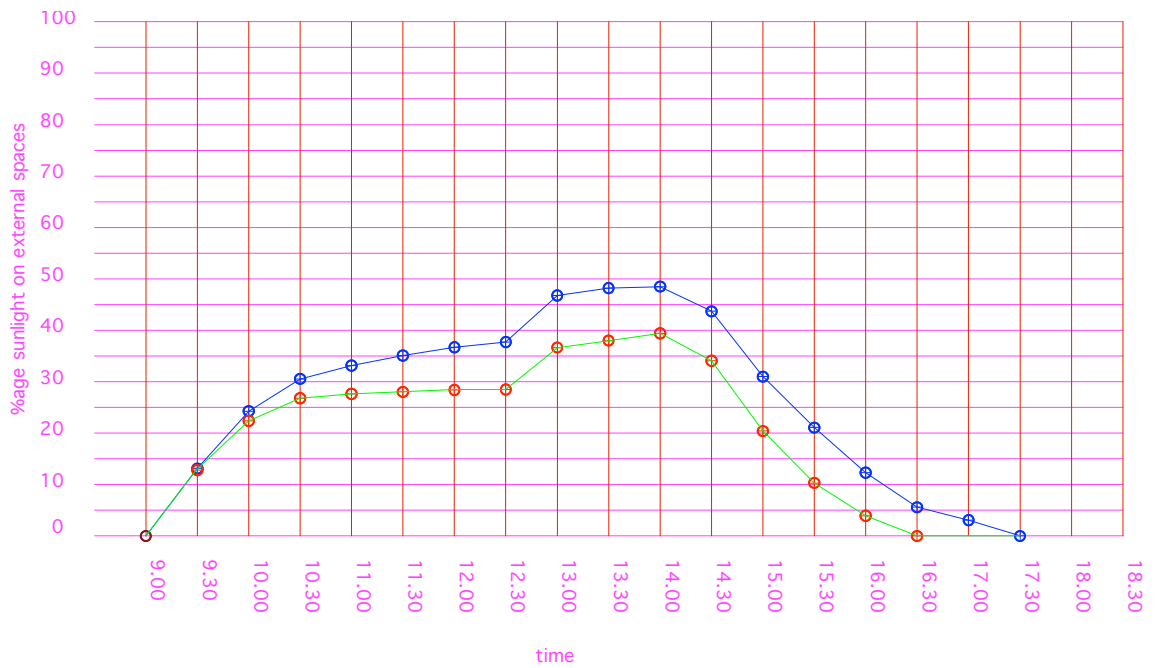
time	total outdoor area (sq.m) (45.6 +18.8)	existing sunlight: as area (sq.m), and % of total area		proposed sunlight as area (sq.m), and % of total area *		proposed sunlight as % of existing sunlight
		upper terrace	rear patio	upper terrace	rear patio	
09.00	64.4	- 0%	-	- 0%	-	
09.30	64.4	8.45 13.12%	-	8.25 12.81%	-	97.64%
10.00	64.4	15.64 24.28%	-	14.4 22.37%	-	92.13%
10.30	64.4	19.68 30.55%	-	17.26 26.8%	-	87.73%
11.00	64.4	21.36 33.16%	-	17.8 27.64%	-	83.35%
11.30	64.4	22.59 35.07%	-	18.04 28%	-	79.84%
12.00	64.4	23.62 36.67%	-	18.32 28.44%	-	77.56%
12.30	64.4	24.28 37.69%	-	18.35 28.49%	-	75.59%
13.00	64.4	24.6 30.11 total 46.75%	5.51	18.09 23.6 total 36.64%	5.51	78.38%
13.30	64.4	24.62 31.04 total 48.19%	6.42	18.06 24.48 total 38%	6.42	78.85%
14.00	64.4	24.42 31.24 total 48.5%	6.82	18.52 25.34 total 39.34%	6.82	81.12%
14.30	64.4	23.05 28.14 total 43.69%	5.09	17.14 21.94 total 34.06%	4.8	77.96%
15.00	64.4	18.56 19.96 total 30.99%	1.4	11.97 12.91 total 20.04%	0.94	64.67%
15.30	64.4	13.58 21.08%	-	6.39 9.92%	-	47.06%
16.00	64.4	7.92 12.29%	-	2.53 3.93%	-	31.98%
16.30	64.4	3.6 5.59%	-	- 0%	-	
17.00	64.4	1.97 3.06%	-	- 0%	-	
17.30	64.4	- 0%	-	- 0%	-	

* based on LLA revised proposals dated 01.07.14

76 Camden Mews, NW1 9BX

Table no. 1.
Measurement of sunlight at no. 76 Camden
Mews based on diagram nos. 1-16.

Based on sunpath on 21st March



KEY

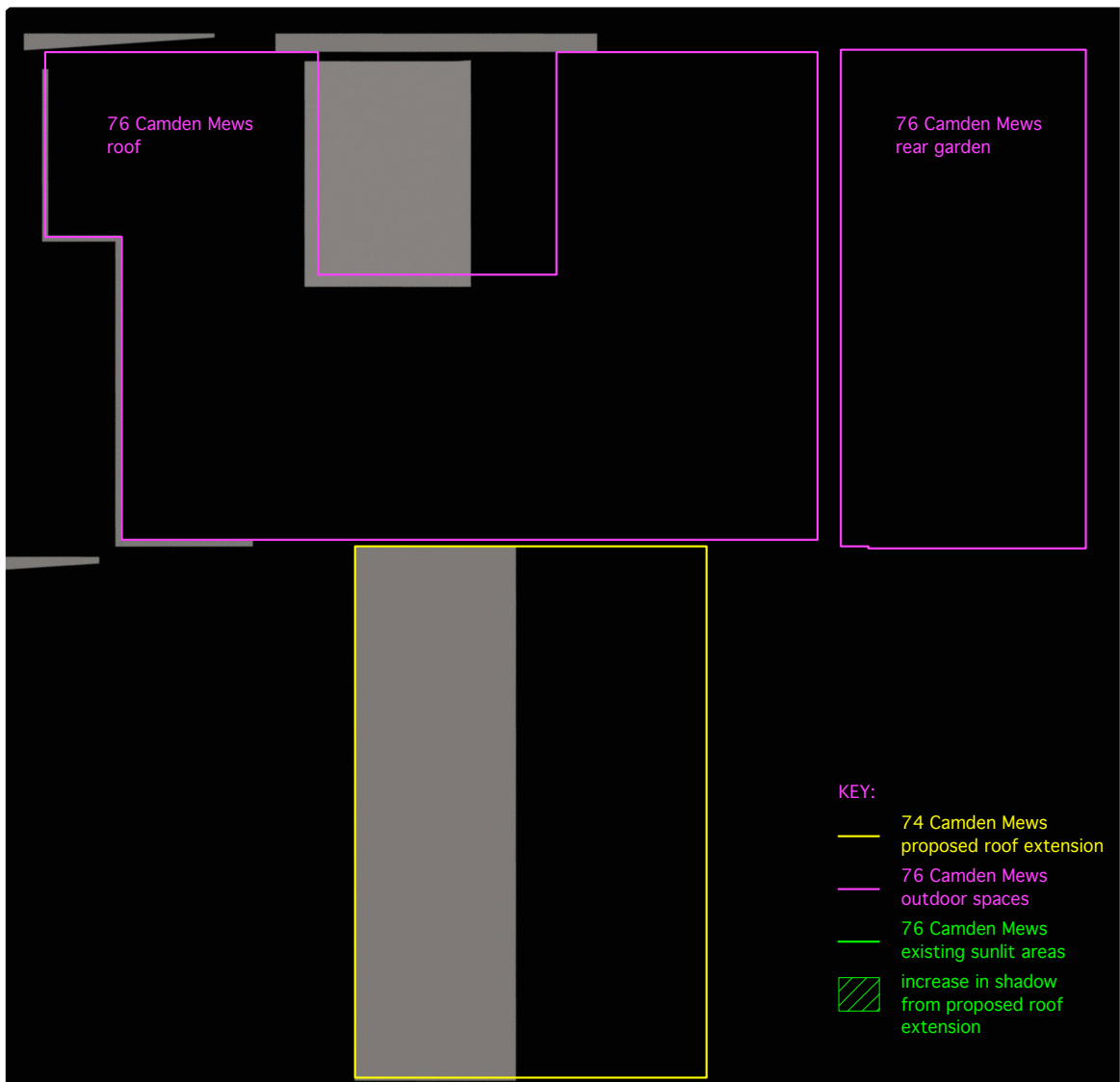
- existing percentage of external spaces with sunlight : no 76 Camden Mews
- proposed percentage of external spaces with sunlight : no 76 Camden Mews

76 Camden Mews, NW1 9BX

Table no. 2.

A comparison of percentages of external spaces receiving sunlight at no. 76 Camden Mews based on diagram nos. 1-16.

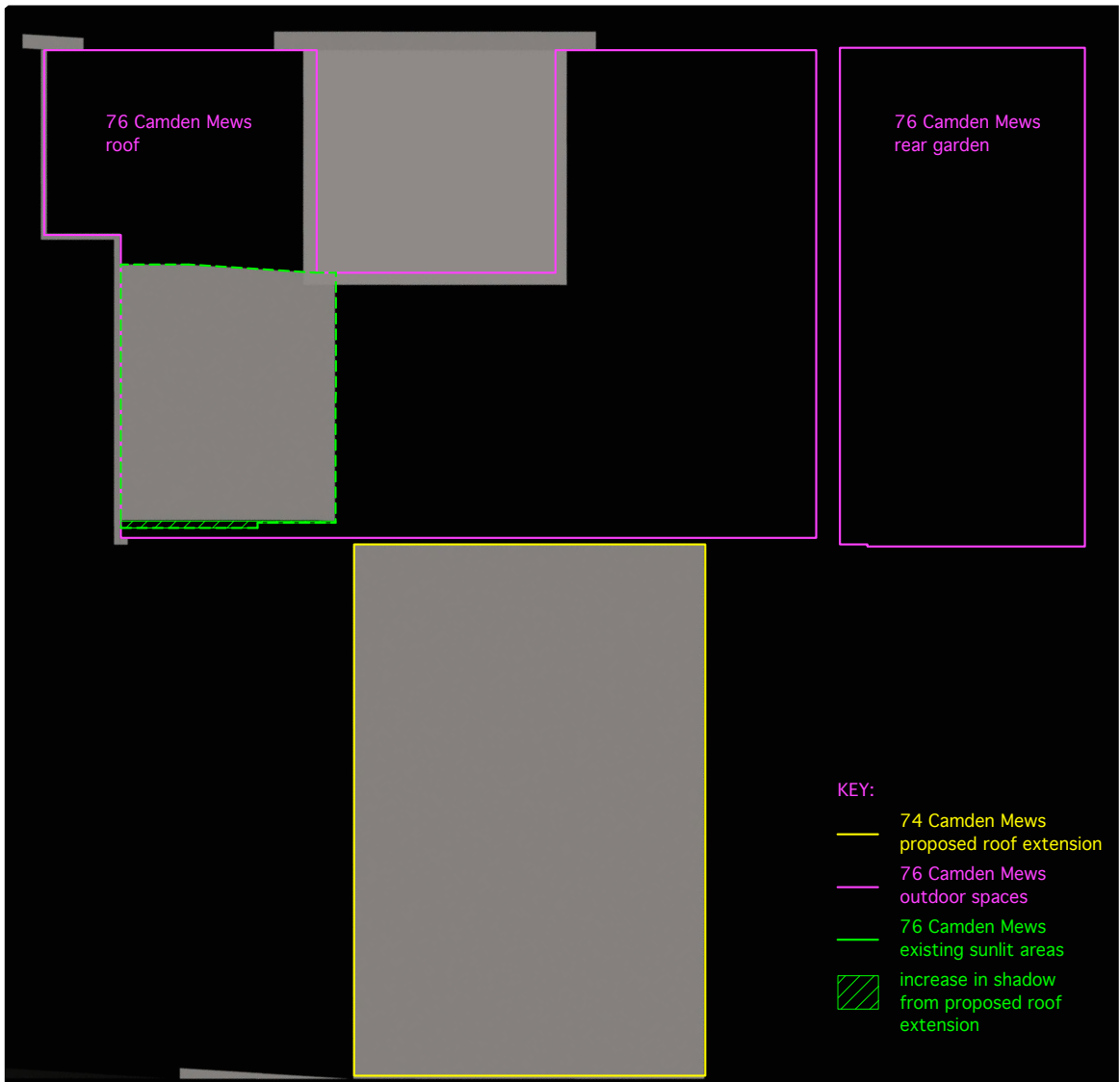
Based on sunpath on 21st March



74 / 76 Camden Mews, NW1 9BX

Sunlight / shadow diagram no.1

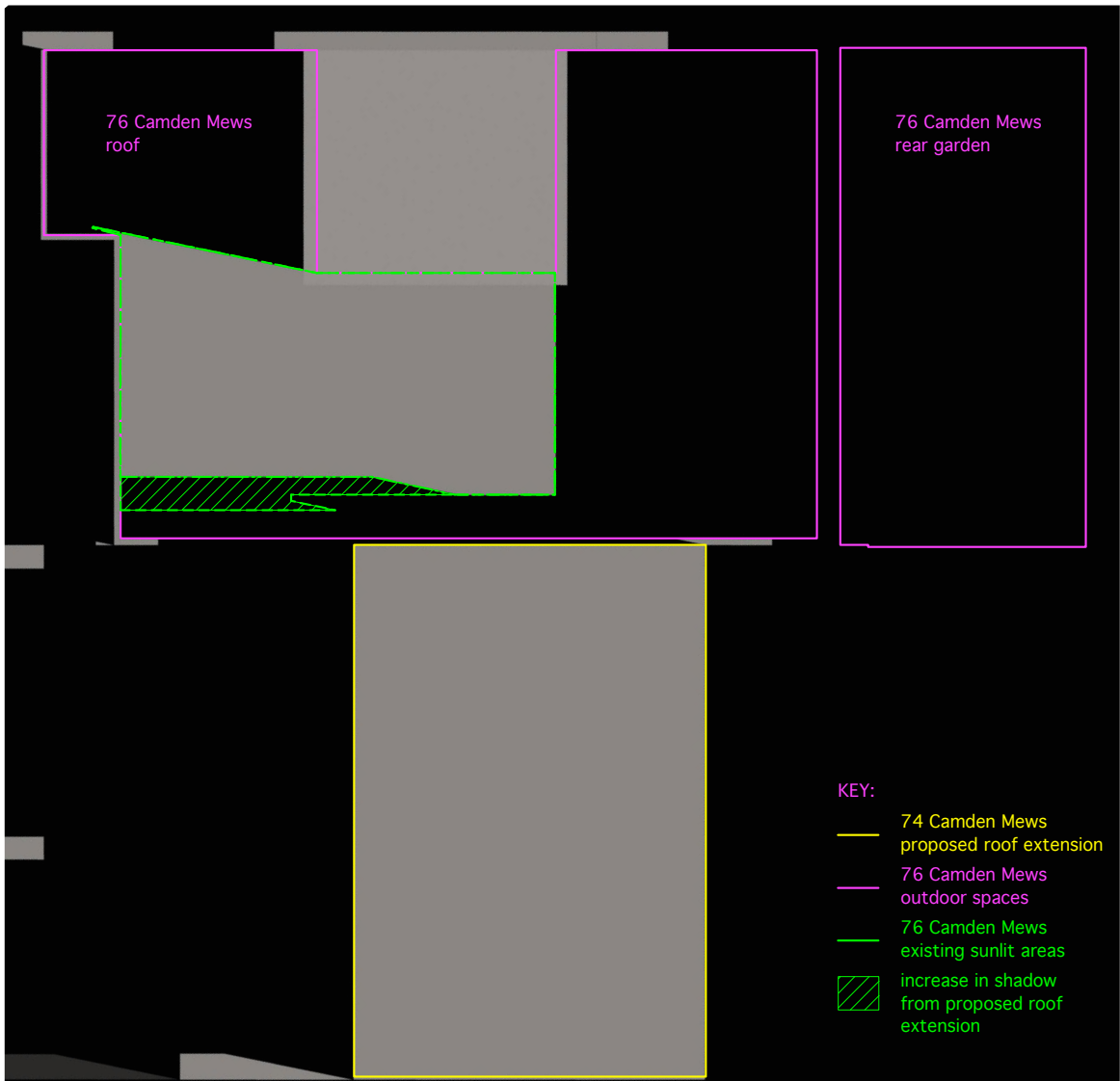
9.00am
21st March



74 / 76 Camden Mews, NW1 9BX

Sunlight / shadow diagram no.2

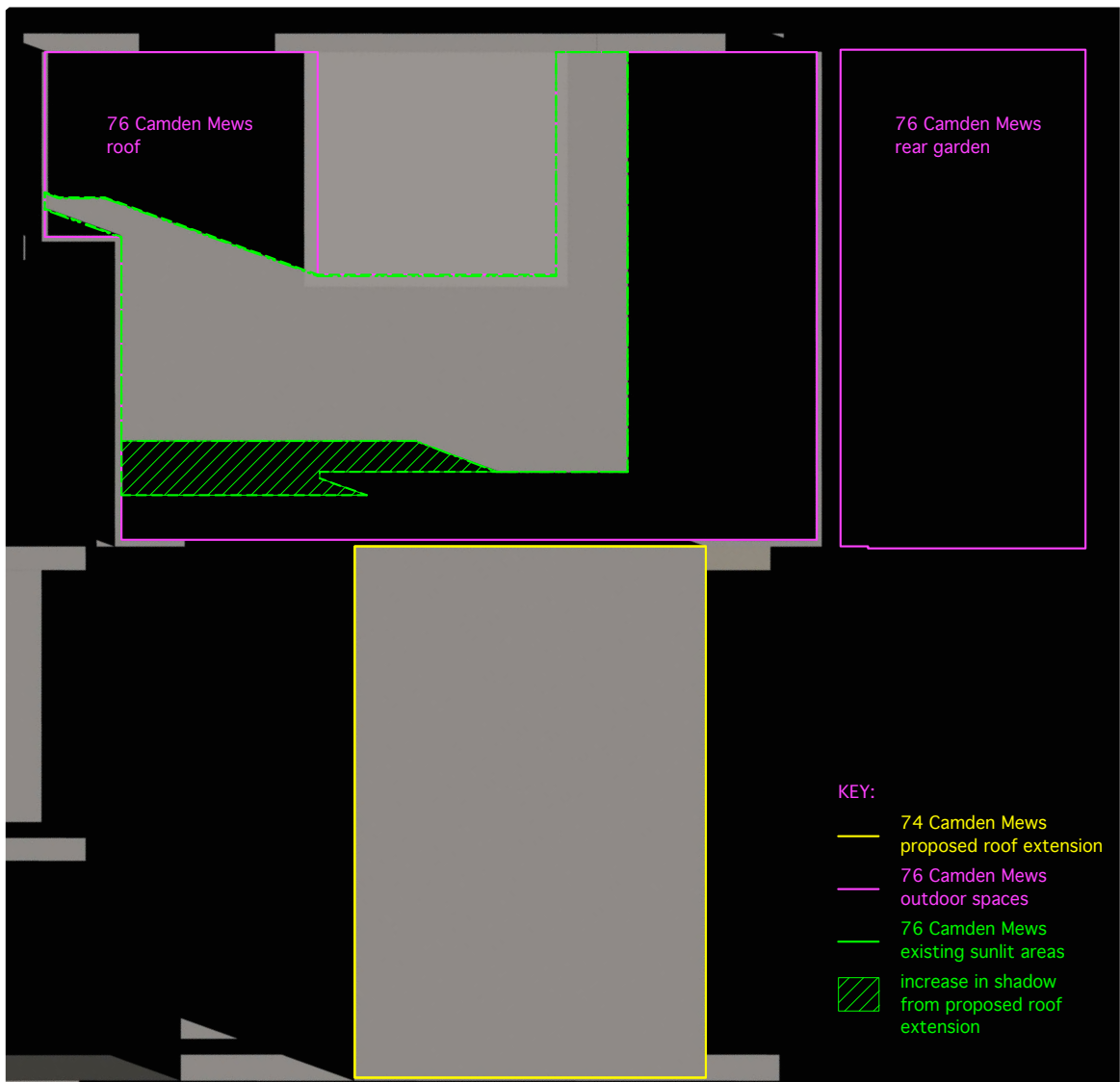
9.30am
21st March



74 / 76 Camden Mews, NW1 9BX

Sunlight / shadow diagram no.3

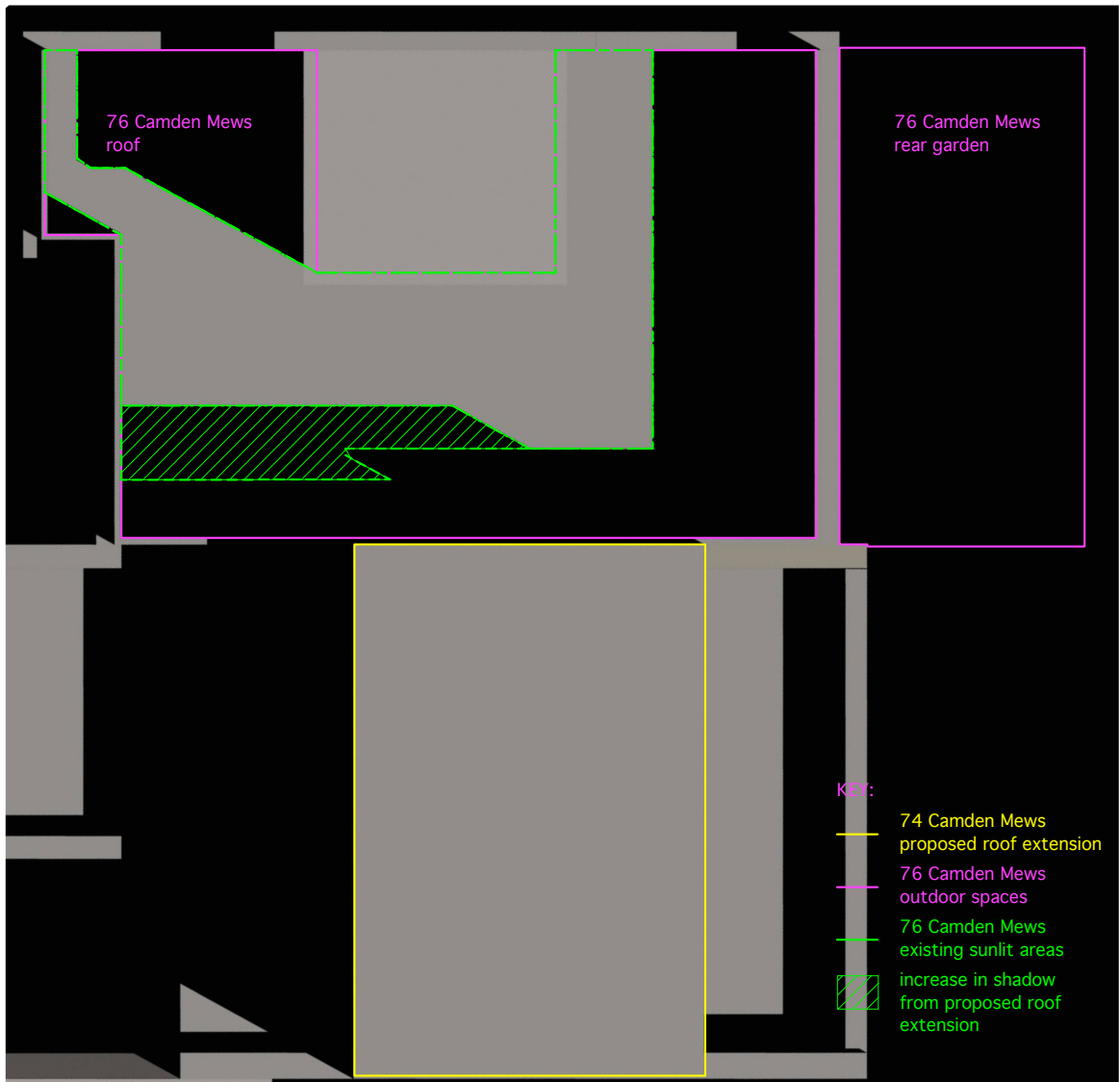
10.00am
21st March



74 / 76 Camden Mews, NW1 9BX

Sunlight / shadow diagram no.4

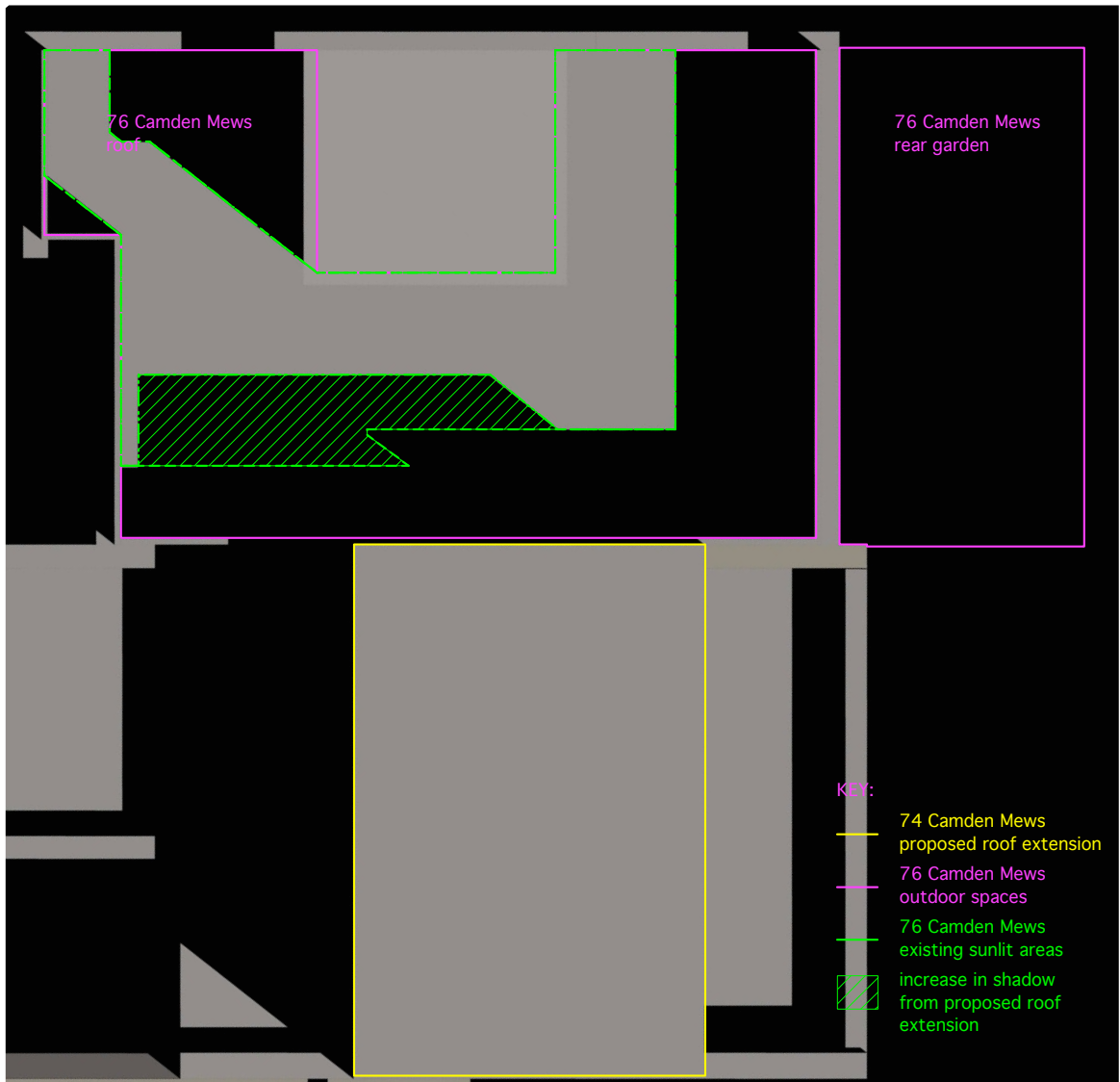
10.30am
21st March



74 / 76 Camden Mews, NW1 9BX

Sunlight / shadow diagram no.5

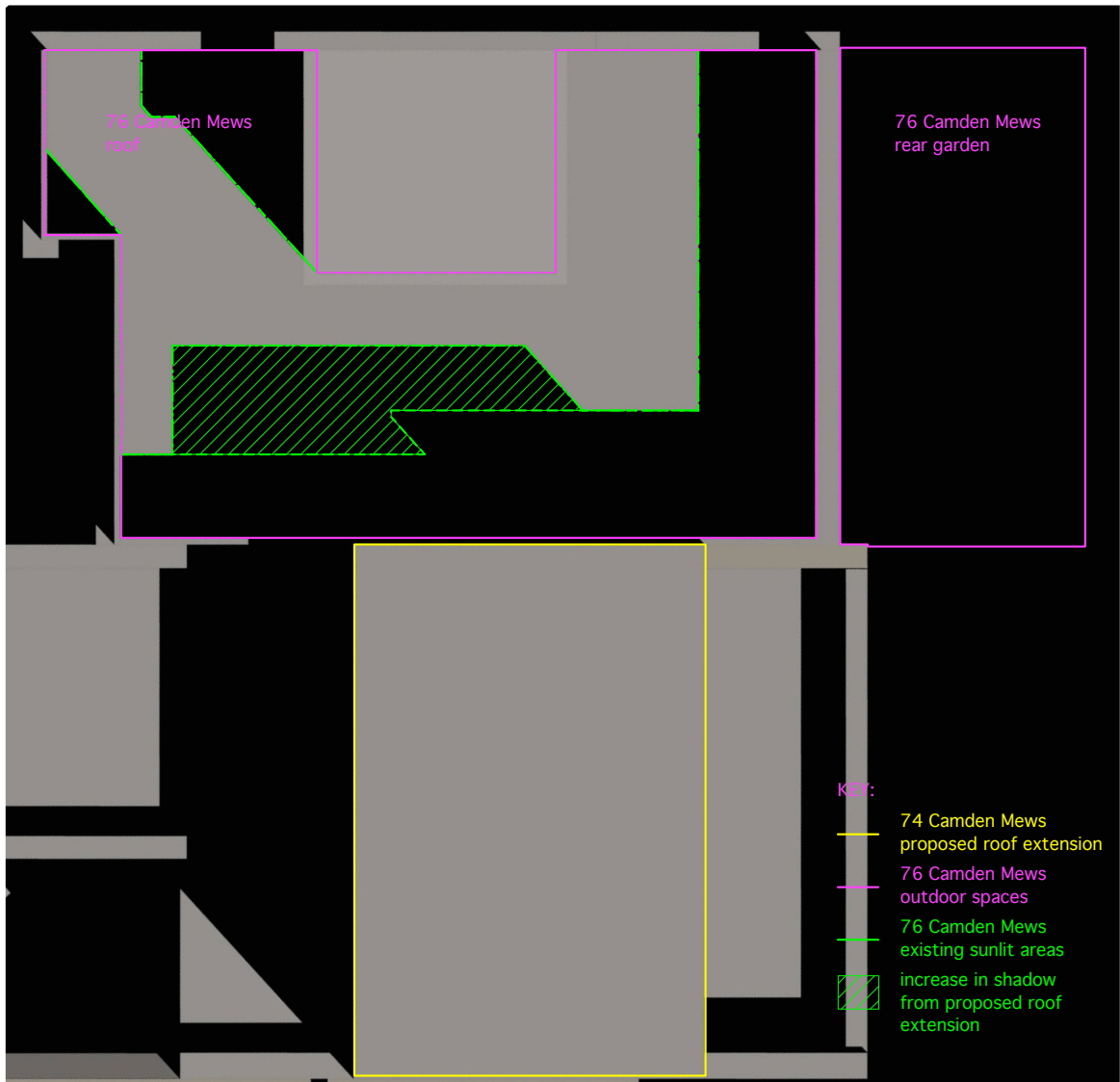
11.00am
21st March



74 / 76 Camden Mews, NW1 9BX

Sunlight / shadow diagram no.6

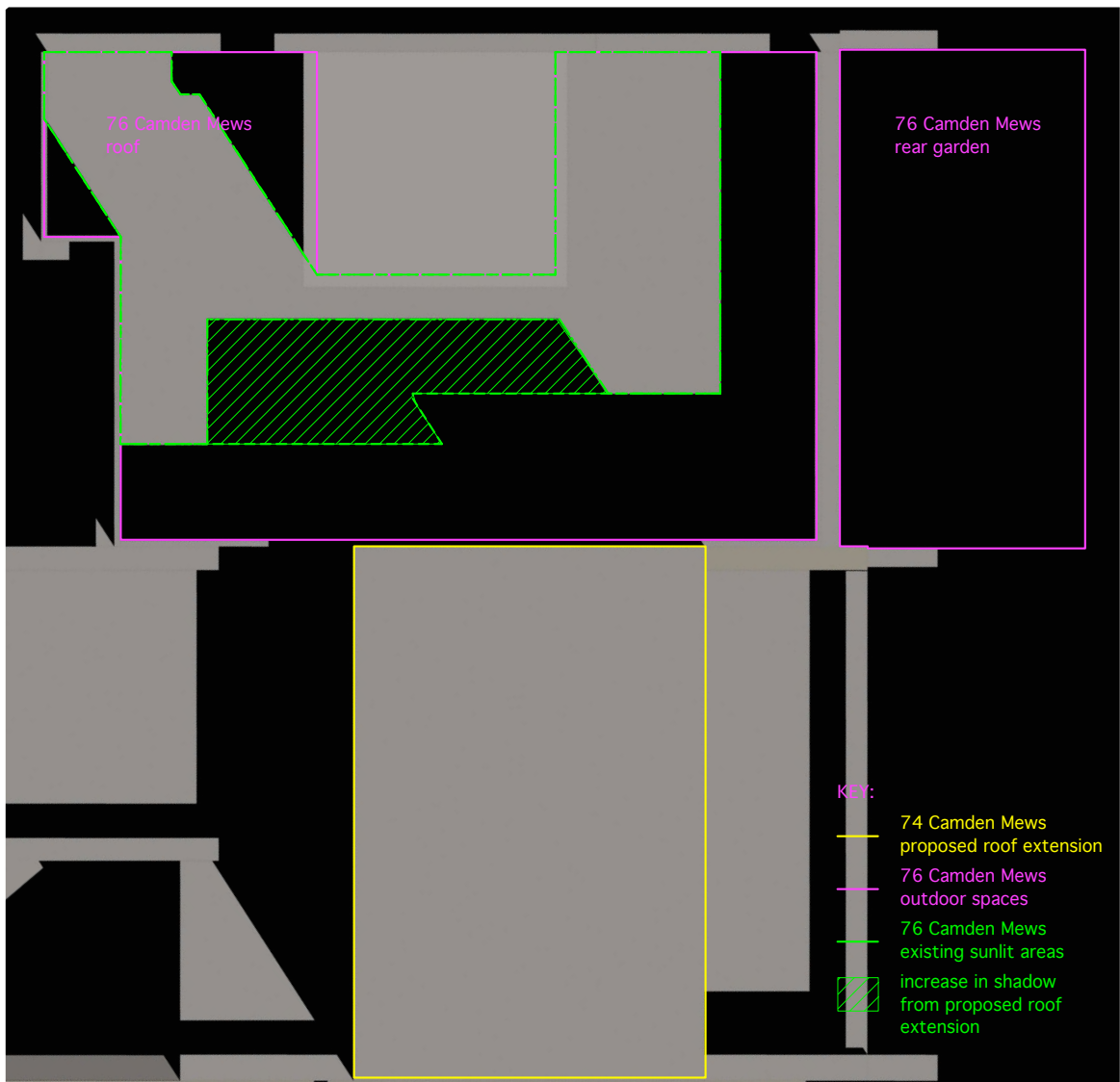
11.30am
21st March



74 / 76 Camden Mews, NW1 9BX

Sunlight / shadow diagram no.7

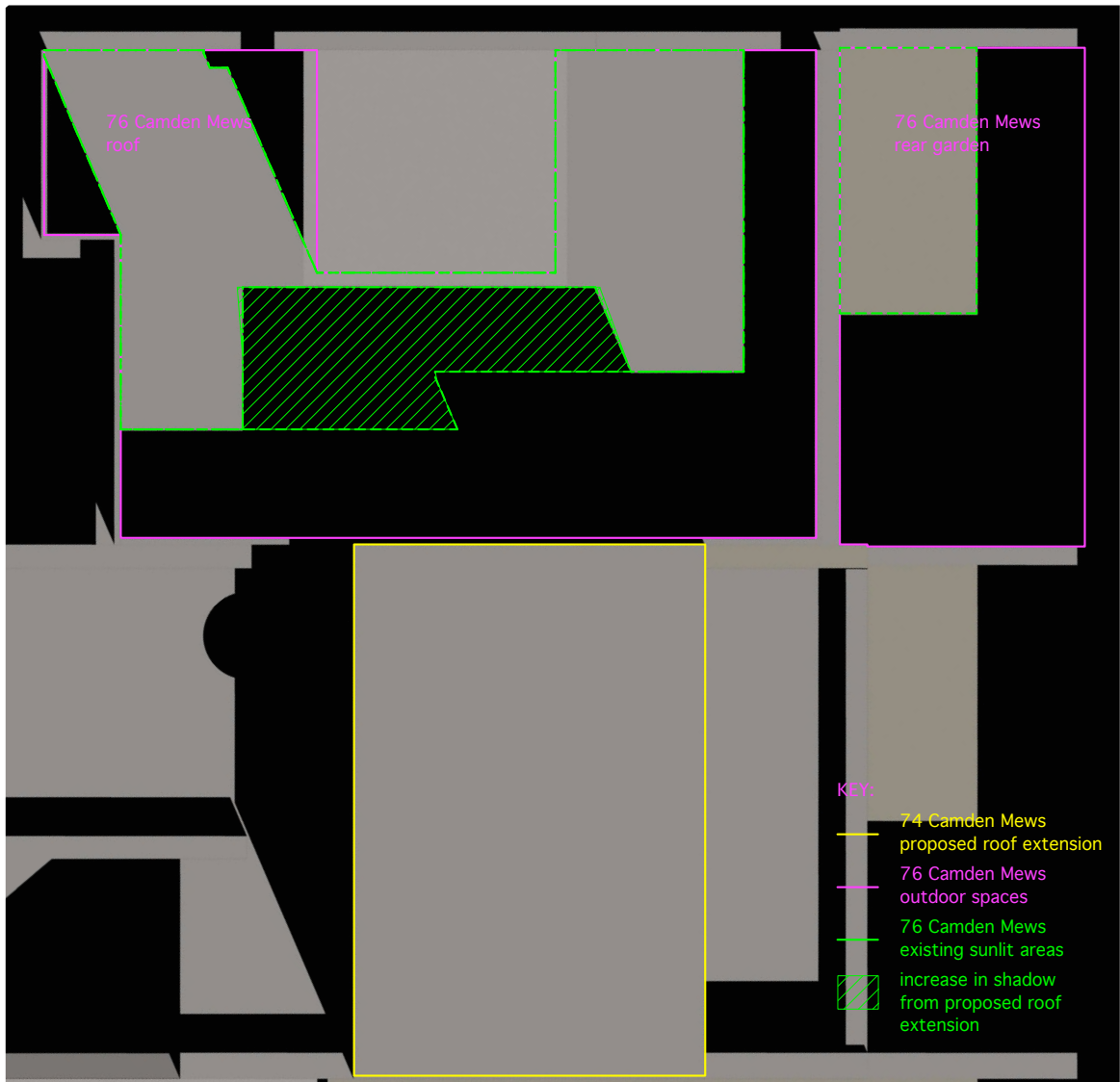
12.00noon
21st March



74 / 76 Camden Mews, NW1 9BX

Sunlight / shadow diagram no.8

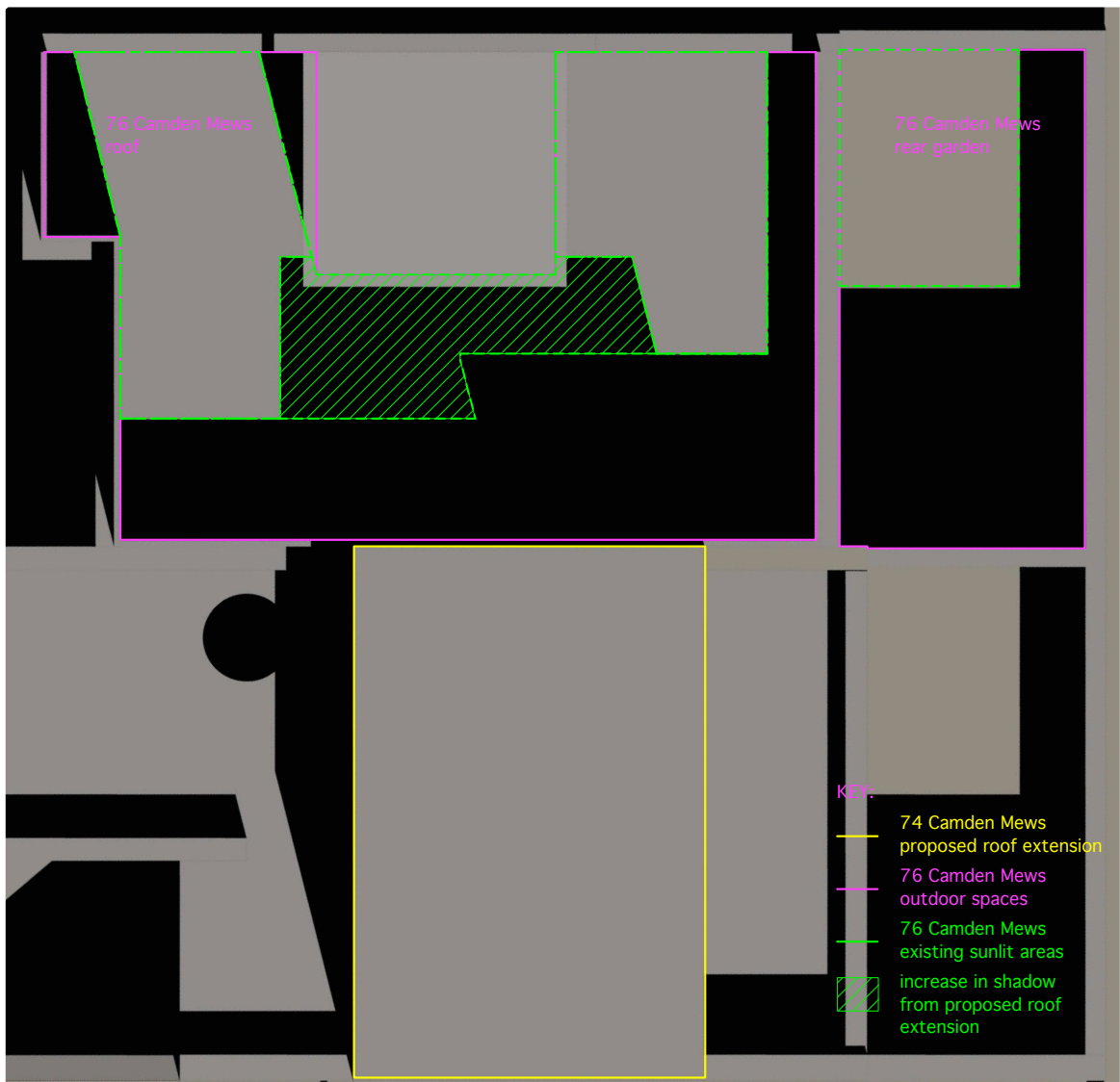
12.30pm
21st March



74 / 76 Camden Mews, NW1 9BX

Sunlight / shadow diagram no.9

1.00pm
21st March



74 / 76 Camden Mews, NW1 9BX

Sunlight / shadow diagram no.10

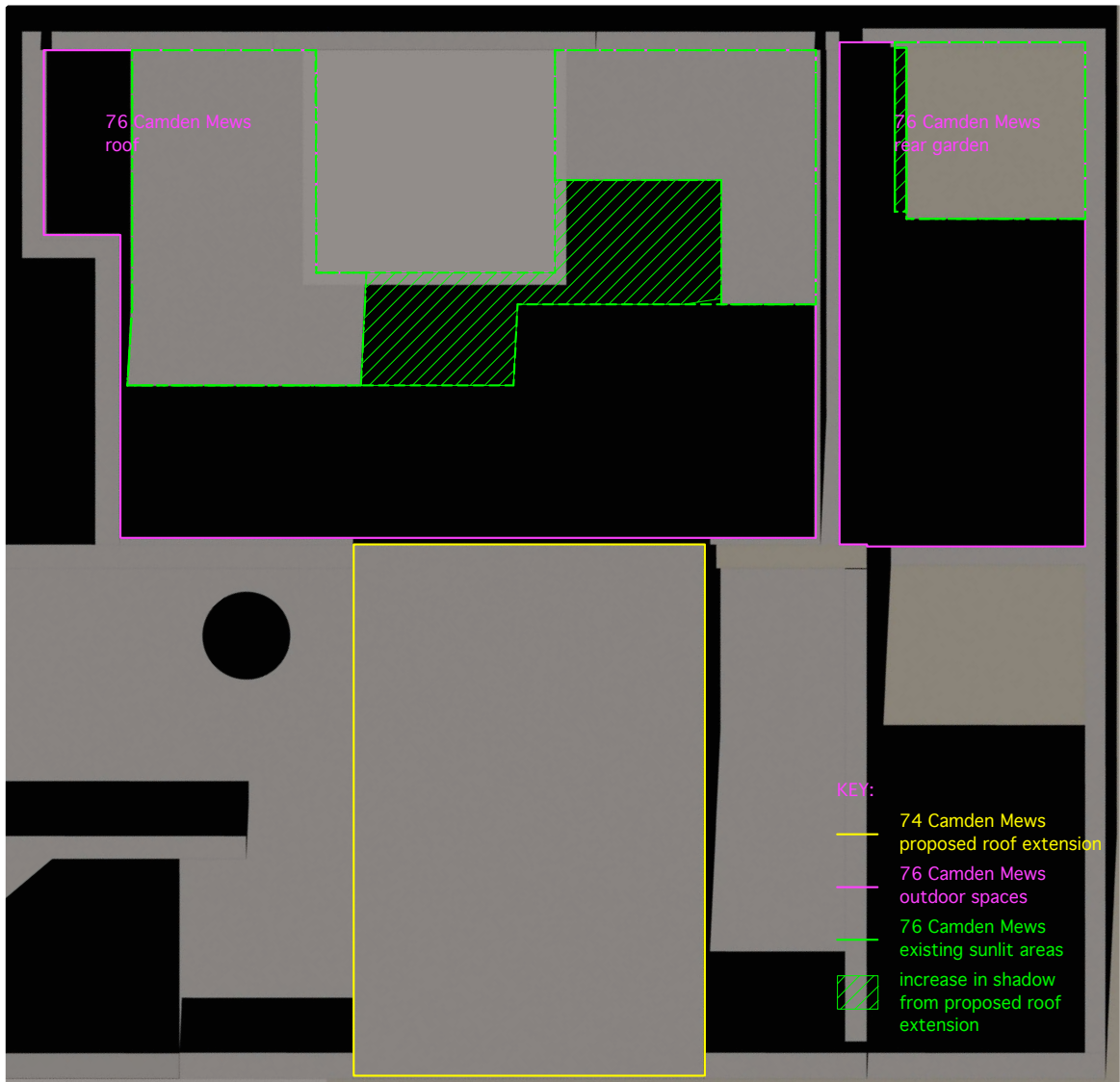
1.30pm
21st March



74 / 76 Camden Mews, NW1 9BX

Sunlight / shadow diagram no.11

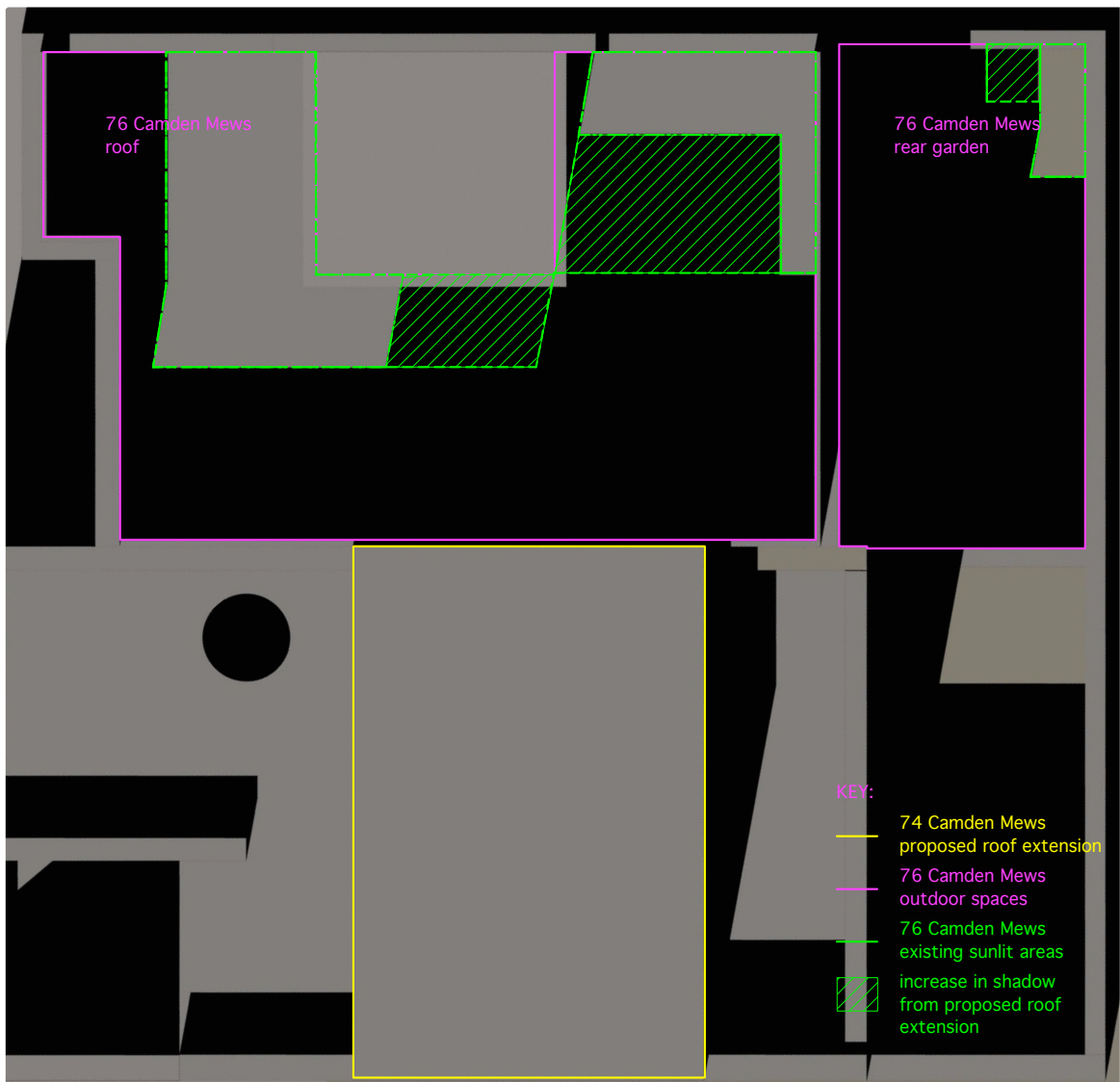
2.00pm
21st March



74 / 76 Camden Mews, NW1 9BX

Sunlight / shadow diagram no.12

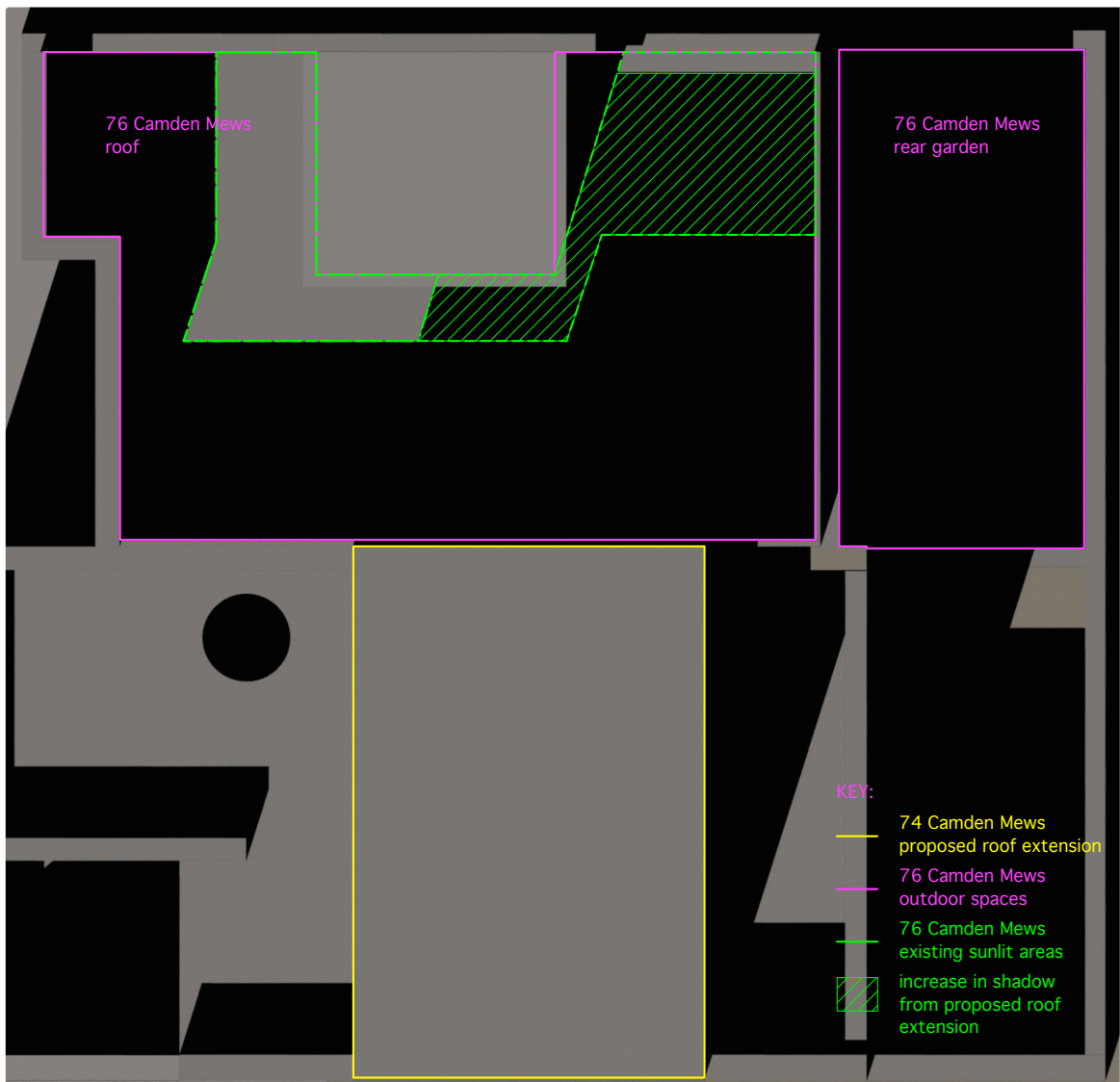
2.30pm
21st March



74 / 76 Camden Mews, NW1 9BX

Sunlight / shadow diagram no.13

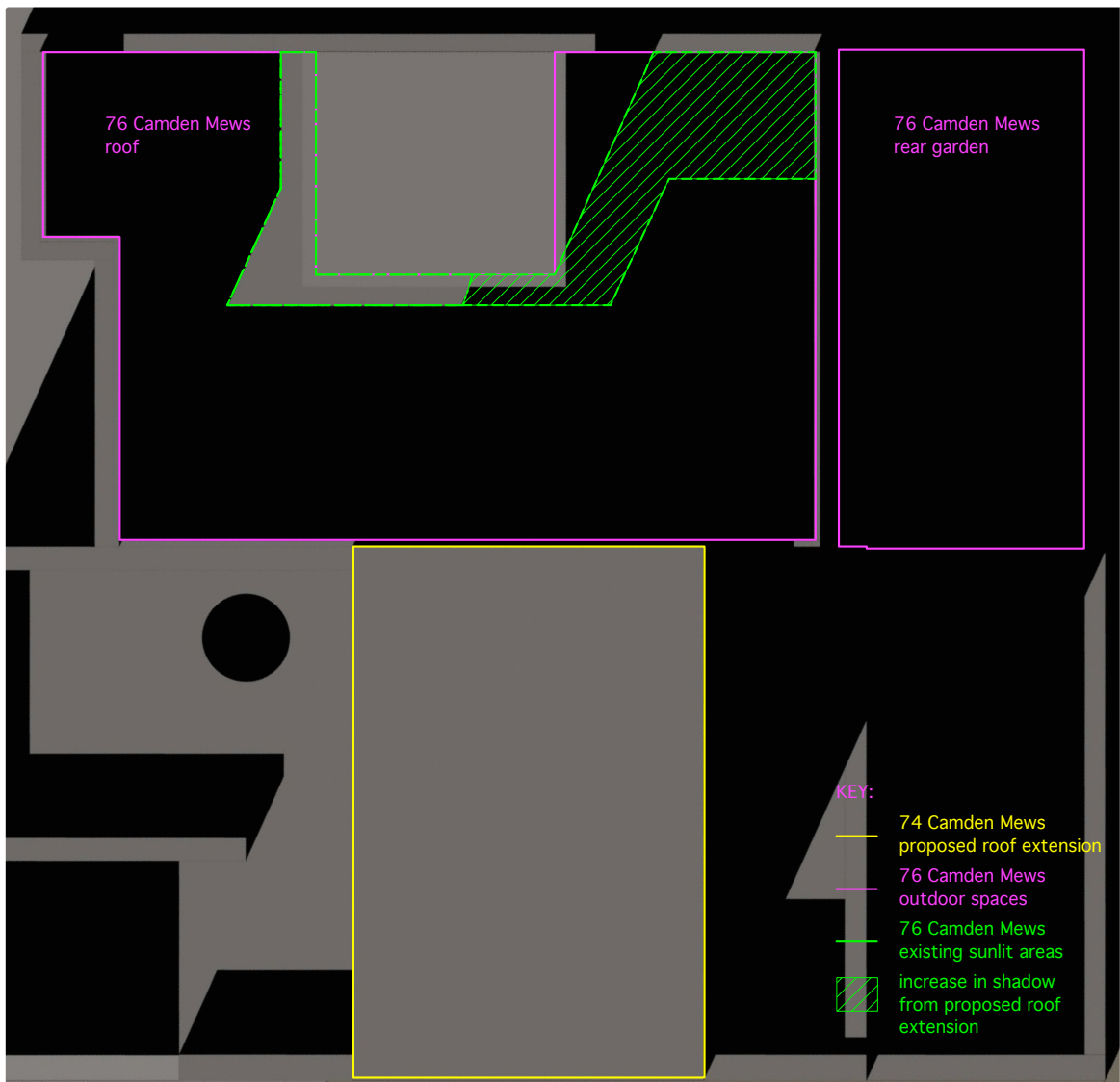
3.00pm
21st March



74 / 76 Camden Mews, NW1 9BX

Sunlight / shadow diagram no.14

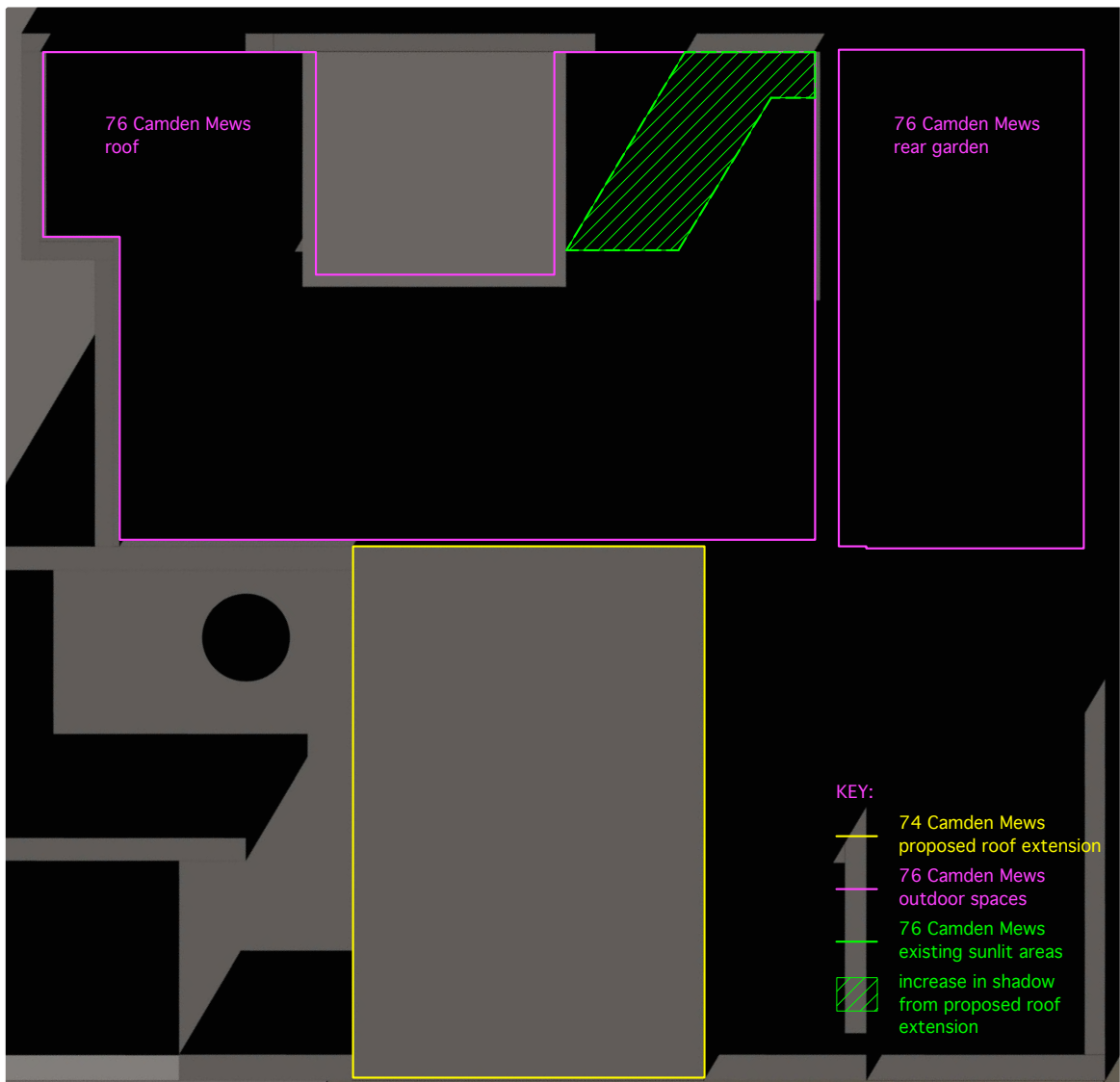
3.30pm
21st March



74 / 76 Camden Mews, NW1 9BX

Sunlight / shadow diagram no.15

4.00pm
21st March



74 / 76 Camden Mews, NW1 9BX

Sunlight / shadow diagram no.16

4.30pm
21st March