

Design and Access Statement

97, Camden Mews, London, NW1.

Design – The proposed development involves the demolition of the existing large single storey building, last used as a motor repair garage, situated between a lofty 2 storey Victorian dwelling at no. 99a, Camden Mews, to the north, and a 3 storey terraced residential development of 4 mews houses numbered 93, 93a, 95, and 95a, Camden Mews, to the south, erected in 1984. The proposed development comprises two 3 storey 3 bedroom houses, each with full width roof terraces to the front, similar to the adjoining houses to the south, and opposite the application site, with externally accessed refuse storage, and secure cycle storage. Camden Mews contains a mixture of mainly residential buildings, of various ages and styles, which, undoubtedly, contributes to the charm.

To the rear, the proposed first and second floor windows would all face onto an inset light well, and would be obscure-glazed, and fixed shut. The existing rear wall will be retained, and the proposed upper floors will be constructed of lightweight materials faced with vertical larch timber boarding.

Layout – The site layout allows for the proposed housing to relate satisfactorily with its neighbours, and the design features good room sizes and layout, with all the habitable rooms possessing high standards of space, natural light, ventilation and reasonable views, bearing in mind the urban nature of the site.

Scale – The proposed building would be 3 stories in height, and would adjoin the existing 2 and 3 storey houses. It is considered that the appearance of the development will complement the street scene.

Landscaping – The only amenity space possible will be the roof terraces fronting onto the mews, as with the majority of the other recent residential developments.

Appearance – The proposed development will be similar to the adjoining properties, with a mixture of London Stock facing brickwork, and painted cement render at the setback second floor level, to the external walls, together with sympathetic fenestration throughout. The development will be similar to the recent developments, to the south, and directly opposite the application site, as previously mentioned.

Access – The ground floor of the proposed development will be designed to comply with Part M of the Building Regulations and Lifetime Home Standards. There will be no problem with access to the proposed building by the Emergency Services, or the Council's refuse collection service. The development site is close to Camden Road, with its frequent bus services, and is within easy walking distance of Camden Town underground station, so the scheme has been designed to be car-free.

27th December 2014