



## Design & Access Statement

Project: *90 Camden Mews*

Proposal: *Second floor extension*

Document No: *PL\_100*

Date: *24.03.2015*

### 1. Introduction:

The existing property consists of a two-storey end of terrace house forming part of a 5 property 1971 mews. This set of mews buildings along the South-eastern side of Camden Mews are of two storeys, many with additional second story extensions. Once built as a whole, hence once similar in massing and style, the terrace is now developed with several variations to the treatment of the street elevation both in terms of materials and form. Further down the road, along both sides of the road, and directly across there is a mix of 3-4 story modern developments, stretches of mews buildings, garages and workshops. Just to the north and east of this end of terrace house sits 5 storey Victorian houses towering over the mews. The house is within Camden Square Conservation Area but the house itself is not listed.

The proposal has been developed with reference to the Camden Planning Guidance; Design, Section 4 describing guidance for Extensions, alterations and conservatories. The following points have been addressed:

- (i) *The alterations take into account the character and design of the property and its surroundings.*
- (ii) *Windows, doors and materials should complement the existing building.*

**Planning permission is being sought for a second storey extension to a two-storey end of terrace single dwelling, at no 90 Camden Mews, London NW1 9BX, in the London Borough of Camden, as illustrated in drawings PL\_001, PL\_002, PL\_003, PL\_011-017 and PL\_021-027.**

The proposal is also drawing upon permissions granted for similar applications in particular at 84-86 Camden mews (ref. 2010/44175/P) but also at numbers 74, 78, 41 etc Camden Mews (ref. 2014/3258/P, 2012/2867/P, 2011/5736/P) and the works subsequently completed.



## **2. Amount and scale:**

It is proposed to build a new second storey of habitable space where currently a roof terrace covers half of the first floor. This addition would mimic additions built on many of the other two storey houses lining the mews.

It would add approximately 30m<sup>2</sup> to existing 115m<sup>2</sup> currently laid over two floors and create a much needed third bedroom/office with en-suite.

The proposed roof would have a central ridge, parallel to the road, with front and back slanting down. The front will be set back to minimize visual impact to the street view. The height will match that of existing similar extensions.

The proposed extension will sit on top of the main part of the house, retaining the existing building envelope. In width the new usable habitable space will sit between the Party Walls and in length extend towards the rear wall whilst stepping back 1.8 meters from the front. This step back from the road will allow minimal impact to street view but also maintain some outside space for the dwelling house.

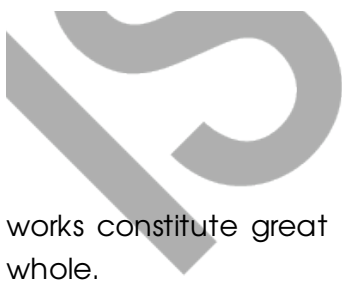
## **3. Layout:**

Internally the proposed space will create a new bedroom with substantial storage space and a small en-suite for this home. A new staircase will lead from first floor to the second floor directly above the existing staircase leading from the ground floor to the first floor maintaining good ceiling height above.

A void around the proposed stair will provide both the sense of height and natural light into the middle of the house at the living space floor. A combination of quite low ceiling height and over hangs above the existing windows makes this space currently dark and overshadowed. By providing glass balustrades to the proposed stair, to match the existing balustrades used, this new introduction of natural light will also filter down to the ground floor hallway.

The windows proposed towards the front and the rear will allow views over the rooftops and up towards the sky respectively. The positioning will maintain current situation in terms of vision lines and views. The window on top of the staircase will allow daylight into the otherwise dark stair and to the existing dining area.

The extension will constitute a great benefit to the property making use of the currently difficult to access and over shadowed roof terrace. It will also through the



works constitute great benefit to the thermal performance of the property as a whole.

#### **4. Appearance:**

The proposed extension is simple in design and complements the existing building in form and in materiality. The design of the new roof and the front and rear elevations is based on a minimal and contemporary aesthetic.

The new roof will be fibre cement clad to complement the existing roof and the differing and varying roof scopes of the neighbouring properties. This will ensure the visual amenity of the host dwelling and the character and appearance of the local area is enhanced. There is currently a dividing parapet on both sides, towards Camden Park Road and 88 Camden Mews. It is hence proposed to extend these walls upwards to provide privacy to the new bedroom and the currently much overlooked roof terraces.

The new cladding towards the front of the property, though hardly visible from the street, is proposed as timber horizontal cladding to match the existing timber elements both at the front and at the back. It is proposed to treat all timber with same varnish to achieve both unity in the old and the new but also to treat the very knackered current cladding and prevent it from deteriorating further.

The new windows will be double-glazed aluminium framed to suit the minimal aesthetic of the proposal and will be in accordance with current building regulations.

#### **5. Use and access:**

The existing residential use class will not be changed. Access is unaltered.

#### **6. Refuse and recycling:**

As existing.

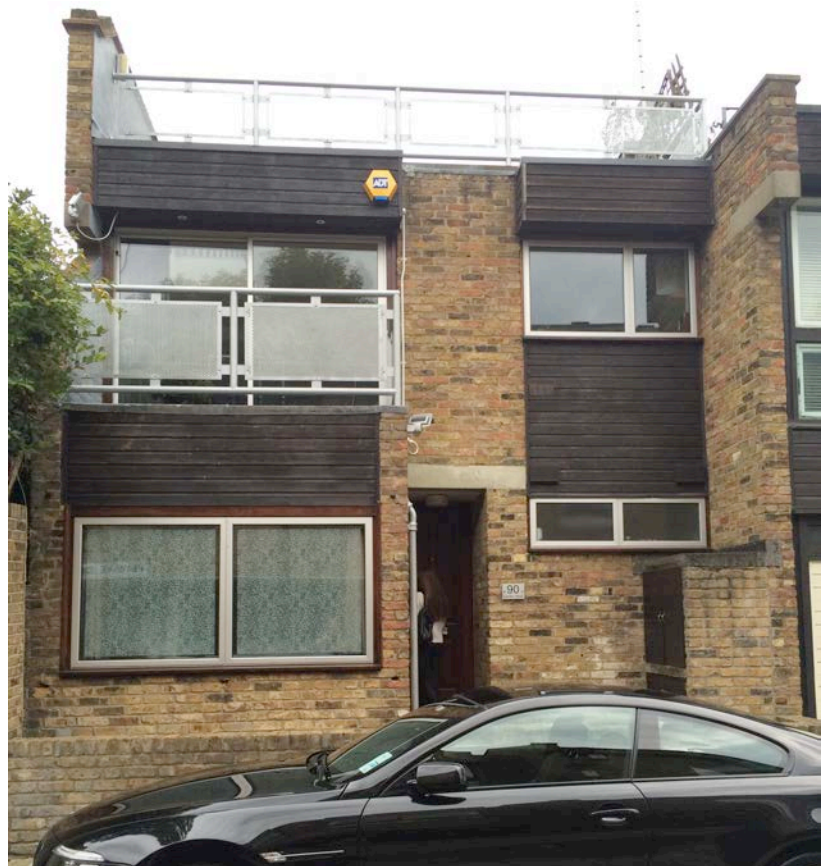
#### **7. Landscaping:**

As existing.

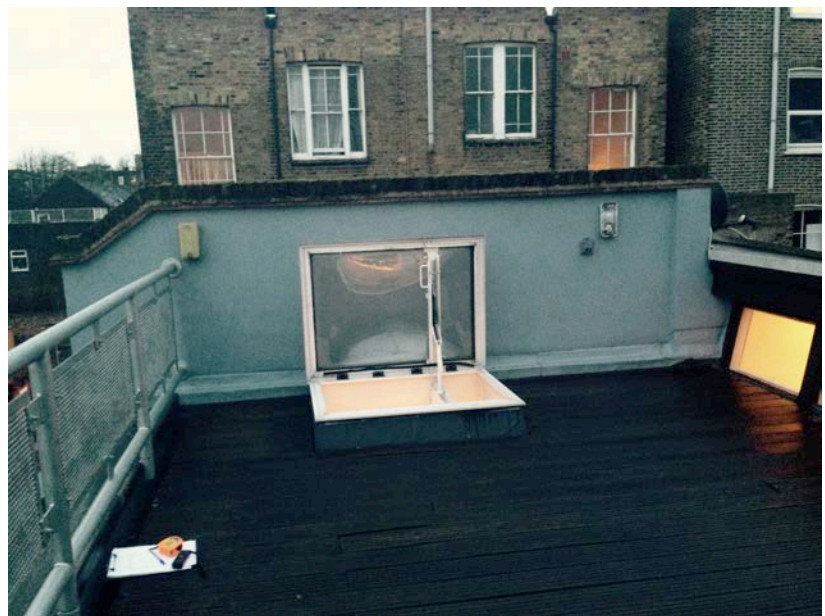


## 8. Photos:

*Existing front elevation.*



*Existing access to roof terrace.*





*Victorian 5-storey houses to  
the rear and to the North  
of the property.*



*Second storey extensions at  
neighbours on both sides  
of Camden Mews.*

