

Threefold

ARCHITECTS

Design & Access Statement for 35 Camden Mews, NW1 9BY

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Prepared for the London Borough
of Camden on behalf of Jamie Field
and Heather Baker, September 2015

01 INTRODUCTION

This document describes the proposed development of 35 Camden Mews, located in the London Borough of Camden Square Conservation Area.

Originally built in around the 1980's, the single family house is of low quality, poor energy efficiency and contributes little to the character of the mews. It is sited between a two-and-a-half storey family house to the south and a large three storey house to the north. Unlike the majority of buildings on Camden Mews, the frontage of no.35 is set back from the public thoroughfare.

Planning Permission is sought to partially demolish the existing building and extend to create a new, three storey family home of high quality design and materials and excellent energy performance.

This document describes the proposed scheme and the design approach towards massing, materials and architecture. Analysis of precedent projects inform how the proposal can contribute positively to the mews as well as the conservation area as a whole.



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35 Camden Mews, NW1 9BY

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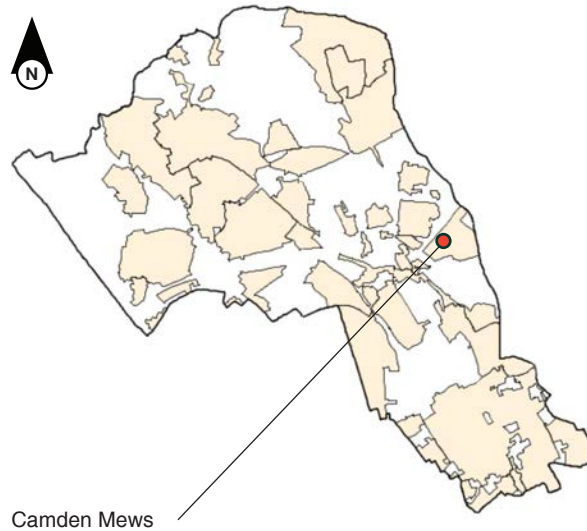
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1. Street View of property looking North
 2. Street view of property looking West
 3. Aerial view of site looking North

02 THE SITE

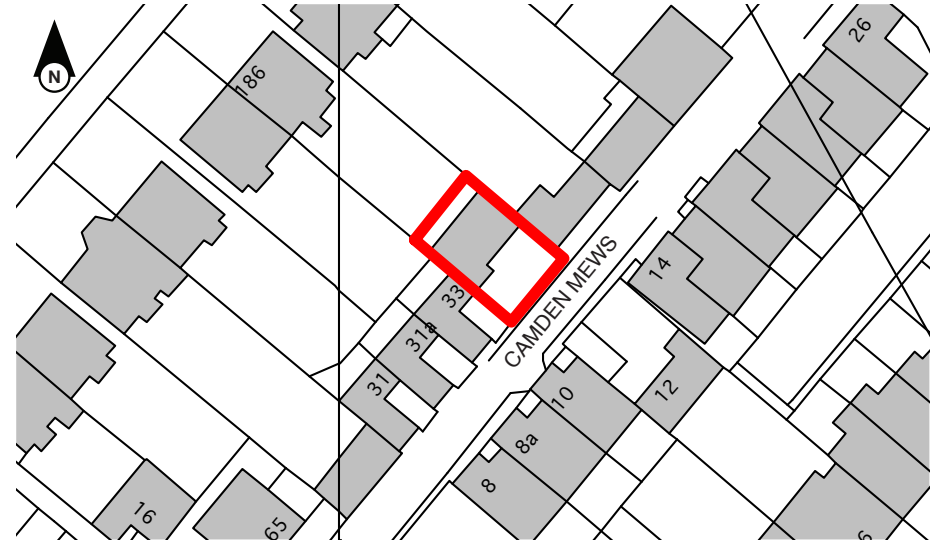
Camden Mews is located one street West of Camden Square. It runs between Rochester Square at the South and York Way to the North. The mews is primarily comprised of an eclectic mix of contemporary houses of 2 and 3 stories with a large 3 and 4 storey council estate on the East side of the mews.

The site currently comprises a 2 storey, south-easterly facing house with a garden and parking space at the front. The dwelling is not listed and is of relatively modern construction, but lies within the Camden Square Conservation Area. Access to the dwelling can be gained from the front of the property facing Camden Mews at a ground level entrance set back from the street. 35 Camden Mews sits around half way along the mews. It has immediate neighbours to the South (33) and North (37), and lies directly opposite a very similar property (12) which is also set back from the public street.

35 Camden Mews is considered a 'neutral building' by the Camden Square Townscape Appraisal (fig. 4), and therefore presents a good opportunity for improvement to create a new high quality piece of contemporary architecture that will contribute positively to the mews and conservation area.

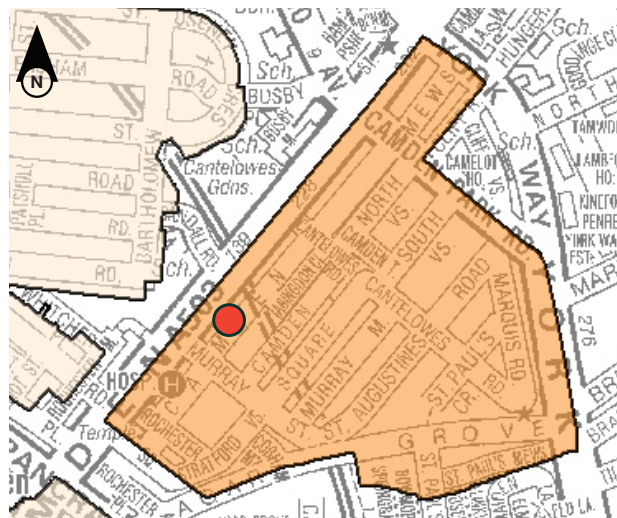


Camden Mews



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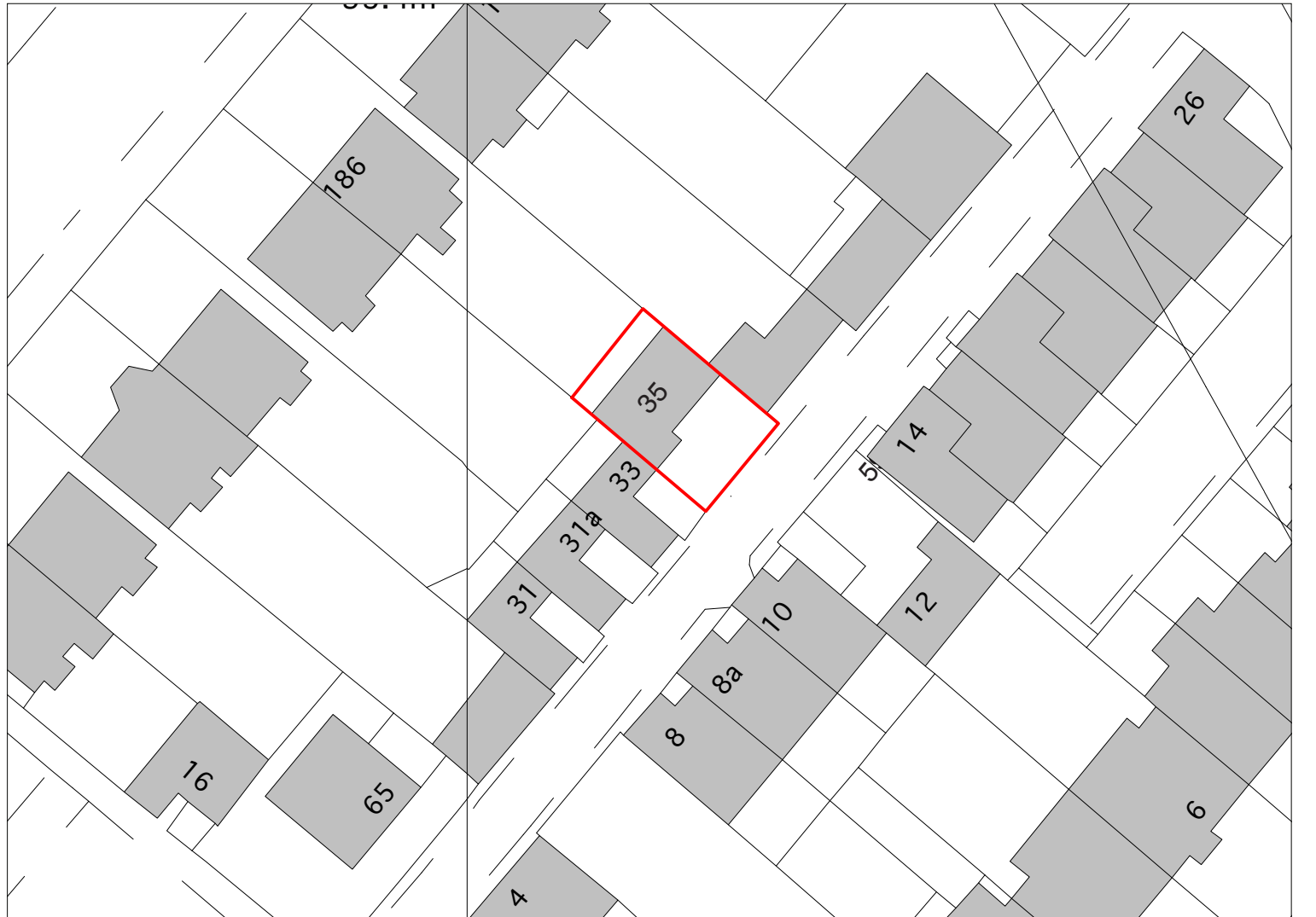
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1. Camden Council conservation areas overview.
2. Site location in Camden Square conservation area map.
3. OS site plan. Site outlined in red.
4. Townscape Appraisal. Site outlined in red.

02 THE SITE



1



Site Boundary

15103_R [D&AS]_4

1. Site Context Plan 1:500

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02 THE SITE

35 Camden Mews is a 2 storey house with a garden and parking space at the front. The house occupies the full width of the site but, unusually for the street, is set back on the plot against the rear boundary at ground floor. The facade is set well back from the front elevations of the neighbouring buildings. This creates a courtyard-like private garden which has a south-easterly aspect.

Just under half of the garden is occupied by a parking space, the remainder is landscaped with a combination of hard and soft finishes.

The building directly opposite (no.12) is a near-mirror of the house at No 35, also set back from the street frontage significantly.

The main facade of the house is predominantly clad in brick with a variety of window openings. The house has been enlarged at the front and rear with small single storey extensions.

The street boundary wall runs on the forward most part of the site directly adjacent to the road. The wall is predominantly brick, incorporating a metal shutter garage door, slatted timber trellis and a matchboard timber entrance gate.

Located immediately behind the wall is a flowering cherry tree, the affect upon which the proposed development has careful consideration as it is within a Conservation Area and is considered a valuable asset on the street.



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1. View of front elevation
2. Aerial view showing no.35 (left) and
no.12 (right) opposite

03 EXISTING

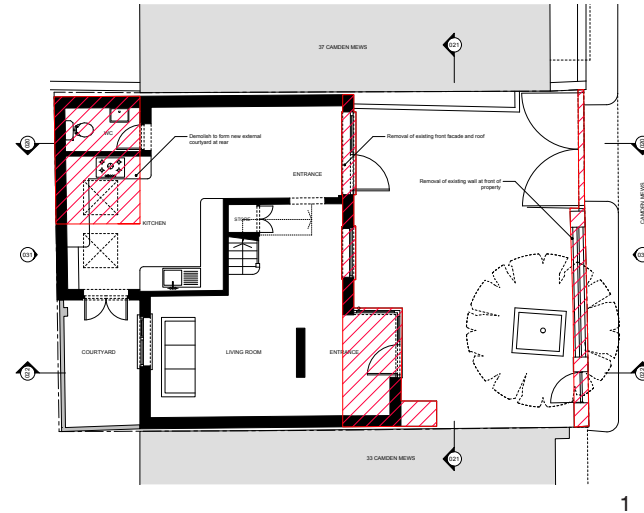
The existing arrangement of spaces at 35 Camden Mews provides:

Ground Floor:

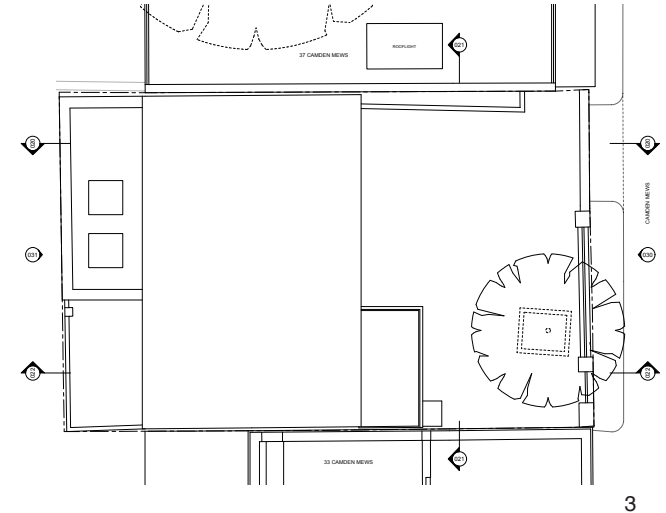
-Front Garden, Parking Space, Entrance Hall, Kitchen, Living Room, W/C, Rear Courtyard

First Floor:

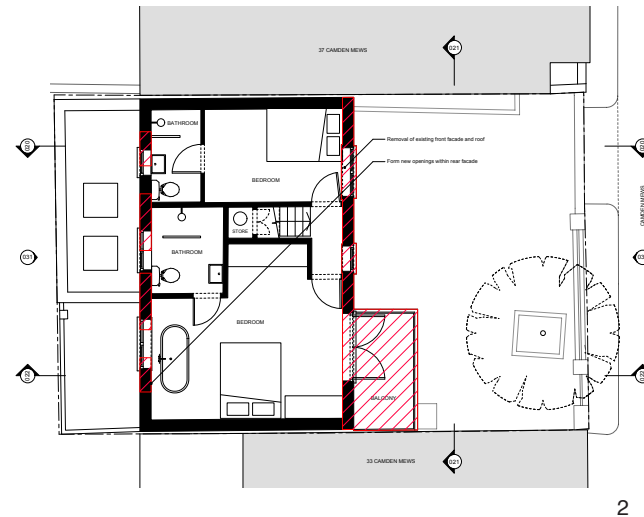
-2x Bedrooms, 2x en-suites, Balcony at front



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Scale 1:200

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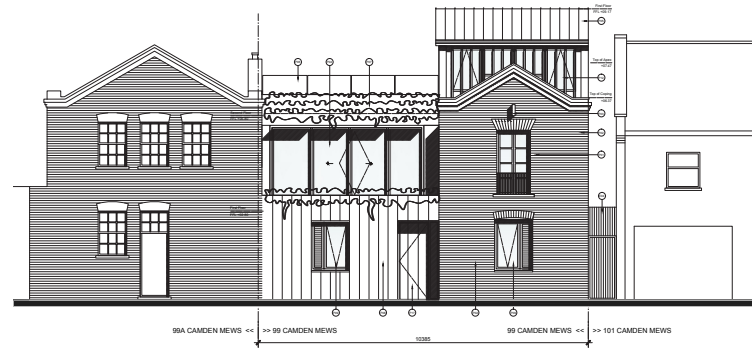
1. Ground Floor Plan
2. First Floor Plan
3. Roof Plan

04 PRECEDENT

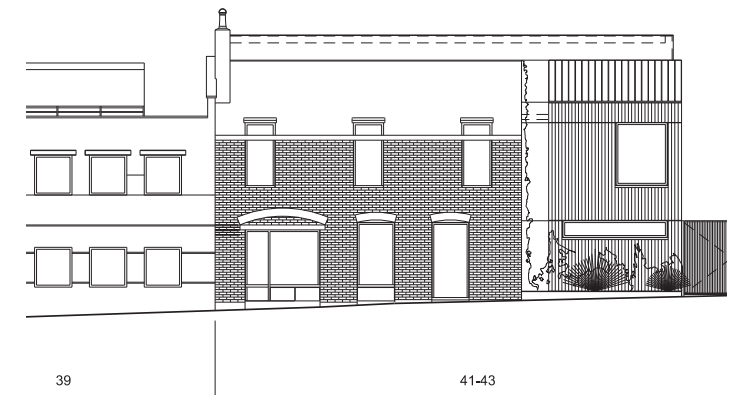
Planning permission has been granted for several other similar projects along Camden Mews. The two projects opposite represent a precedent for full width infill and 3 storey buildings along the length of the mews.

The first project (fig.1) shows the development of 99 Camden Mews. Planning permission was granted in 2014 for the demolition of the existing 2 storey building and the erection of a three storey family dwelling with garden terrace and studio above gabled facade.

The second (fig.2) shows the development of 41 Camden Mews. Planning permission was first granted in November 2011 for an additional storey to the existing two storey dwelling. A second application was then granted planning permission in January 2012 for a three storey extension adjoining the 3 storey single dwelling house.



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1. 99 Camden Mews - Demolition and new build (front and rear elevations)
2. 41 Camden Mews - Three storey extension (Existing and proposed elevations)

(NOT TO SCALE)

05 DESIGN APPROACH

The diagrams opposite illustrate some key conditions of the site which have informed the design approach:

1. Site Boundary

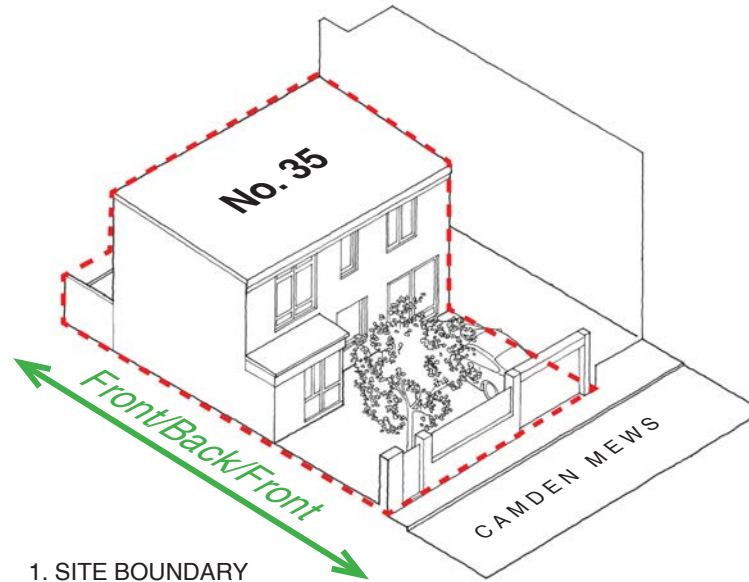
Unusually the house is located towards the rear of the plot with a small rear external light well, the primary external space is located at the front, which is both garden, entrance threshold and parking. Positively this external space is on the southern side of the building and benefits from direct sun for much of the day.

2. Neighbours

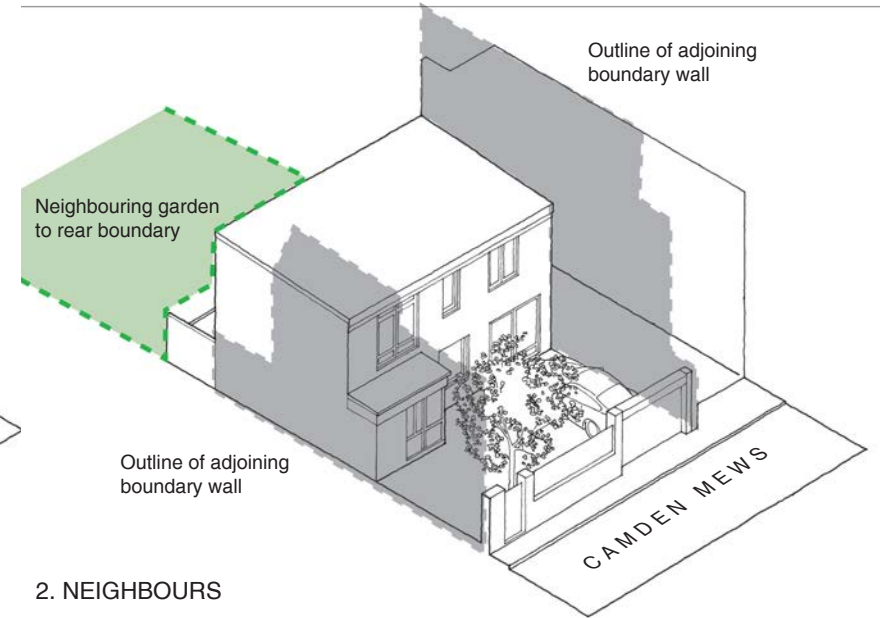
Whilst the house shares no party walls with the neighbours the site is bounded on both sides by the 3 storey flank walls of the adjoining buildings which both adjoin the road toward the front of the site, creating a sense of enclosure in the front garden. The rear of the house at ground floor adjoins the private garden of the house of Camden Road.

3. Sun Path

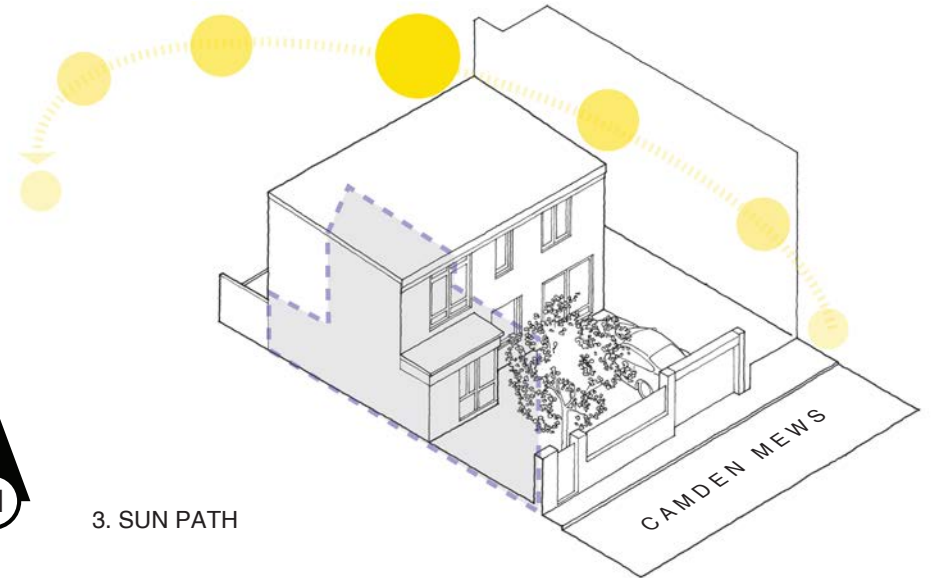
The front façade of the house is orientated south east and both the garden and principle elevation benefit from direct sun into the early afternoon. The front corner where the car is currently parked is likely to enjoy the last of the direct sun to the garden.



1. SITE BOUNDARY



2. NEIGHBOURS



3. SUN PATH



1-3. Site strategy diagrams. Not to scale, illustrative only.

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05 DESIGN APPROACH

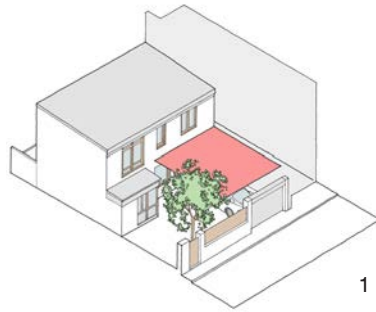
We propose:

1. Mitigating the parking and garden issue by retaining the parking in its existing location but creating a car port with an external roof terrace above, by means of a lightweight structural addition to the house. This will add usable external space over the car at an elevated level which means it will benefit from increased sunlight.

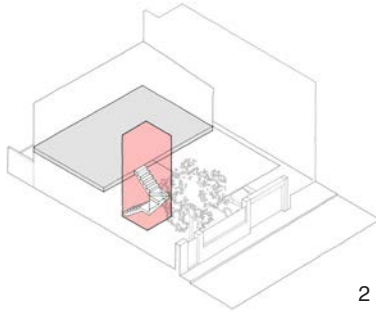
2. That the staircase is removed from within the existing footprint and relocated by means of extension to the front of the building, off centre. This will free up essential floor space within the house and create more efficient circulation. In turn, the extension creates a natural entrance position between it and the car port.

3. A new storey on the current roof level. This storey is set back from the rear of the property to reduce the impact of both the massing and loss of light to the garden behind.

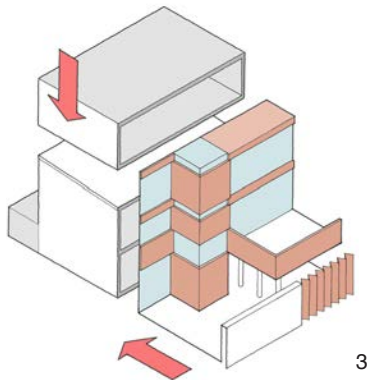
4. The new additions to the front of the house changes the character of the building, conceived as a banded mask of glass and Cor-Ten steel panels, which through the expression of solid and void define the spaces beyond. The banding is inverted across the stairwell to express this as different element.



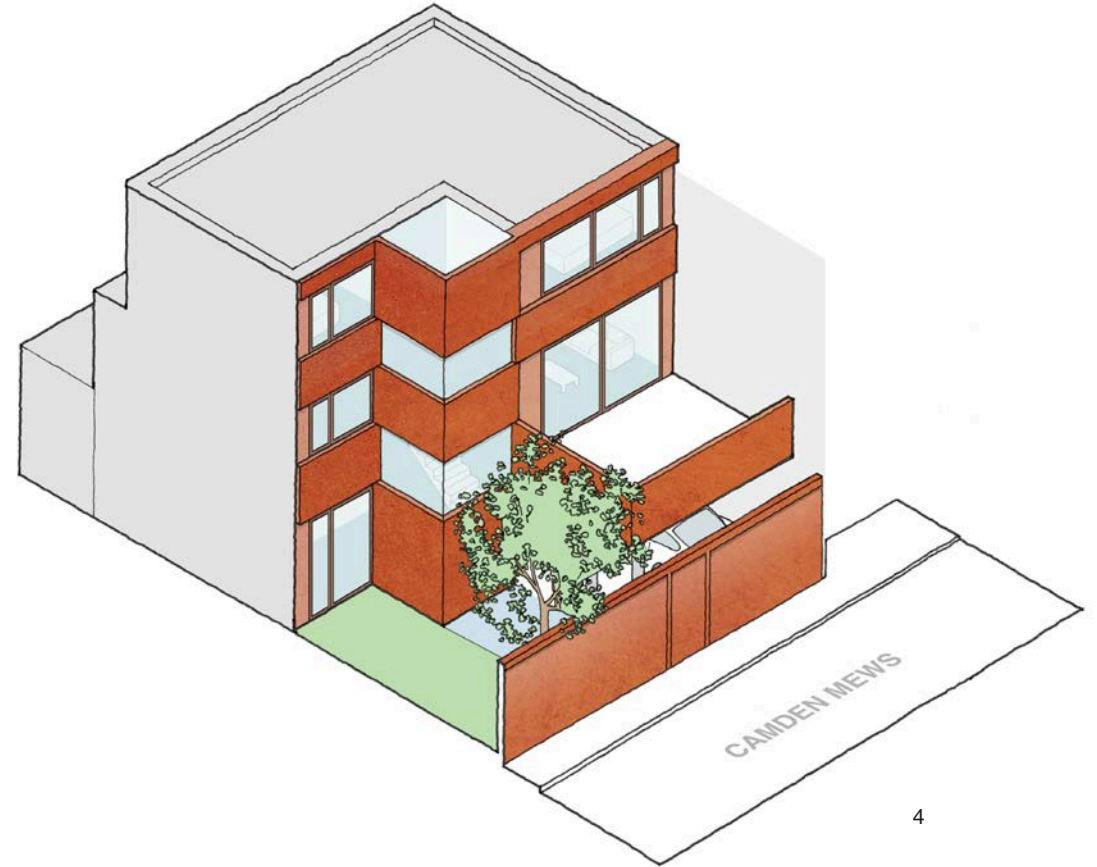
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1-4. Initial design approach diagrams.
Not to scale, illustrative only.

05 DESIGN APPROACH

The following section outlines how we have addressed the various assessments and criteria listed in the Camden Local Area Requirements for Planning Applications.

Archaeological assessment

Not necessary as the proposal is not within an Area of Archeological Potential.

Air Quality Assessment

Not necessary as the development is not in direct exposure to a main road, does not change road traffic, does not increase car parking spaces, does not use biomass boilers or similar and is not a commercial development of substantial size.

Construction Statement for Basements

The proposal does not introduce a basement to the site so therefore a Construction Statement is not necessary.

Biodiversity Survey and Report

The site is not part of or next to a site designated for its biodiversity so a survey is not necessary.

Contaminated Land Assessment

The site is not affected by contaminated land so an assessment was not carried out.

Daylight/Sunlight assessment

The orientation of the site means that the building does not negatively affect the existing levels of day light/sunlight to neighbouring properties.

Environmental Impact Assessment

The proposal does not have a significant effect on the environment so an assessment wasn't undertaken.

Lighting Assessment

The proposal does not involve the installation of significant external lighting but some illumination will be provided at the front door in accordance with Lifetime Homes Standards. Cor-ten steel screening at all levels, a large cherry tree and a Cor-ten steel wall at the front of the property will reduce the ambient emitted light from street-facing windows.

Noise Impact and Sound Insulation

It is not a noise sensitive development and therefore does not require an acoustic assessment.

Noise, Vibration and Ventilation Assessment

There will be no installation of plant, flues, ventilation, extraction or air conditioning equipment.

Planning Obligations

Not required for this application

Planning Statement

The proposal has been designed in line with Camden's Planning Policies set out in the Camden Core Strategy, Camden Development Policies and Camden Square Conservation Area Appraisal documents.

The proposal falls in line with the overall approach to growth and development as the council will promote the provision of homes near transport hubs (CS1.6). Being near several transport hubs, the site has a good case for development.

The Camden Square Conservation Area Appraisal and Management Strategy have listed the building as a neutral asset and it therefore has

potential for development which can enhance the local character.

The increase in size and density of the property is a positive development as higher densities are encouraged to make more efficient use of limited land (CS1.22).

High quality design of proposals is promoted throughout the borough (CS14, DP25.2). The proposal takes into account its surroundings to improve and enhance the valued character of the mews (CS14.7, CS25.2). By doing this, the quality of building on the site is greatly improved (CS14.4).

The design of the building follows Lifetime Homes standards to ensure that the property is inclusive and accessible to all (CS14.19). It has also been designed to be far more environmentally sustainable than the existing building.

05 DESIGN APPROACH

Sustainable Statement

The proposal has been designed in compliance with the Code for Sustainable Homes. It will take measures to ensure sustainable construction and surpass all minimum Codes for Sustainable Homes and UK building regulations. Green roofs and rainwater harvesting systems will help improve current rain water runoff conditions.

Structural Report

A full consultant team, including structural and services engineers, have been appointed for the proposed scheme. Full documentation of proposed structure will be submitted to building control prior to works being carried out on site.

Telecommunications

There will be no telecommunications infrastructure installed on site.

Transport Assessment & Travel Plan

There will be no change of use in the proposal. It will maintain its function as a single family dwelling and will therefore have no impact on transport or travel plans. Access to the site is not changed.

Construction Management Plan

Delivery and collection of materials and spoil will take place in clearly designated time windows and if necessary, wait or unload from the south of the mews on Murray Street. Dust and noise will be controlled using hoarding across the front of the site for the duration of the works. The identified trees on site will be protected throughout the duration of construction. There are no elements of the scheme that would effect the the stability of the surrounding buildings.

Tree survey/arboricultural Implications

The flowering cherry tree found behind the front wall will be retained and as such has been taken into careful consideration. Measures will be taken during construction to ensure that the tree is not damaged. The front facade of the proposed scheme is located over a metre from the crown and roots of the tree, ensuring its health and longevity. The tree is not protected by a Preservation Order.

Waste Storage and Collection

Waste is stored in a concealed bin store at the front of the property and put out on collection days in accordance with the councils

requirements.

Servicing Management Plan

The proposal is not a commercial development so no servicing management plan is necessary.

London View Management Framework

This is not required as the site does not lie within a Landmark Viewing Corridor.

Internally, the spaces have been designed in accordance with Lifetime Homes Standards to ensure the longevity of the dwelling. Provision of adaptable living, bedroom and bathroom facilities on ground floor, coupled with the potential for stair lift and/or vertical lift ensures the wider accessibility of the scheme.

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05 CASE FOR PARTIAL DEMOLITION

The proposal seeks to partially demolish the existing two storey building on the application site and construct a new storey and frontage to create a three storey family dwelling. The justification for demolition is summarised below.

Poor Quality Design

35 Camden Mews is currently a poorly designed and unattractive building which does not contribute positively to the mews. Camden council have acknowledged this in their Townscape appraisal map (right) which describes it as a 'neutral building'. The property presents an opportunity to create a building of high quality design in its place which addresses the true character of Camden Mews to provide a building positive influence for the future of the mews.

Energy Efficiency

Justification for the demolition of the current building is not solely about aesthetics. The current building has very poor energy efficiency. In our professional opinion, we feel that achieving a high level of efficiency within the current building extent would involve a disproportionate investment. The proposed replacement of the front facade and roof, however, creates an opportunity for high levels of insulation, air-tight construction and high performance double glazing, ensuring a potentially very high energy efficiency rating.

By implementing the proposal, we could achieve an excellent piece of contemporary architecture which is environmentally sustainable and contributes positively to the character of the mews and the wider conservation area.



15103_R [D&AS]_12

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06 PROPOSED

The proposed plans seek to provide more spacious arrangements on each floor.

Ground Floor:

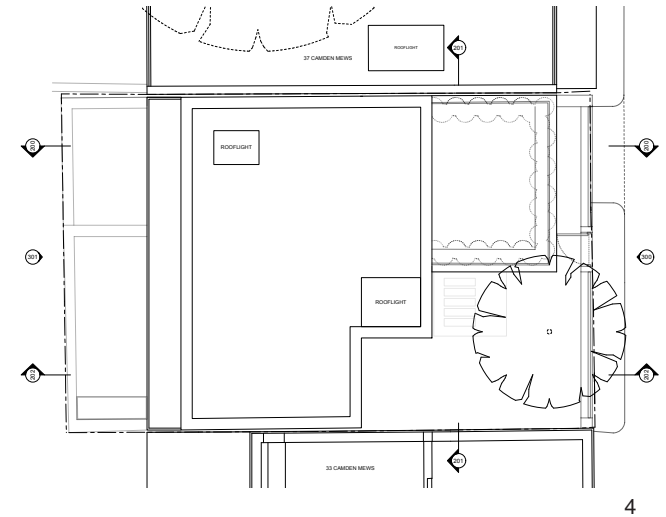
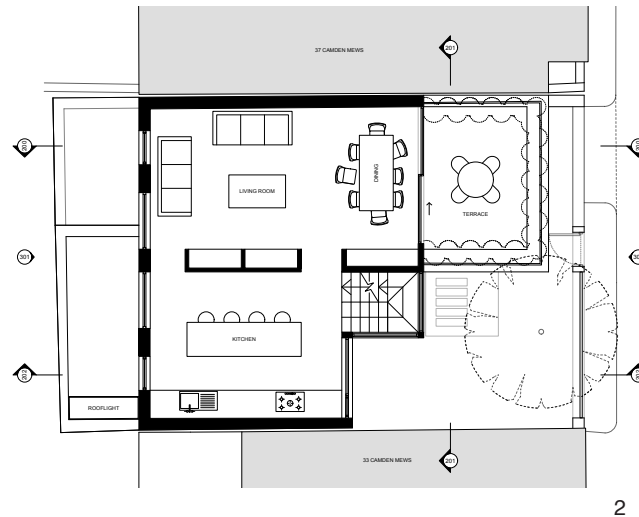
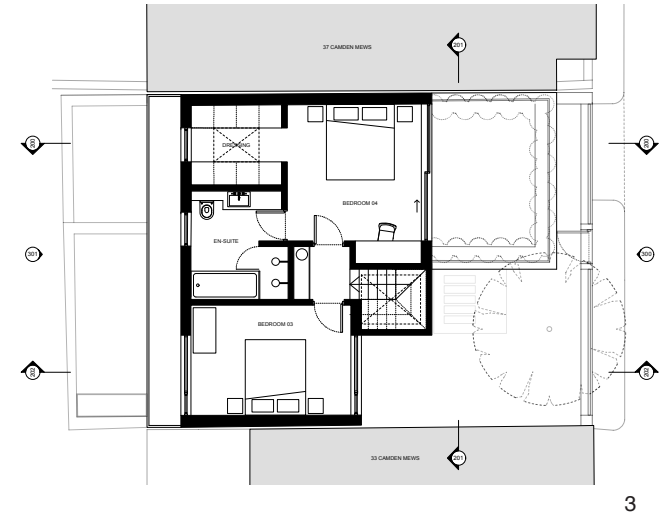
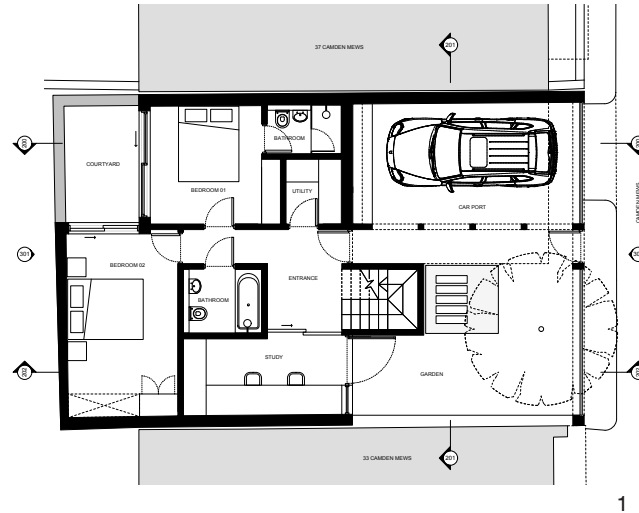
-Front Garden with Car Port/ Garage, Office, Utility, 2x Bedrooms, Bathroom, En-Suite, Courtyard.

First Floor:

-Kitchen/Living/Dining Space, Front Terrace.

Second Floor:

- Bedroom, Master Bedroom, Master En-Suite, Master Dressing Room.



Scale 1:200

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1. Ground Floor Plan
2. First Floor Plan
3. Second Floor Plan
4. Roof Plan

06 PROPOSED

We aim to create an exciting contemporary architectural experience appropriate for a mews which itself is characterised by variety and is home to a collection of individual, often quirky architectural gems with a broad mix of massing, building heights, frontage and materialities.

The proposed external works to the building are conceived as bands of glass and Cor-Ten steel panels, which through the expression of solid and void define the spaces beyond. The banding is inverted across the stairwell to express this as a different element. The cherry tree is retained, providing privacy to the residence and serving as an enjoyable aesthetic feature along the mews.

By implementing the proposal, we could achieve an excellent piece of contemporary architecture which contributes positively to the character of the mews and the wider conservation area.



15103_R [D&AS]_14

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[Above]. Precedent images of contemporary architecture utilising glass and Cor-Ten cladding.

[Right]. Illustrative front elevation of the proposed scheme. Not to scale.

07 HERITAGE STATEMENT

About the Building and its Context

Built around the 1980's, the existing property is located roughly half way along Camden Mews on the western side, level with Camden Square.

Since the early 60's, the mews has attracted architects and artists to build their own homes. This has led to an extremely varied typology of housing along its length, 'packed with ingenuity and variety' (Camden Square Conservation Area Appraisal and Management Strategy p.12).

Unfortunately, the existing building has neither and is a bland and unremarkable building that adds nothing to the quality of the mews.

Made from stock brick, the property is 2 storeys high with a low pitched roof and recent extensions to the front and rear. Set well back from the road, a landscape of hard and soft finishes presents itself

upon arrival. The front facade has timber framed windows of varying size.

The rear elevation of the property is made from the same brick and timber framed windows. Accessed via double doors in the kitchen, the rear courtyard is covered with concrete paving slabs. Tall hedges abut the wall between the courtyard and no.186 Camden Road .

According to the Camden Square Conservation Area Townscape Appraisal map, 35 Camden Mews is a 'neutral building'. The building is therefore not of positive value to the mews and presents itself as a good case for improvement.

The property is within good walking distance of several tube stations and benefits from a well established network of cycle lanes.

Enhancing the Historic Environment

The building is not listed but is sited within the Camden Square Conservation Area.

The current building is of poor design and little value to the mews. The proposal uses high quality design to enhance the heritage and character of the mews.

Cor-Ten steel cladding and timber framed glazing are used in the design of the proposal. A Cor-Ten front wall will create a unified appearance by using a consistent palette of materials. These materials will allow the building to sit comfortably in its context by reflecting the individuality and quality that is displayed within the architecture of the mews.

The front garden and cherry tree will be maintained, providing not only outdoor amenity to the residents, but a welcome cessation of impressive facades for travellers along the mews.

The high quality design looks to achieve a building which will last the test of time so that it can be enjoyed and appreciated by future generations.

15103_R [D&AS]_15

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08 LIFETIME HOMES

The proposal has been designed to a high standard and in accordance with all Lifetime Homes Standards. The following breakdown illustrates how we have addressed all 16 of the criterion.

Criterion 1 – *Parking (width or widening capability)*

- There is a covered car port with direct access to the house as well as potential for on-street parking.

Criterion 2 – *Approach to dwelling from parking (distance, gradients and widths)*

- The 'on plot' parking has a direct, level link to the house.

Criterion 3 – **Approach to all entrances**

- The front entrance gate directly fronts the street and is level or marginally sloped. The front door to the house itself is directly behind and is level.

Criterion 4 – *Entrances*

- Illumination is provided.
- Entrance has level access.
- Clear opening of exceeding recommended 800mm at both the front entrance gate and the front

door.

- A secondary entrance through the Study is provided, exceeding in width 1200mm with a nib exceeding 300mm on the leading edge of door.

- The terrace provides a canopy between the front entrance gate and the front door.
- External landing meets minimum requirements.

Criterion 5 – *Communal stairs and lifts*

- Not applicable as this is a single family house with an internal stair.

Criterion 6 – *Internal doorways and hallways*

- All doorways are minimum 800mm and corridors are never narrower than 900mm. This surpasses the minimum Lifetime Homes Standards.

Criterion 7 – *Circulation Space*

- The open plan arrangement of the living spaces allow for wheelchair access and turning circles throughout.

Criterion 8 – *Entrance level living space*

- The ground floor level bedroom could be adapted to become a living space for socialising. Alternatively, a stairlift or platform lift could provide access to the first floor. In addition to this, the main stair has been designed to Lifetime Homes standards, so a stair lift could be retrofitted for access to the first floor and second floor.

Criterion 9 – *Potential for entrance level bed-space*

- There is currently a proposed bedroom with ensuite on ground floor level.

Criterion 10 – *Entrance level WC and shower drainage*

- There is a bathroom and ensuite at ground floor level. The WC has been designed as for wheelchair access and has potential for shower drainage in accordance with Lifetime Homes criterion.

Criterion 11 – *WC and bathroom walls*

- WC and bathroom walls will have reinforcement below 1800mm to allow for fixings such as grab rails

to be securely attached.

Criterion 12 – *Stairs and potential through-floor lift in dwellings*

- Stair width allows for the retrofitting of a stair lift.
- A small stair lift or platform lift could be retrofitted between entry level and first floor level to provide living space, a kitchen, a double bedroom and bathroom for wheelchair accessibility.

Criterion 13 – *Potential for fitting of hoists and bedroom / bathroom relationship*

- Structure above main bedrooms and bathrooms are designed to take the load of hoists.
- With the exception of Bedroom 3, journeys between bedrooms and associated bathrooms do not pass through any living space and have a minimum width of 900mm.

Criterion 14 – *Bathrooms*

- A bathroom allowing ease of access is provided on each storey with a main bedroom. On the ground floor, the bathroom has been designed for wheelchair access and has a floor drain under the bath for a future level shower.

A 1500mm manoeuvring zone has been provided for this event. On the second floor, the master bedroom is provided with an ensuite which also meets Lifetime Homes criterion.

Criterion 15 – *Glazing and window handle heights*

- Principle living space has full height and width glass doors with clear access routes for a wheelchair users.
- There are openable windows in all other habitable rooms with clear approach routes and handles at accessible height in compliance with Lifetime Homes standards.

Criterion 16 – *Location of service controls*

- Location of services are compliant with Lifetime Homes specification and to Part M standard.

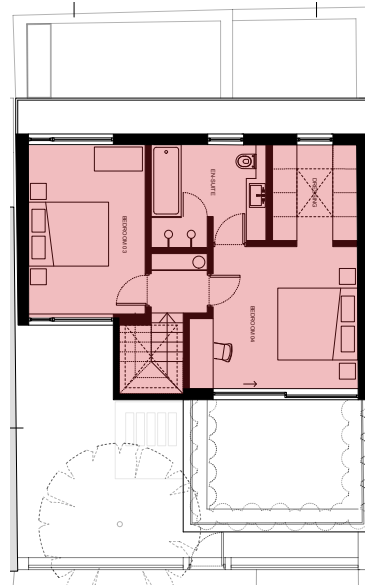
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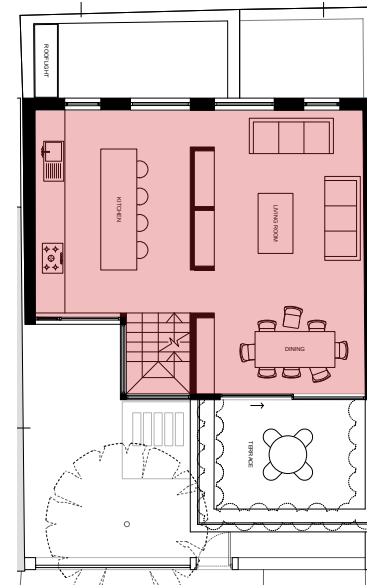
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09 COMMUNITY INFRASTRUCTURE LEVY

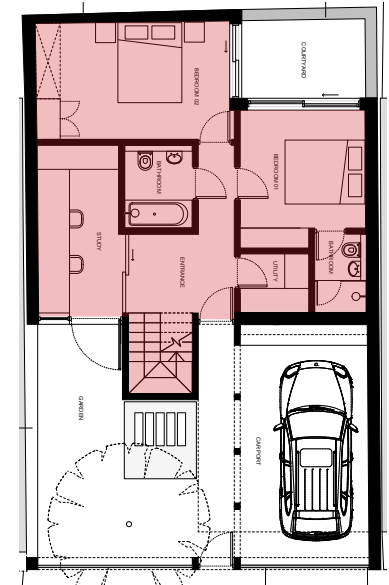
The proposed scheme is not eligible for the Community Infrastructure Levy (CIL) as the total uplift in gross internal area does not exceed 100 square metres. The existing and proposed GIA areas are summarised in the table below.



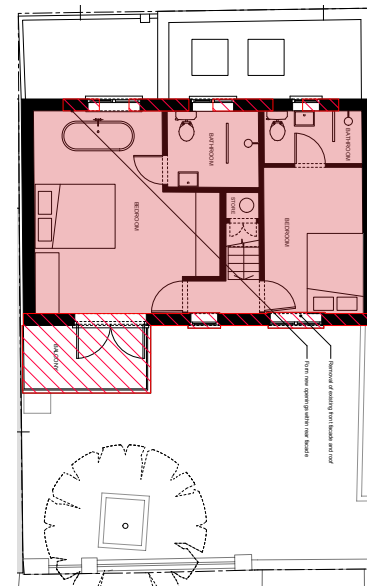
Proposed second floor plan



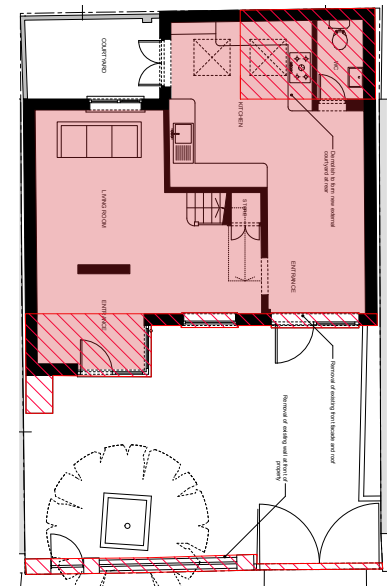
Proposed first floor plan



Proposed ground floor plan



Existing first floor plan



Existing ground floor plan

	Existing Area GIA (m2)	Proposed Area GIA (m2)	Proposed Uplift GIA (m2)
Ground Floor	56.76	55.92	-0.84
First Floor	41.79	54.03	+12.24
Second Floor		47.02	+47.02
TOTAL	98.55	156.97	+58.42

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Plans not to scale

Design & Access Statement
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