

# 61 Camden Mews London NW1 9BY

## Design and Access Statement 30.10.2015



Front elevation (facing Camden Mews)



Rear terrace

## **Summary of Proposals**

The application is for the demolition of the existing two storey building comprising redundant garage and premises on the ground floor with a 2 bedroomed flat above

## **Planning History**

Planning permission was refused on 27.05.1999 for the change of use to a 3 bedroomed house ref PE9800752.

The current application is a resubmission of application ref 2015/2251/P which was withdrawn.

The current application has been amended to in accordance with the case officer's advice as follows :

- Second floor omitted
- Glazing to front elevation amended
- Juliette balconies omitted
- Lifetime homes statement amended
- Sustainability Statement

## **Use**

The proposal is for change of use from garage to residential to full residential. The proposals provide for the creation of 2no 2 bedroomed mews houses.

The ground floor previously had a garage use however it has been vacant for at least 5 years despite the current and previous owners attempts to let it.

## **Scale**

The proposed dwellings will be 2 storeys with a set back first floor to the rear .

This is in keeping in scale and height with many of the houses in Camden Mews.

## **Appearance**

The existing building envelope is of white painted render with white UPVC windows to the mews.

This would be replaced by a yellow stock brick envelope with grey aluminium windows. The design is contemporary in style and reflects the very diverse character of the mews.

The general intention of the design is to provide a well-mannered and modest elevation respectful of the existing building forms in the conservation area.

## Landscaping

The proposals will have no effect on the existing amenity space of which there is only the rear terrace.

Given the site constraints being a mews, it is not considered appropriate or feasible to provide any external ground floor garden space. This is mitigated by the Camden Square gardens being only a short walk away.

## Access

The site has good public transport links with numerous bus routes along Camden Road, Camden Road overground railway station only a 5 minute walk away and Camden Town tube station approximately 12 minutes away.

**Car Parking** : it is proposed that one of the houses would be car-free secured by a section 106 agreement. The existing flat has the benefit of residents on-street parking permission.

Inclusive Access :

Statement of compliance accompanying planning application June 2008

	<b>Standard</b>	<b>Statement of compliance</b>
1	Car parking spaces – width	None on site
2	Distance from car parking space to the home	Not applicable
3	Approach to entrance to be level	The new main entrances to the houses from Camden Mews will be a 'level' entrance with a wheelchair compliant 1 in 14 slope from back of pavement to ground floor entrance.
4	Detail of entrance	The entrance from Camden Mews will be illuminated and have level access.  A canopy will be provided to the front entrance doors
5	Stairs/Lift	Not applicable
6	Width of doorways and hallways	Clear doorway and corridor widths will comply with Part M of the Building Regulations. As a minimum no corridor is less than 1100mm in width.

		A minimum width of 300mm has been provided to the leading edge of all doors.
7	Wheelchair turning circles	A turning circle of 1500mm is provided in the living room.
8	Living room to be at entrance level	Owing to the loft style nature of the proposed dwelling, the living room is not at the entrance level.
9	Houses of 2 or more storeys	One potential bedroom is located at the entry level.
10	Wheelchair accessible wc at entry level	An accessible WC's is contained within the entry level and capable of being converted to a future shower.
11	Walls in bathrooms and wcs	Walls in bathrooms and wcs will be constructed of blockwork capable of adaptations such as handrails.
12	Future stair lift/through the floor lift	Provision for a future lift is made in the floor between the two levels of the house.
13	Future hoist	The main bedroom is located conveniently for future incorporation of a hoist to the bathroom
14	Bathroom – ease of access	The bathrooms have been designed to incorporate ease of access to the bath wc and wash basin.
15	Height of living room windows	Window cills to living rooms and bedrooms in all cases will have a maximum cill height above FFL of 800mm.
16	Switches sockets etc heights	Switches sockets, ventilation and service controls will be at a height usable by all between 450mm and 1250mm above FFL.

## **DVM Architects Ltd**

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