

Design & Access Statement for 35 Camden Mews_2, NW1 9BY

01 INTRODUCTION

02 THE SITE

03 EXISTING

04 PRECEDENT

05 DESIGN APPROACH

06 CAMDEN'S LOCAL REQUIREMENTS CHECKLIST

07 CONSTRUCTION MANAGEMENT PLAN

08 PARKING SPACE

09 CASE FOR DEMOLITION

10 HERITAGE STATEMENT

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 at no. 33 and a large three storey house at no. 37. Both neighbouring dwellings have roof terraces. Unlike the majority of buildings on Camden Mews, the frontage of no.35 is set back from the public thoroughfare.

Planning Permission is sought for the demolition of the existing single storey front extension and construction of new high quality front and rear extensions, first floor terrace and roof terrace.

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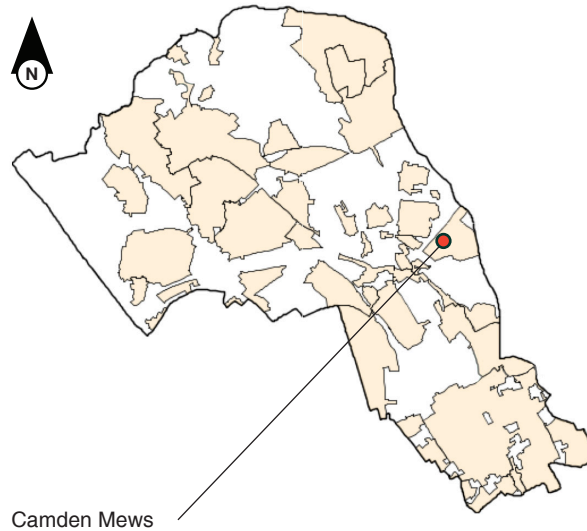
1. Street View of property looking North
2. Street view of property looking West
3. Aerial view of site looking North

02 THE SITE

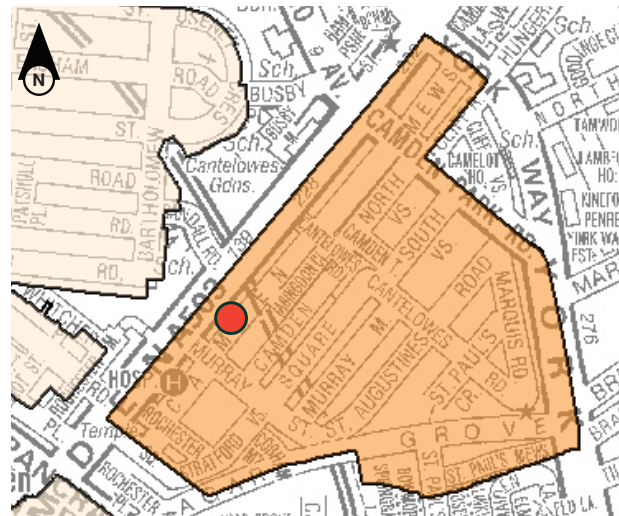
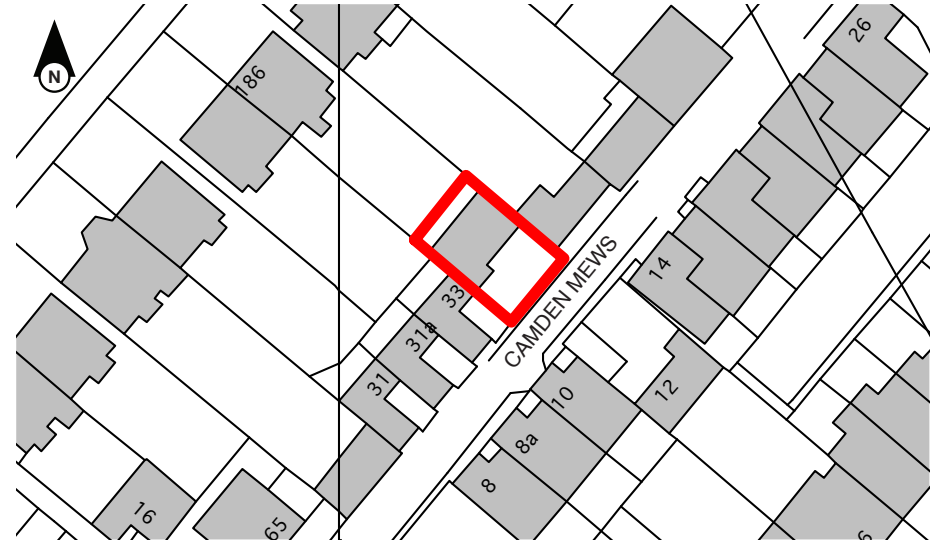
Camden Mews is located one street West of Camden Square. It runs between Rochester Square at the South and York Way to the North. The mews is primarily comprised of an eclectic mix of contemporary houses of 2 and 3 storeys.

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 is located 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



15103_R [D&AS]_3

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35 Camden Mews, NW1 9BY

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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.

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02 THE SITE



1

 Site Boundary

15103_R [D&AS]_4

1. Site Context Plan 1:500

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35 Camden Mews, NW1 9BY

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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 cherry tree. An Arboricultural Impact Assessment has highlighted that the tree is in poor condition and would be recommended for removal.



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15103_R [D&AS]_5

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35 Camden Mews, NW1 9BY

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

03 EXISTING

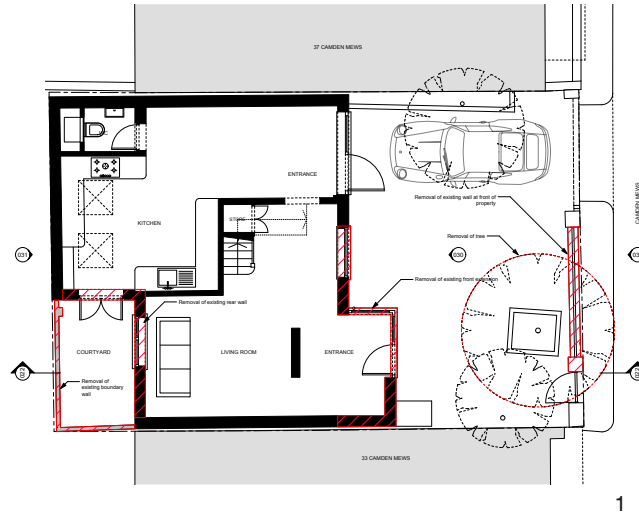
The existing arrangement of spaces at 35 Camden Mews provides:

Ground Floor:

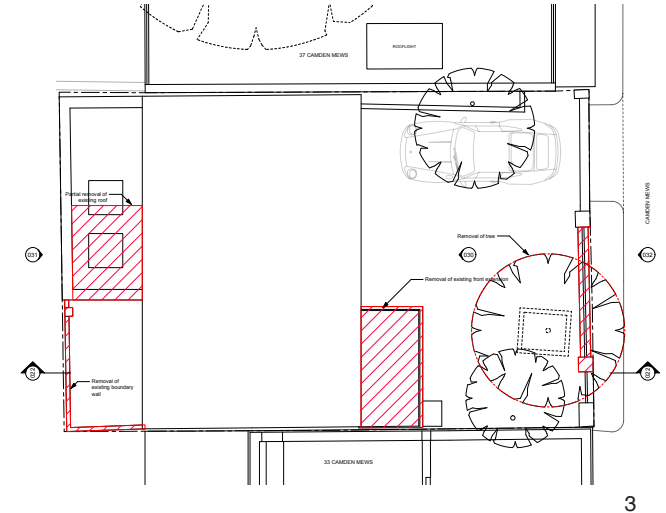
-Front Garden, Parking Space, Entrance Hall, Kitchen, Living Room, W/C, Rear Courtyard

First Floor:

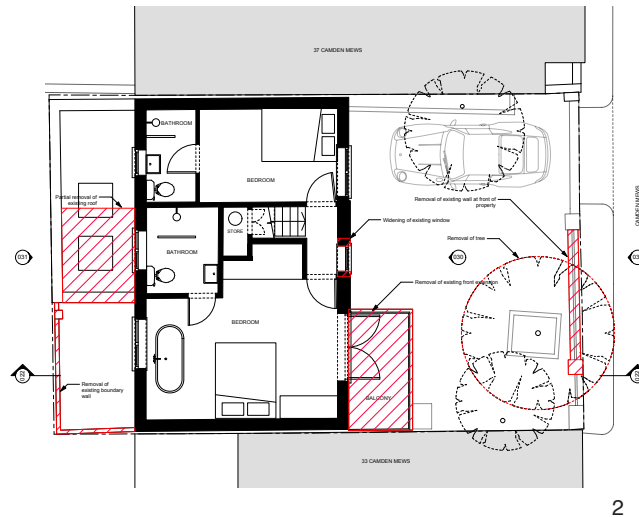
-2x Bedrooms, 2x en-suites, Balcony at front



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Scale 1:200

15103_R [D&AS]_6

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35 Camden Mews, NW1 9BY

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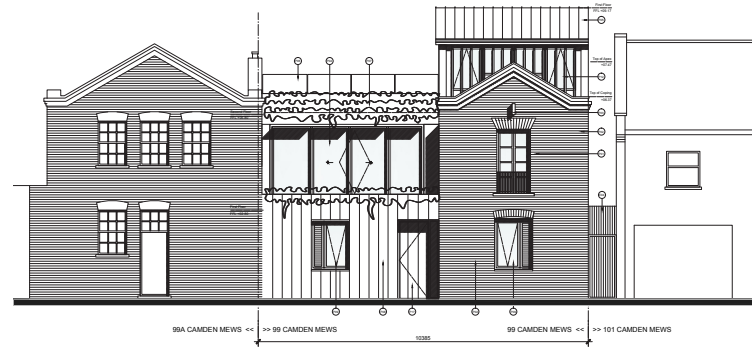
1. Ground Floor Plan
2. First Floor Plan
3. Roof Plan

04 PRECEDENT

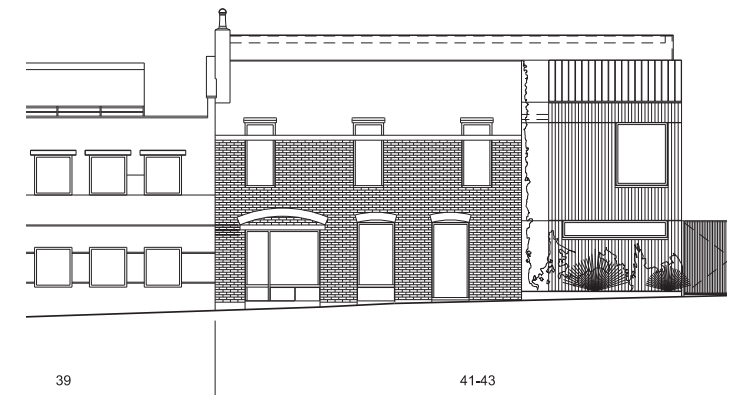
Planning permission has been granted to extend several other properties along Camden Mews. The two projects opposite represent a precedent for full width infill and 3 storey buildings along the length of the mews.

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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15103_R [D&AS]_7

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35 Camden Mews, NW1 9BY

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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

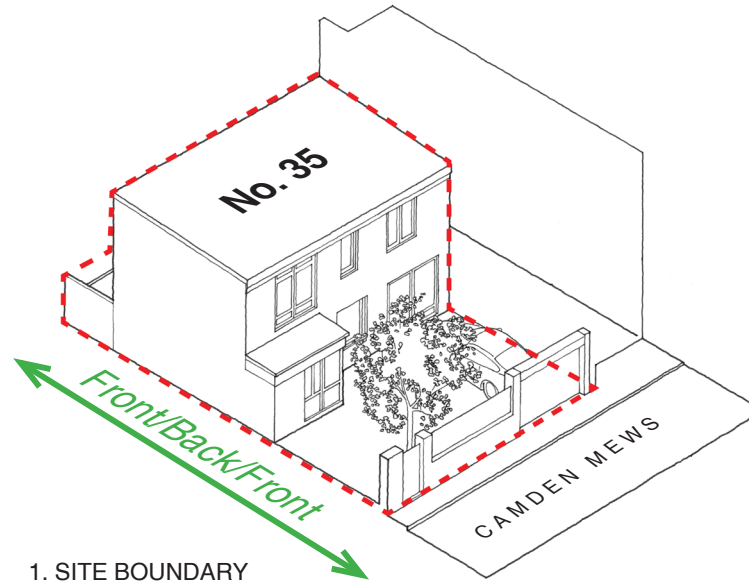
Unusually the house is located towards the rear of the plot with a small rear external light well, the primary external space is located at the front, which is both garden, entrance threshold and parking. Positively this external space is on the southern side of the building and benefits from direct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

2. Neighbours

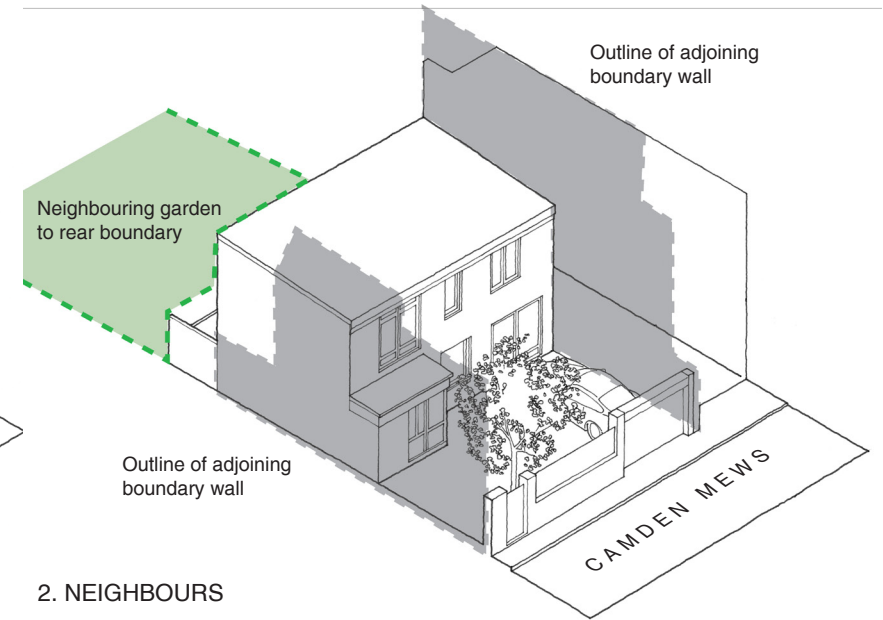
Whilst the house shares no party walls with the neighbours the site is bounded on both sides by the 3 storey flank walls of the adjoining buildings which both adjoin the road toward the front of the site, creating a sense of enclosure in the front garden. The rear of the house at ground floor adjoins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

3. Sun Path

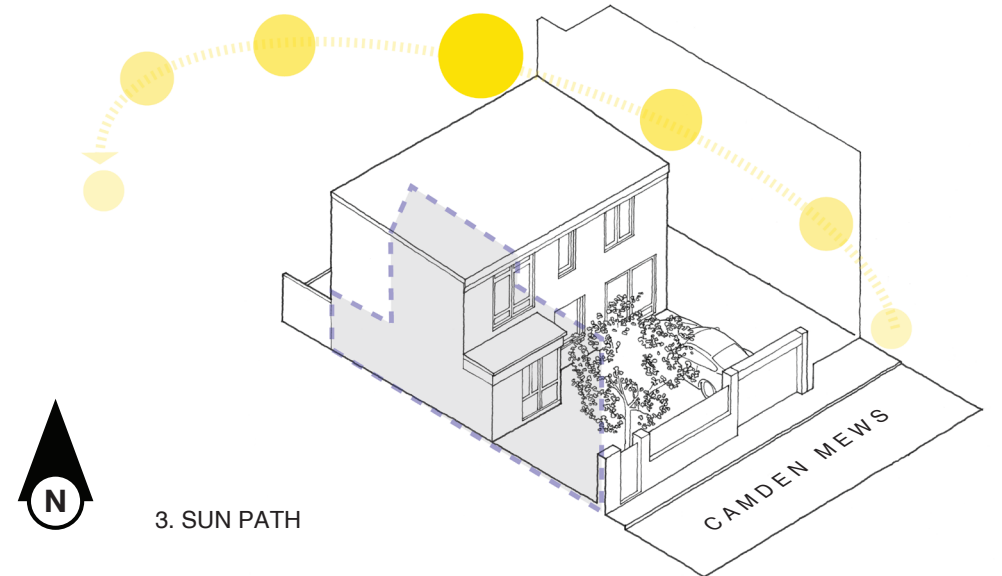
The front façade of the house is orientated south east and both the garden and principle elevation benefit from direct sun into the early afternoon. The front corner where the car is currently parked is likely to enjoy the last of the direct sun to the garden.



1. SITE BOUNDARY



2. NEIGHBOURS



3. SUN PATH

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

15103_R [D&AS]_8

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35 Camden Mews, NW1 9BY

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05 DESIGN APPROACH

We propose to:

1. Remove the existing poor quality single storey extension at the front of the property and replace with a new single storey extension of improved quality, materiality and thermal performance. The new extension is slightly longer and wider and remains to serve the first floor as a terrace.

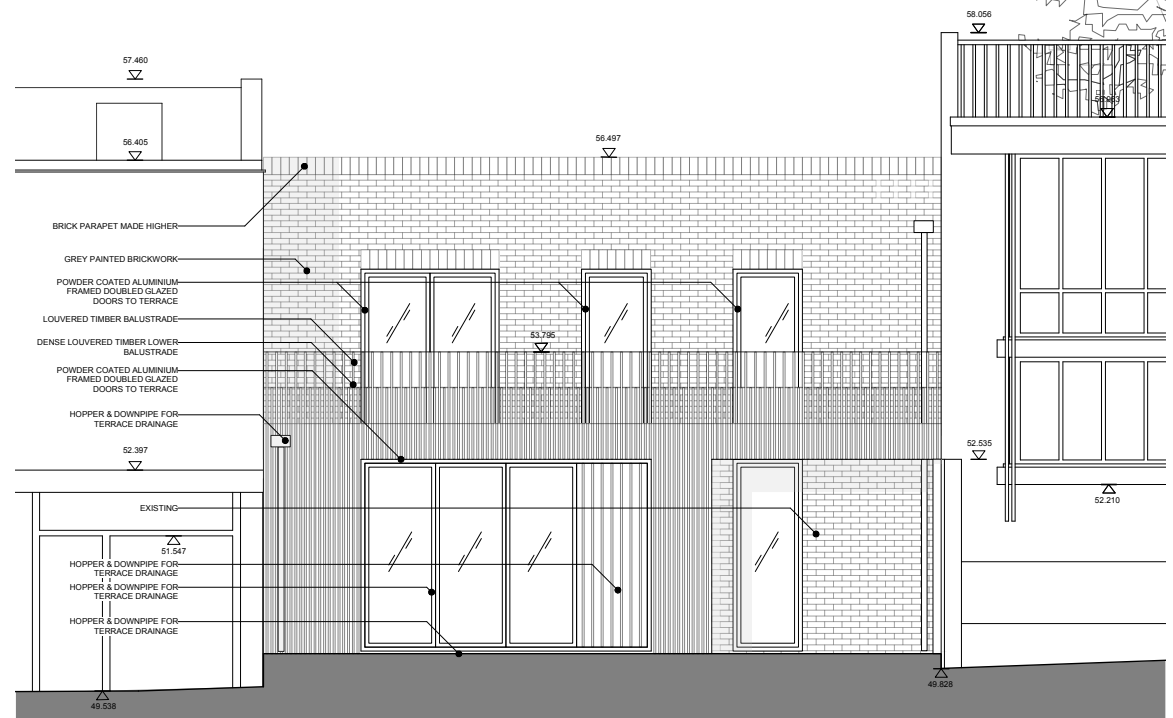
2. Create new access to the terrace from the hall and spare bedroom at first floor level.

3. Create an infill extension at the rear of the property with over head patent glazing over the kitchen. Modifications of the rear also involve a new small roof light over the bathroom at ground floor level.

4. Construct a new single storey front extension which will be clad with stained, slatted timber extending to form the balustrade for the terrace at first floor level. The remaining brick will be painted. Metal elements are to be powder coated.

5. Replace all windows and doors with new powder coated aluminium framed ones. The front door is stained timber to match the cladding of the extension.

6. Replacement semi-mature cherry tree in the front courtyard garden.



15103_R [D&AS]_9

1-3. Materials precedent
4. Proposed front elevation

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35 Camden Mews, NW1 9BY

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05 DESIGN APPROACH

The proposed plans seek to provide more rationalised spaces on the ground floor, maintain the general arrangement of the first floor and add a new roof terrace.

Ground Floor:

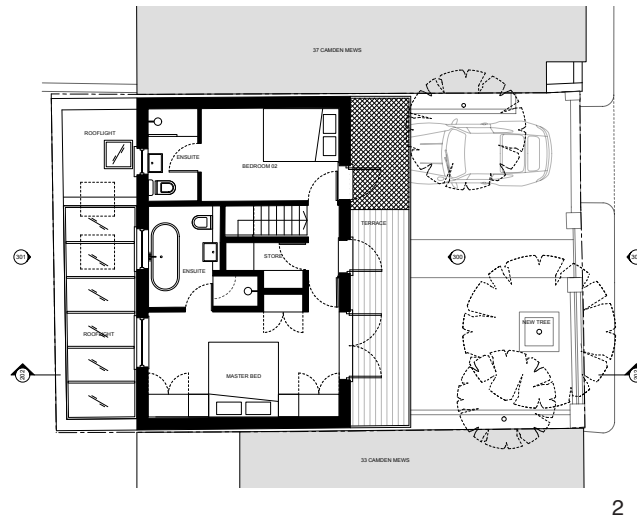
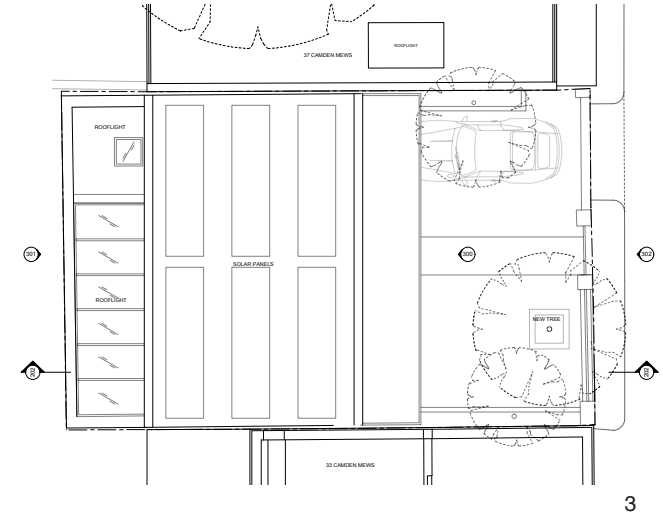
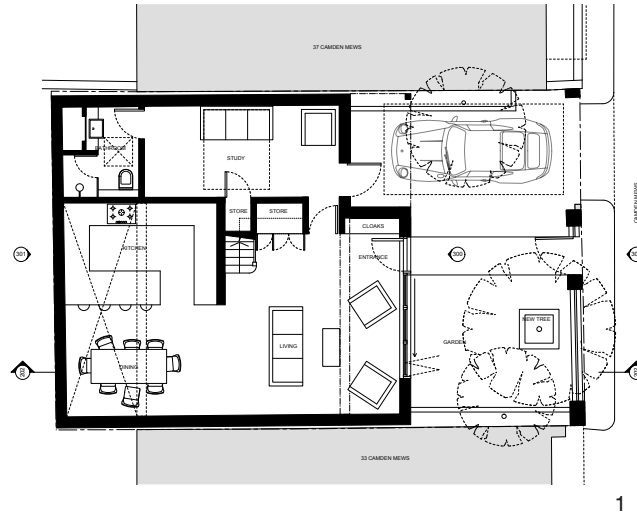
-Front Garden, Parking Space, Entrance Hall, Kitchen, Living Room, Study/Office, Bathroom

First Floor:

-2x Bedrooms, 2x en-suites, Terrace

Roof:

- Solar panels



Scale 1:200

15103_R [D&AS]_10

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35 Camden Mews, NW1 9BY

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

06 CAMDEN'S LOCAL REQUIREMENT CHECKLIST

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. The replacement of a large cherry tree 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.

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).

Sustainable Statement

As part of the full refurb of the property, the buildings energy performance will be improved through new insulation and new glazing. 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.

Structural Report

A consultant team, including structural engineer, 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.

15103_R [D&AS]_11

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35 Camden Mews, NW1 9BY

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06 CAMDEN'S LOCAL REQUIREMENT CHECKLIST

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 and the carparking space is to be kept the same as existing.

Tree survey/arbicultural Implications

An Arbicultural Impact Assessment has been carried out for the site. It has established that the cherry tree located behind the front wall of the garden has significant decay and is suspected to be diseased. The recommendation is to remove the tree. The proposal will replace the tree like for like with another mature cherry tree. Please see the attached Arbicultural Impact Assessment for more detail.

Waste Storage and Collection

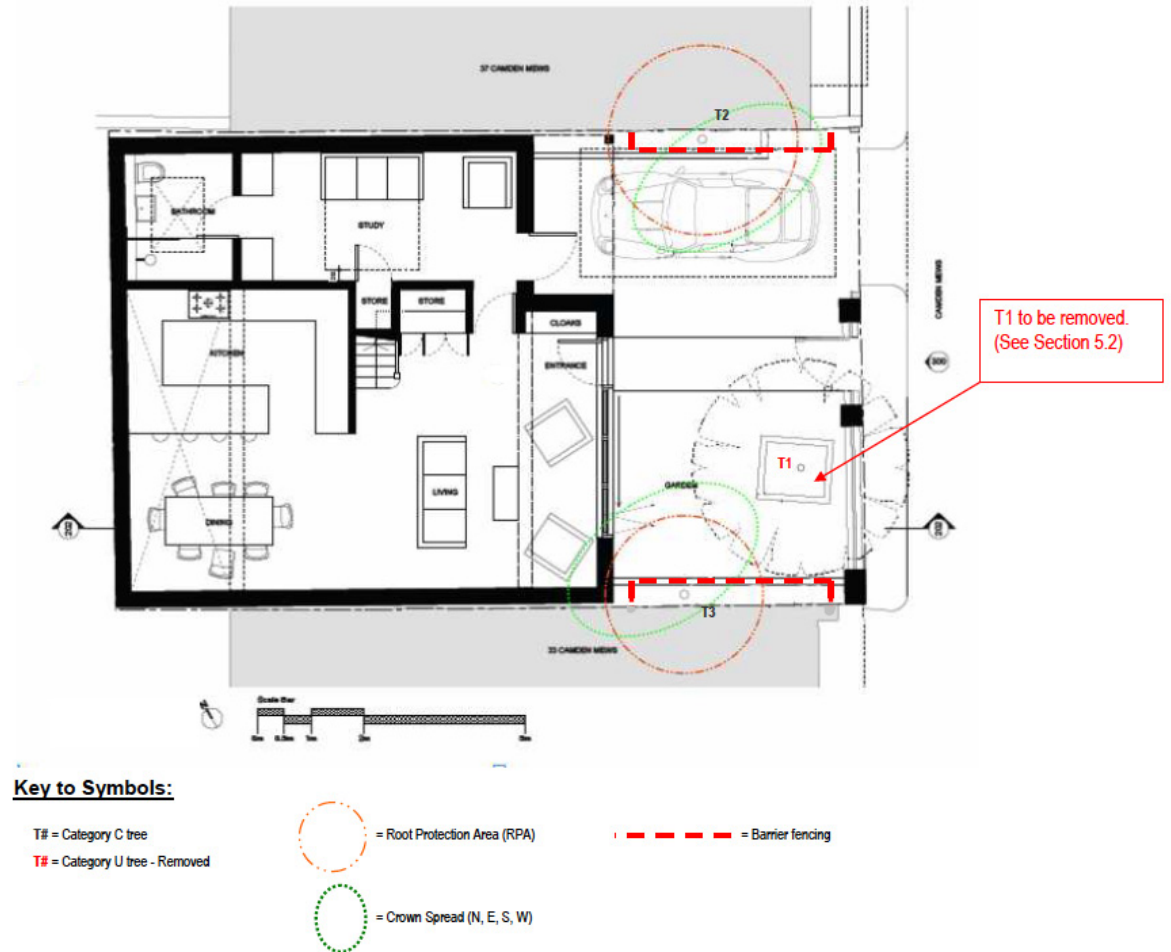
Waste is stored off the street behind the property's boundary wall and will be put out on collection days in accordance with the councils requirements.

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.



15103_R [D&AS]_12

1. Extract from Arbicultural Impact Assessment

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35 Camden Mews, NW1 9BY

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07 CONSTRUCTION MANAGEMENT PLAN

The diagram opposite illustrates the minimal area of demolition and the total additional area of the proposed extension in blue.

Total area of demolition: **4.9 m²**
Total additional area: **12 m²**

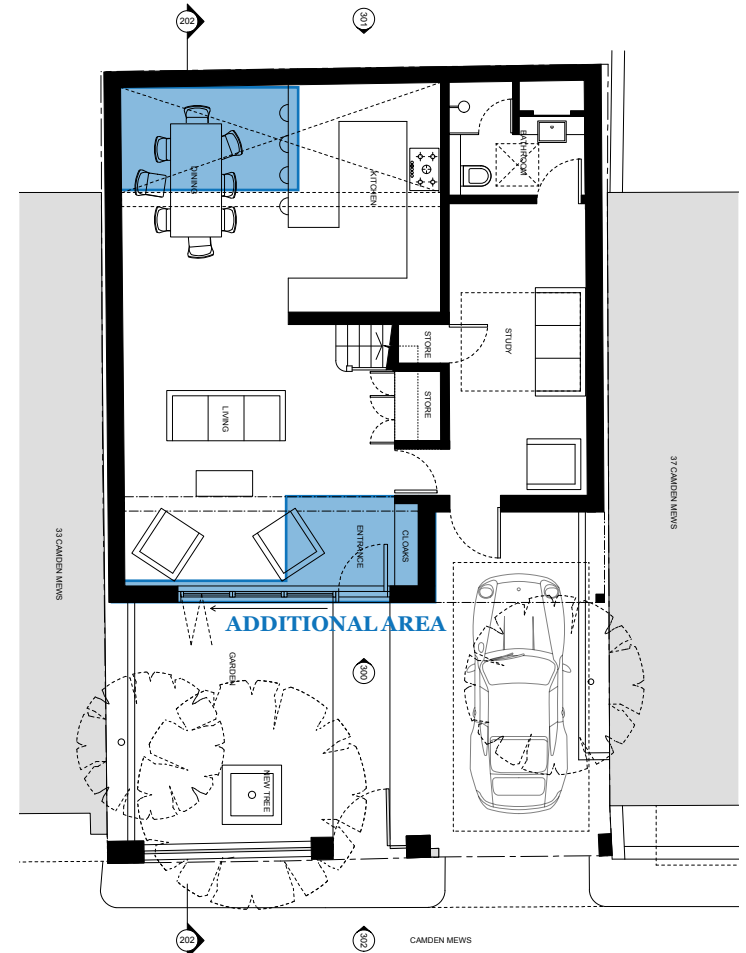
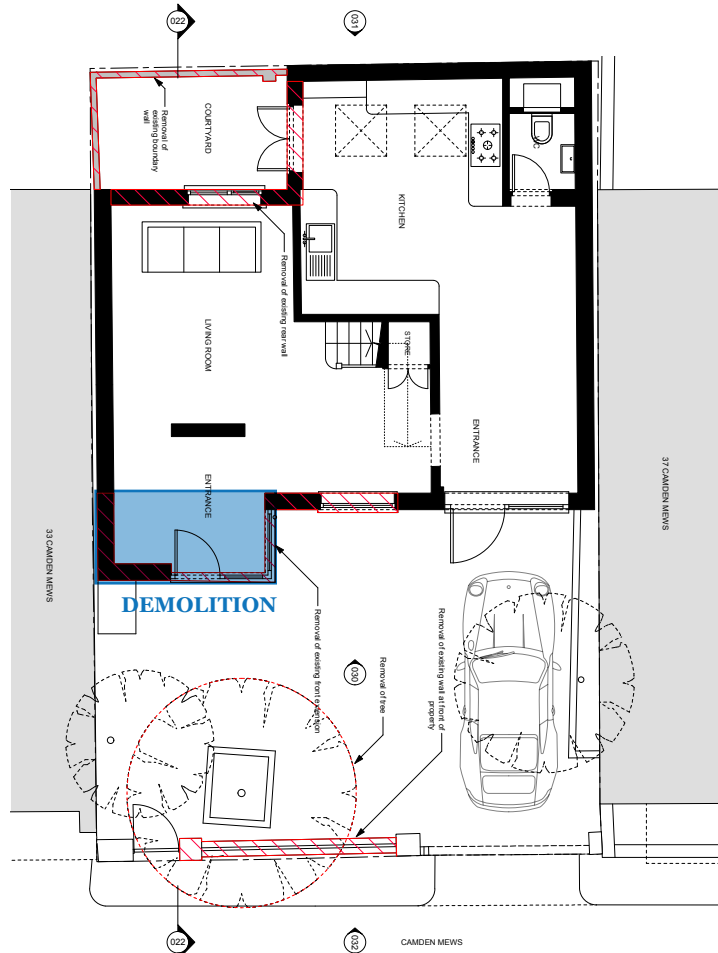
Site set up will be in the front courtyard garden for the entire length of the works. Any damage caused outside the boundary line will be repaired as part of the contract.

There will be minimal disruption to the surrounding properties and the proposed works will not have a negative impact on the access of the mews.

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.

There are no elements of the scheme that would negatively affect the stability of the surrounding buildings.

Identified trees on site that are being kept will be adequately protected for the duration of the construction.



15103_R [D&AS]_13

1. Existing Ground Floor Plan
2. Proposed Ground Floor Plan

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35 Camden Mews, NW1 9BY

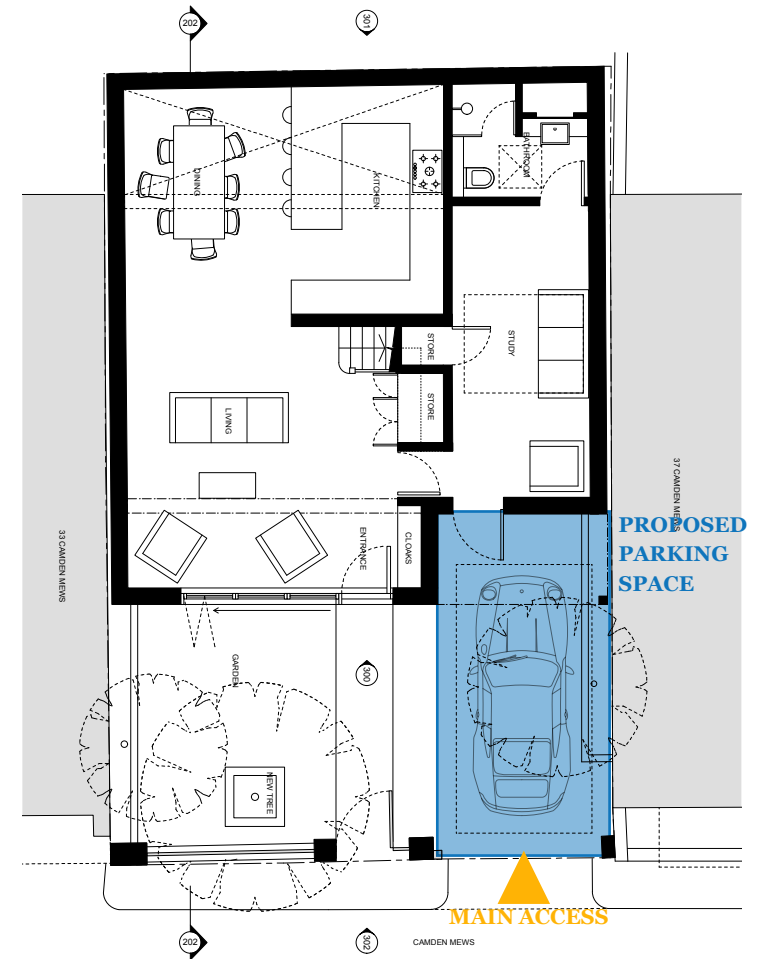
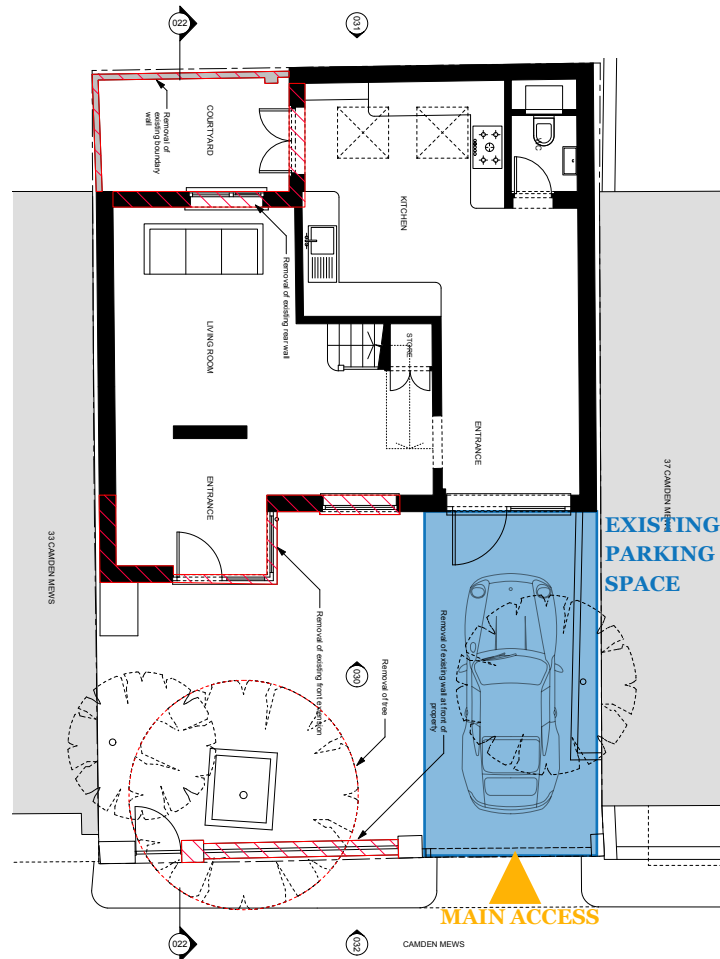
08 CAR PARKING

At present, there is one car parking space on site with access via a roller shutter.

The proposal maintains the existing size of the parking space and re-uses the existing roller shutter.

There is no change to the parking or its access and therefore has no accessibility implications for the rest of the mews.

The two diagrams to the right illustrate a direct comparison of the car parking space between the existing and proposed plans.



15103_R [D&AS]_14

1. Existing Ground Floor Plan
2. Proposed Ground Floor Plan

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35 Camden Mews, NW1 9BY

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09 CASE FOR PARTIAL DEMOLITION

The proposal seeks to demolish the existing single storey extension at the front of the property and replace with a new single storey extension of improved quality, materiality and thermal performance. The justification for demolition is summarised below.

Poor Quality Design

35 Camden Mews is currently an unremarkable building which is not classified as 'positive' building. 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 higher 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 extension 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]_15

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35 Camden Mews, NW1 9BY

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10 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 an 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 proposal uses high quality design to enhance the heritage and character of the mews.

Stained timber cladding, painted brick and aluminium framed glazing are used in the design of the proposal. The proposed palette of materials and their colour will unify the building and allow it to sit comfortably in its context.

The front courtyard garden will be maintained with only minor changes to the front wall. The current cherry tree will be replaced with a semi-mature tree of the same type.

The high quality design looks to achieve a building which will last the test of time.

15103_R [D&AS]_16

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