

Design & Access Statement

To accompany a planning application for alterations to
No. 3 St Paul's Mews, Camden, London NW1 9TZ

Casper Mueller Kneer Architects
28.07.2016





Aerial View - St Paul's Mews set on the edge of Camden Square Conservation Area



Birds eye view - Rear view of CZWG's St Paul's Mews

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Elevation - No. 3 St Pauls Mews



Elevation - Rear view of No. 3 St Pauls Mews

Context

St Paul's Mews is located off St Paul's Crescent, forming the southern edge of the Camden Square Conservation area (Character Area 5D), which was added to the Camden Square Conservation area in 2002. Camden Mews is directly adjacent to Maiden Lane housing estate.

Camden Square Conservation Area is a primarily nineteenth century inner London suburb, developed between 1840s to around 1880. Camden square forms the centre piece to a gridded street layout running parallel to and perpendicular from Camden Road. The architecture is not uniform, reflected in size of plots, layout and elevation treatments. Railway development and wartime damage with later infills have contributed to the evolution of the area. Camden and Murray Mews are notable due to their incompleteness at the time of development. The undeveloped plots became popular with artists and architects who built their houses there in the 1960s. The variety and inventiveness is a characteristic of these mews.

Site

No. 3 St Paul's Mews is a three storey end of terrace freehold property, located within the Camden Square Conservation Area. In contrast to Camden and Murray Mews, St Paul's Mews was built all at one time to CZWG's design (1987-91), laid out in a double curve. The composition is similar to a 'parade' of shops. The townhouses are linked by a ground floor plinth consisting of paneled garages and entrances, with two storeys of accommodation above in brick or render.

Appearance from St Paul's Mews (front of property)

A three storey facade comprised of navy blue paneled ground floor and cream render upper floors faces the cobbled street. A red brick upstand at ground level negotiates the sloped street and provides an interface for the paneling at ground floor to finish against. A raised front door is flanked by canopy garage door, providing off street parking. First and second floors both have two timber sash window. The roof is medium pitched, covered in artificial slate, with a shallow curved end of terrace gable. The parapet detail includes a shallow curve, forming part of the overall double curved terrace sweep along length of street.

Appearance from garden (rear of property)

The rear elevation to the property is finished in cream render with a central arrangement of windows and doors across three storeys. Three courses of red brick are exposed at the foot of the building, similar to front elevation. Two doors sit above, providing access to garden, with a fixed panel in between doors. A single double door with fixed glazing either side is located at first floor, this leads onto balcony which includes a steel spiral staircase providing access to garden. Second floor has inward opening double door and Juliet balcony. Window and door system is uniform across all floors, with white painted frame and horizontal bar across glazing.



Elevation - Existing Front

Elevation - Proposed Front

Proposal Overview

The proposal is for internal changes in order to make the existing attic space usable, and include external changes at roof level. To the mews side, 2 new rooflights are proposed, and to the garden side a dormer and narrow terrace.

Context of Neighbouring Alterations

The proposed changes are in keeping with similar alterations that have been carried out in the mews in recent times, particularly no. 4 (2013/0995/P) and no. 29. (2015/0007/P), as well as no.2 (950444).

The changes to no.4 include dormers to the front and rear of the building, with terraces both at front and rear. No. 29 introduces rooflights to the front and a dormer to the rear. Both developments are such that they do not interfere with the character of the area, the interventions being located above parapet level and not visible from street level, therefore not being visually detrimental.

In preparing this proposal we considered that the new rooflights to the front of the property would not be visible from street level, set back above parapet level within the existing slope of the roof. The existing roof tiling would not be changed.

The proposed dormer to the rear is stepped in plan in order to align in plan and elevation with the neighbour's dormer at no. 4, and to step back behind the curved end wall of no. 3. As such it will not have a visual impact from street level.

No other changes are proposed to the exterior. All changes are above parapet level.

Internal Layout

The internal layout is largely as existing. In order to gain access to the attic a new space-saving Part K compliant staircase is being proposed from the 2nd floor up to the attic.

Materials

The proposed changes are in keeping with the existing and adjacent materials.

The rooflights are proposed to be conservation type Velux or similar windows. The dormer is proposed to be lead covered. The dormer windows are proposed to be timber painted white.

Use

The existing Residential use of the building will be maintained, no changes are proposed.

Access

No changes are proposed to the existing access arrangements.

Design Considerations

In preparing this application we have considered the character of the area. Proposed materials are of high quality and in keeping with adjacent properties. Particular attention has been paid to make sure the proposal respects the qualities of the Camden Square Conservation area and we consider that the proposal has no detrimental impact.

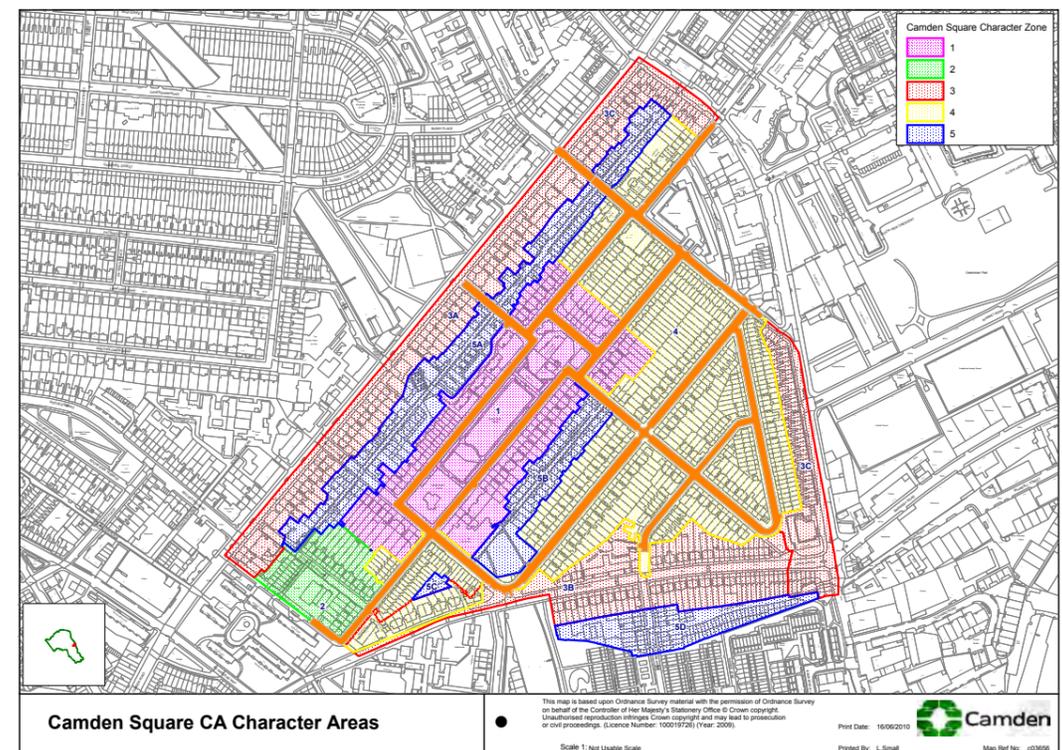
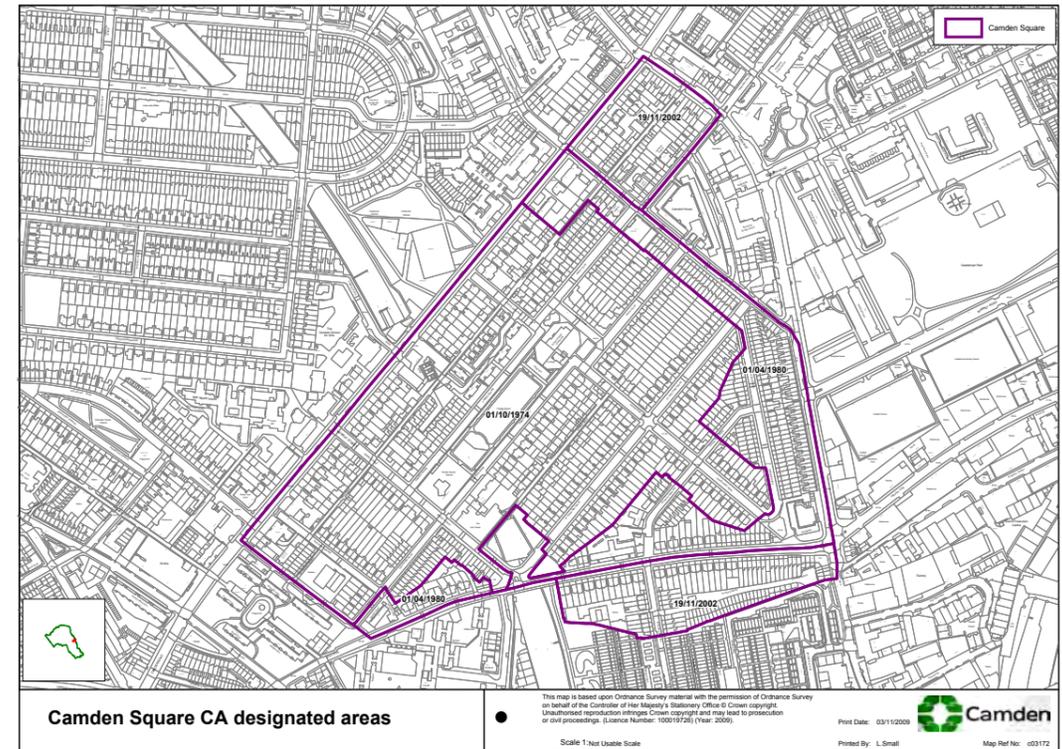
Consultation

We have made use of the Camden duty planner call-back service on 12. July 2016 to obtain initial planning advice.

The applicants have also consulted the neighbours at no. 2 and no. 4 St Paul's Mews on the weekend of 23.7.2016, prior to preparing this application.

Relevant Planning Documents

- Camden Square conservation area appraisal and management strategy
- Camden Square designated dates map
- Camden Square character zone map



3 St Pauls Mews

Photographs



Gated Entrance to St Pauls Mews



Gated Entrance to St Pauls Mews



Rear of No. 3 St Pauls Mews



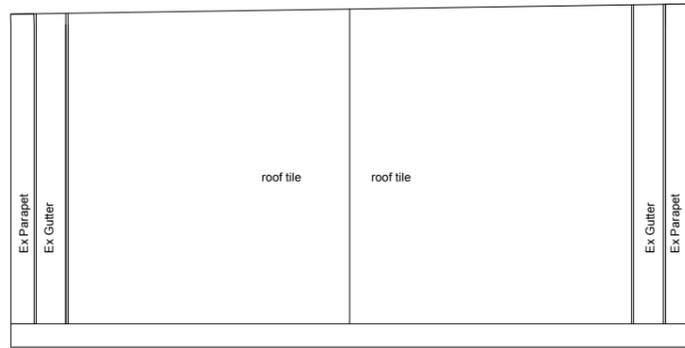
Rear of Nos. 4 & 5 St Pauls Mews



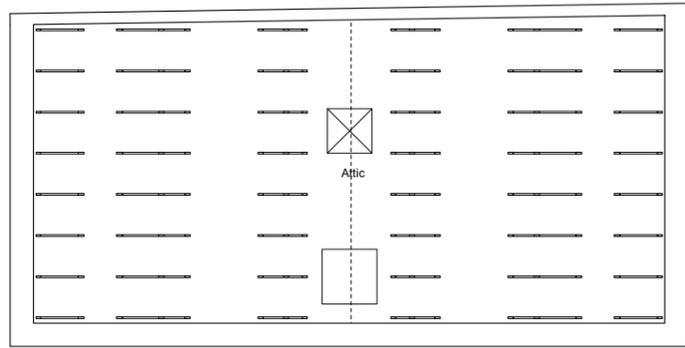
View along edge towards Maiden Lane Estate

3 St Pauls Mews

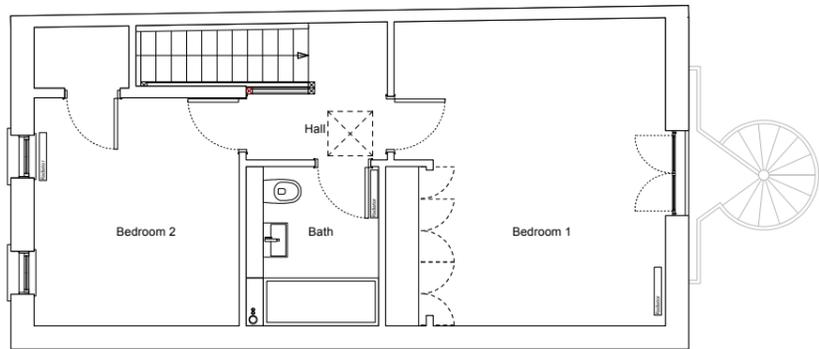
Drawings



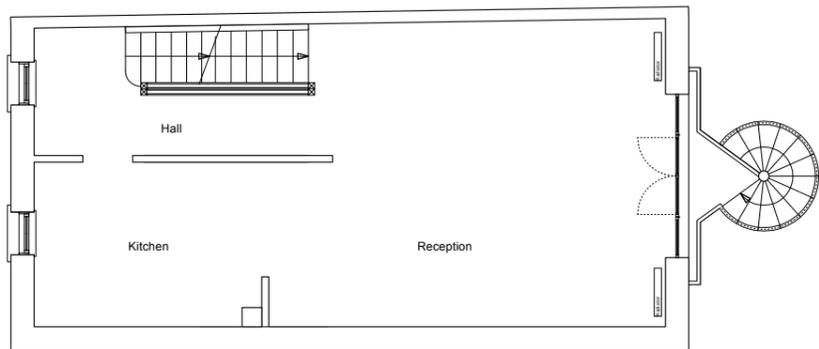
Roof Plan



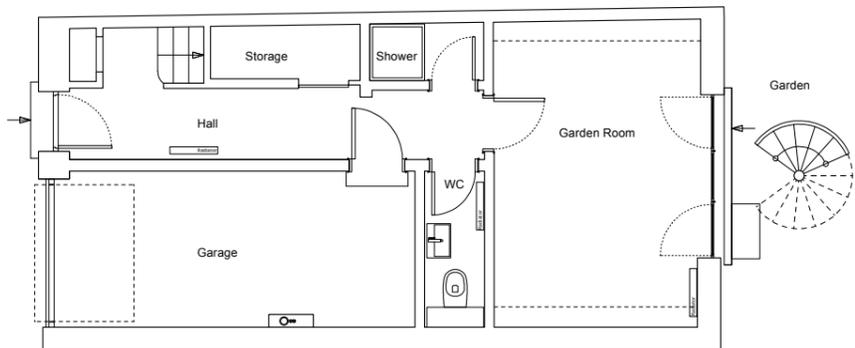
Attic Floor Plan



Second Floor Plan



First Floor Plan



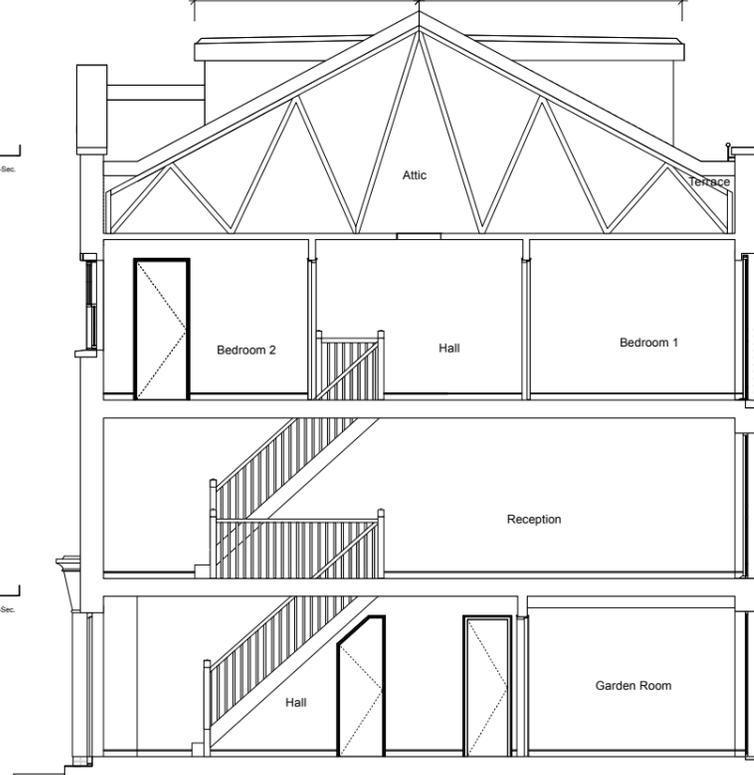
Ground Floor Plan



Elevation from Mews

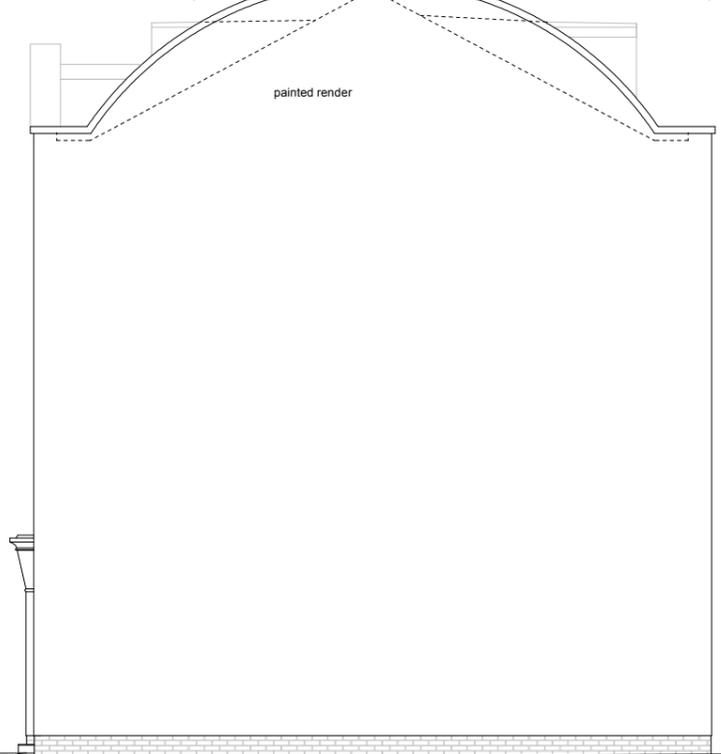
Elevation from Garden

Lead Covered Dormer Flat Roof to Dormer Extension of No. 4 approx. 3280 ex. dimension
 Lead Covered Dormer Flat Roof to Dormer Extension of No. 4 approx. 3840 ex. dimension



Section

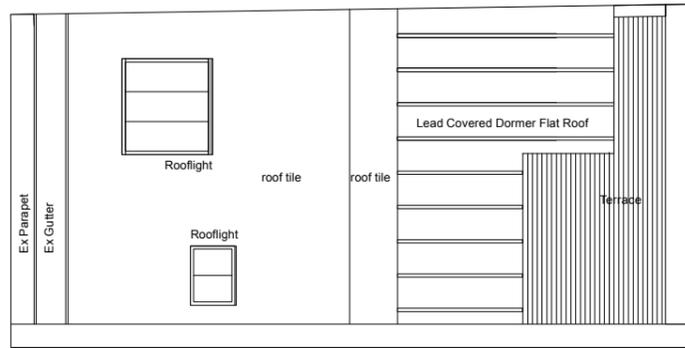
Ex. Dormer Flat Roof to Dormer Extension of No. 4 beyond
 painted render
 Ex. Dormer Flat Roof to Dormer Extension of No. 4 beyond



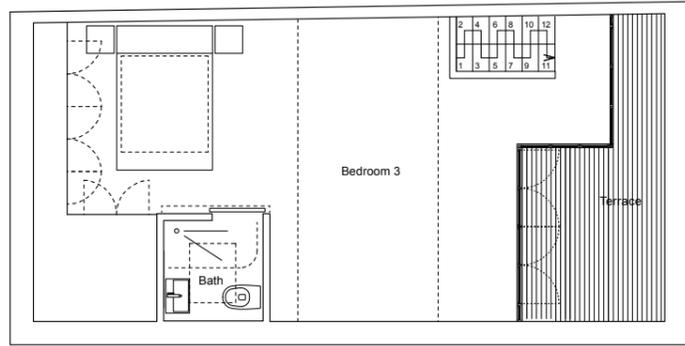
Elevation from West

Notes:
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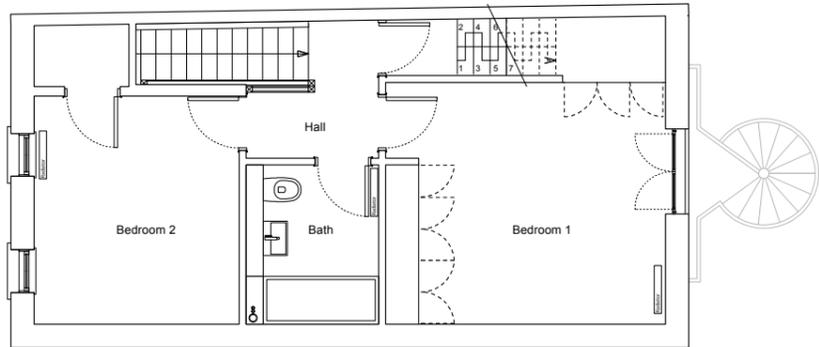
Rev	Date
Project Name: 3 St. Paul's Mews	
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Drawing Number: 178-200	



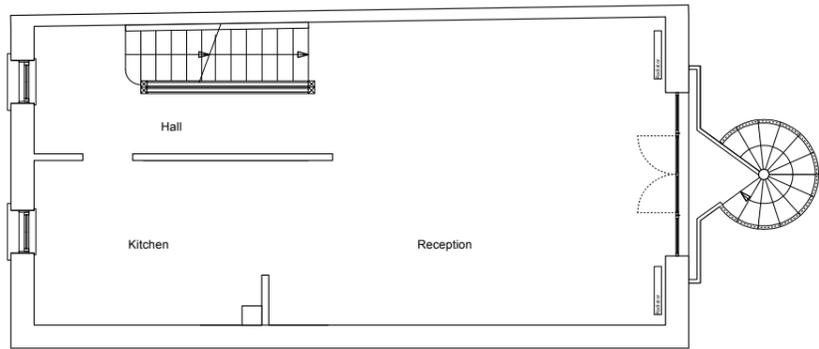
Roof Plan



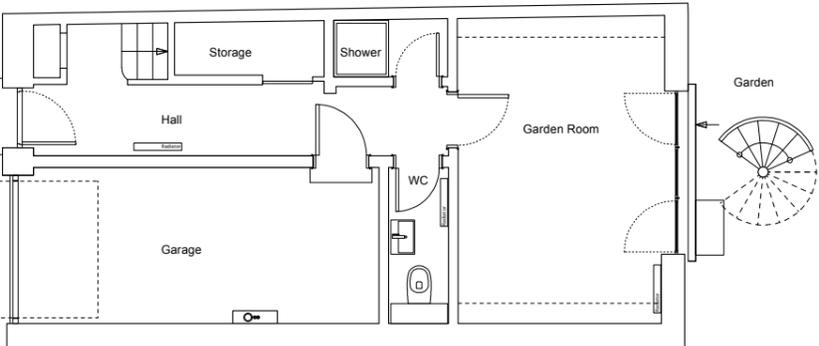
Attic Floor Plan



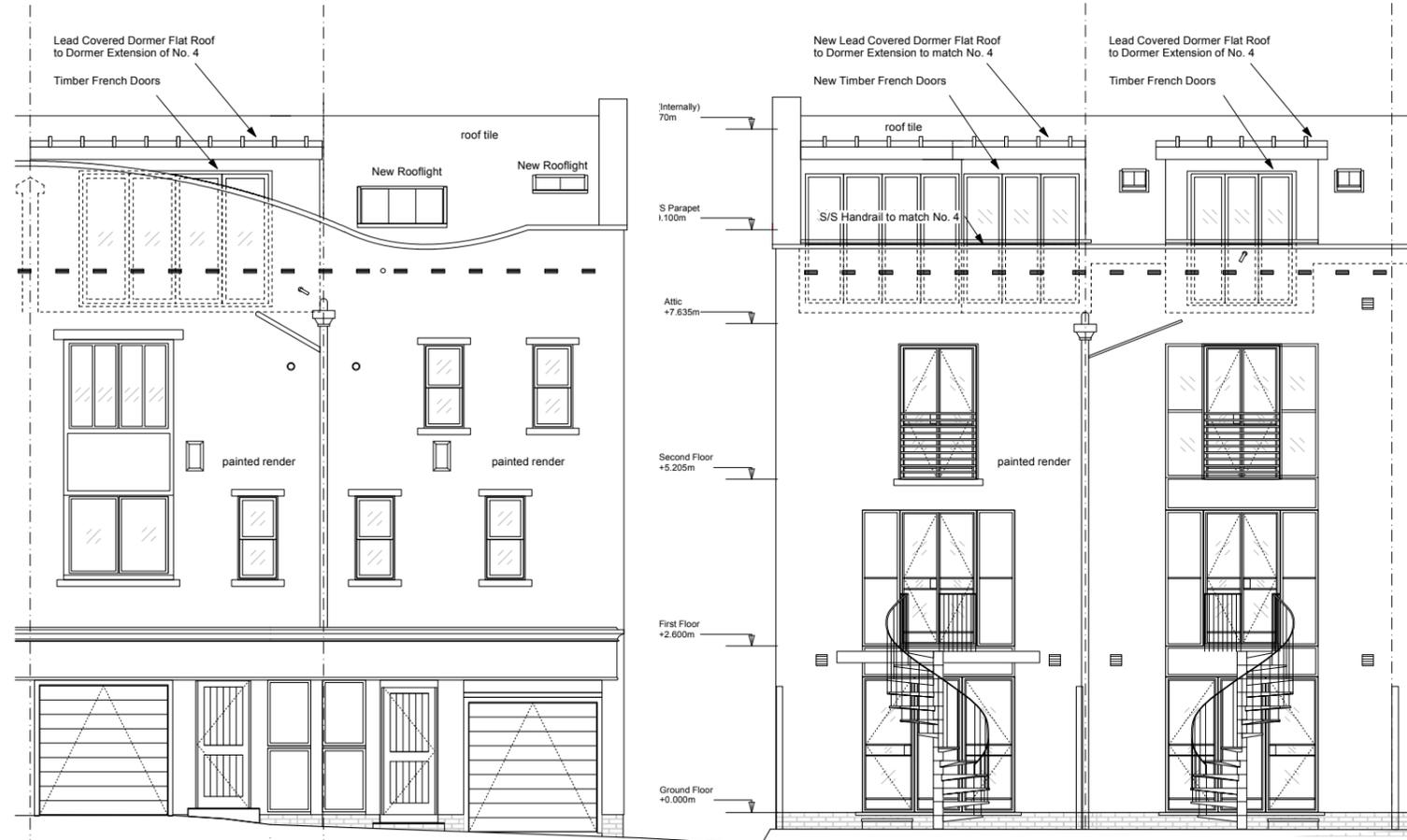
Second Floor Plan



First Floor Plan



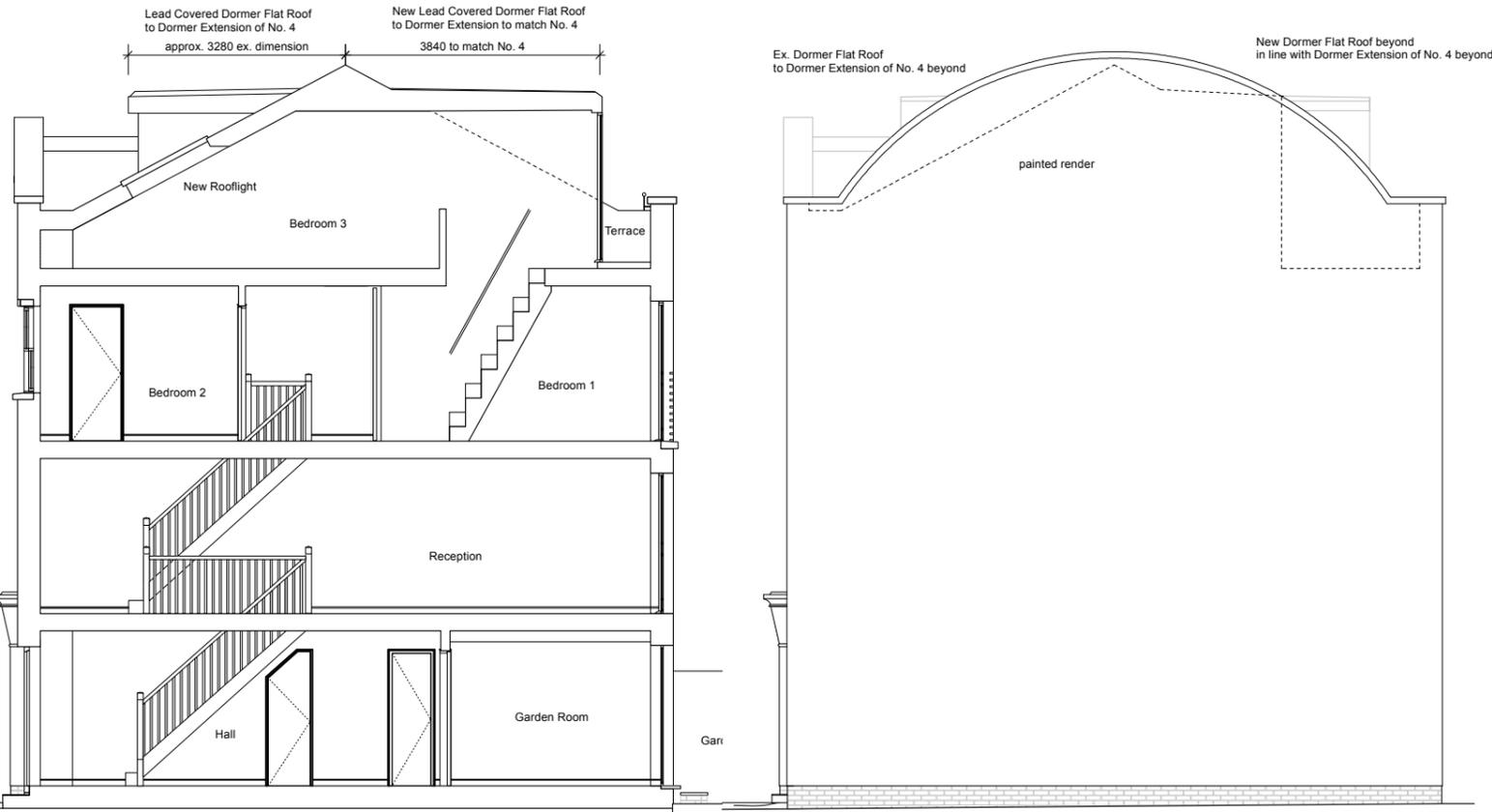
Ground Floor Plan



No 4 St Paul's Mews No 3 St Paul's Mews

Elevation from Mews

Elevation from Garden



Section

Elevation from West

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Rev	Date

Project Name:
3 St. Paul's Mews

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Drawing Title:
Proposed Drawings
Drawing Number:
178-201

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