



SQUARE FEET ARCHITECTS

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London Borough of Camden
The Planning Department
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

30th November 2016

Dear Sir/ Madam,

Re: Planning Application Design & Access Statement: 4 Princess Mews, NW3 5AP

This is a planning application for development at the above site. Please find attached drawings which illustrate the proposals and below an outline statement explaining the context and design etc.

Design Statement:

1.0 Context & Location

No.4 Princess Mews is located within the Belsize Conservation Area and is not Listed.

The house is orientated North-West and sits mid-terrace within the road. The mews has pedestrian and vehicle access from both approaches. It includes various house typologies and ages within the mews terrace and also includes variation in scale and roof form. This includes new- build terraces which gained planning permission in the 1980's and significant roof extensions varying in scale, style and form. It is noted that approximately 50% of the properties in this have additional roof extensions.

Neither no.4 Princess Mews nor any other property on the street is noted as adding a positive contribution to its Sub-Area in the Belsize Conservation Area.



View of n.4 from Princess Mews entrance

1.1 Planning Policy

Camden's various planning policies wish to promote respect for local character in the design of all buildings - aiming to help improve the local area through good design.

The proposal has been designed in line with CPG1. Additionally, DP24 requires any alterations to be carried out with consideration of the host building's quality of materiality; CS14 gives guidance on providing quality of life for the building's users whilst preserving the conservation heritage.

The proposal has also been designed following the Belsize Conservation Area Statement guidelines, particularly those regarding roof extensions (BE26-28).

Considered contemporary design shows sensitivity and respect to original key characteristics that define the Conservation Area, without replicating them in a pastiche style.

1.2 Existing Building

No. 4 Princess Mews is a single family three-storey dwelling in yellow London stock brickwork with white painted timber single glazed windows. The house is split over three habitable floors and a roof terrace. The main living accommodation is currently located on the first floor, while bedroom accommodation is located on the ground floor and the second floor. The property's entrance currently gives access to the rest of the house directly via the ground floor bedroom. Access to the roof terrace is via a roof hatch in the 2nd floor bedroom.

1.3 Planning History

It should be noted that planning permission has been previously granted for various works including a rear mansard extension to the 2nd floor. A portion of this approval has already been enacted at the lower levels (please refer to planning reference: **2007/0957/P**), although the alterations at rear roof level have not yet to date.

Pre-planning advice: **2015/6641/PRE**

Pre-planning advice: **2016/2877/PRE**

2.0 Proposal Design

The house is currently used as a single-family dwelling and will remain as such.

The proposal is focused on improving the quality of the living space by enlarging the existing second floor, and changing the existing sloping roof on the rear elevation to a vertical wall in order to get the necessary space to set the staircase back in the same line at each floor. This partial extension is intended to meet the property owner's requirements for habitable accommodation for their family by providing two bedrooms of similar sizes, one each at first and second floors, within the dwelling. Relocating the kitchen area and lounge to the ground floor is also a key part of the proposals.

On the front elevation, we propose the addition of a new glazed timber framed double door, with an external juliet balcony in painted metal in between the two existing sash windows at the first floor level. At ground level, the entrance door to the property will move, and a new sash window and a door to a dedicated refuse store have been added. We feel these are minor adjustments, which shouldn't affect the character of the house and of the mews.

A new glass box rooflight added at the rear of the roof allows the staircase to extend up to the existing roof terrace level. The rooflight is set back from the main elevation and therefore not visible from the road. The proposal also links and homogenizes the built styles between no. 4 Princess Mews and its neighbour no.5 Princess Mews, adding consistency to this heavily remodeled mews and increasing visual amenity.

On the rear elevation of Princess Mews, the properties situated along Belsize Lane are dominant in massing, density and outlook. As such, alterations to the rear wall and the glass box rooflight on top of the roof to no.4 Princess Mews have been designed to not materially impact upon the privacy or visual amenity to these adjacent properties. Four obscured glass windows will be included in the rebuilt rear elevation, to provide extra natural daylight to this dark property; their addition will not affect the

neighbours' privacy. An existing blocked window and its concrete lintel at the base of the rear wall will be removed and the opening will be bricked up in reclaimed yellow London stock brickwork to match the existing wall.

The new materiality of the proposal will match the existing wall, roof and details.

There is a precedent for improvements to a frontage (thereby improving the existing streetscape) of an existing property that has been granted permission in Princess Mews, as follows:

8905722 No.7 Princess Mews, NW3
Alterations to provide new and improved fenestration to front, rear and side elevations

2.1 Roof Extension

On top of the roof, in order to make the roof terrace more usable and more easily accessible than it currently is, without compromising the existing character of the house, the landing slab of the staircase is set slightly downwards from the roof level, to allow necessary headroom from the lower half of the stair to the fixed half of a new glass box rooflight above; the other half of the rooflight will then open, sliding automatically on top of the fixed one and allowing ascent to the landing. A couple of further steps will then lead to the existing roof level.

The sides of the glass box rooflight will be formed by extending the height of the existing party wall on one side and by raising a low upstand wall on the other side.

On the rear, both the glass box rooflight and the walls slope slightly inwards, in order to minimize the impact on the rear elevation and on Belsize Lane.

The rooflight and stair will provide Building Regulations compliant access to the existing roof terrace. By improving access to the much-needed external amenity space, this will improve the habitability of the dwelling.

3.0 Access

The property is directly accessed from the Mews and has no front garden or gate.

The main entrance door at ground floor level is currently accessed by a 180mm high step from walkway level. Within the context of the proposals, it is not possible to lower the existing slab level, and therefore it is not reasonably possible to provide level access into the house from the street. The existing step is going to be kept, while the existing door is going to be replaced with a same sized new one and moved to the right corner of the front elevation.

Within the property, the access to the first floor is currently given passing through the ground floor bedroom towards a staircase set to the rear; the second set of steps to the second floor is then moving 770 mm towards the front and a spiral staircase in the middle of this floor brings to the roof level through an openable rooflight. In order to improve the vertical circulation, the proposed extension to the rear elevation allows the new staircase to be installed on the bottom right end of the Ground Floor and to go straight up to the Roof Level, which will be reached through the sliding part of the proposed glass box extension.

The proposals would comply with Part M of the Building Regulations and therefore represent an improvement in accessibility terms.

The site has a PTAL rating of 4.

4.0 Photos of existing situation



Views of n.4 Princess Mews front elevation and entrance



View of n.4 Princess Mews rear elevation and view from the roof terrace

5.0 Conclusion

It is considered that this modest proposal fully complies with the relevant policies and provides a sustainable family residence for the future.

As such we trust that the application will be supported.

Should you have any comments or queries, please do not hesitate to contact this office.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Gavin Challand', is written over a light grey rectangular background.

Gavin Challand
For and on behalf of **SQUARE FEET ARCHITECTS LTD.**