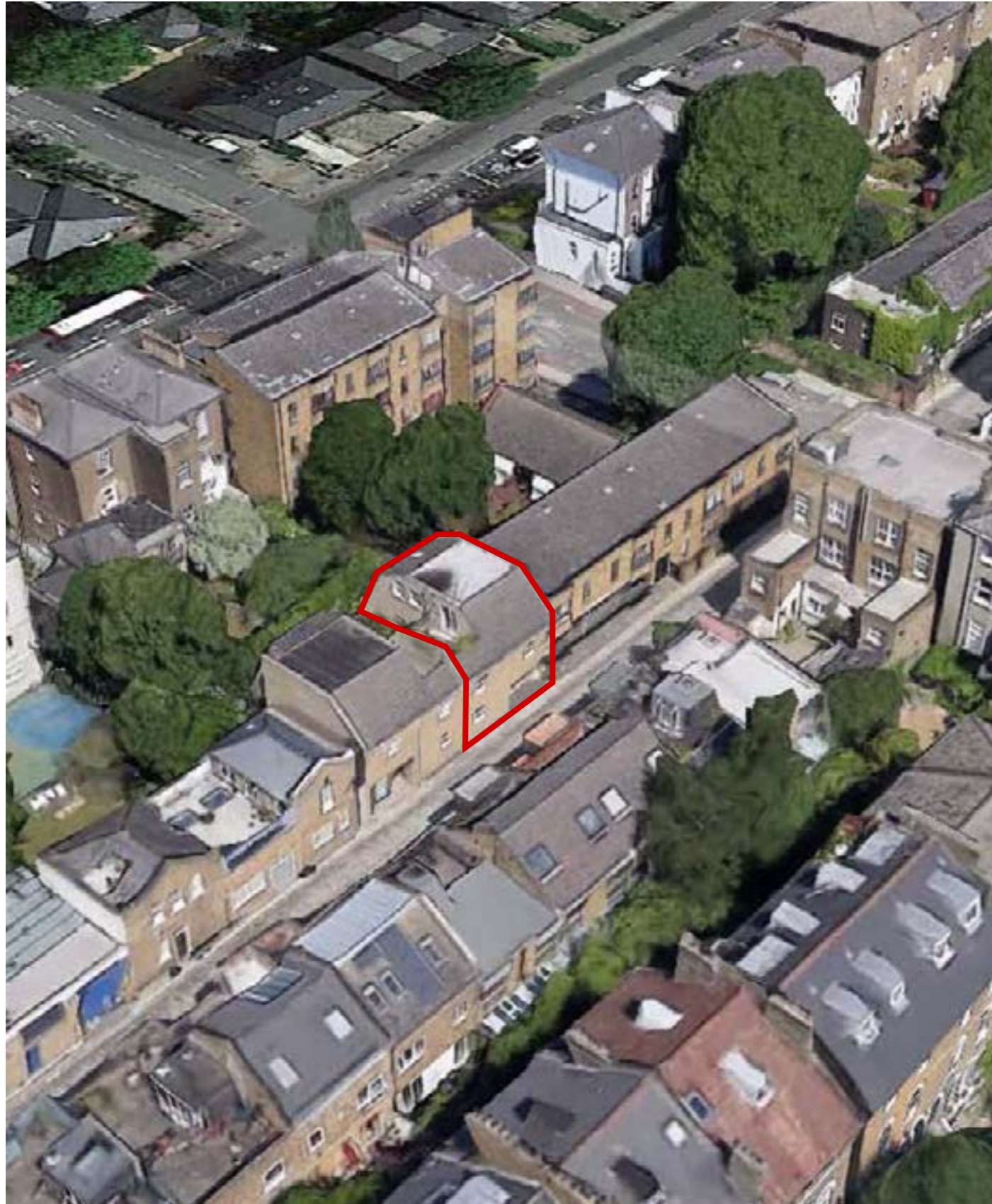


103 CAMDEN MEWS
Conversion/Extension

Design and Access statement

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December 2016



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aerial view of site



the property today

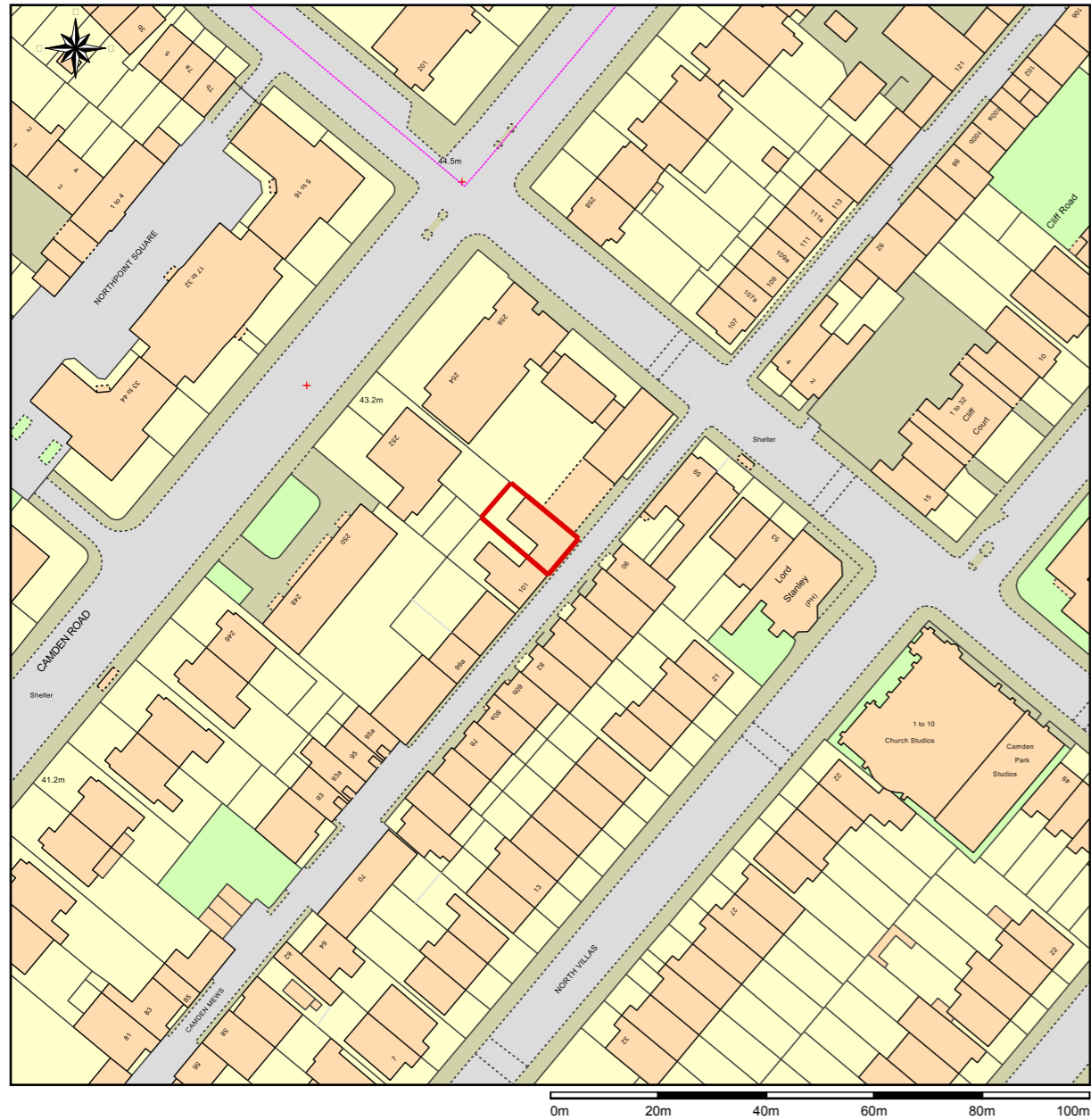
1. INTRODUCTION

This document has been compiled to set out the proposals for the conversion of 103 Camden Mews (currently a 5 bedroom house) into a 3 bed maisonette above a 2 bed flat.

The reasoning behind the application is that the owner wishes to remain at the property but recognizes as she approaches retirement that living on a single level, and ideally at ground floor, is likely to meet her future needs.

Externally, the proposal results in the conversion of the hard stand (open garage) into a bedroom and the extension of the rear side return of the property to provide an extended living area.

In other respects the internal arrangements work with the current layout to contain costs as well as capitalise on the existing space planning at upper levels.



site plan (1:1250)

2. CONTEXT

The subject site is at 103 Camden Mews and was built in the late 1990s. It is one of a pair of houses, constructed in yellow stock brick and with simple punched window openings.

The property sits in the Camden Square Conservation area and enjoys a mews setting, paved in granite sets and lined with an eclectic mix of architectural styles. The neighbouring properties are predominantly two and three storey, ranging from the Cullinan House, built in 1965 to much architectural acclaim, to 1960's townhouses and stable conversions and modern additions.

Although the property itself is a low key architecturally, it sits comfortably alongside its neighbours and would benefit from tying into the varying materiality and level of detail of its other properties on the mews.



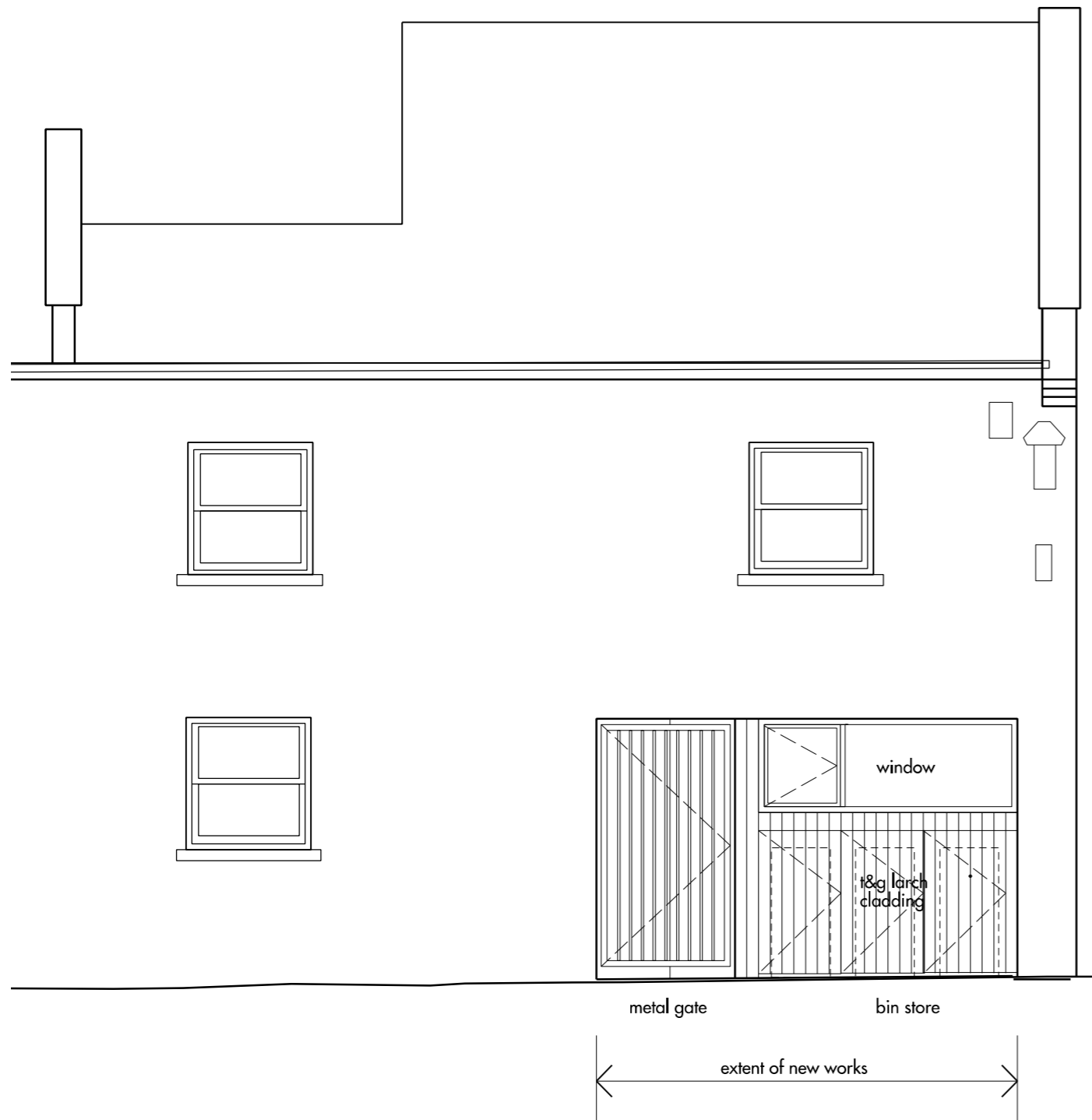
neighbouring houses

3. SOUTH ELEVATION

The proposed entrances to the two properties are accessed via a single porch which allows cycle storage and provides a separate front door to each property. The adjacent garage space has been infilled with not only a second bedroom to the ground floor flat, but by raising its window to provide privacy, the lower level is used for 3 eurobins (1 for each property plus a recycling bin) behind flush timber doors. In this respect the refuse arrangements are improved from the current provision which is unsightly as it uses the open garage area.

The treatment of the new section of elevation providing the porch, bin store and bedroom window is proposed in timber, in keeping with a number of other extensions, conversions and adaptations along Camden Mews.

A number of neighbouring houses, illustrated below, employ a similar timber cladding and contribute to the richness of architectural detail present along this characterful part of the conservation area. The proposal is to clad the bin store in rough sawn larch, untreated so that it fades to a silvery grey over time. The window frames are also in timber but treated to protect the seals. The metal gates add another level of detail as well as further of security for the occupants.



proposed south elevation



examples of other timber in Camden Mews

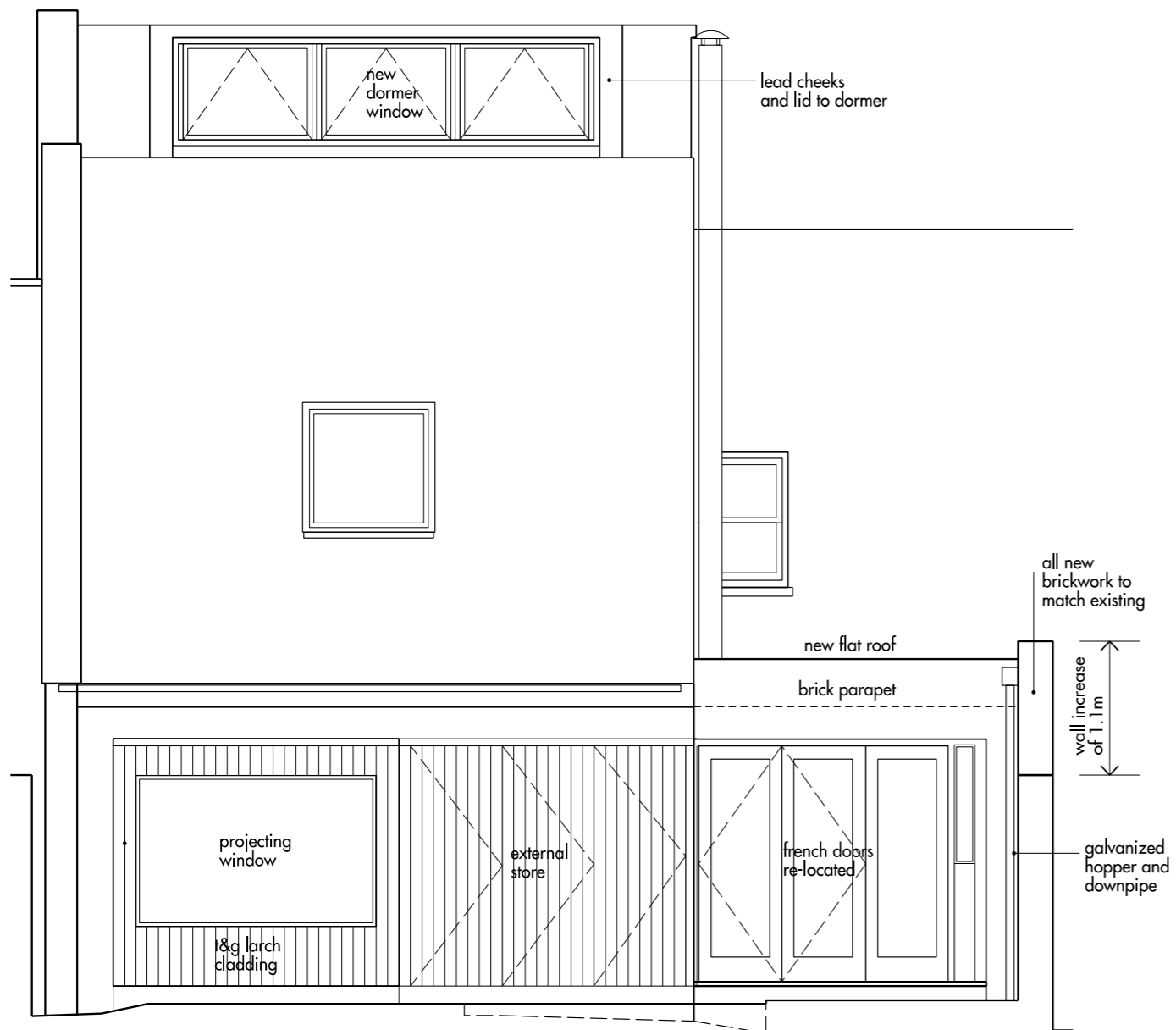
4. NORTH ELEVATION

To the rear of the property, the side extension is simply constructed in cavity brickwork with a flat single ply roof and linear roof-light running the length of the boundary wall. Although this new accommodation could have been conceived in glass, its north facing aspect, as well as the need to access it for maintenance and cleaning meant that a more straightforward roof arrangement, with natural light washing the boundary wall was viewed as being more appropriate. The rear of the extension utilizes the timber doorset currently located off the living area - again an attempt to re-use as much as possible for economical as well as sustainability reasons.

The elevation to the proposed rear bedroom introduces a projecting timber window which provides storage beneath a window seat internally. A garden store is integrated adjacent and both are clad in the same rough sawn larch as used for the front elevation so that all new elements tie together.

The new brickwork used matches the same London yellow stock brick as used on the existing house and the roof is proposed in a dark grey single ply membrane for longevity purposes as well as to blend in with other materials in the locality.

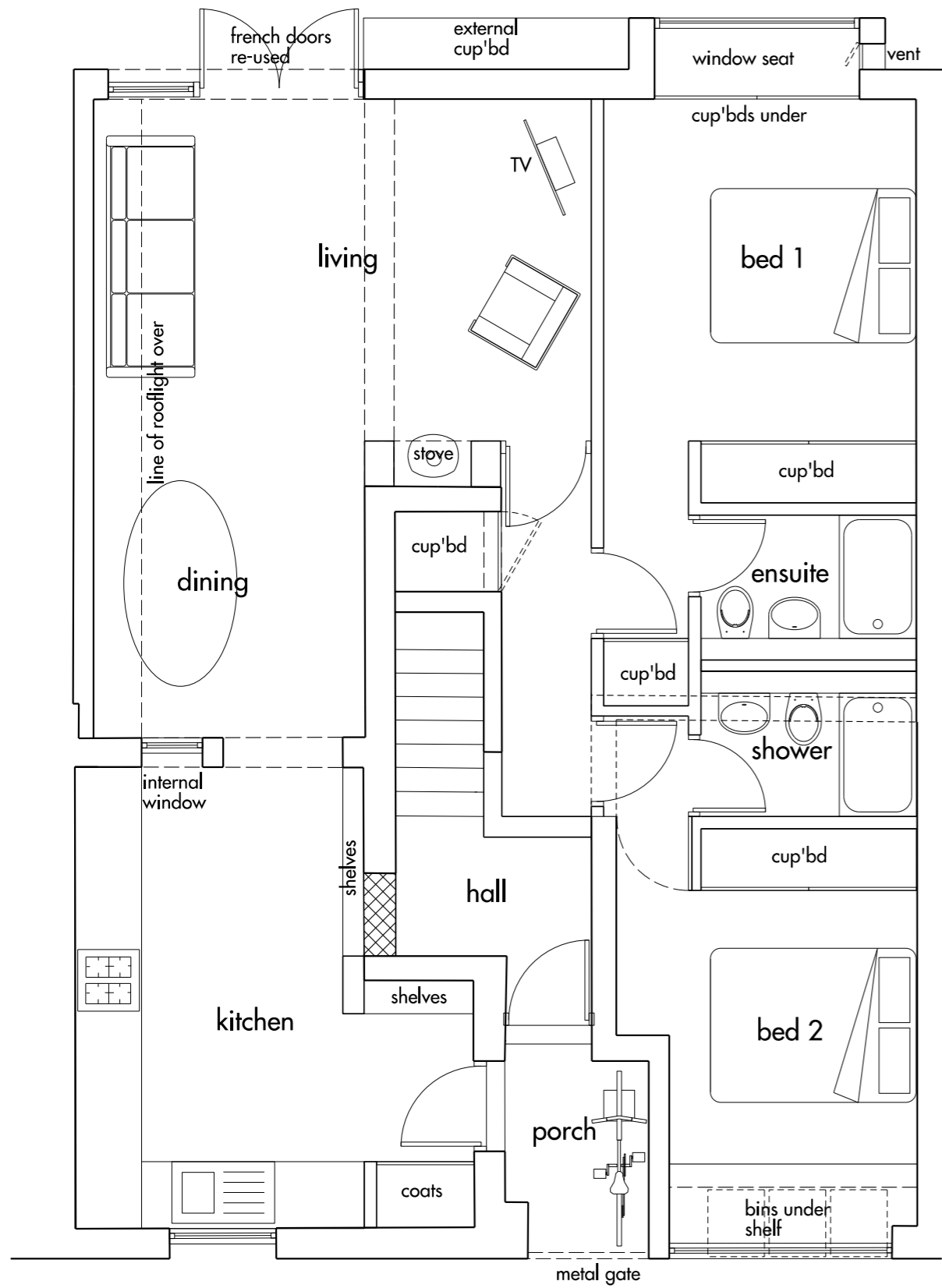
At the second floor level a lead-clad dormer window is added to provide adequate headroom for the proposed kitchen. This feature and material is also prevalent along Camden Mews.



proposed north elevation



photos of rear elevation today



proposed ground floor plan

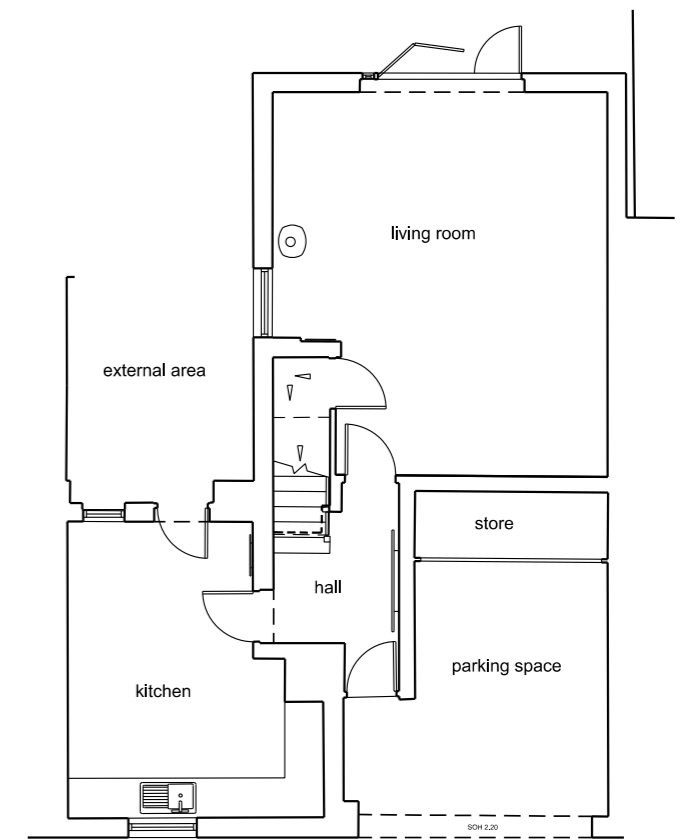
5. TWO BED FLAT

Internally, the ground floor uses the available footprint as efficiently as possible whilst retaining the location of the existing stair which now solely accesses the maisonette above.

As a conversion, the two bedrooms have been sized to their maximum dimensions within the available footprint.

The kitchen is retained in its current location, accessed via the front door directly from the porch. This maintains the current special and plumbing arrangements and locates the least sensitive room with respect to privacy on the street side.

Beyond, an adjacent dining room leads into the extended living room, utilizing the proposed side extension and top-lit by the new linear rooflight.

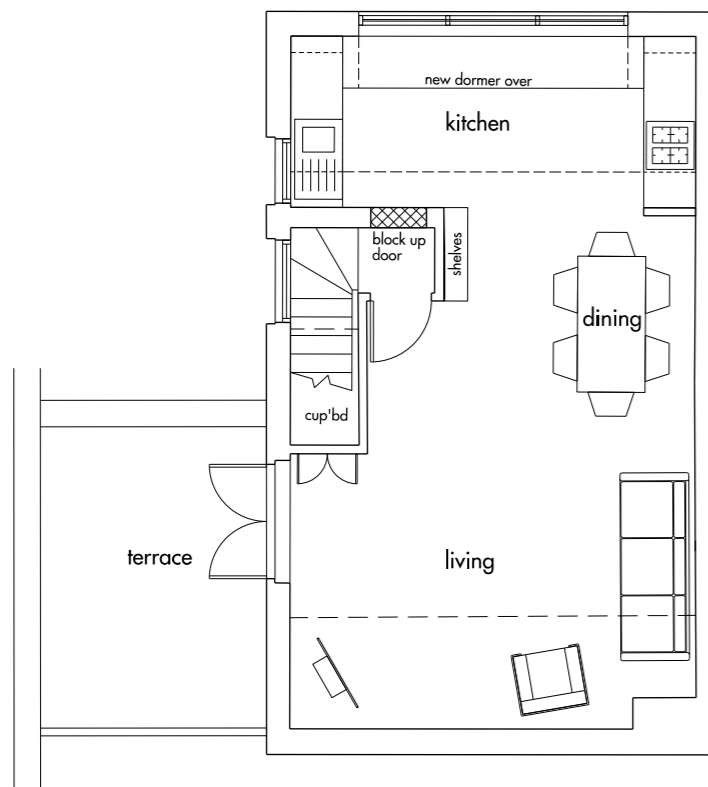
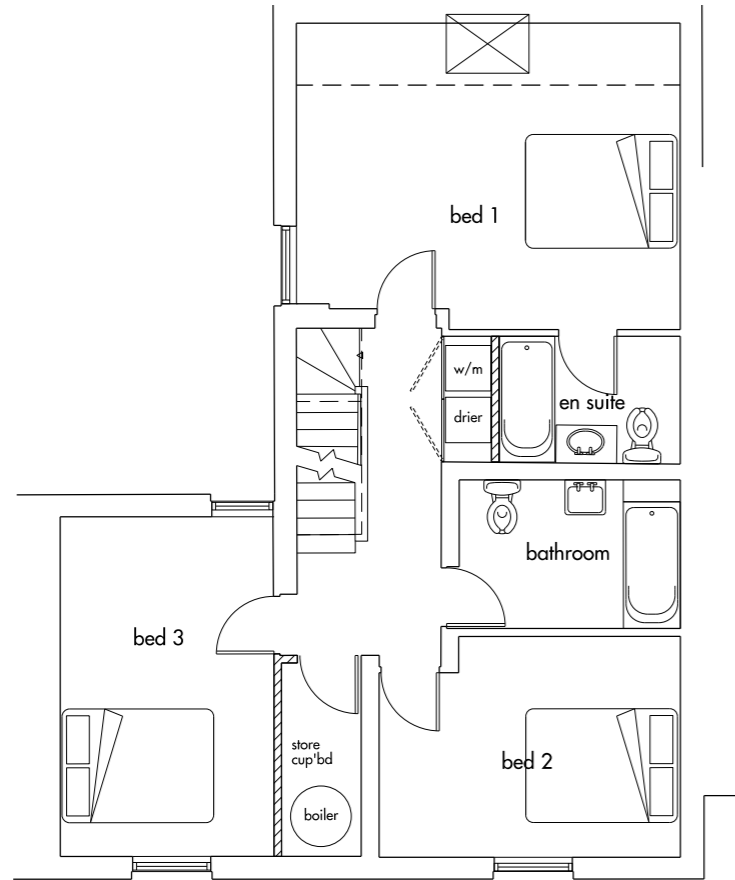


existing plan for comparison

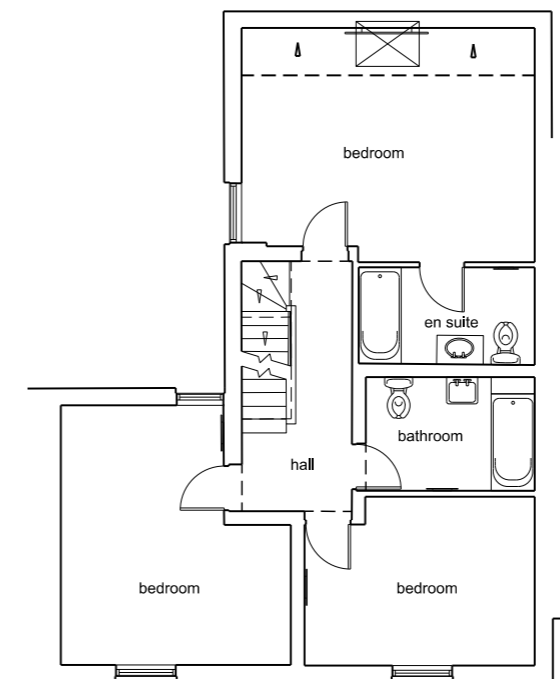
6. THREE BED MAISONNETTE

The upper levels contain the 3 bed maisonette, with the first floor following the current layout, albeit that more storage is provided by slightly reducing both the en-suite bathroom and one of the bedrooms.

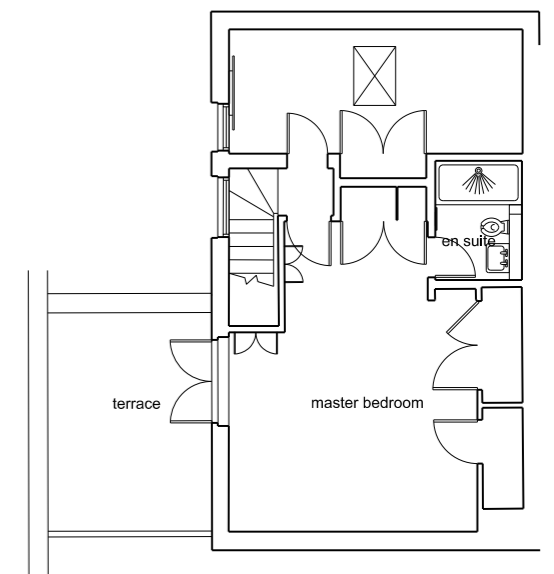
To the uppermost second floor level, and benefitting from the existing terrace, an open plan kitchen/living/dining room is proposed. The kitchen area requires a simple dormer to be added to provide head height above the long counter, the construction of which will be in traditional lead with fixed and openable windows for ventilation.



proposed upper level plans



FIRST FLOOR PLAN



SECOND FLOOR PLAN

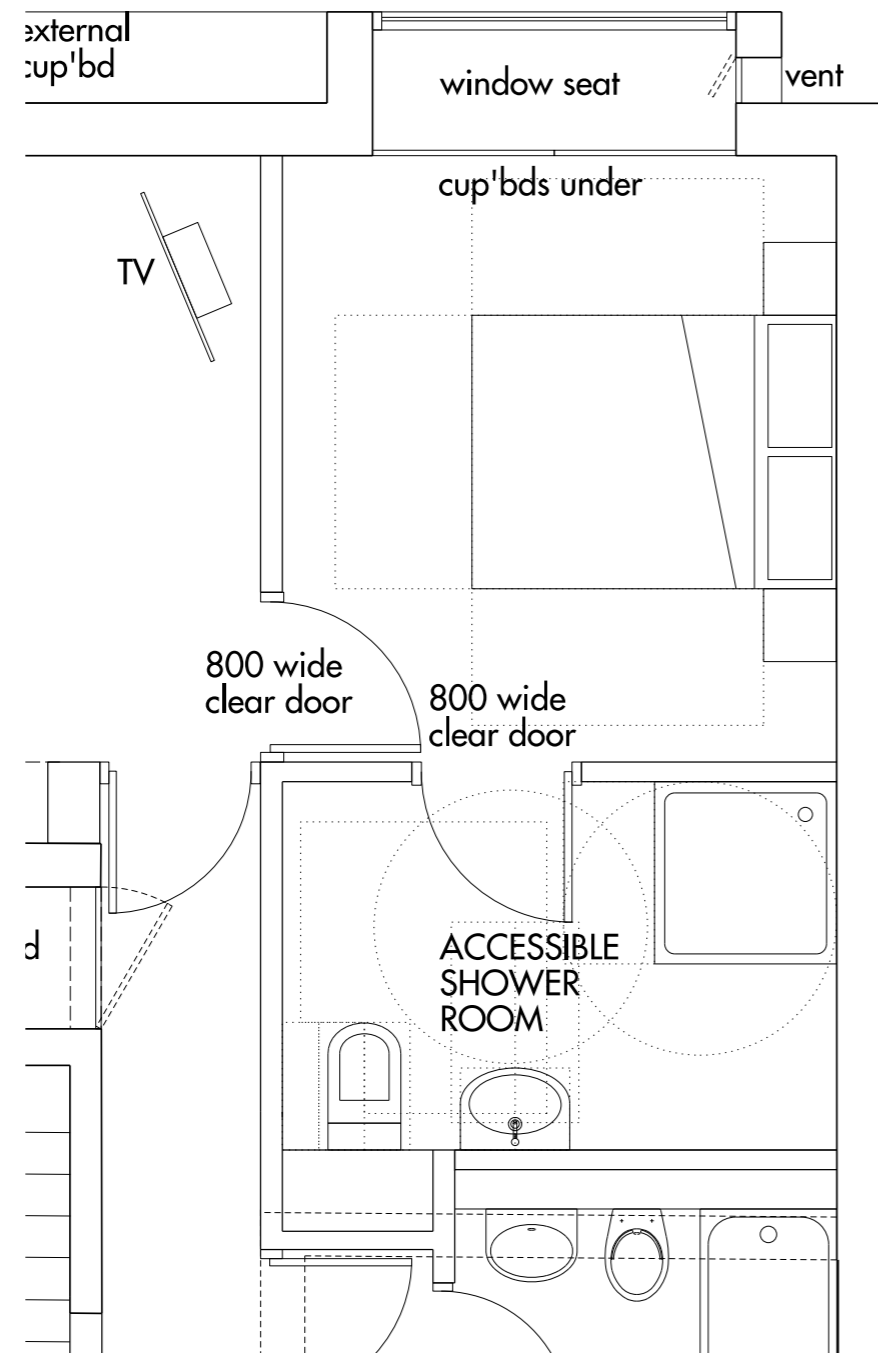
Existing plans for comparison

7. ACCESS

Both properties are accessed at grade from street level. As the current entrance and stair is inherited from the existing arrangement, the maisonette at first and second is unable to fully comply with part M of the Building regs.

However, the ground floor two bedroom flat has been designed with the ability for the master bedroom to be converted into a wheelchair accessible room in the future, should the need arise.

All other doors and passageways are designed to be as wide as possible within the constraints of the footprint, the ground floor fully complying with Part M.



alternative wheelchair accessible bedroom

