



Design & Access Statement

Project: *90 Camden Mews*

Proposal: *Replacement glass roof & front bin store*

Document No: *PL_100*

Date: *21.07.2017*

1. Introduction:

The existing property consists of a three-storey end of terrace house forming part of a 5 property 1971 mews. This set of mews buildings along the South-eastern side of Camden Mews are of two & three storeys. Once built as a whole, hence once similar in massing and style, the terrace is now developed with several variations to the treatment of the street elevation both in terms of materials and form. Further down the road, along both sides of the road, and directly across there is a mix of 3-4 story modern developments, stretches of mews buildings, garages and workshops. Just to the north and east of this end of terrace house sits 5 storey Victorian houses towering over the mews. The house is within Camden Square Conservation Area but the house itself is not listed.

The proposal has been developed with reference to section 4 of the Camden Planning Guidance;

- (i) The alterations take into account the character and design of the property and its surroundings.*
- (ii) Windows, doors and materials should complement the existing building.*

Planning permission is being sought for a replacement glass roof at the rear and a front bin store addition to this three-storey end of terrace single dwelling house, at no 90 Camden Mews, London NW1 9BX, in the London Borough of Camden, as illustrated in drawings PL_001, PL_002, PL_011-017 and PL_021-027.

The proposal is also drawing upon permissions granted for similar applications in particular at 84 Camden mews (ref. 2010/44175/P) and the works subsequently completed.



2. Amount and scale:

It is proposed to upgrade the existing lean to glass roof over the ground floor rear room to a more thermally efficient vaulted glass roof. This would not only improve the thermal performance of the house, enable better ventilation with the introduction of openable panels but also allow for a much more adequate ceiling height within the room.

The party walls and the rear wall are to be raised by approximately 4 brick courses. This would allow a level perimeter wall for the vaulted glass roof.

As the neighbours have a significantly higher ground level within their garden this raise is deemed insignificant to their enjoyment of their amenity space.

The proposed front bin store is to line up with the existing timberwork and fenestration, and in such marry in with the existing façade. The height is set to comfortably fit refuse bins yet to minimize impact to street.

This front alteration draws upon and echoes similar addition at no 84 Camden Mews (ref. 2010/44175/P).

3. Layout:

As existing.

4. Appearance:

The proposed glass roof is to match the new windows installed throughout the house. It is also to be at a steeper pitch avoiding currently occurring debris and growth on the glass. This will give a better over all appearance.

The front store is proposed to use already existing materials pallet and in such blend in with the façade. The existing cladding has been skilfully worked and the new is proposed to match hence giving a street appearance of high quality.

5. Use and access:

The existing residential use class will not be changed. Access is made easier with shallower risers and deeper treads.



6. Refuse and recycling:

The current area for refuse storage is difficult to access and gathers rubbish from passers by and foxes. The proposal is to make access much easier and for a more pleasant view from the street.

7. Landscaping:

N/A