

Threefold

ARCHITECTS

Report supporting pre application 59 Camden Mews, NW1 9BY

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Prepared for the London Borough
of Camden on behalf of Charles
Morin and Emilie Bellet

01 INTRODUCTION

This document describes the proposed development of 59 Camden Mews, located in the London Borough of Camden Square Conservation Area.

Originally built in 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 situated between another two storey family house to the south and large two storey building to the north which operates as a car garage with residential units above.

Planning Permission is sought to demolish the existing building and replace with a new, two storey family home of high quality design and materials and excellent energy performance.

This document outlines the design approach and describes the proposed scheme, its 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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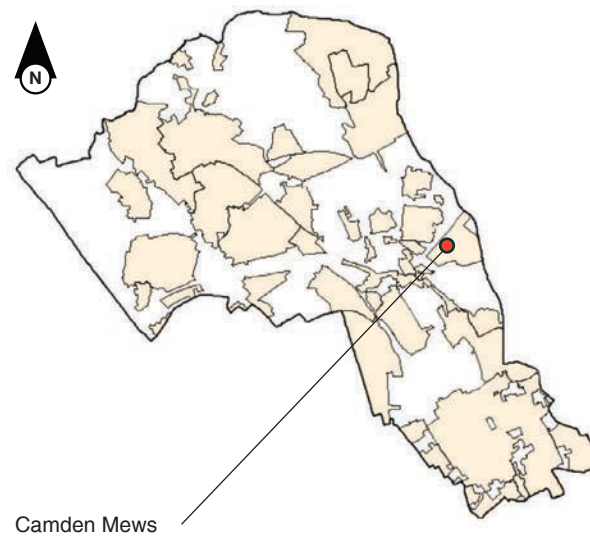
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1. Street View of property looking North
 2. Street view of property looking West
 3. Aerial view of site looking North

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 stories with a large 3 and 4 storey council estate on the East side of the mews, opposite the application site.

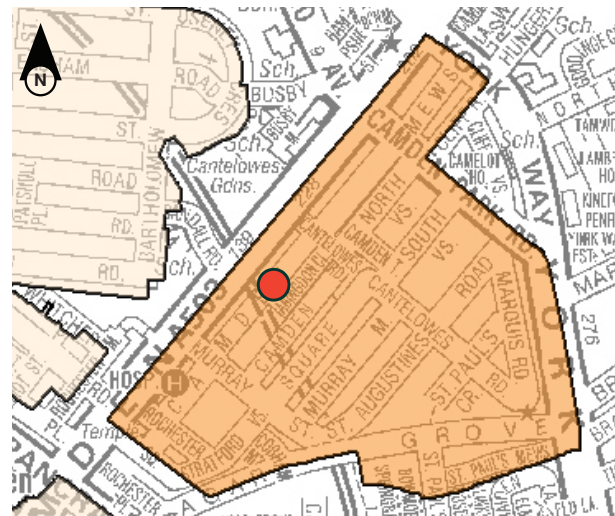
The site currently comprises a 2 storey, Easterly facing house with single garage. The dwelling is not listed and is of relatively modern construction, but lies within the Camden Square Conservation Area. Access to the dwelling can be gained from the front of the property facing Camden Mews at a ground level entrance. 59 Camden Mews sits around half way along the mews. It only has one immediate neighbour to the South (57) before a petrol station carpark and tube line opening. To the North there is a functioning car mechanic garage with residential above (61) before numerous contemporary mews houses.

Houses 57, 59 and 61 Camden Mews are considered 'neutral buildings' by the Camden Square Townscape Appraisal (fig. 4). The application site (59) therefore has 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

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1. Camden Council conservation areas overview
2. Site location in Camden Square conservation area map
3. Site outlined in red. Scale 1:1250
4. Townscape Appraisal. Scale 1:1250

02 THE SITE



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1. Site Context Plan 1:500

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Site Boundary

02 THE SITE

59 Camden Mews is 2 storey, stock brick house with adjoining garage and porch at the front. Main features include; 2 square windows at ground level, 3 square windows at first floor level, brick porch, single garage with flat roof, shallow pitched roof to main house with eaves on the street facing and rear facades.

The main street facing facade of the current building is significantly set back from the predominant building line of the rest of the mews (fig. 2). This unusual condition can also be seen in the aerial image on page 2 of this report.

At the rear of the property there is a timber decked garden with planting around its edges. The rear facade uses the same brick and has 3 windows at first floor and 1 large window at ground floor.

Views of the garden and rear elevation are obscured from the public highway.



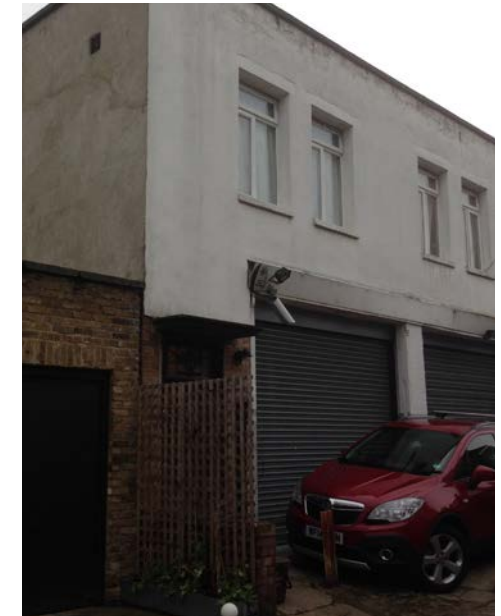
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1. View of the rear garden
 2. Number not used
 3. View of rear of property and adjoining 57 Camden Mews
 4. View of property frontage
 5. View of junction with 61 Camden Mews
 6. View from Neighbouring petrol station

02 THE SITE

59 Camden mews is set back by several metres from the rear edge of the pavement, however the garage aligns with the front edge of 61 Camden Mews which is set back by 1.5m from the rear edge of the pavement. The high front wall of No 57 Camden mews is set at the rear edge of the pavement, and the approved scheme for the redevelopment of this site 2015/4564/P allows for an increase in the height of this wall to over 2.2m.

The predominant building line of the mews is at the rear edge of the pavement as shown by the photographs opposite. This massing and relationship between the predominantly 2 storey buildings across the street is a significant part of what gives the mews its special character.



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1. Plan illustrate predominant building line

2-6 Various photographs illustrating the typical scale and building line on Camden Mews.

03 EXISTING

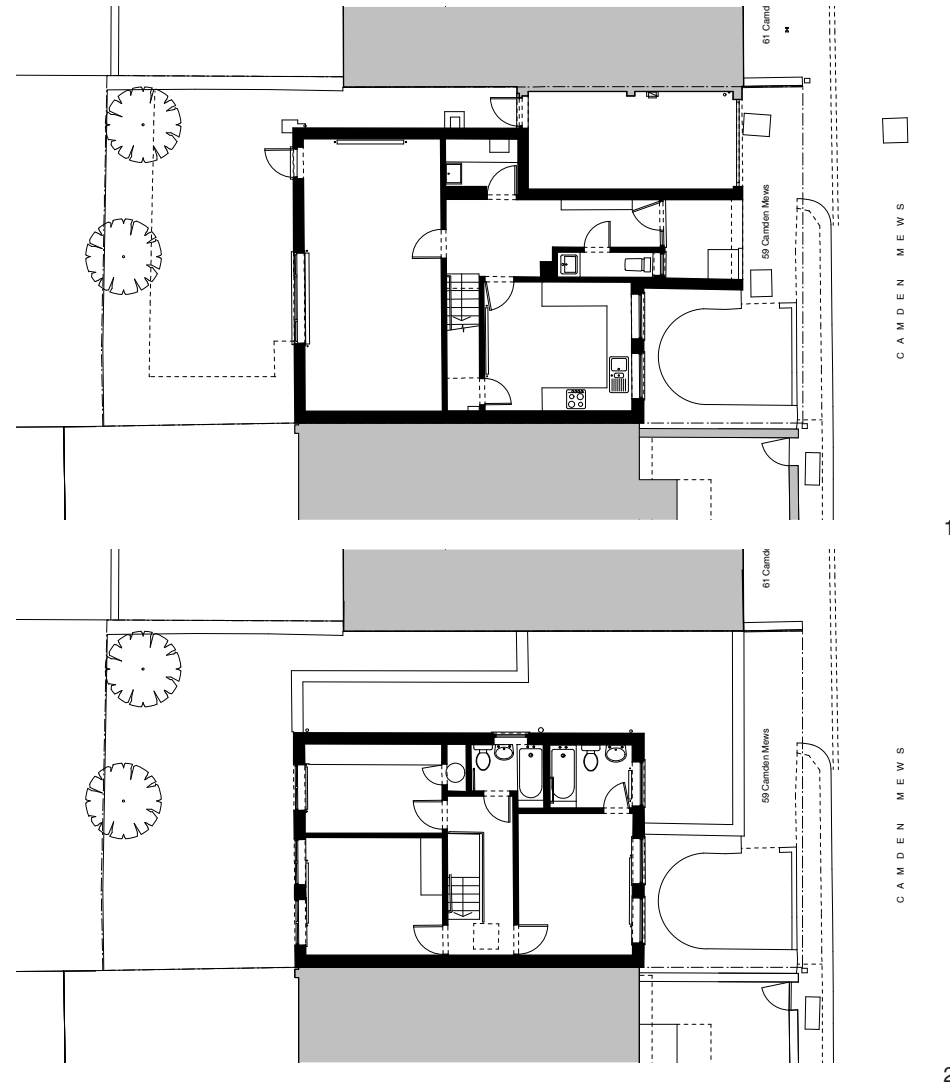
The existing arrangement of spaces provides:

Ground Floor:

-Kitchen, Lounge, W/C, Utility, Garage, Rear Garden

First Floor:

-3x Bedrooms, en-suite, Bathroom



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1. Ground Floor Plan
2. First Floor Plan

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Scale 1:200

04 PLANNING HISTORY

Planning permission was refused at by the Development control committee for a previous application on the site. The application reference is 2015/4564/P.

The proposal was for the demolition of the existing building and the erection of a 3 storey dwelling. The scheme had received the support of the design and development control officer and was recommended for approval.

The design was refused for reasons of bulk, and massing, failing to preserve and enhance the character and appearance of the CSCA.

The principle of a replacement dwelling was acceptable however the key issues of concern which were raised by the committee related to the proposed overall height of the building and the austere blank appearance of the facade.

Following this we have undertaken a substantial redesign of the proposal to reduce its overall volume, mass and height and to create a more open elevation with an expressly domestic scale. Key changes are as follows:

- Undertaken a full Right of Light assessment and pulled the building volume away from no 61 at first and ground floor to mitigate any impact on natural light from the existing windows in the side elevation of 61
- Reduce the overall building height within the guidelines of the right to light assessment
- Removed the 3rd floor completely to create a modest 2 storey building
- Added detail and articulation of structure and material to the front elevation.
- We have subsequently submitted a pre-application and responded to the feedback provided.
- Based on the feedback provided the footprint, massing, materiality and detailed facade design have been reviewed and amended.
- The following key changes have been made to the footprint/massing illustrated on the diagrams on page 10:
 - Facade to follow the lines of the neighbouring properties at no 57/61.
 - A Low level gate/wall has been incorporated to the front adjacent to the garage to align with the neighbouring property at number 57 and bridge the building line between the two neighbouring properties. This forms an external enclosure for bins and bikes to be stored.
- The detailed design of the elevations has been amended in response to comments from the pre-application to break down the visual mass of the facade.
- The elevations have been designed with consideration to the future developments of the neighbouring properties which have planning permission. This has informed the materiality, detailing

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04 PLANNING HISTORY:PREVIOUS APPLICATION



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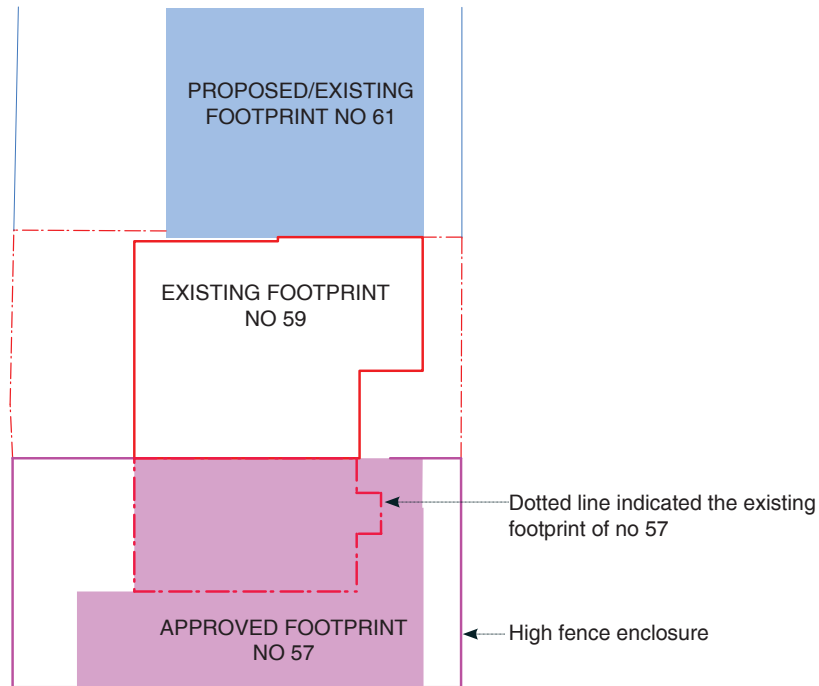
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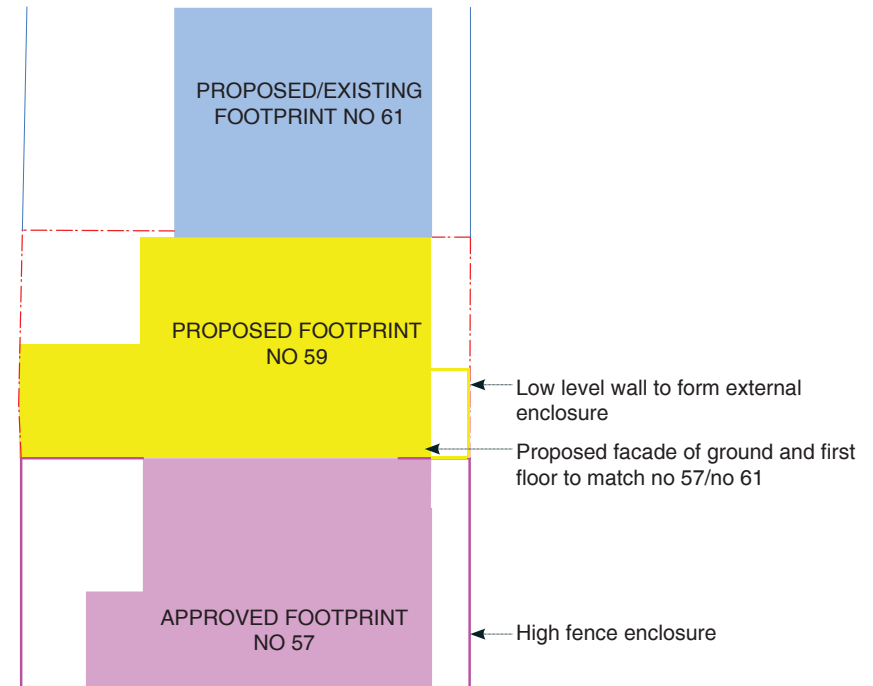
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1. Impression of proposed dwelling, under the refused planning application 2015/4564/P, from the street showing the existing properties at no 57 & 61 Camden Mews

05 DESIGN APPROACH: FOOTPRINT



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1. Diagram showing the existing footprint of no 59 in relation to the existing and approved schemes for no 57 and 61.

2. Diagram showing the proposed footprint of no 59 in relation to the existing and approved schemes for no

05 DESIGN APPROACH

The proposal seeks to demolish the existing building and construct a new, well proportioned, high quality single family dwelling on the site which enhances the character of Camden Mews and contributes positively to the Camden Square Conservation Area.

The building line allong Camden mews aligns with the neighbouring property at number 61. A Low level Gate/wall has been incorporated to the front adjacent to the garage to align with the neighbouring property at number 57 and bridge the building line between the two neighbouring properties. This forms an external enclosure for bins and bikes to be stored.

The proposal seeks to construct a 2 storey dwellinghouse. The height of the building has been governed by a Right to Light assessment which seeks to mitigate the impact of the building on any affected windows in neighbouring properties. The proposed parapet height of the front

façade is well below the parapet wall of the neighbouring building at 61 Camden Mews, rising above the existing unusually small building at 57 Camden Mews, but below the height of the approved scheme at 59 REF 2016/4986/P

Using a combination of fair faced brickwork, timber cladding, metal framed windows and a neutrally toned cementitious boarding for the garage and entrance door. The building seeks to echo the predominant material palette of the mews.

Internally, the spaces have been designed in accordance with Lifetime Homes Standards to ensure the longevity of the dwelling. Provision of adaptable living, bedroom and bathroom facilities on ground floor.

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 Archaeological 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

Site is not affected by contaminated land so an assessment was not carried out.

Daylight/Sunlight assessment

A Right to Light assessment has been undertaken on the proposed massing and demonstrates the proposal has no material impact affected neighbouring windows.

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. Brick screens at first floor level 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.

First of all, 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.

Camden Square Conservation Area Appraisal and Management Strategy have listed the building

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05 DESIGN APPROACH

as a neutral asset and therefore has potential for development which can enhance the local character.

The increase in size and density of the property is a positive development as higher densities are encouraged to make more efficient use of limited land (CS1.22).

High quality design of proposal's 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).

The design of the building follows Lifetime Homes standards to ensure that the property is inclusive and accessible to all (CS14.19). It has also been designed to be far more environmentally sustainable than the existing building.

Sustainability Statement

The design will take measures to

ensure sustainable construction and surpass all minimum Codes for Sustainable Homes.

Telecommunications

There will be no telecommunications infrastructure installed on site.

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.

Construction Management Plan

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 trees on site that will require protection. There are no elements of the scheme that would effect the the stability of the surrounding

buildings.

Tree survey/arboricultural Implications

There are no trees on site or on the street at the front of the property that will require protection or removal.

Waste Storage and Collection

Waste is stored in a concealed bin store at the front of the property and put out on collection days in accordance with the councils requirements. (Bin store is labelled on plan.)

Servicing Management Plan

Not a commercial development so no servicing management plan is necessary.

London View Management Framework

Not required as the site does not lie within a Landmark Viewing Corridor.

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05 CASE FOR DEMOLITION

The proposal seeks to demolish the existing two storey building on the application site and construct a new three storey family dwelling. The justification for demolition is summarised below.

Poor Quality Design

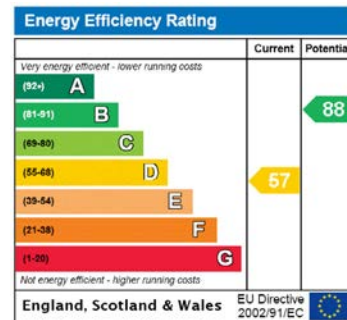
59 Camden Mews is currently a poorly designed, unattractive building which doesn't contribute anything positive to the mews. Camden council have acknowledged this in their Townscape appraisal map (right) which describes it and the neighbouring two properties as 'neutral buildings'. We have an opportunity to create a building of high 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 a very poor energy efficiency rating score of 57 with maximum potential

rating of 88. In our professional opinion, we feel that both these scores are very optimistic and that achieving the maximum of 88 would involve a disproportionate investment. The extension and renovation of the existing building is simply not environmentally or financially viable. It would result in a unsatisfactory home that would not be able to perform to the standards expected of any contemporary building.

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.



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1. Town appraisal map

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06 THE LOCAL CONTEXT

The section of Camden Mews along which the application site is located is like much of the street characterised by variety.

The western side of the mews on which the site is located is made up of a variety of buildings of varying style and materiality. The majority of which are built up against the rear edge of the pavement. There is a mixture of 2 and 3 storey buildings in the this section.

On the western side of the mews in this section are a terrace of stepped 2 story dwellings which present a gable to the mews.

The proposal seeks to reflect the grain and character predominant in the mews with a full width 2 storey building which presents a level parapet to the street,



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1. Aerial view of site

06 THE LOCAL CONTEXT

The diagram opposite highlights the application site and illustrates the range of building heights within the mews, highlighting the 2 and 3 storey buildings and the raised ground floor gable fronted houses opposite the application site.

The Camden Square Conservation Area Management Strategy describes the Mews as “generally of two or two-and-a-half storeys some with set-back third storeys, and of a high design standard, and stand at the back edge of the narrow roadway or slightly set back. They take an imaginative approach to development in the spirit of a mews’ scale, form, and variety of styles and materials.”

The proposed building seeks to reflect the character of the mews as described in this document seeking consent for a modest family dwelling of high quality design with a set back part width second floor. The buildings form seeks to echo the character grain and form of the locality.



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1. Diagram of the application site and illustrates the range of building heights within the mews

07 HERITAGE STATEMENT

About the Building and its Context

Built in the 1980's the existing property is located about 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 and is a bland and unremarkable building that adds nothing to the quality of the mews.

Made from modern stock brick the property is 2 storeys high with a low pitched roof and adjoining timber garage which was added at a later date. Set back a little from the road, a poorly maintained hard standing and gravelled area present

themselves upon arrival. The square proportioned facade has 3 square windows at first floor level and 1 at ground floor. They are all painted brown.

The rear of the property is made from the same brick and brown painted windows. Accessed via either the living space or garage, the rear garden patio is covered with a tired timber decking with planting at its edges.

According to the Camden Square Conservation Area Townscape Appraisal map, 59 Camden Mews and its two immediate neighbours, 57 & 61 are 'neutral buildings'. 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 current building is of poor design and little value to the mews. The proposal uses high quality design to enhance the heritage and character of the mews.

High quality brick, aluminium framing and glass are used in the design of the proposal. These materials will allow the building to sit comfortably in context by reflecting the existing predominate palette of the mews.

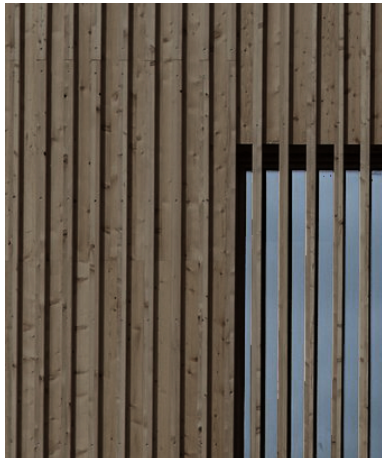
The high quality design, looks to achieve a building which will last the test of time so that it can be enjoyed and appreciated by future generations.

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08 PROPOSED ILLUSTRATIONS



Stained timber cladding



Light buff bricks



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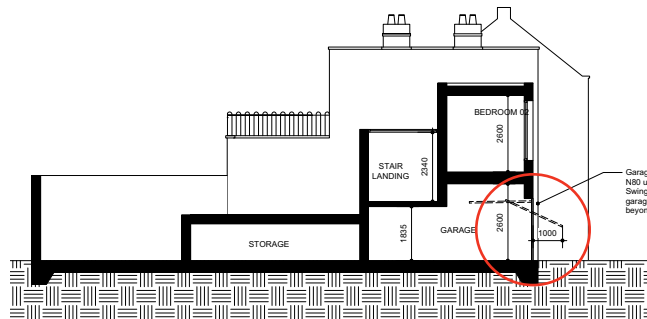
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1. Impression of proposed dwelling from the street showing the proposed alterations to 57 & 61 Camden Mews

09 GARAGE DOOR DETAILS

The Garage Door is specified to ensure it does not swing out into the pavement and stays within the site boundary.

An up and over garage door (product details shown right) is specified



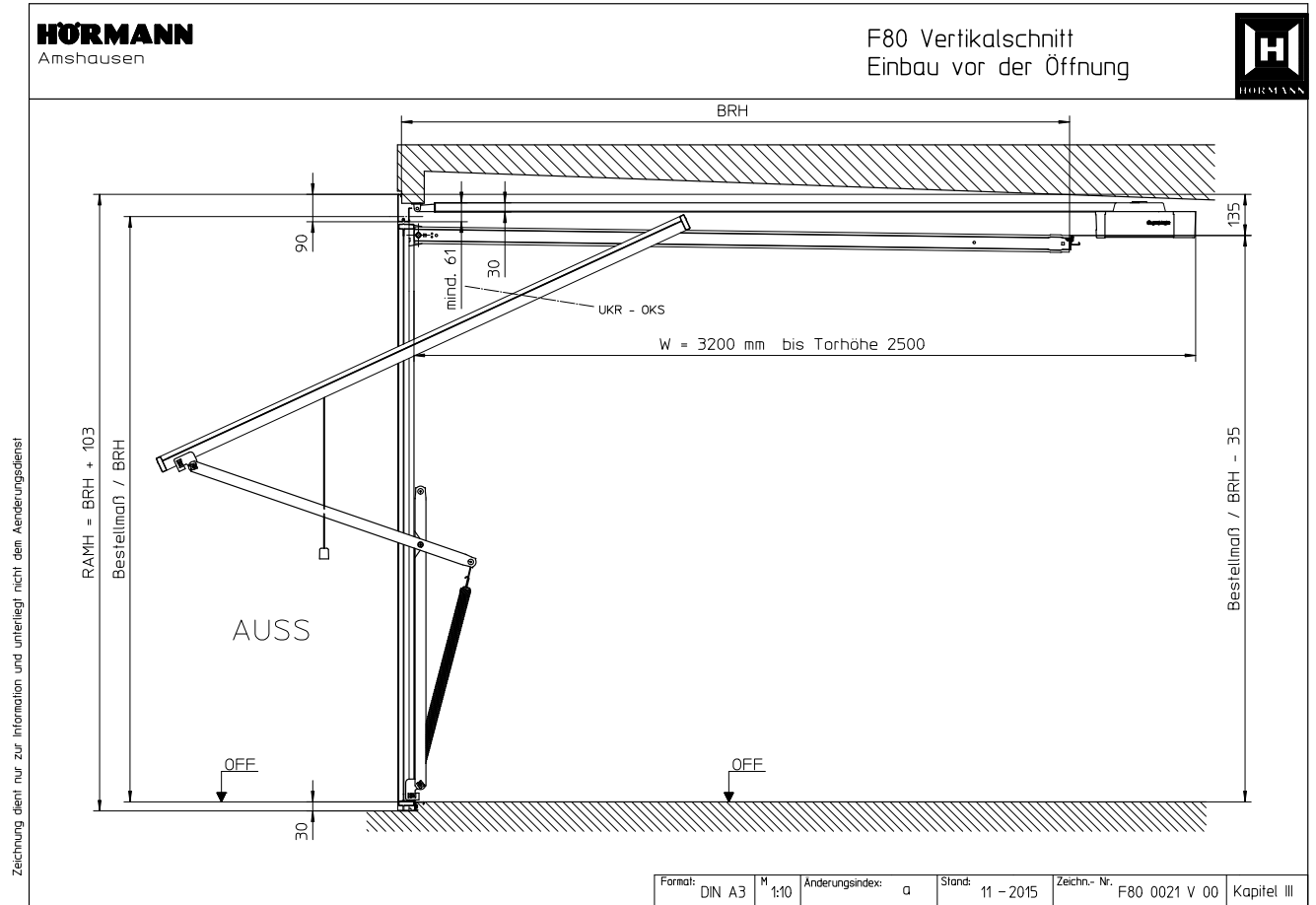
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1. Section indicating location of garge door in context
2. Hormann Up and Over Garage door section details

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