

99 CAMDEN MEWS

LONDON BOROUGH OF CAMDEN

RESIDENTIAL DEVELOPMENT

DESIGN & ACCESS STATEMENT



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NTA+

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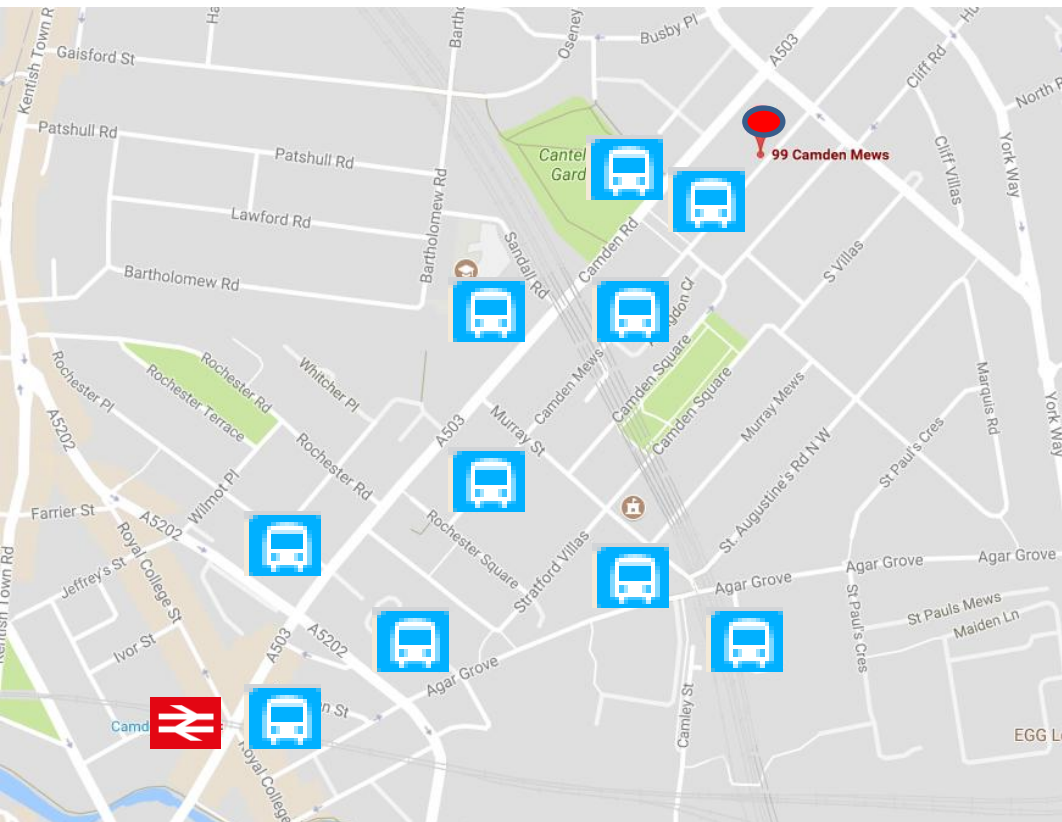
1.0 SITE LOCATION

1.1 99 Camden Mews is located in the London Borough of Camden, approximately 3 miles north of central London. The site is located off the A503 and lies between Cantelows Gardens and Camden Square.

1.2 Besides being well served by public transport, the site is in a sustainable location, its PTAL rating of 3 indicates a moderate accessibility level.

1.3 Camden Road station (Travel Zone 2) is 0.6 miles from the site (circa 12 minutes on foot). Additionally, there are several bus stops within 500 metres of the site; most of them found along the A503 and they serve many routes around the local area.

1.4 Similarly, the site is within easily accessible distance to commercial, retail and leisure areas. Camden High Street is 1 mile directly to the south of the site, offering a wide range of services.



Site Connectivity

-  site
-  railway station
-  bus stop

2.0 SITE ASSESSMENT



2.1 The buildings within the vicinity are of mixed design and type, ranging from two-storey to three-storey. The architecture is of eclectic style, varying between traditional Victorian mews houses, brick buildings from the post-war period onwards and modern-designed buildings.

2.2 The site is located within a Conservation Area but it is not listed.



3.0 RECENT DEVELOPMENT

85 CAMDEN MEWS

2014/4726/P

3.1 Planning permission was recently granted for the erection of two storey side and rear extensions following demolition of existing garage and rear extension, replacement roof.



90 CAMDEN MEWS

2015/2386/P

3.2 Planning permission was recently achieved for a roof extension to provide additional internal living space at 2nd floor level.



254-256 CAMDEN MEWS

2015/4553/P

3.3 Planning permission was granted for the reconfiguration, part demolition and extension of sheltered accommodation. The proposal included a full-width extension across 5 mews houses located on Camden Mews. Officers commented on the application that *“new openings would be introduced at second floor level however these would be suitably set back 1m from the façade and allow views already seen from lower level windows and is therefore of no greater detriment.”* Officers accepted the large second storey extension as *“a consistent parapet height relates to the adjoining mews scale and a setback top floor is consistent with the majority of properties in this section of Camden Mews.”*



Existing (far left) and approved (near left) showing approved full-width second storey.

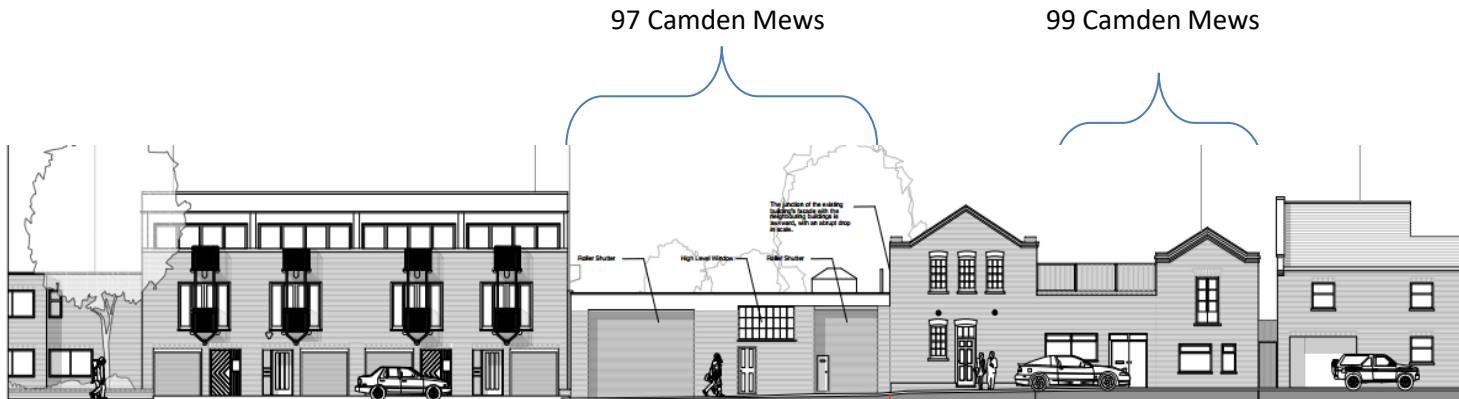
97 CAMDEN MEWS

2016/3638/P

3.4 Planning permission was recently achieved for a change of use from motor repair garage to 2 x 3 storey residential units. This scheme has many similarities to that proposed at No. 99; the second storey has been setback so that the new building does not dominate neighbouring properties, including those opposite. Officers felt that this *“is important that it not compete visually with the prominent gable of no. 99a.”*

3.5 Officers provided an interesting insight into Camden Council’s thoughts on the mews when debating this application. *“The character of Camden Mews is one of irregularity, in terms of materials and design, reflecting its piecemeal development over 150 years. In particular, many sites were developed as individual architectural compositions of significant quality and the current proposal is considered to add to this character.”*

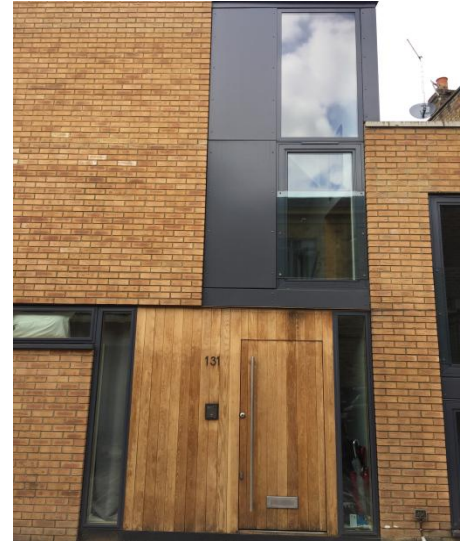
3.6 Officers did not consider the 3 storeys would overwhelm the mews as the proposal would present *“a typical two storey development above ground with a third floor, set back from the front building.”* *“It is contended that the scale, bulk and height of the proposed houses would be in keeping with the adjoining properties, the properties opposite, and the general character of the modern housing within the Mews. It is considered that the proposal would be in-keeping with the mews as a whole as there is a mix of different design and styles from different eras.”*



Approved Streetview

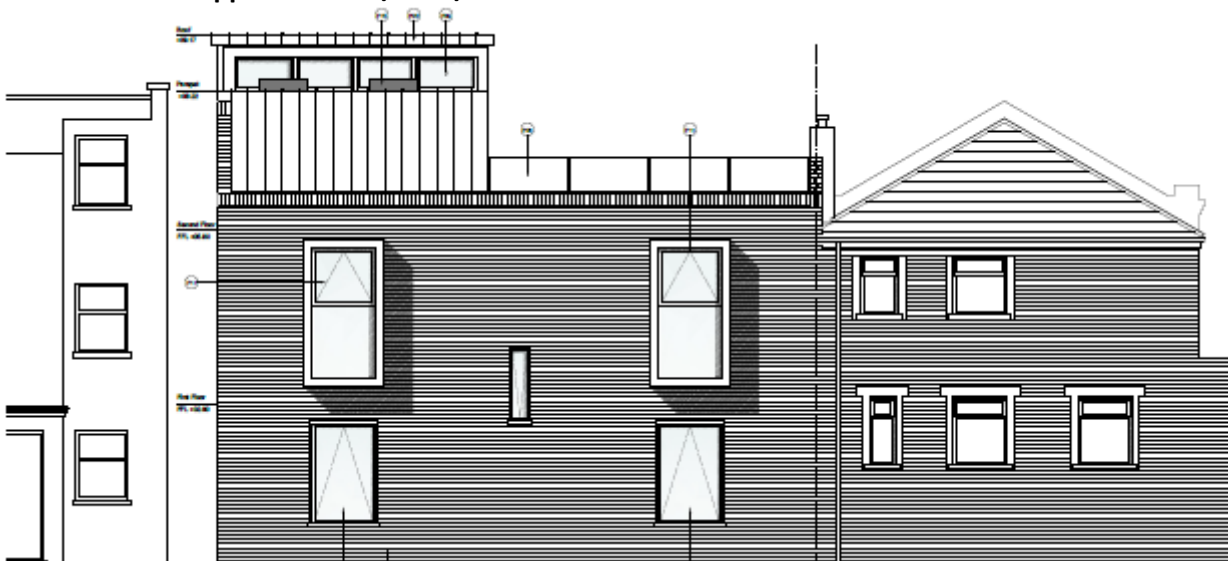
STREET PHOTOGRAPHS

Camden Mews has a domestic scale. Brickwork and metal cladding are the predominant materials featured. A contemporary style is common.





Front Elevation as approved 2014/3907/P



Rear Elevation as approved 2014/3907/P

99 CAMDEN MEWS

2014/3917/P

Permission was granted for a three storey residential building comprising 2 bedrooms (and artist studio on second floor) and associated terracing at second floor level following demolition of existing building. The applicants wish to gain approval for a more attractive extension with a more useful internal footprint.

4.0 DESIGN RATIONALE

4.1 Architects' Synopsis

Following detailed analysis and appraisal, in close consultation with Camden's officers and in the light of recent planning history, the scheme has evolved to ensure the new build form maintains the mews's scale and grain, respects the integrity of existing structures and forms, whilst adding visual interest and variety.

The site is handled as two related elements with varied material choices ensuring the visual 'grain' is maintained. A recessed plane forming the southern elevation element gives pre-eminence to the adjacent brick gable whilst the projecting first floor bay provides not only visual interest but a canopy to the entrance. This raised form assists the screening of the varied set back upper storey, ensuring the Mews scale is preserved at eye level.

The refined joinery treatment of the recessed plane enables the various access doors to be treated as a complete composition for the recessed plane.

The rear elevation follows a consistent logic in terms of materials and 'grain'.

The roof storey is handled as a set back pair of visually lightweight pavilions with a low key linking element. Set back from all boundaries the design ensures that visual gaps are created in a variegated and discrete roof profile largely screened from pedestrian eye level.

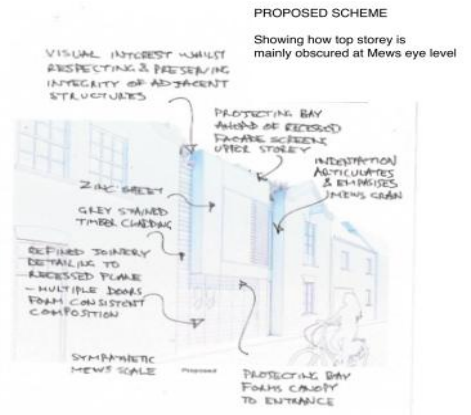
The balanced design facilitates internal space planning and contrasts very favourably with the approved scheme and recently approved scheme to the south. In each of these schemes the handling of the recessed elements actually expose the roof storey to eye level view in contradiction with the objective of maintaining the visible Mews scale.



EYE LEVEL MEWS VIEWS



APPROVED SCHEME
Showing exposed upper storey



PROPOSED SCHEME
Showing how top storey is mainly obscured at Mews eye level

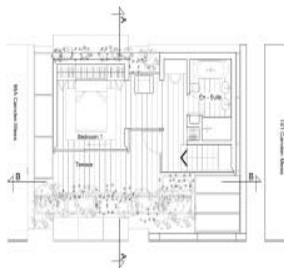


ALTERNATIVE LOUVRE EXTENT



PREVIOUS BRICK ELEVATION TREATMENT

Followed Client preference for all brick.
Hit and miss brickwork used to emphasise
separate elevation elements.

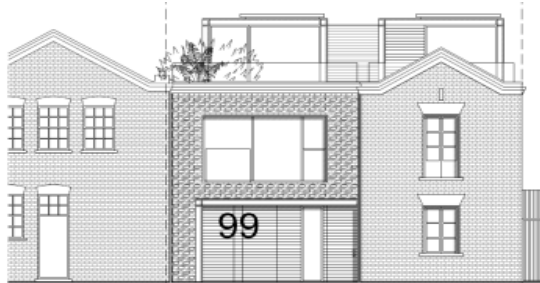


GREY STAINED TIMBER example

REFINED FENESTRATION/ENCLOSURE example



5.0 DESIGN EVOLUTION



Front Elevation of Pre-App 2016/6849/PREP



Rear Elevation of Pre-App 2016/6849/PREP

5.1 2014/3907/P

The applicants attended the first of two pre-application advice requests with Camden Council. The proposed second storey addition did not extend across the full width of the property and was set back from both the front and rear elevations. However, officers felt that the extension “*would certainly be visible from nearby properties and possible visible from ground level views the location of the amenity space towards the front building line directly behind the parapet. This would result in the presence of balustrades above parapet height and behind the gable, visible from the streetscene and from nearby properties and is not considered to be sufficiently subservient. It is recommended that the overall bulk and massing of the upper levels would need to be reduced for the proposals to be considered acceptable in principle.*”



Front Elevation (L) and Rear Elevation (R) presented to Camden Conservation Officer.

5.2 Informal Meeting with Camden Conservation Officer

Officers advised at the initial pre-application meeting that the principle of the application was deemed acceptable. The design team agreed that an amended design was required to allow the Council to look favourably on the second storey extension. The architect increased the glazing to the upper storey so that it could appear as ‘lightweight’ and subservient as possible. More landscaping was introduced in order to screen the balustrades from the streetscene and neighbouring residents. An angle was added to the southern bay on the front elevation to make reference to the existing gabled roofline and to allow the extension to appear connected with the host building. Although formal feedback was not provided, given the informality of the meeting, the Conservation Officer was encouraging of the amendments being made to the design. It was agreed that the angled bay was unnecessary. The Officer advised the applicants to relook at the front elevation of the main dwelling, especially the southern bay to research any way of introducing a contemporary design. This would assist in establishing a connection between the host building and the modern designed second storey.



Front Elevation of Pre-App 2017/2629/PRE



Rear Elevation of Pre-App 2017/2629/PRE

5.3 2017/2629/PRE

The applicants attended the second pre-application advice request with Camden Council. The design team agreed a revised approach to the design was required. The site was handled as two related elements with varied material choices ensuring the irregularity of the mews was maintained. A recessed plane was added to the southern elevation allowing the adjacent brick gable to maintain its prominence. The roof storey was handled as a set-back pair of visually lightweight pavillions with a lower linking element allowing visual gaps. It was set back from all boundaries and largely screened from pedestrian eye level. Officers welcomed the reduction of the massing at second floor level and the setting back of the main building line. The Council's Internal Design Review felt the submission had failed to provide convincing evidence to support the proposals. Yet again, officers incorrectly described the extension as being full-width. The Panel also felt that there was a lack of supporting information to demonstrate a strong design rationale, therefore the first floor square bay was considered to be shapeless and excessively large.

6.0 DESIGN APPROACH

6.1 DESIGN

The resulting scheme is one of two halves. The existing gable form remains, referencing the original building.

The contemporary new- build element makes reference to other modern materials present on the mews. The contemporary bay has its principal plane recessed from adjacent brick structures and is faced in a naturally finished treated Accoya timber to allow for seamless multiple door openings. Accoya wood has excellent stability. The glazed and zinc sheeted bay has its geometry broken on the southwest corner with return glazing allowing greater sunlight penetration. The zinc links the bay with the roof elements. This raised bay assists the screening of the varied set back upper storey, ensuring the Mews scale is preserved at eye level. Horizontal slatted timber is introduced at lower level which moderates the scale of the glazing whilst introducing privacy from street level. The refined joinery treatment of the recessed plane enables the various access doors to be treated as a complete composition for the recessed plane.

The two bays are linked by using complementary colours across the principal materials.

The second floor is created by individual but linked pavilions which are crisply detailed. They are visually lightweight. They create viable floor space at roof level. Their design subtly responds to the associated elements below. They are subservient and set back which allows the 2 storey height at Mews level to be maintained. Their set back also allows visual gaps to be created.

The rear elevation follows a consistent logic in terms of materials and 'grain'. Both front and rear elevations respect the individual bays within an overall balanced composition.

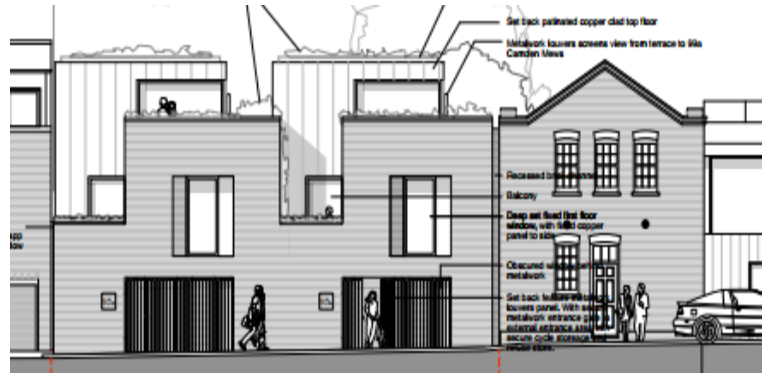
6.2 GRAIN

Although the styles and design of dwellings on Camden Mews are varied, the grain is very methodical. Two and three storey units on small tight plots with little distance between the east and west sides provide an established grain to the mews. The proposed dwelling at No. 99 will maintain the existing footprint. Therefore, the grain of the mews will be maintained.



6.3 FORM

The existing gabled northern bay will be rebuilt as existing. For the contemporary southern bay and roof terrace, reference was taken from the previously approved application at 97 Camden Mews (2016/3638/P). This scheme represents an acceptable relationship between modern square bays and the historic gable roof line of 99a Camden Mews.



Approved scheme for 97 Camden Mews 2016/3638/P

6.4 MATERIALS

Camden Officers have acknowledged, in their report for 2016/3638/P, that Camden Mews' character is one of irregularity, in terms of materials and design. They agreed there is a mix of different design and styles from different eras. The submitted design makes reference to this by proposing existing materials such as brick and timber along with contemporary materials such as zinc cladding.



Examples of design, styles and materials present on Camden Mews.

6.5 SCALE

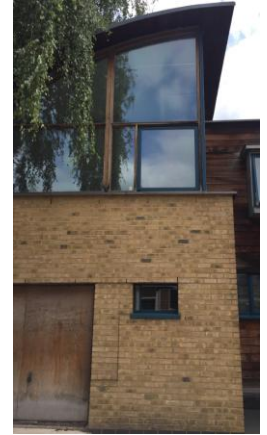
The proposed height of the second storey is 0.5 meters lower than the approved height under application 2014/3907/P. It is also lower than the approved height of the adjacent building at 97 Camden Mews. The second storey fits comfortably within the scale set by the directly adjacent neighbours at 99a and 95 Camden Mews.



Proposed scheme for 99 Camden Mews

6.6 BULK

The resulting scheme has taken reference from other 3 storey buildings within the Mews. The proposed top storey is set back from the front elevation similar to the approved application at 254- 256 Camden Mews (2015/4553/P). This recession allows the main host building to maintain its dominant appearance, similar to the approved application at 97 Camden Mews (2016/3638/P).



Proposed front elevation of 99 Camden Mews



Proposed rear elevation of 99 Camden Mews





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