

APRIL 2021

DESIGN & ACCESS STATEMENT

1-5 ERSKINE MEWS
LONDON, NW3 3AP

21
st

Architecture Ltd



CHALCOT CRES.

CHALCOT ROAD

SHARPLES HALL ST

REGENTS PARK ROAD

AINGER ROAD

OPPIDANS RO

1-5 ERSKINE MEWS

BERKLEY ROAD

ERSKINE ROAD

KING HENRYS WAY



CONSULTANT LIST

ARCHITECT



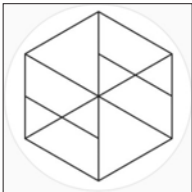
21ST ARCHITECTURE LTD.
314 GOSWELL ROAD,
LONDON,
EC1V 7AF

PLANNING CONSULTANT



SM PLANNING
80-83 LONG LN,
BARBICAN, LONDON
EC1A 9ET

HERITAGE CONSULTANT



THE HERITAGE PRACTICE.
10 BLOOMSBURY WAY,
LONDON,
WC1A 2SL

SUNLIGHT / DAYLIGHT CONSULTANT



RIGHT OF LIGHT CONSULTING
FIRST FLOOR, HOLBORN GATE
330 HIGH HOLBORN
LONDON
WC1V 7QT

DOCUMENT LIST

A1	Design and Access Statement
B1	Planning Statement
C1	Transport Statement Report
C2	Daylight & Sunlight Report
C3	Acoustic Report
C4	Energy Statement
C5	Viability Assessment

CONTENTS

1.0.0	INTRODUCTION	4.0.0	DESIGN STRATEGY
1.1.0	Executive Summary	4.1.0	Site Constraints
1.2.0	Content of this Submission	4.2.0	Conceptual Diagrams
1.3.0	Pre-Application Advice History	4.3.0	Amenity Diagrams
2.0.0	SITE DESCRIPTION	4.4.0	Design Objectives
2.1.0	Site Location	4.5.0	Area Schedule
2.2.0	Transport Links & PTAL Rating	4.6.0	Site Plan in Context
2.3.0	Conservation Area	4.7.0	Elevations in Context
2.4.0	Area History	4.8.0	Sections in Context
2.5.0	Site History	4.9.0	Proposed Plans
2.6.0	Aerial Photos	4.10.0	Proposed Elevations
2.7.0	Street Views	4.11.0	Proposed Sections
2.8.0	Site Views	4.12.0	3D Views (Existing & Proposed)
2.9.0	Site Location Plan	4.13.0	Neighbour Views (Existing & Proposed)
2.10.0	Combined Mews Existing 3D Views	4.14.0	Materials
2.11.0	Existing Plans		
2.12.0	Existing Site Sections	5.0.0	ADDITIONAL INFORMATION
2.13.0	Existing Site Elevations	5.1.0	Amenity & Privacy
3.0.0	PLANNING HISTORY	5.2.0	Green Roof
3.1.0	Local Planning Applications	5.3.0	Sunlight/Daylight Analysis
3.2.0	1st Pre-Application Meeting	5.4.0	Habitability
3.3.0	2nd Pre-Application Meeting		

1.0 INTRODUCTION

1.1.0	EXECUTIVE SUMMARY	1.2.0	CONTENT OF THIS SUBMISSION	1.3.0	PRE-APPLICATION ADVICE
1.1.1	21st Architecture Ltd [The Architect] have been appointed by the residents of Erskine Mews. 1-5 Erskine Mews Primrose Hill, London NW3 3AP	1.2.1	"The applicant" wishes to apply for full planning permission for the proposals presented in this document.	1.3.1	The applicant requested pre-application advice for the proposed extensions at 1-5 Erskine Mews, with meetings in September 2020 and January 2021.
1.1.2	A full design team has been assembled to ensure that the proposals are fully investigated, technically achievable and viable. Supporting documentation from these consultants has been included in this application.	1.2.2	This document has been prepared by 21st Architecture Limited on behalf of the 'Applicant'. It explores the constraints and opportunities of the site and its surrounding context. The design process seeks to develop these parameters to derive a high quality residential design, befitting of its area and responsive to its context.	1.3.2	A pre-application meeting was held on 17/09/2020. Refer to Section 3.2.0
1.1.3	The proposals involve the extension of 5 dwellings at 1-5 Erskine Mews. The extensions will be on the roof and have been sculpted and massed to limit the impact on the surrounding properties and create high-quality residential accommodation.	1.2.3	This document explains how the design principles and concepts have been applied to the development and how issues relating to access have been considered.	1.3.3	Following the design change, a second pre-application meeting was held on the 07/01/2021. Refer to Section 3.3.0
		1.2.4	21st Architecture Ltd hope that the document is presented in such a way that the logic and basic principles of the design are clear, leading to an appropriate, high quality development.		
		1.2.5	All figures and illustrations within this document are provided for illustrative purposes only.		

2.0 SITE DESCRIPTION

2.1.0 SITE LOCATION

2.1.1 The application site is located in Primrose Hill, Camden, in North London.

2.1.2 The site consist of 5 Residential Mews Houses with a communal car parking and refuse storage. Access into the site is provided via an under-croft from Erskine Road.

2.1.3 Site Address:
1-5 Erskine Mews,
Camden Town,
London,
NW3 3AP



2.2.0 TRANSPORT LINKS & PTAL RATING

2.2.1 The proposed site is in the London Borough of Camden and benefits from good public transport links including Chalk Farm Overground station which is located 550m away from the site. Additionally, key bus routes run along Adelaide Road.

2.2.2 According to "Transport for London", the overall PTAL rating of the site, which is a recognised category for the reliability of public transport on a specific site, is 3.

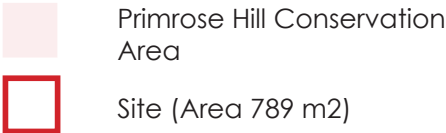
2.2.3 Calculation Parameters:

Rail	0.75
Bus	2.00
Underground	0.75
Overall	3.00



2.3.0 CONSERVATION AREA

2.3.1 The site is located next to a conservation area of London Camden Town.



2.0 SITE DESCRIPTION

2.4.0 AREA HISTORY



Utopia Village - 2 & 3 storey plus roof
Chalcot Rd. - 3 storeys plus 1
Gloucester Avenue. - 3 storeys plus 1



Primrose Mews - 2 storey plus roof
Sharples Hall St. - 3 storeys
Regents Park Rd. - 4 storeys



St. George's Mews - 2 storeys plus roof
Regents Park Rd. - 3 storeys plus roof

2.4.1 These are some examples of typical Camden Mews properties. All the example mews properties are in the north part of the borough. The mews are typically 2 storeys with pitched roof. Many of the mews have original or later habitable 2nd floor accommodation in the form of attic conversions or roof extensions.

2.4.2 The information at the bottom of each pictures outlines the scale of each building and compares this with the scale of the principal frontage building which it would have served.

2.4.3 The list of mews sites indicates that typically a mews building is 1 storey below the height of the principal group of buildings it would have served, although this can vary to have comparable storey heights or the principal buildings to be two storeys taller.

2.4.4 In our view Erskine mews can easily accommodate an additional roof storey without unbalancing and remaining subordinate to the principal frontage building based on the typical established pattern of news developments in the area.

2.4.5 Erskine Mews was originally constructed as typical mews in the mid 19th century. The site appears to be already earmarked for clearance in the bomb damage maps the current dwellings were constructed.

2.4.6 *Height;* Erskine mews is currently two storeys without a pitched roof. Each building has consistent floor to ceiling heights of 2.5m for both ground and first floors.

2.4.7 The original mews buildings would have had a greater floor to ceiling height at ground floor level to allow for carriages or stabling (The GOAD plan of 1901 confirms the buildings had stabling at ground floor with dwellings above). This could have extended to roughly 3m.

2.4.8 We also know that the original mews buildings had slate roof (refer to the GOAD plan). This would have meant the roof would have been pitched

2.4.9 Baynes Mews in Belsize Village is very similar to the scale of Erskine Mews and was built around the same time. It retains its original mews buildings. The buildings within Baynes Mews are two storeys plus pitched roof. The

2.4.10 *Depth;* The depth of the current Erskine mews properties are typical of a standard mews and match that of the original mews buildings on the site. However they have been brought forward (or inward) to provide private amenity at the rear of each house when redeveloped.

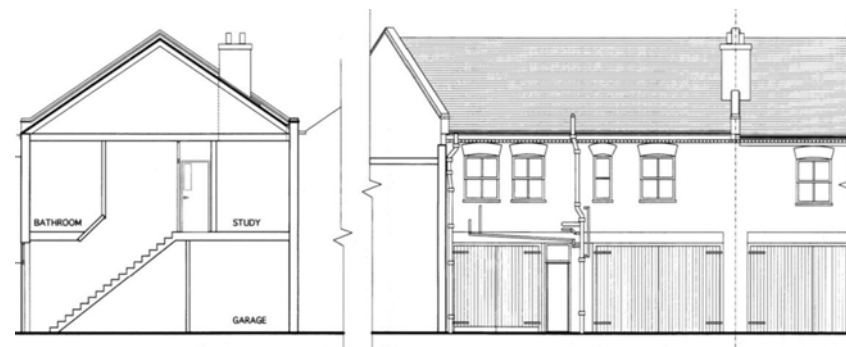
2.4.11 This has narrowed the gap between each group but has also pushed the dwellings away from the buildings been brought forward (or inward) to provide private amenity at the rear of each house when redeveloped. This has narrowed the gap between each group but has also pushed the dwellings away from the buildings which surround the site.

2.4.12 *Distance;* The existing distances between Erskine mews and rear building line of the houses on Erskine Road and Ainger Road are typical for the area and by no means closer than other mews sites or typical central London proximities between developments.

2.0 SITE DESCRIPTION

2.5.0 SITE HISTORY

- 2.5.1 Based on the information we have to date we have sought to reproduce the scale of the buildings on the site originally. This positions the building in their original location at the back of the garden party walls. The existing height of 1-5 have been maintained, Assumed level access this would provide a 3m floor to ceilings height at ground level with a 2.1m at first floor. We have assumed a 35degree slate clad pitched roof to match the Baynes Mews example (above).
- 2.5.2 The result shows the original mews buildings would have likely been equal to the scale of the proposed roof extension scheme but set closer to the neighbours (figure 2.)
- 2.5.3 Conclusion:
Typical Georgian and Victorian mews properties in the north of Camden are 2 storeys with pitched roofs;
- 2.5.4 Typically mew buildings in the northern part of Camden are a storey below the height of the principal building fronting the primary roads;



Elevation and section of Baynes Mews building

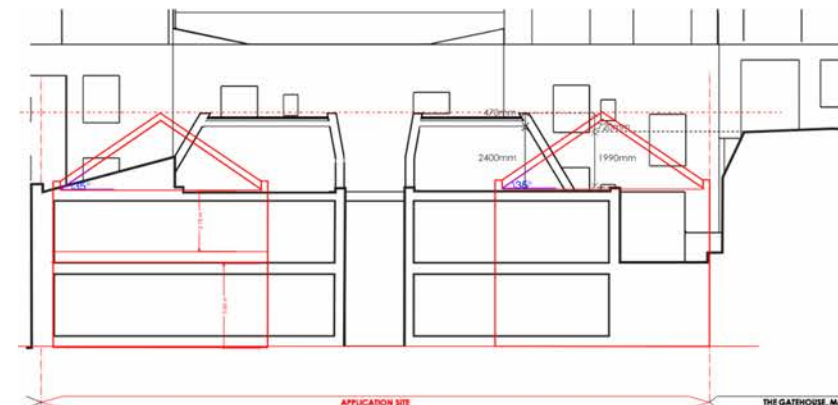
- 2.5.1 Erskine Mews is currently 3 storeys below the height of the building fronting Erskine road and Ainger Road;

The distances between Erskine mews and the principal frontage buildings are not atypical; The current Erskine mews buildings have been moved inward and away from the principal frontage buildings;

- 2.5.2 The original mews buildings on the site would most likely have been taller to allow for a greater height at ground floor level; The original mews buildings would have included a slate clad pitched roof.

- 2.5.3 The height of the original mews is likely to have been the same as currently proposed and closer to the neighbouring buildings.

- 2.5.4 The height of the original mews is likely to have been the same as currently proposed and closer to the neighbouring buildings.



Proposed section drawing overlaid with theoretical original mews building on the site (outlined in red).

2.0 SITE DESCRIPTION

2.6.0 AERIAL PHOTOGRAPHS



View From East



View From East



View From North



View From West

Aerial Views from Bing Maps.