

## Planning and Heritage Statement

### 83, Camden Mews, NW1 9BU

#### Proposed Works

1. The conversion of garage into a habitable room (Home Office) including;
  - Removal of garage door
  - New secondary entrance door and fixed window with vent panel
  - Construction of new bin store
  - New arrangement to main entrance door and glazing
2. Replacement of all existing glazing from timber framed single glazing to dark grey, double glazed, casement windows to match existing arrangements.

#### Context

Built in 1987, 83 Camden Mews is one of a pair of a two story semi detached mews houses situated in the Camden Square Conservation Area. This part of the conservation area is defined in the 'Camden Square Conservation Area Appraisal and Management Strategy adopted in 2011' as being characterised by a 'unique mix of nineteenth, twentieth and twenty-first century mews houses'. The streets have 'inventive buildings which have evolved' overtime and our proposed works will add to the character of the conservation area and the tradition of evolving buildings. Camden mews is noted for its inventiveness and variety of architectural styles, scale, form and material.

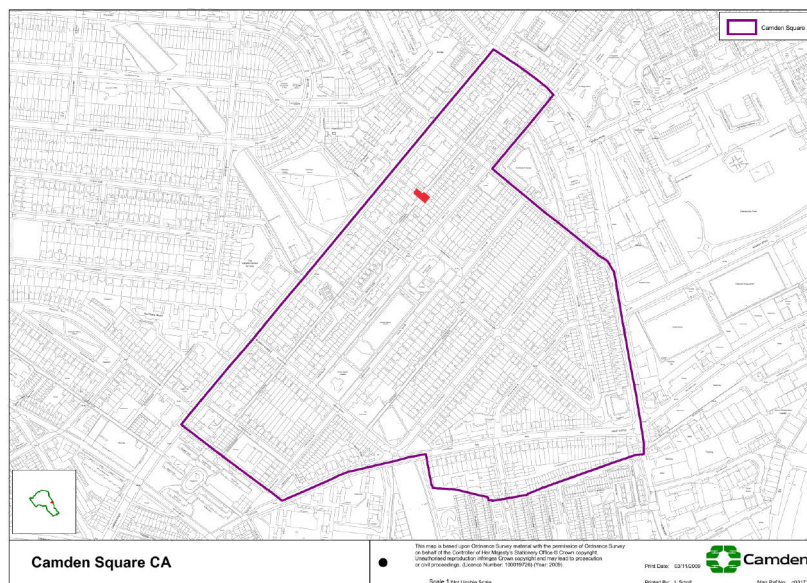


Fig 1. Camden Square Conservation Area

### Entrance, Home Office and New Bin Store

The original garage of the property has been previously reduced to include an internal room now converted to a utility. The remaining area to the front has previously been used for storage. The garage has never been utilised to store vehicles and reflects the good public transport links the property benefits from.

Currently the waste and recycling bins are located in front of the garage doors and often end up on the street. As they are not secured and suffer from having rubbish dumped in them by others.

The proposals to convert the remaining section of garage to a home office will provide a dedicated working space for the applicant that does not currently exist in the property and is necessary with post-Covid working practices.

The proposals replace the existing garage door with a new insulated, timber clad, external type wall with a secondary entrance door, fixed window and vent panel. A new bin store will be integrated with the design.

The need for the bin store is highlighted in the In the 'Camden Square Conservation Area Appraisal and Management Strategy adopted in 2011', it notes that Camden Mews is one of the narrowest and longest stretches of mews houses in London which underlines the need for keeping the bins off the street so that mews accessible.

The need for secure waste storage is highlighted in the 2017 Local Plan Planing Policy 7.18 + 8.97. Currently the bins are stored on the street next to the garage door as seen in Fig 2+3. Enclosing the bins will help prevent antisocial behaviour and vandalism which will add to a cleaner and tidier street scape. Making sure the bins are sealed off will also eliminate the risk of rats and other vermin being attracted to the waste.

The bin store and new entrance door will be clad in dark grey timber batons as used on many of the buildings on the street. The timber will complement the London Stock Brick and the new glazing.



Fig 2. Photo of 83 Camden Mews from Street

### Glazing Replacement

The proposed works include the replacement of all the existing timber framed, single glazed casement windows with an aluminium framed, double glazed, dark grey casement windows. The arrangements will generally match the existing.

The change of material from timber frames to aluminium, will offer improved performance whilst complimenting the original building. In particular the dark grey colour of the frames compliments the London stock brickwork and is also mirrored in other neighbouring properties on the street.

Upgrading from single to double glazing will improve the energy efficiency and insulation of the property. It will help prolong the lifetime and usability of the property by keeping it cooler in summer and warmer in the winter. Noise pollution will also be reduced. These thermal and noise improvements are in-line with the 2017 Local Plan Policy 7.56.

As the street is characterised by differing styles, forms and materials as defined in the Camden Square Conservation Area Appraisal and Management Strategy adopted in 2011 this change in colour and material will link with many of the other houses on the street. By maintaining the same casement type and arrangements they will reflect the original building which also complies with Planning Policy 7.46+ 7.47 in the Local Plan.



Fig 3. Photo of 83 Camden Mews from Street