CULLINAN STUDIO

72 CAMDEN MEWS
CAMDEN

DESIGN AND ACCESS STATEMENT

AUGUST 2025

Contents

1.0 Introduction

This document is a Design and Access Statement supporting the planning application for the retrofit and extension of the existing dwelling located at 72 Camden Mews. This document provides a description of the site context and project brief as well as presenting a detailed proposal for the project, including its key principles and sustainable-led design response.

This is to be read in conjunction with the accompanying planning drawings.

A previous planning application was submitted in December 2024 and was refused permission. A pre-app process was held in June 2025 which has resulted in the current proposal being submitted.

These proposals have aimed to take account of the points raised in the pre app process and create an elegant architectural response.

Brief and Project Aims

The owners of this Mews house fell in love with the exceptionally light, open-plan split-level design of the interior of their house, but it is generally in a very poor state of repair. The building leaks through roof, walls and windows, it has no wall insulation and negligible roof insulation so it is cold in winter and overheats in summer. The electrics and plumbing are in desperate need of upgrading. They wish to upgrade the fabric to a very high standard and while doing so had hoped to make a new space for their actor/teacher daughter to move into. This is no longer part of our brief as the pre-app has advised against the extensions to achieve this. They had also hoped to build out at the front where the current unusable driveway is situated, to provide a more accessible entrance and better storage facilities, and to do this without losing the planting and setback that is a feature of the current footprint. However this is not part of the proposal presented here as the pre-app report advised against this.

As a summary, our revised brief for the project is:

- Create a new roof terrace to 72 Camden Mews accessed from a lobby and stair that continues up above the current staircase location.
- Make some adjustments to the internal partitions to create spaces suitable for 21st century living.
- Improve the existing fabric including replacement of single glazed windows and doors, additional insulation, air source heat pump and MVHR system.
- Where changes to the existing external facades need to be made, to do so in line with the design ethos for crafted and unique dwellings in Camden Mews.

Cover image: Existing photo of the facade of 72 Camden Mews

2.0
SITE LOCATION AND CONTEXT

2.1 Site Location

The site is located on Camden Mews, Camden, London within the local government district of Camden Council. The site sits within the Camden Square Conservation Area.

2.2 Site Description

72 Camden Mews was built in the 1960s, as a two storey house - sitting between the three storey houses at 74-80 and the two storey double plot house at 70 Camden Mews. It faces WNW onto the Mews and ESE onto the rear of the four storey houses on North Villas. Number 72 was built in 1963 by Max Honigsfeld and follows typical architectural and construction methods of the time, with a masonry frame of brick party walls, brick piers and concrete lintols, with timber frame infill and timber windows and doors. (The Honigsfeld family confirm that it was always Max's intention to build a third storey but it proved unaffordable at the time.)

More unusual features are the split level design, bringing daylight down through the otherwise dark middle section of the house, and translucent channel glazing on the first floor facade used as a way of offering daylight with privacy.

2.3 Proposals

The owners wish to restore elements of the interior while repurposing the garage, add a small roof extension to the house, and rescue, re-use and replace parts of the external fabric where necessary, to bring it up the highest modern standards in energy use and fabric performance.

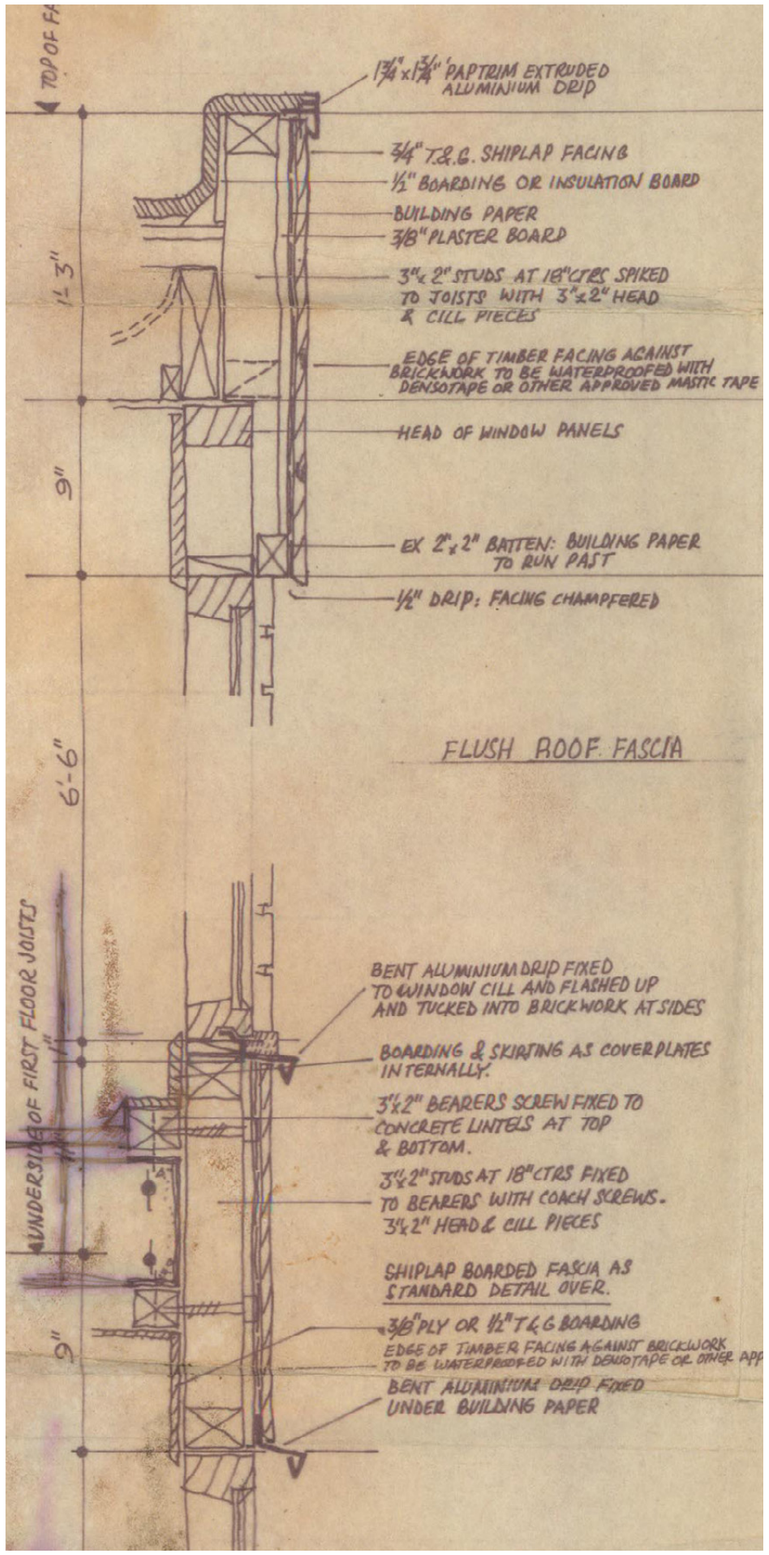
This application follows a refused application ref: 2024/5410/P and a pre-app process ref: 2025/1040/PRE. The key differences to the refused application are: maintaining setbacks to the Mews and consequent removal of the forward extension, external stair and balconies; reduced scale of the roof extension; re-use of materials; and front boundary treatment.

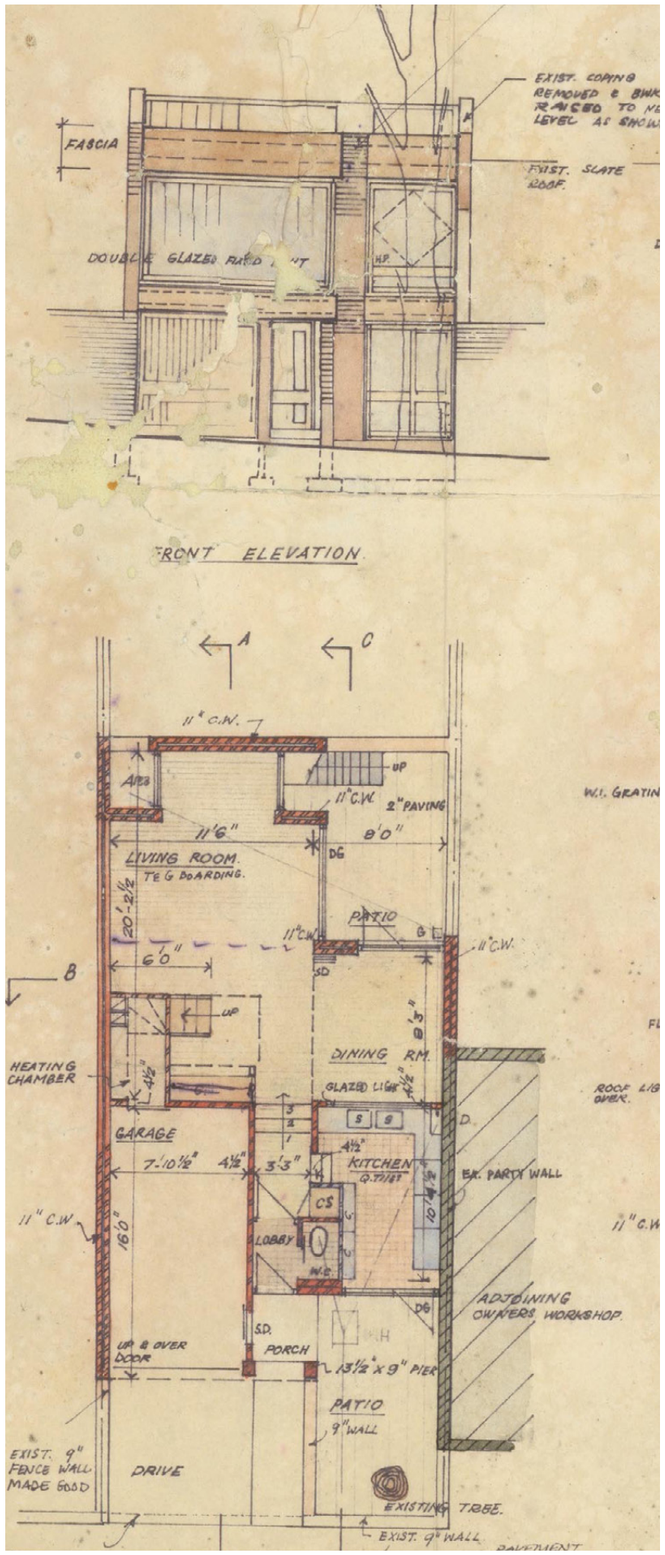
2.4 Camden Mews Context

This section of the Mews is characterised by a wide variety of idiosyncratic house designs, though there are some clear patterns. Houses are mainly built with brick fronts brought to the street edge, and many are 3 storeys with the second storey set back within the plot front and rear. Many also have roof terraces. Number 72 is setback from the Mews with planters and railings now built in front of the garage door.

A. 74-80 Camden Mews - 3 storey homes, with 2 storeys built to the street edge
B. View from south looking up the mews
C. Pocket courts allow daylight deep into plots
D. Roof terraces

The house lies within the Camden Square Conservation Area and is identified as a positive contributor.





2.5 Existing Building Condition

Before putting this set of plans in place we reviewed documentation on the existing house to see how we might be able to respond to the challenges of the pre app advice. We studied the following: Drawings by the original architect, Max Honigsfeld; a Condition Survey; and our own inspection and photographic record of the house.

Original Drawings - Examples opposite
Our review of the original drawings showed that what was built departed from the drawings in some respects, but also raised a number of key issues:

- The walls were not insulated.
- The roof had a thin rockwool quilt as the only detectable insulation.
- The supporting studwork for the walls used 3x2 inch (75x50mm) sections that are incapable of carrying the depth of a modern insulated wall with insufficient room for the upgrade required to meet current regulations.
- Cold bridging between masonry piers and walls occurs throughout, requiring extensive realignment of the insulated construction essential to meet current building regulations.

Condition Survey
A Building Condition Survey was carried out prior to the owners occupation and this outlined several issues with the house.

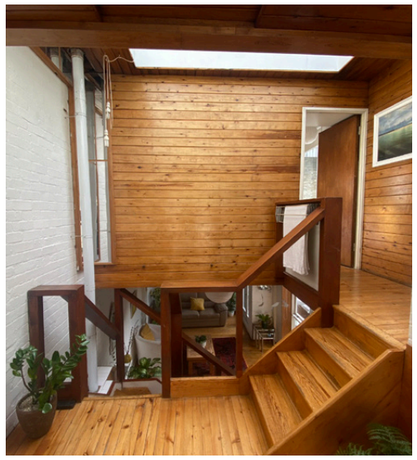
Ceilings - upgrade required from use of fibreboard
Replace rotting timber - doors and windows
Replace failed silicone joints
Roof condition
Cracking brickwork + spalling (front facade),
Repair/replace rotting timber cladding in front facade
Cavity brickwork not insulated - well below current standards
Single glazed windows - well below current standards
Channel glass prone to failure - poor insulation
Re-wiring required
No smoke detectors
Garage internal door doesn't meet fire regulations
Cracked and leaning planter wall
Stair balustrade gaps too large to pass current regulations

Inspection and Photographs - Examples overleaf
We surveyed the house comprehensively. Some key points:

- The split-level is a highlight of the internal organisation, and the quality of daylight entering the house from different directions give a small, tightly planned interior a spacious airy feel.
- The Garage had never been used for a car, and is blocking access to light and air while also restricting internal planning at the front of the house.
- Single glazed windows and the channel glazed first floor space would need to be comprehensively replaced rather than repaired or refurbished.
- Electrics, heating and water systems all needed to be fully stripped and replaced.
- Overheating and insufficient ventilation to be overcome
- Numerous leaks to roof and walls apparent.

The owners lived experience of the house confirms that a complete overhaul is essential and urgent.

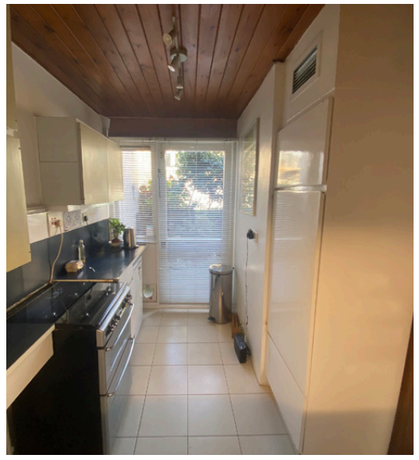
Facade of brick, channel glazing, and timber



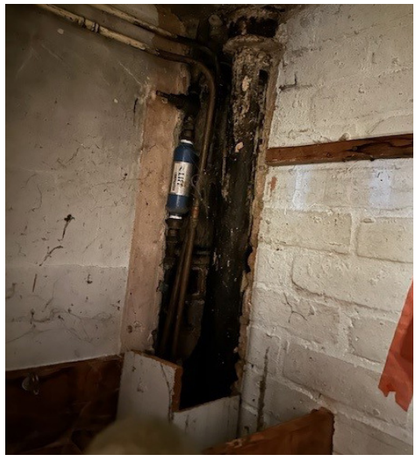
Split level middle of house with rooflight

Roof is sagging and asphalt has failed

Rear infill construction is poor quality and leaking

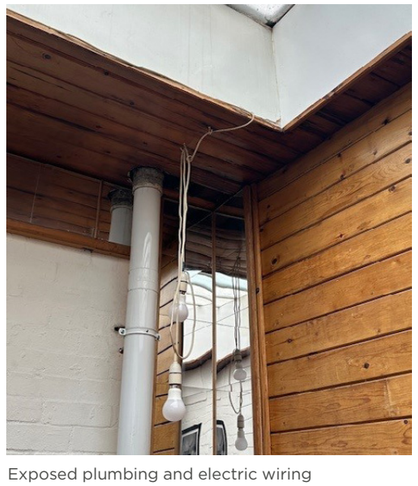


Kitchen space is too narrow for two people to pass



Construction repairs required to masonry

Single glazed louvre vents create draughts and heat loss



Exposed plumbing and electric wiring

Advanced rot to timber doors and windows

2.6 Development Options

The pictures to the left illustrate some of the issues raised in the surveys and inspections mentioned in 2.5 above. It is clear that while we wish to hold onto the strong design characteristics of the existing house, it needed to be comprehensively upgraded.

Development options are reviewed here in order of minimising the level of intervention, listing the reasons for the decision to propose a hybrid renovation/ refurbishment development option (2 below) as the basis for the design proposals in this application:

1. **‘Repair/Reuse’ - minimal refurbishment (only where absolutely necessary)**
   - Repair alone would not bring the house up to current standards for embodied carbon, energy in use, nor to meet current building regulations.
   - The wall construction does not allow sufficient depth to insulate to current standards and the entire exposed masonry frame is a direct cold bridge between inside and outside.
   - Without a roof extension and reorganisation of the partitions on the ground floor front of the house the clients are unable to fulfil their most basic aspirations for their home.

2. **‘Renovation’ with come refurbishment/replacement and minimal extension**
   - A comprehensive renovation to meet and go beyond current building regulations requires resetting the relationship between the masonry and the continuity of insulated fabric that separates the interior from the exterior of the house. Elements of renewal are required alongside a strategy of insulating inside some brick party walls.
   - To keep the material quality of the mid century house of the mews facade, the masonry frame could be treated separately to the insulated walls and openings. Renewal of the front facade can be further connected to the existing by re-using the original materials wherever possible. This also follows a lower embodied carbon approach and circular economy principles.
   - A minimal extension upwards has least impact on the existing relationship of the house to the Mews and meets the clients objectives.

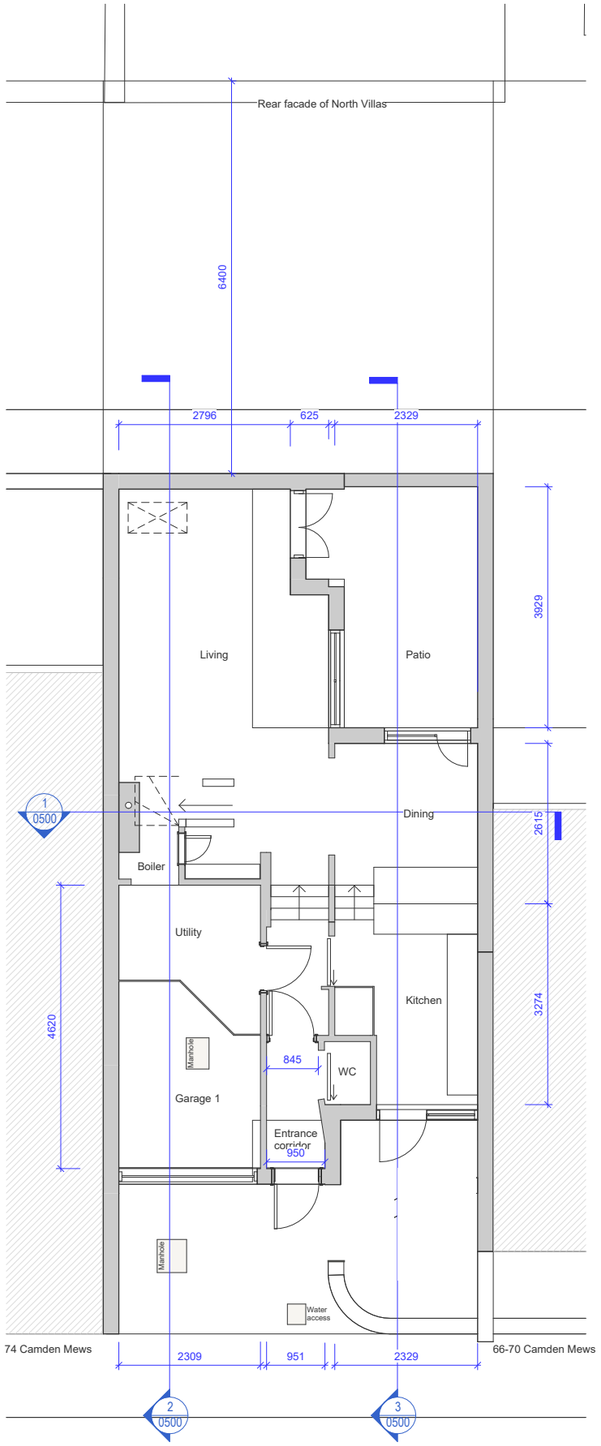
3. **‘Replace’ Forward Extension - demolish and rebuild**
   - Despite the construction issues, wholesale demolition of the house followed by a new-build is unnecessary and would not be the best low carbon solution.
   - The character of the house with it’s split level design, and its material qualities would be lost.
   - This approach would not be supported by officers.

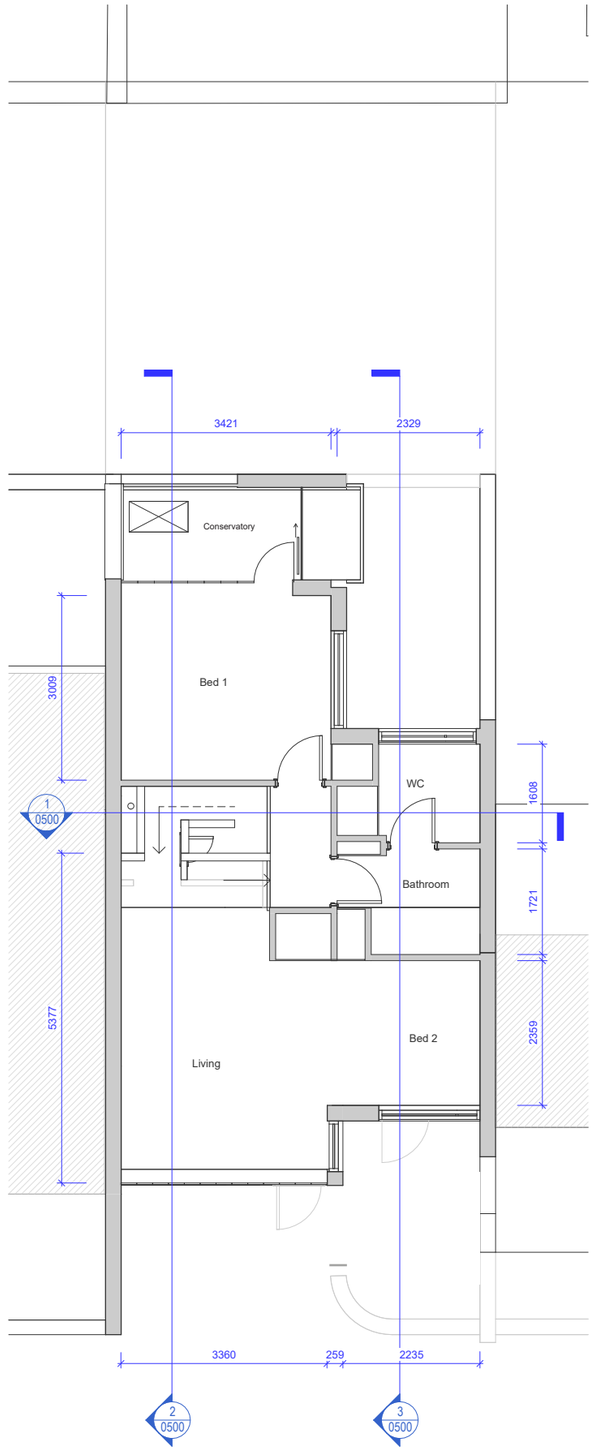
A hybrid approach to develop the house (closest to option 2) is concluded as the best approach with:

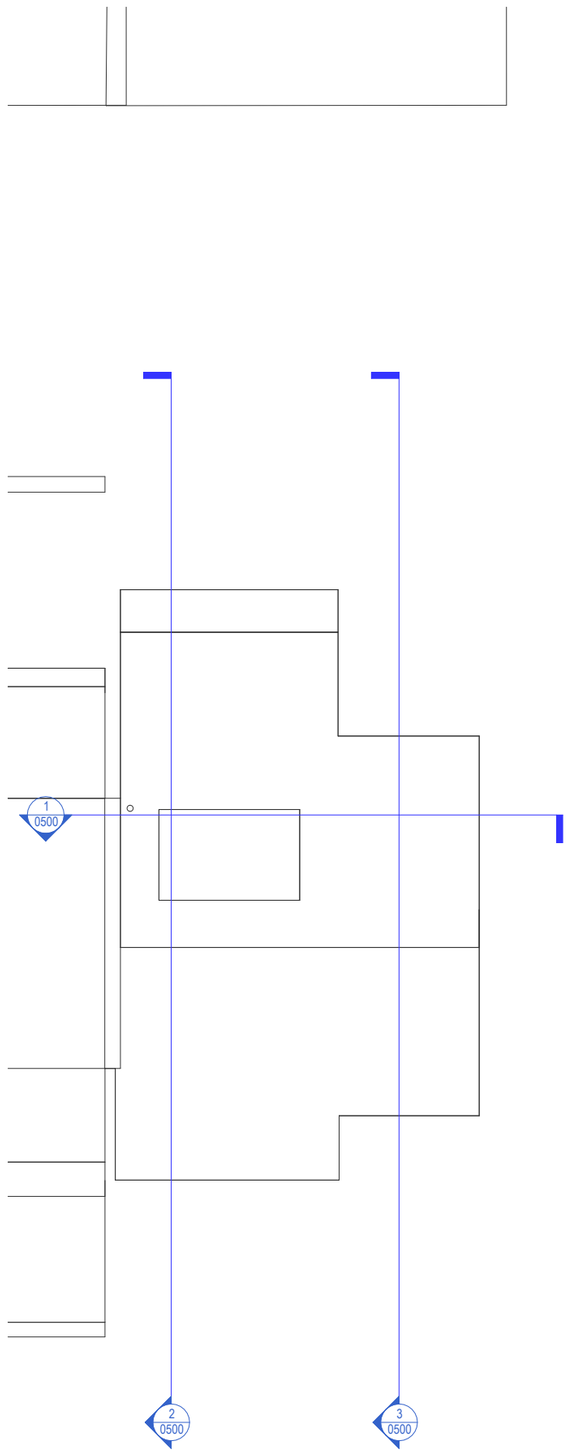
- the majority of the house construction left as it is;
- some local demolition and rebuilding where necessary and with the reuse of materials and some elements to respect the mid century character;
- a small roof extension to create a lobby and access a new roof terrace;

The next pages of the report show the existing house plans and elevations followed by a full description of our design approach.

2.5 Existing Building Plans and Elevations







1	**Ground Floor Plan**
0200	1 : 50

2	**First Floor Plan**
0200	1 : 50

Scale bar 1:50 @ A1

0 2.5 5 m

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION:	
IN ADDITION TO THE HAZARDS/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING:	
Significant Residual Risks:	
Action to be Taken:	Refer to Health and Safety Plan

NOTES:

Only use figured dimensions from issued PDF drawings (not CAD files), where dimensions do not exist please request from architect. We are happy for you to make use of our drawings as long as the information is not used as the basis of any claim against us if there are any discrepancies between our cad files and dimensions given on the drawings or on any architectural drawing. Please note, that .DWG files are created from Revit so errors may occur during exporting.

REV	DATE	DETAIL	DRN	CHK

SHEET STATUS
Planning

PROJECT TITLE
72 Camden Mews

CLIENT
Deborah Lincoln

DRAWING TITLE
Existing Floor Plans

DATE	SCALE	
18/01/24	1 : 50 @A1 1 : 100 @A3	
MODEL STATUS	DRAWN	CHECKED
S0	JF	RL

DRAWING NUMBER
CAM -CS -ZZ -ZZ -DR -A -0200

REVISION

5 Baldwin Terrace
Islington, London
N1 7RU
Tel: 020 7704 1975
Project Email:
72_camdenmews@cullinanstudio.com

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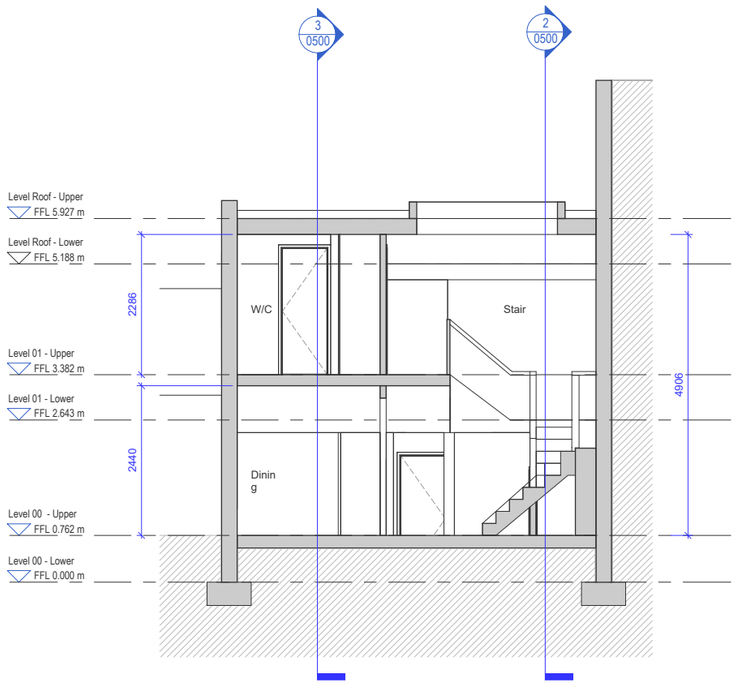

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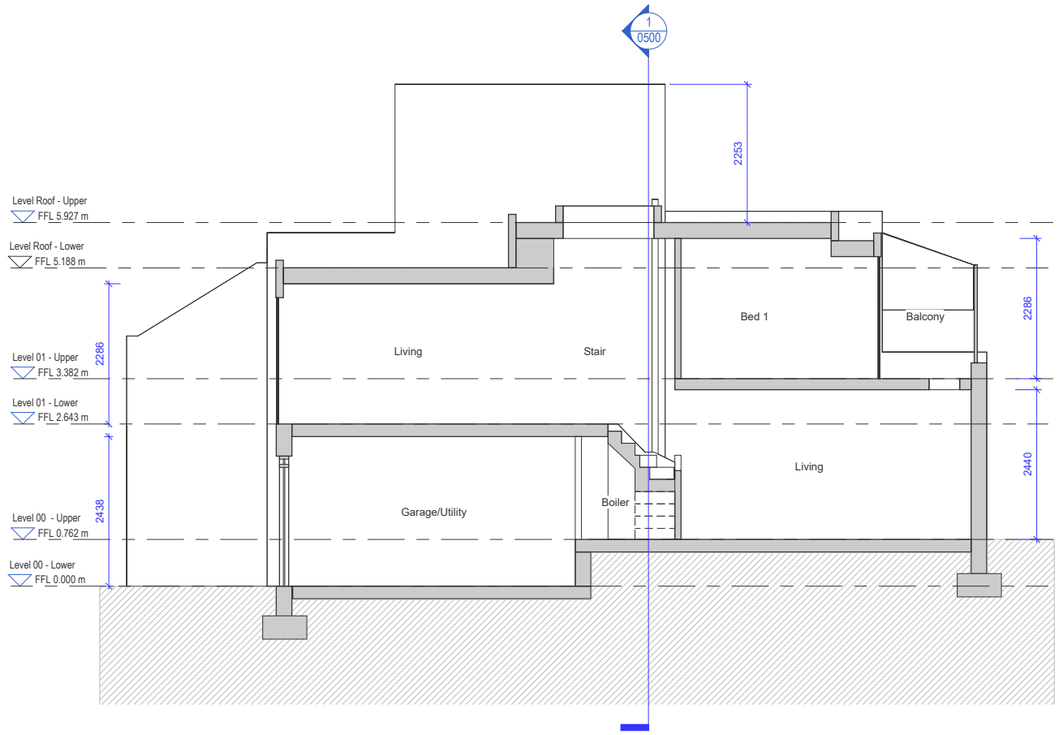

2	**Section 2**
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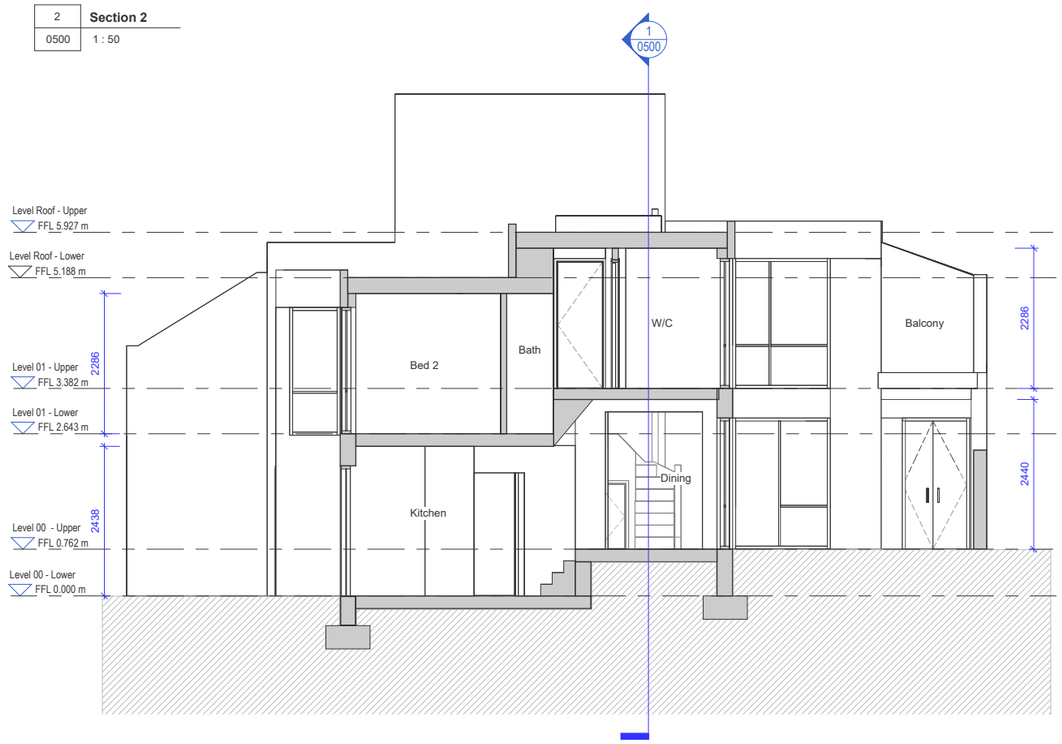

3	**Section 3**
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Scale bar 1:50 @ A1

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SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION:

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NOTES:

REV	DATE	DETAIL	DRN	CHK

SHEET STATUS
Planning

PROJECT TITLE
72 Camden Mews

CLIENT
Deborah Lincoln

DRAWING TITLE
Existing Sections

DATE	SCALE	
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MODEL STATUS: S0	DRAWN: JF	CHECKED: RL

DRAWING NUMBER
CAM -CS -ZZ -ZZ -DR -A -0500

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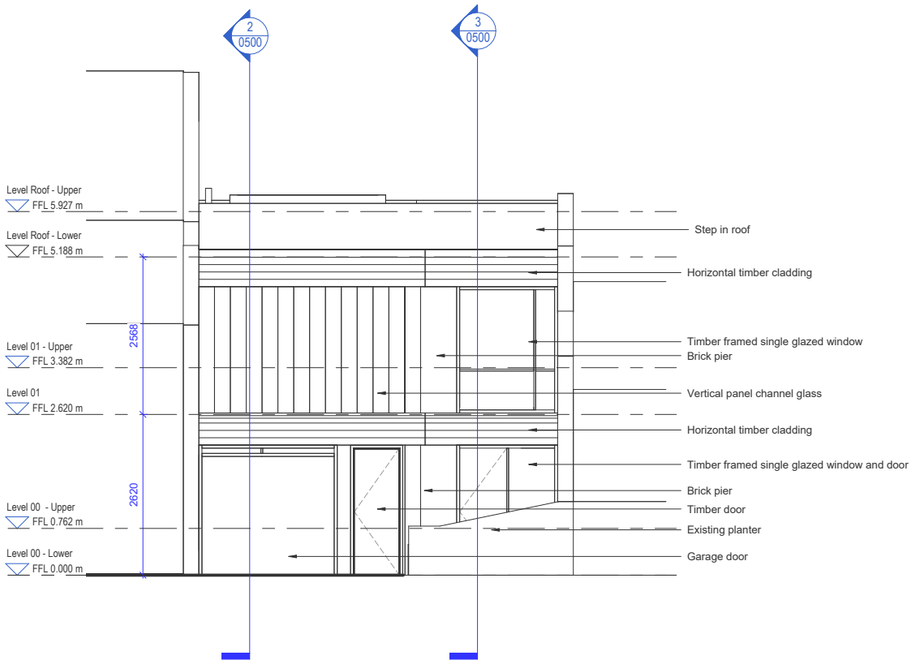

1	**Front Elevation**
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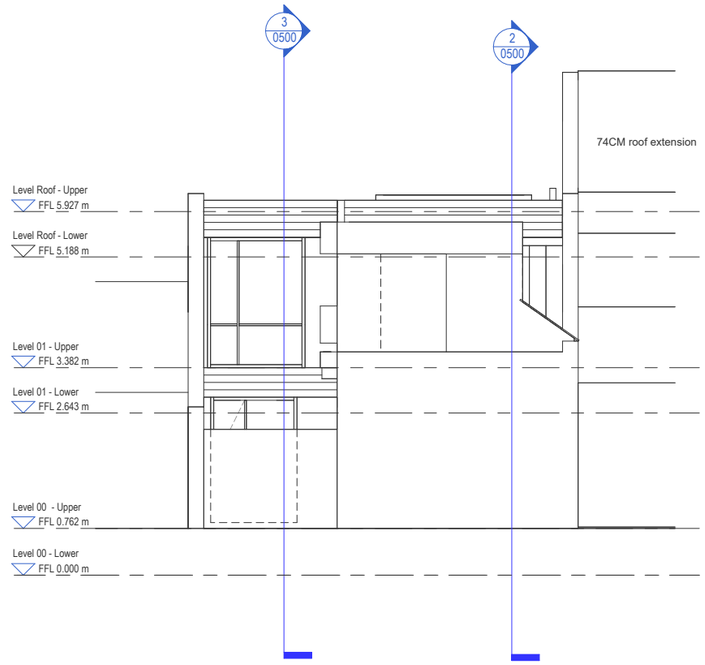

2	**Rear Elevation**
0600	1 : 50

Scale bar 1:50 @ A1

0 2.5 5 m

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION:

IN ADDITION TO THE HAZARDS/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING:

Significant Residual Risks:	
Action to be Taken:	Refer to Health and Safety Plan

NOTES:

REV	DATE	DETAIL	DRN	CHK

SHEET STATUS **Planning**

PROJECT TITLE
72 Camden Mews

CLIENT
Deborah Lincoln

DRAWING TITLE
Existing Elevations

DATE	SCALE	
18/01/24	1 : 50 1 : 100	@A1 @A3
MODEL STATUS: S0	DRAWN: JF	CHECKED: RL

DRAWING NUMBER	REVISION
CAM -CS -ZZ -ZZ -DR -A -0600	

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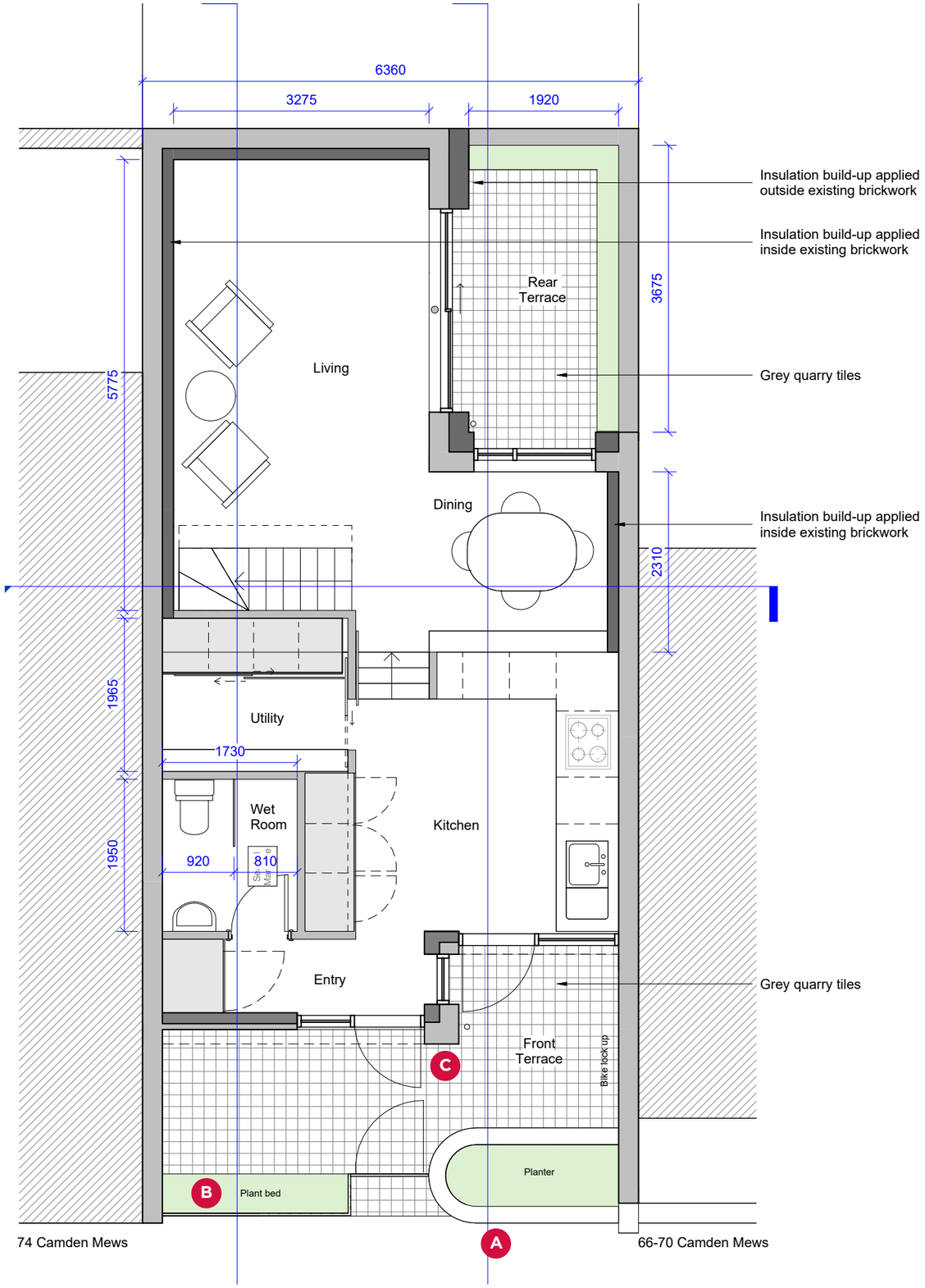
3.0
DESIGN PROPOSALS



3.1 Design Statement

Pre Application Process

We have completed a pre-application process with Camden Planning Officers and a summary of advice received is as follows:

1. Clarify where repair, re-use and demolition is proposed;
2. Retain the setback and planter at the front of the house;
3. Retain the mid-century typology and work with existing features, character and materials wherever possible;
4. A roof extension could be supported (as submitted in the pre-app);
5. A roof mounted ASHP could be supported - with conditions,
6. Include a Construction Management Plan;

The proposed design approach directly seeks to address the existing conditions outlined in Section 2, and to take account of guidance from the pre application process - in terms of overall form, setback, materials, and architectural features. The following headings respond directly to the pre-app advice:

Overall Design Impact

The house has been designed in this proposal to retain the character, spatial connectivity of the split level interior, and material qualities of the existing house. A roof terrace and small lobby extension have been added.

Our clients wish to achieve an exemplar low-energy refurbishment and we have run PHPP modelling to test the performance of the proposals. As outlined in section 2.6 above, the need to upgrade the fabric of the existing house has led us to select carefully where to place the much greater thickness of insulation required, and how to give continuity to avoid cold bridges.

These objectives come together in our design proposal through the separation of the external load-bearing masonry facade (brick piers, concrete lintols and brick party walls) from the inner wall of highly insulated timber frame wall construction including horizontal timber boards, windows and doors.

Taking the six points from the pre application advice in turn:

1 Repair, Re-Use and Replace

We have included a demolition plan (adjacent section 3.3) to clarify which walls can be retained and those that must be replaced. The proposal:

- retains exposed brickwork externally (note insulated walls are shown as darker infill on plan opposite). Brick pier shown ‘C’ on plan opposite needs to be rebuilt using salvaged bricks to align with the width of the new insulated lining and to deal with cold bridging;
- retains exposed brickwork internally - eg to parts of the party walls where the PHPP results show we do not need to add an insulated lining - retains mid C character;
- Re-uses glazed channels as the key feature of the first floor facade;
- Replaces timber weatherboarding

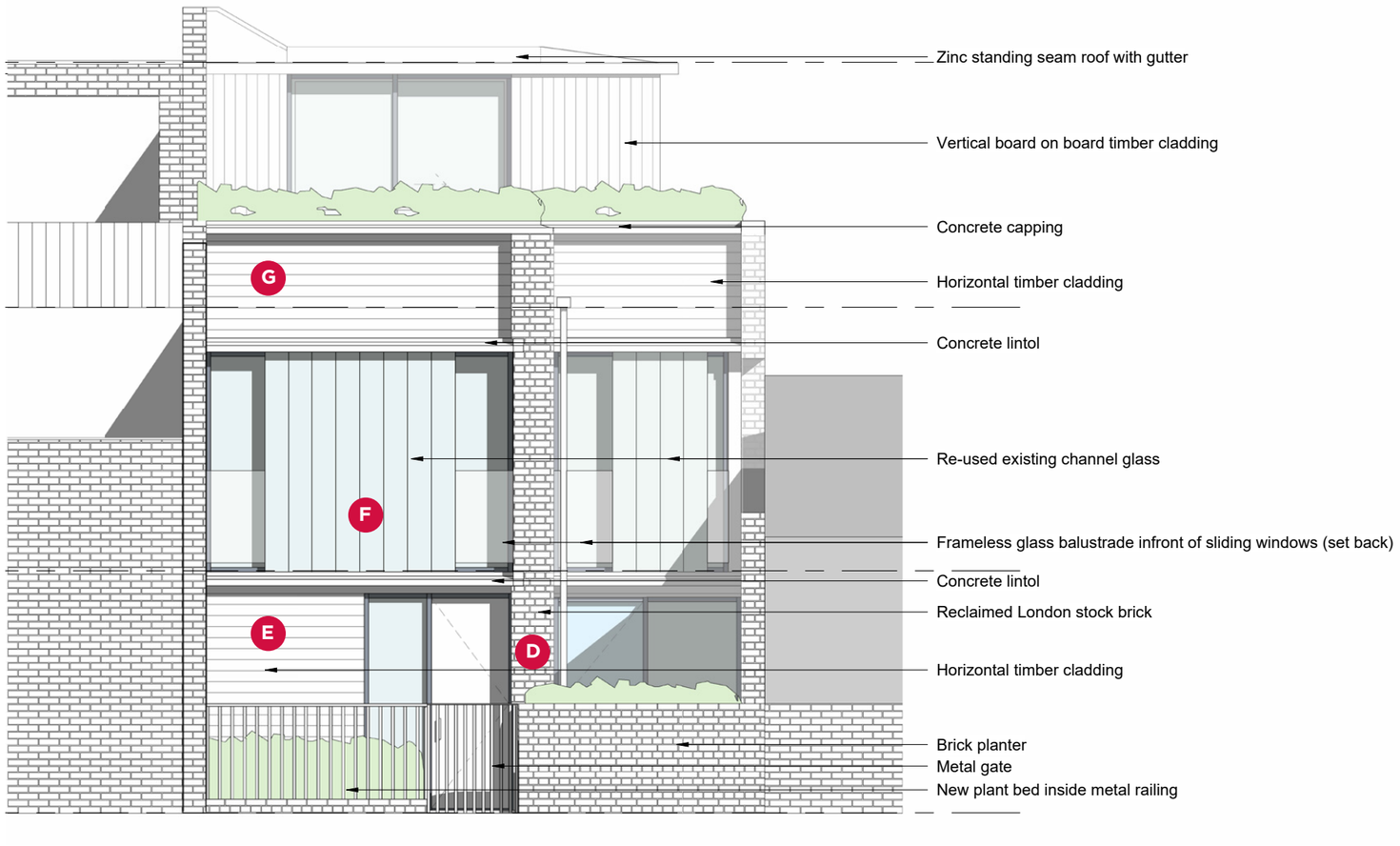
2 Setback and Planter

The existing low front brick wall has cracked and has twisted out of alignment - this will be rebuilt (A on plan opposite). The existing arrangement of a protective railing and gate is retained with a planting zone at ground level (B on plan opposite).

Neutral tone multi-stock brick

Cast Glass Channels

Horizontal Modified Timber Weatherboarding



3. Mews Facade

On the facade of the existing house there are 4 key architectural features:

1. the setback from the street with stepped facade;
2. brick masonry frame with concrete lintols and lightweight infill (mid C typology);
3. horizontal timber banding;
4. translucent channel glazing

This proposal (mews elevation opposite) seeks to retain all of these qualities and features whilst replacing materials where necessary where they have reached end of life, as outlined in Section 2. Key elements of the design are described here:

- The brick pier (D) will be rebuilt using salvaged or matching London stock brick, with bridging precast concrete lintols spanning to the party walls and creating a full brick depth masonry frame.
- Behind this masonry frame, is a fully insulated timber frame wall (E) incorporating all windows and doors and clad in horizontal timber weatherboarding.
- The cast glass channels from the existing facade will be re-used as a privacy screen (F) in front of the full width sliding windows behind. They will sit directly on the precast lintol beams. Unframed fixed-glass balustrade panels protect the ventilation gaps either side of the channels.
- The planter to the roof terrace will be clad in the same horizontal timber weather boarding (G) as the rest of the facade - and in the same recessed plane.

4. Roof Extension

This is designed to access the roof terrace and maintain the flat roof. It has been positioned set back from all 3 open plot boundaries to the east, south and west, and backs against the existing second floor party wall to the north. It is clad in timber with a zinc roof and gutter. A rooflight replaces the existing rooflight over the stair to keep the quality of daylight down into the staircase and split level change in the middle of the house. See next page for description of relationship to Mews and sightlines.

5. ASHP

See section 3.3 for description.

6. Construction Management Plan

Completed form has been submitted with this application.

Plan Alterations

Ground Floor - The outline of the plan on the ground floor remains as it is, with a small adjustment to simplify the openings to the rear courtyard. The footprint of the house uses front and rear pocket courts to bring light and ventilation closer to the centre of the house. The existing kitchen is too narrow for more than one person to pass and repurposing the garage area creates much needed storage, WC and entry space.

First Floor - The first floor plan remains unchanged except for the bedroom extending into the rear conservatory area and the adjustment to some storage partitions.

Second Floor - A new access lobby and roof terrace is created by continuing the existing stair upwards. The terrace is located on the front over the low side of the split level plan. The rear area is finished as a flat green roof PV's and ASHP, with the eaves coinciding with the balustrade height of the roof terrace, enabling a soft, planted visual edge around the whole house.

Overlooking - The view from the opposite side of the Mews is illustrated on diagram 1 overleaf. The roof extension will not be visible from here though it will be visible from further down the Mews. To reduce it's impact it has been set back from the south plot edge and given a flat roof. This has been discussed through the pre-app process and agreed with officers as an acceptable reduction in profile in comparison with the previous refused application.

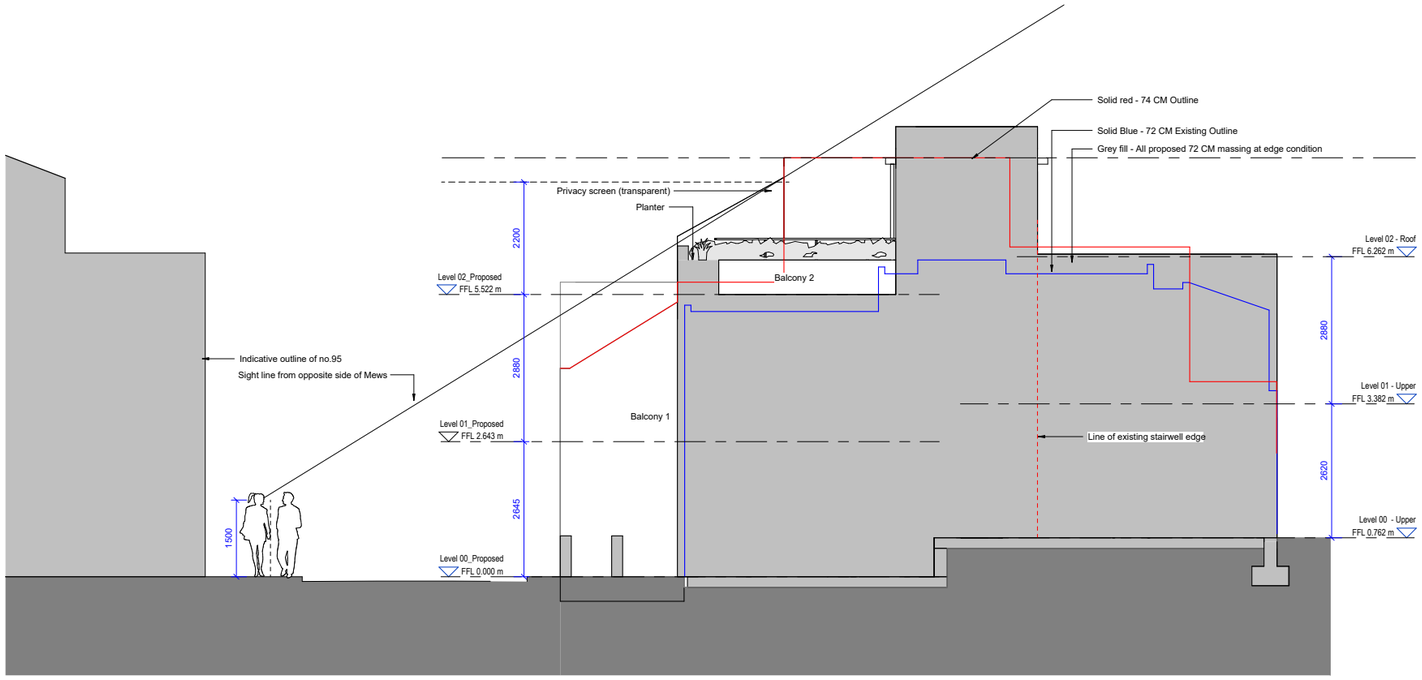


Diagram 1: Heights Diagram

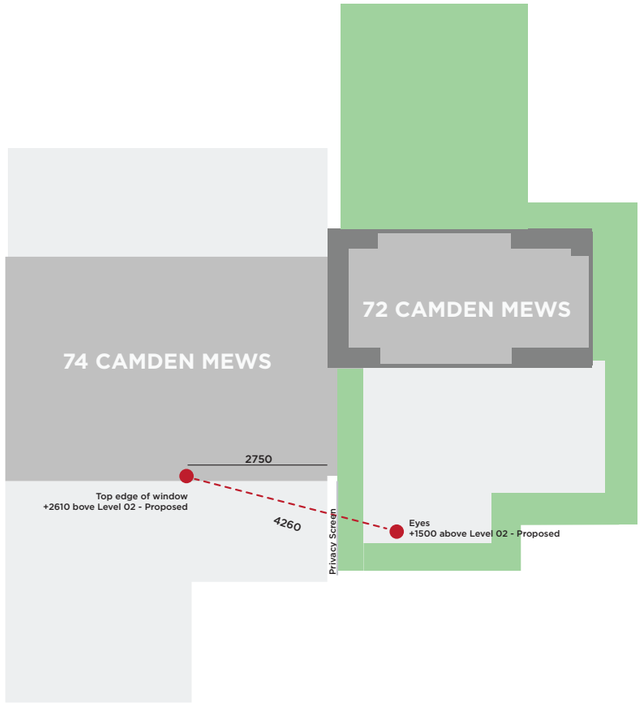
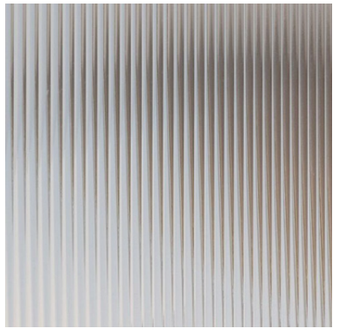


Diagram 2: Diagram Level 02, Overlooking



Reeded Glass proposed for privacy screen

At the front second floor balcony the proposal moves the terrace edges away from the boundary with 74 Camden Mews using planted edges, providing a positive addition to the streetscape. The large planters are used in conjunction with a reeded glass or equivalent system to provide privacy without restricting daylight. This has been tested with a 3D model using the angles and heights shown in diagram 2. The red line takes the worst case scenario to the far window reveal. The screen to the front has been extended to prevent overlooking to the windows in the levels below.

In summary, we have worked carefully with our 3D model to ensure that privacy and daylight impacts are minimised.

3.2 Heritage Statement

The Conservation Area
Camden Mews forms part of the Camden Square Conservation Area, and according to the Camden Square CAAMS, 72 Camden Mews is considered a “positive contributor” for its materials and detailing typical of mid century design typology.

Description of Proposed Works
The proposal is to: refurbish the fabric of the house, replacing windows and doors and upgrade the walls and roof to meet (and go beyond) contemporary standards; to add a roof extension to provide access to a roof terrace, and to make some internal modifications.
Key principles of the design include:

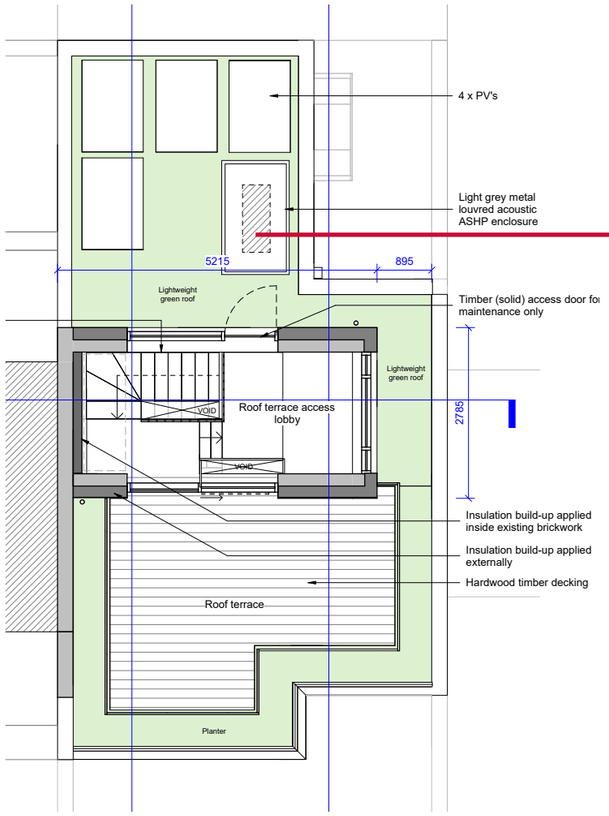
- **Scale:** The roof extension is subordinate in scale to the existing house: the extension is clearly secondary in form.
- **Materials:** London stock brick in a masonry frame, timber boarding, and the proposed reuse of Profilit cast glass channels will continue the architectural language used in the existing house.
- **Detailing:** The load-bearing brick and precast concrete frame is appropriate to mid C typology, and the reuse of glass channels as a screen allows simple direct support details typical of the period.
- **Positioning:** The existing setback to the mews is preserved, and the roof extension is located to discreetly set it back from plot boundaries to minimise impact on the public realm.

In Detail:
Planters are proposed to the street front, as in the existing arrangement, with a new planter also forming the balustrade protection to the roof terrace. The proposal seeks to preserve and enhance this natural relief in the urban context.

On the facade of the existing house there are 4 key architectural features, the setback from the street with stepped facade; the brick masonry frame, horizontal timber banding; and translucent channel glazing. Together these elements comprise a mid C architectural typology. This proposal seeks to retain all of these features whilst replacing materials that have reached their end of life, as outlined in Section 2.

The translucent channel glass, although distinctive architecturally, performs poorly acoustically and thermally. It will be retained and reused as a privacy screen - as described in Section 3.1.

The horizontal shiplap timber boarding has weathered considerably and is now rotting in places. The proposal seeks to retain the architectural function of the banding element.



Above, aroTHERM plus heat pump 5kW

U-Values: Existing and Proposed

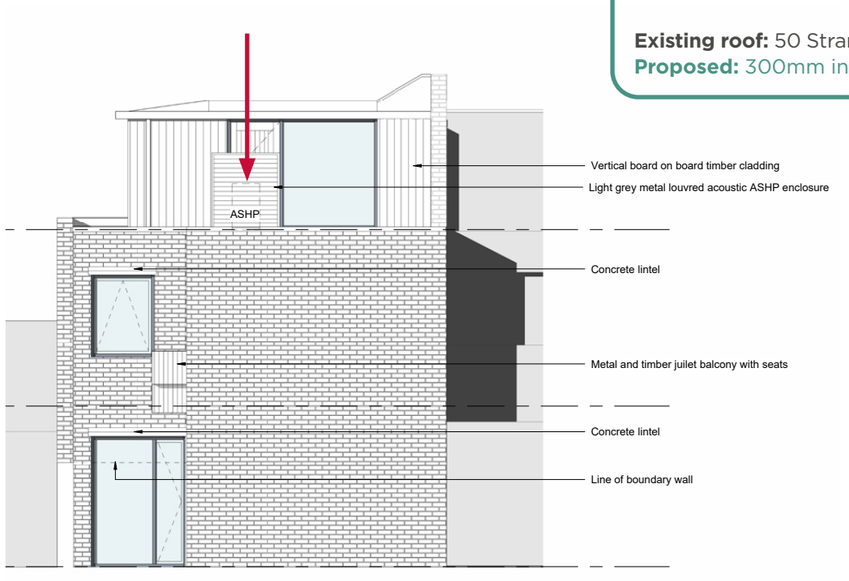
Existing Wall 1: Uninsulated brick cavity wall - approx **1.6 W/m²K**
Proposed: Fully Insulated frame - < **0.18 W/m²K (880% better)**

Existing Wall 2: 75mm timber frame construction - **1.9W/m²K**
Proposed: 230mm insulated timber frame - < **0.20W/m²K (950% better)**

Existing Windows: Single glazed window - **4.8-5.8W/m²K**
Proposed: Triple glazed windows - **0.82W/m²K (650% better)**

Existing Glazing: Cast Glass U Channels (back to back) - **2.8W/m²K**
Proposed: Triple Glazed sliding windows - **0.82W/m²K (340% better)**

Existing roof: 50 Stramit board/175mm timber joists/50mm quilt - **0.42W/m²K**
Proposed: 300mm insulated roof build up - < **0.15 W/m²K (280% better)**



Assessment of Impact:
On the House (Positive Contributor):

- The proposal has been designed to respect and sustain the positive qualities of the property.
- The modest, subordinate addition avoids competing with the original form or compromising its architectural integrity.
- Materials ensure continuity with the existing house.

On the Conservation Area:

- The proposal preserves the established rhythm, and intimate scale of Camden Mews.
- Public views are preserved: the roof extension is only visible in distant views, and the small scale ensures the street's character is not diminished.
- By reflecting the mews tradition of gradual, small-scale adaptation, the scheme is consistent with the conservation area's historic narrative.
- The proposal sustains the overall architectural and historic significance of the conservation area.

Justification: The property is acknowledged as a positive contributor to the Camden Mews Conservation Area. The proposals have been carefully designed to ensure that this positive contribution is sustained.

- Scale, materials, and detailing are respectful and sympathetic, and the extension reads as a modest, secondary addition consistent with mews evolution.
- The scheme preserves the character and appearance of the conservation area, in full compliance with policy and guidance sections D1 and D2.
- In accordance with paragraph 202 of the NPPF, the proposal causes no harm to the significance of heritage assets.

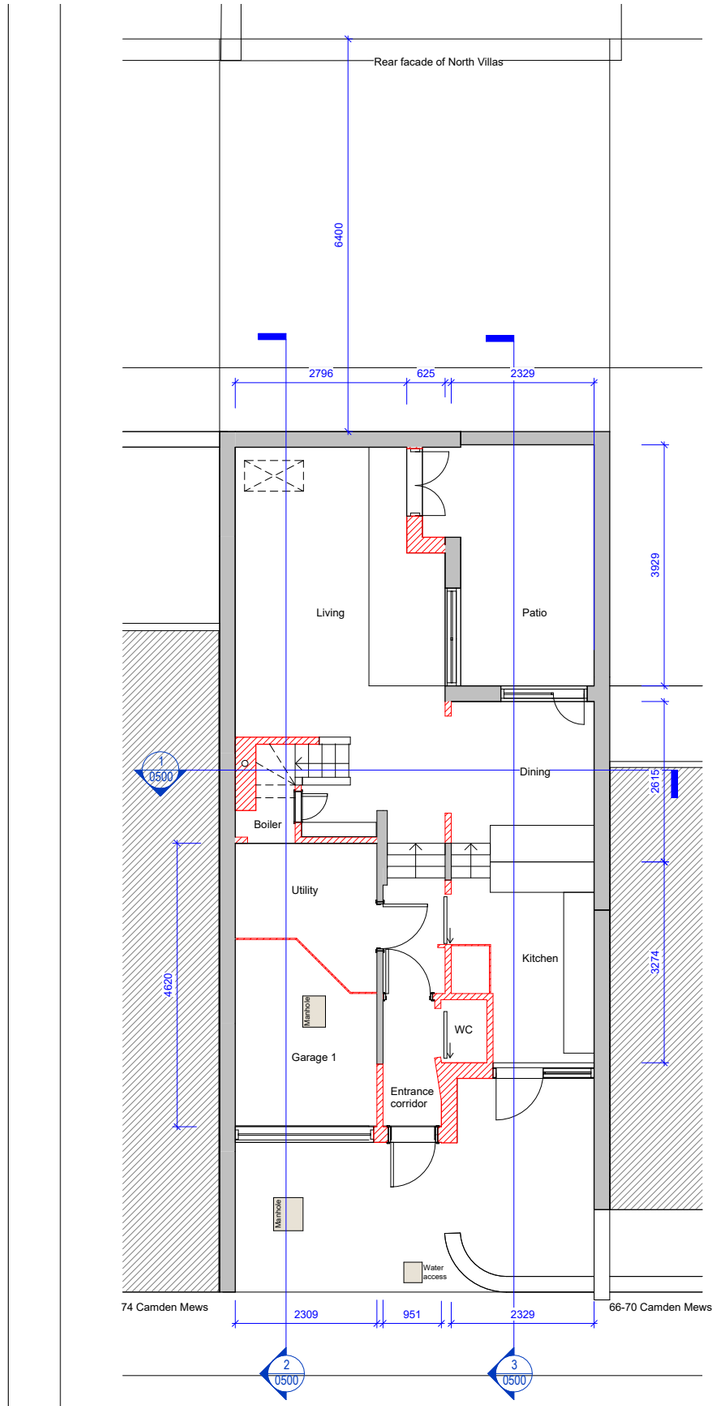
Conclusion: The proposals sustain the positive contribution of 72 Camden Mews while delivering a proportionate improvement to residential amenity. It should therefore be supported as it is compliant with national and local heritage policy.

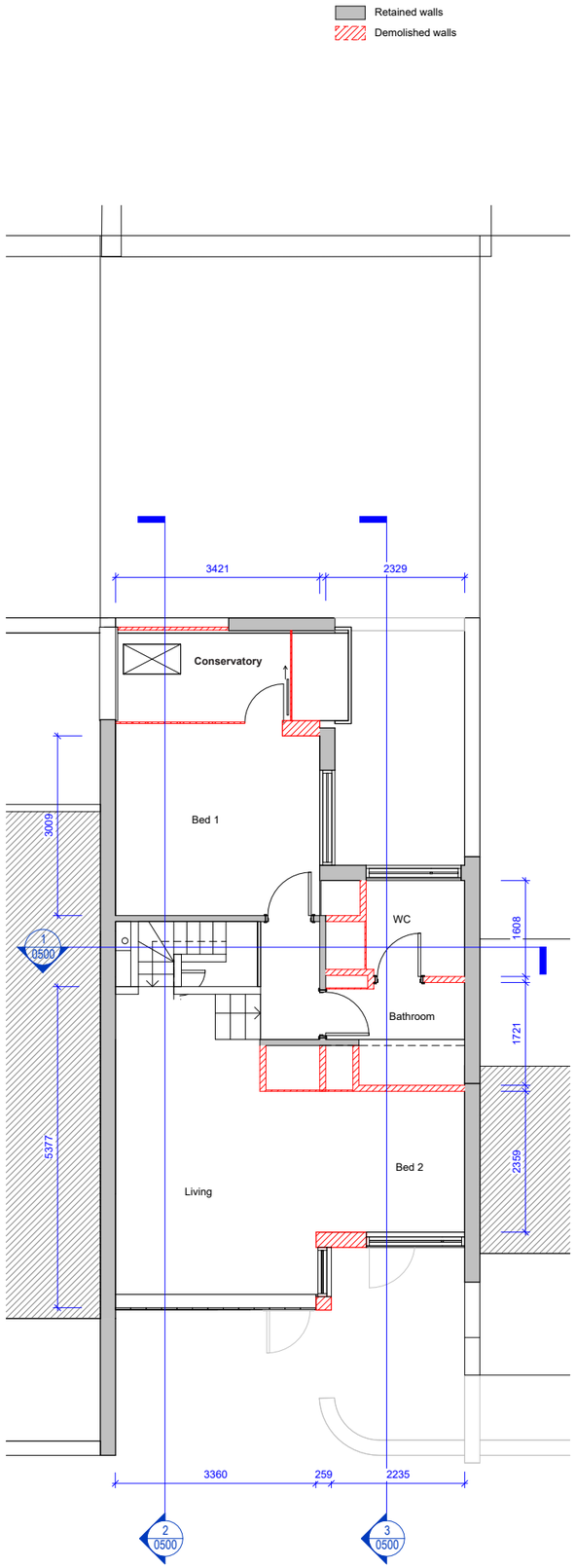
3.3 Sustainability and Environmental Design

The existing environmental condition of 72 Camden Mews is very poor. The house currently has uninsulated external walls, single glazed windows, leaky fabric with no airtightness line, and an inefficient gas boiler. The client is committed to a holistic approach to improve the existing envelope of the building following Passivhaus design principles to carry out the following:

- Improving the existing fabric to a level befitting a 21st century home.
- Installation of an Air Source Heat Pump (ASHP)
- Installation of Mechanical Heat Recovery System (MVHR)
- High performance triple glazed composite windows
- Improving access to outdoor space (roof garden terrace)
- Enhancing natural daylight conditions

Upgrading fabric performance: Improving the thermal performance will reduce the buildings environmental impact, carbon emissions and energy costs, resulting in a more comfortable home to live in and an exemplar compact terraced house in the inner city. High standards of insulation, triple glazed windows, and an airtightness strategy are adopted. To assess the impact orientation, party walls and envelope build-ups will have on the design, we are using the Passive House Planning Package (PHPP) modelling to provide qualitative data. These changes to the fabric will reduce overheating in summer and cure the current leaky, cold conditions in winter. A table of the existing house U-values, and our targeted U values is shown on the left as a simple comparison of the transformational impact of the refurbishment. Current Building Regulation standards for extensions are <0.30W/m²K for walls and <0.16W/m²K for roofs. The more holistic EnerPHit standards for upgrading existing buildings that we are using aim below either 0.15 or 0.35 W/m²K for both walls and roof depending on placing of insulation, and require airtightness, space heating and heat recovery ventilation (MVHR) standards to be met.





1	**Ground Floor Plan Copy 1**
0203	1 : 50

72 Camden Mews currently has an EPC rating of D, highlighting the need for upgrade. The upgrades proposed would significantly increase the environmental performance of the dwelling.

Healthy air
The installation of an MVHR system provides healthier living conditions - increasing the internal air quality - and when coupled with a high level of airtightness, will reduce the heating demand for the home.

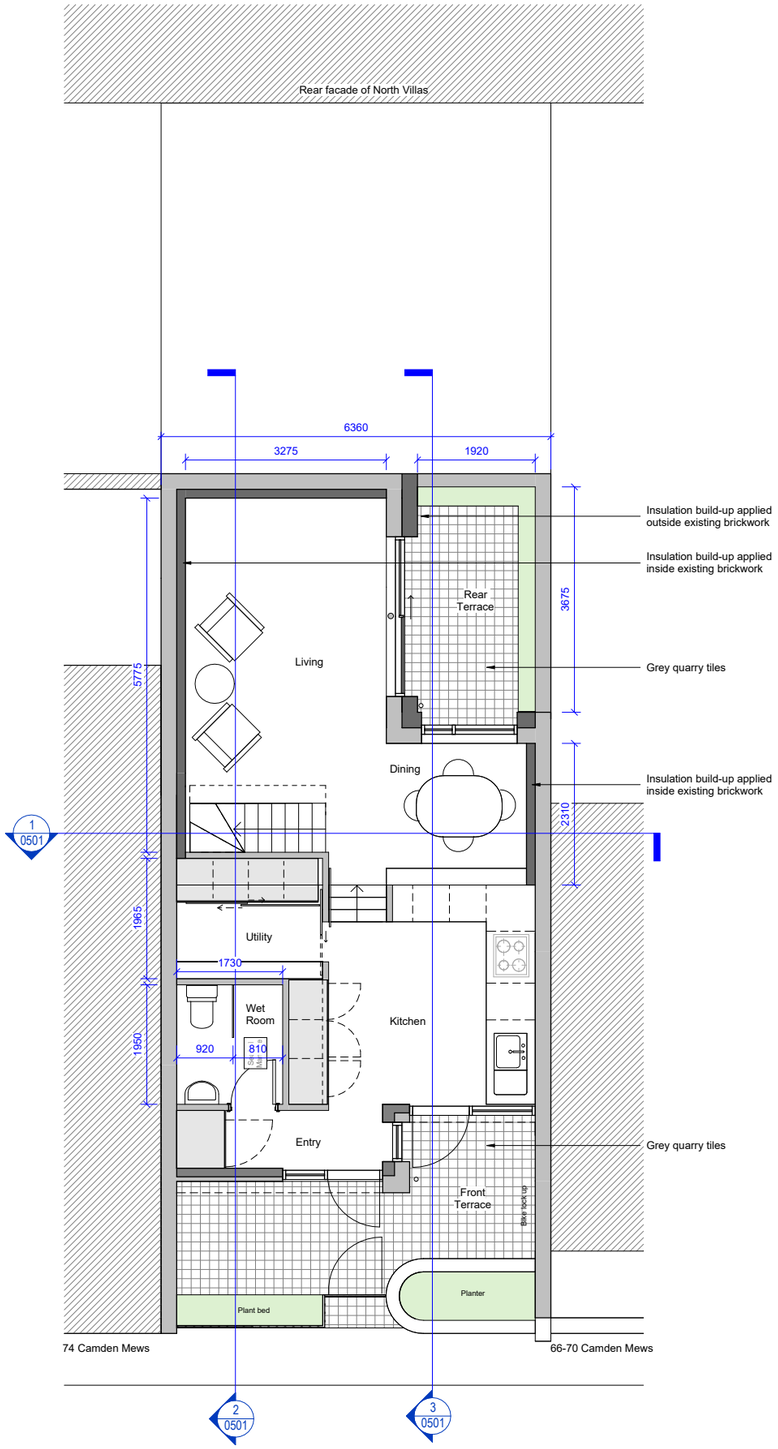
Low energy heating
The proposal replaces the existing inefficient gas boiler with an Air Source Heat Pump system. The ASHP is located at the rear of the property on the roof and is visually and acoustically sheltered by louvres following an acoustic study commissioned during the pre-app process. It sits more than 3m from the site boundary. The proposal uses a low noise emission unit such as the “Arotherm 5kW” ASHP shown left. The maximum noise output at 1m in front of the unit is 58dB. The unit will have ‘Quiet Mark’ approval and is recognised as one of the quietest on the market. To reduce the noise output still further, the unit will be installed with an acoustic louvred enclosure as shown.

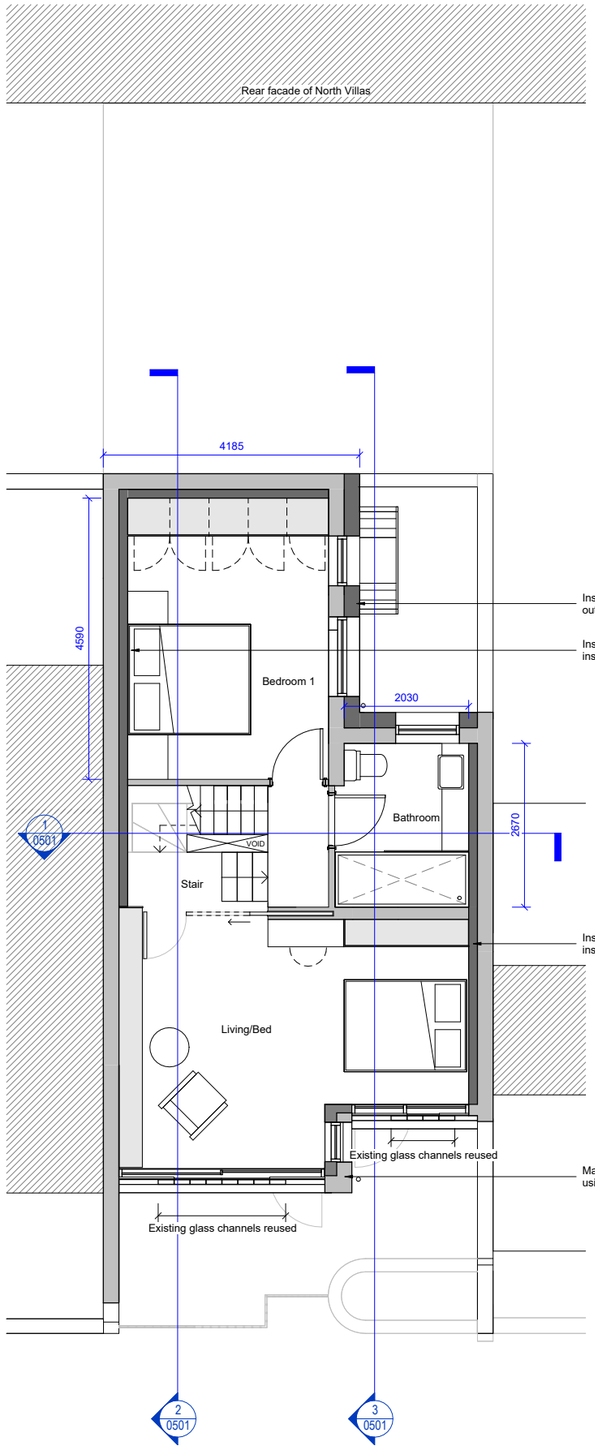
Access to nature
The introduction of planters and terraces enables the client much needed access to outdoor space and to garden - enriching local biodiversity.

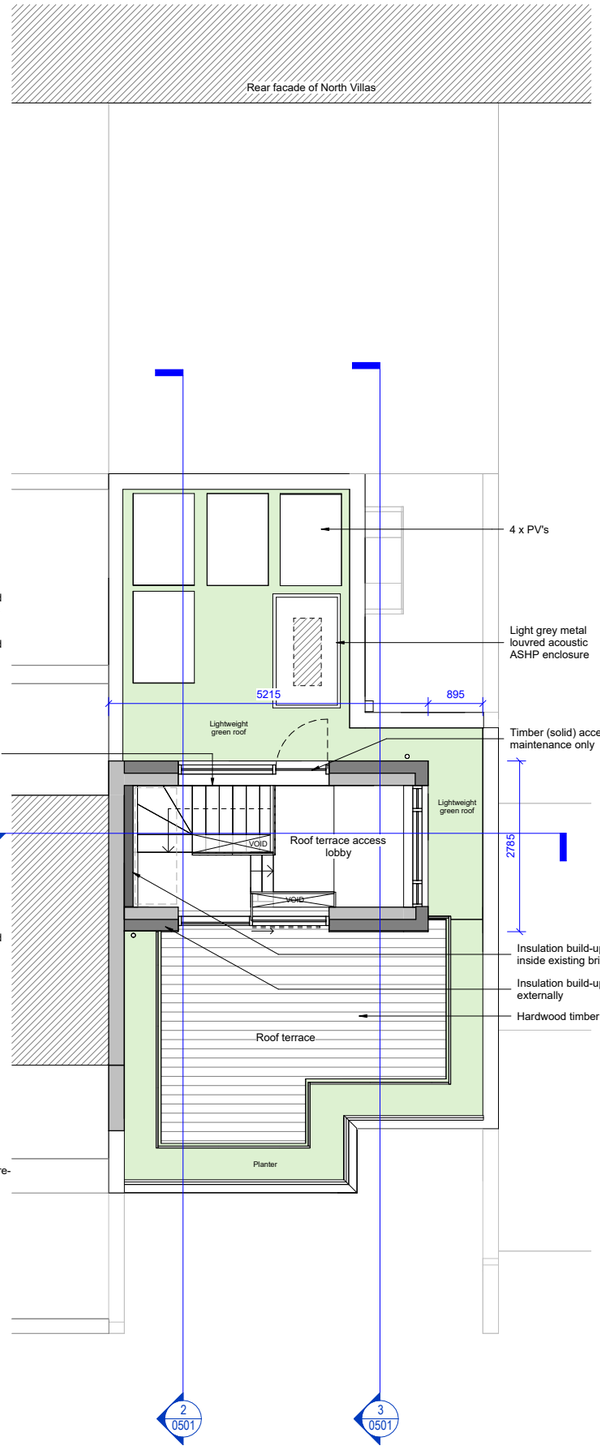
Daylighting
The replacement glazing follows the daylight conditions of the existing building without the solar gain and heat loss issues.

Overall, the moves proposed significantly improve the environmental quality and impact of living in 72 Camden Mews and offers planted edges to the Mews community.

3.4 Proposed Building Drawings







1	**Proposed_Ground Floor Plan**
0201	1 : 50

2	**Proposed_First Floor Plan**
0201	1 : 50

3	**Proposed_Second Floor Plan**
0201	1 : 50

Scale bar 1:50 @ A1

0 2.5 5 m

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION:

IN ADDITION TO THE HAZARDS/RISKS NORMALLY ASSOCIATED WITH THE TYPES OF WORK DETAILED ON THIS DRAWING, NOTE THE FOLLOWING:

Significant Residual Risks:	
Action to be Taken:	Refer to Health and Safety Plan

NOTES:

Insulation zone (internal and external)

Only use figured dimensions from issued PDF drawings (not CAD files), where dimensions do not exist please request from architect. We are happy for you to make use of our drawings as long as the information is not used as the basis of any claim against us if there are any discrepancies between our cad files and dimensions given on the drawings or on any architectural drawing. Please note, that .DWG files are created from Revit so errors may occur during exporting.

REV	DATE	DETAIL	DRN	CHK
1	25.07.24	End of Stage 2	JF	RL
2	19.11.24	Revised Scheme	JF	RL
3	07.05.25	Pre-application	JF	RL
4	20.08.25	Planning Submission	JF	RL

SHEET STATUS: **Planning**

PROJECT TITLE: 72 Camden Mews

CLIENT: Deborah Lincoln

DRAWING TITLE: Proposed Floor Plans

DATE	SCALE	
20.08.25	As indicated 1 : 100	@A1 @A3

MODEL STATUS	DRAWN	CHECKED
S0	JF	RL

DRAWING NUMBER	REVISION
CAM -CS -ZZ -ZZ -DR -A -0201	4

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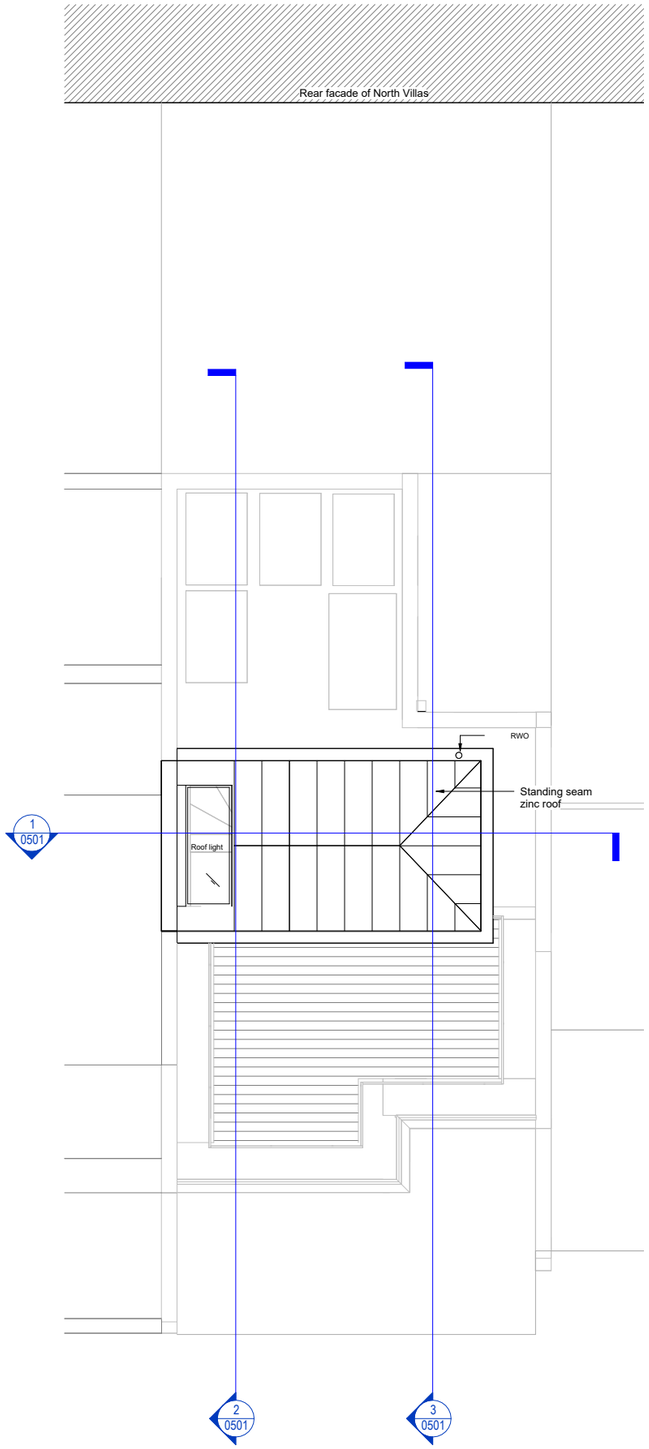

1	**Proposed_Roof Plan**
0202	1 : 50

Scale bar 1:50 @ A1

0 2.5 5 m

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SHEET STATUS: **Planning**

PROJECT TITLE: 72 Camden Mews

CLIENT: Deborah Lincoln

DRAWING TITLE: Proposed Roof Plan

DATE	SCALE	
20.08.25	1 : 50 1 : 100	@A1 @A3
MODEL STATUS: S0	DRAWN: JF	CHECKED: RL

DRAWING NUMBER	REVISION
CAM -CS -ZZ -ZZ -DR -A -0202	4

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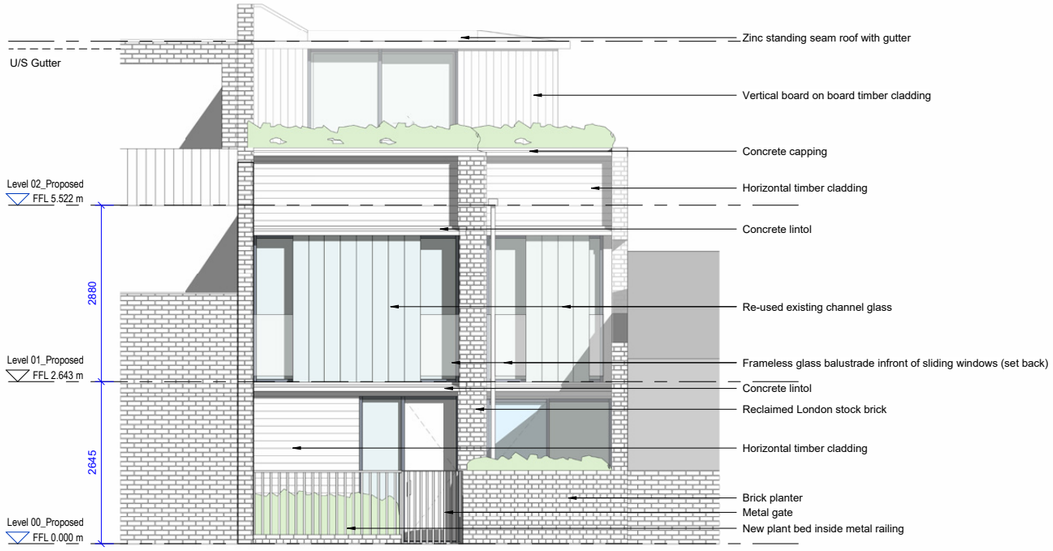
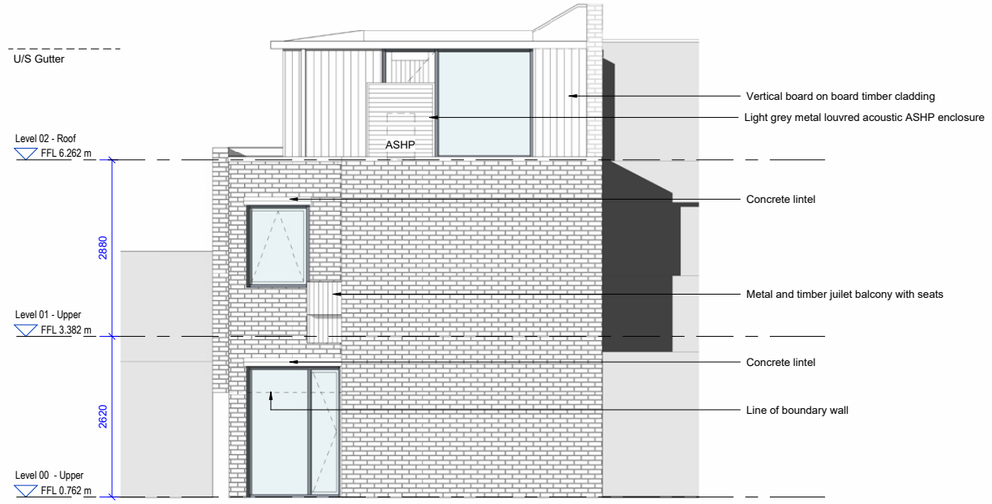


1	**Front (West) Elevation_Proposed**
0601	1 : 50



2	**Rear (East) Elevation_Proposed**
0601	1 : 50

3	**Side (South) Elevation_Proposed**
0601	1 : 50

Scale bar 1:50 @ A1

0 2.5 5 m

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4	20.08.25	Planning Submission	JF	RL

SHEET STATUS
Planning

PROJECT TITLE
72 Camden Mews

CLIENT
Deborah Lincoln

DRAWING TITLE
Proposed Elevations

DATE	SCALE	
18/01/24	1 : 50 1 : 100	@A1 @A3

MODEL STATUS	DRAWN	CHECKED
S0	JF	RL

DRAWING NUMBER	REVISION
CAM -CS -ZZ -ZZ -DR -A -0601	4

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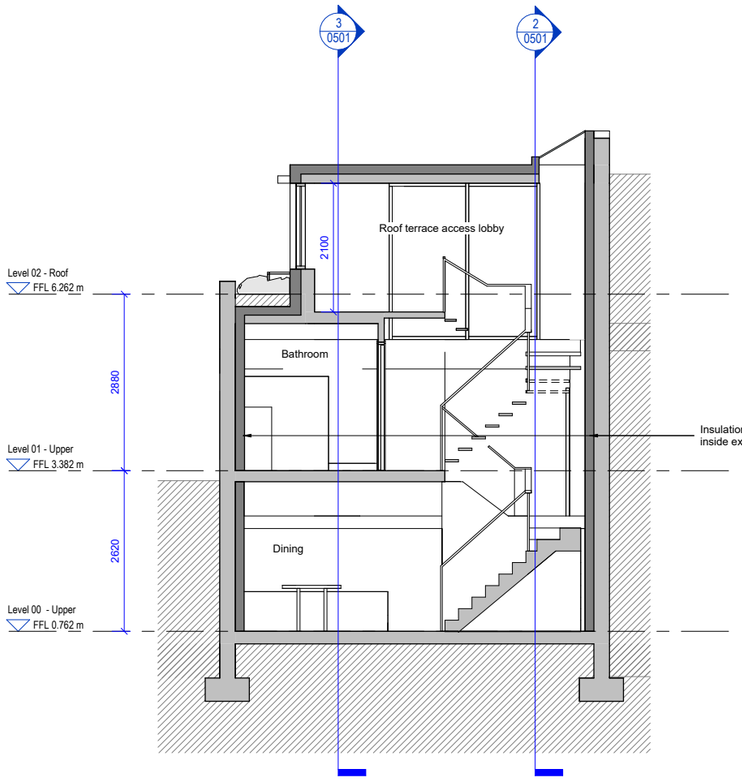

1	**Section 1_Proposed**
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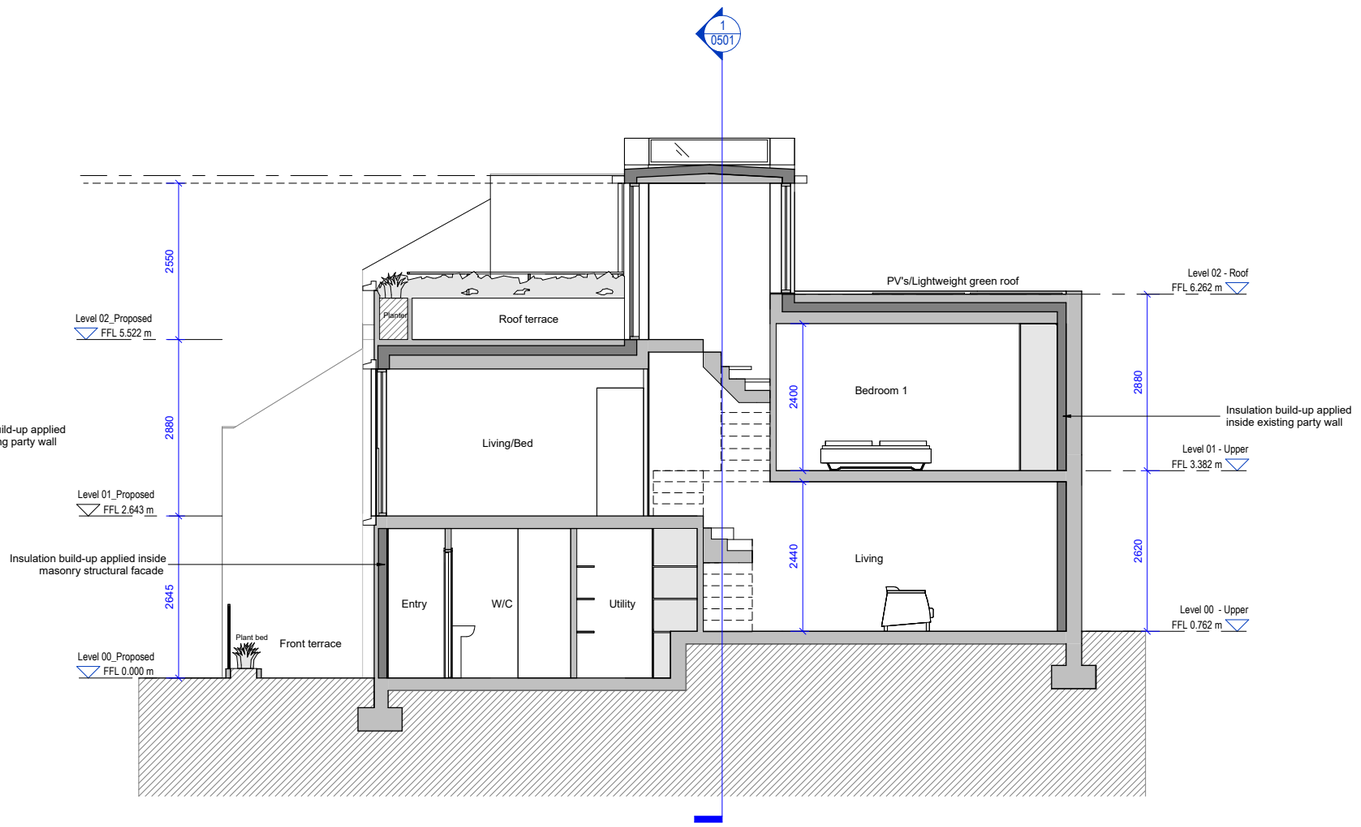
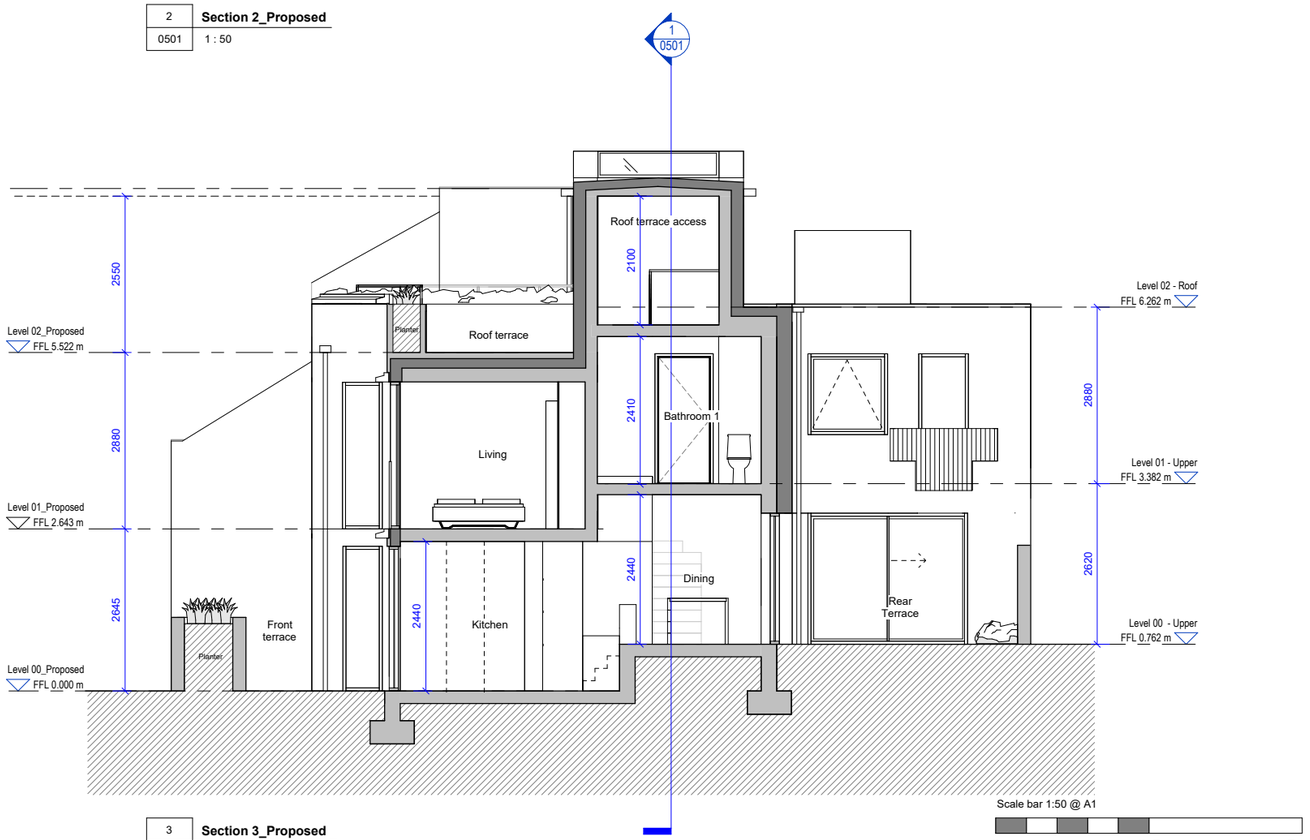


2	**Section 2_Proposed**
0501	1 : 50



3	**Section 3_Proposed**
0501	1 : 50

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Insulation zone (internal and external)

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SHEET STATUS: **Planning**

PROJECT TITLE: 72 Camden Mews

CLIENT: Deborah Lincoln

DRAWING TITLE: Proposed Sections

DATE	SCALE	
20.08.25	As indicated 1 : 100	@A1 @A3
MODEL STATUS: S0	DRAWN: JF	CHECKED: RL

DRAWING NUMBER	REVISION
CAM -CS -ZZ -ZZ -DR -A -0501	4

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