# Design and Heritage Statement

## 94 Camden Mews, London NW1 9AG

## 1. Introduction

This statement supports a planning application for works at 94 Camden Mews, within the Camden Square Conservation Area. The proposals comprise:

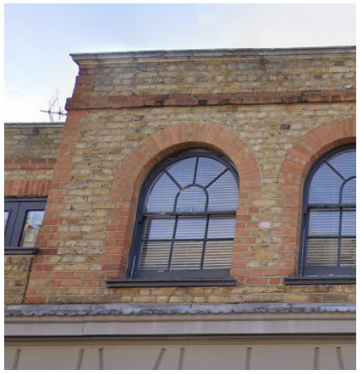
- A roof extension to provide additional accommodation.
- Replacement of existing and installation of new windows and doors to the front and rear elevations (including reopening at ground floor to the rear where former openings were previously bricked up).
- Demolition of the existing first-floor conservatory and provision of a roof terrace to bring the property in line with its historic character.
- Conversion of the garage to habitable space and refurbishment of the existing, damaged garage doors.

The proposed changes have been considered alongside extensive works to render the property safe due to severe subsidence issues that may later impact the neighbouring properties (please refer to section *Existing Condition* for evidence of this). The applicant aims to improve the overall functionality and sustainability of the dwelling, bringing it in line with current Building Regulations. All elements that are proposed to be altered have been carefully considered to sit comfortably within the context of the Camden Square Conservation Area and complement the character of the mews.

## 2. Camden Mews

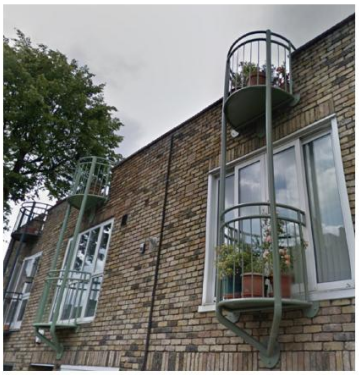
The property is located on an eclectic mews street that has a distinct, yet varied, character due to the numerous developments and alterations along this street and in close proximity. Unlike other uniform streets in Camden, the properties along Camden Mews all have a distinct character that contribute to the overall street scene.

Camden Mews is characterised by mews houses that address a narrow roadway, standing at or close to the back edge, with some properties incorporating set-back third storeys. This pattern was established in the original plan and continued in the twentieth century, when post-war mews developments typically required a set-back. The proposal responds directly to this morphology.

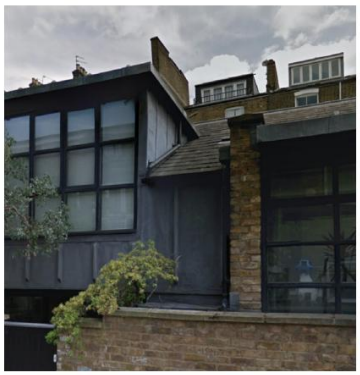



102 Camden Mews

100 Camden Mews



95 Camden Mews



70 Camden Mews

110 Camden Mews

111a Camden Mews

### No. 92 + 94 Camden Mews

The application site is at no. 94. The original building mirrors that of its neighbour (no. 92 Camden Mews), however alterations to both properties have resulted in different appearances, although some matching features remain, such as the location of the main doors and some of the original openings to the front elevation. Whilst nos. 92 and 94 appear to have formed an original pair of dwellings, other properties on this street have a much more varied appearance.

### No. 96 – 100 Camden Mews

These dwellings are markedly different to nos. 92 and 94 and others further along the mews. They are three-storey properties with a white external render finish and large-format glazing. Their window and door openings to the front do not align with or reference the proportions or finish of the more original properties. The properties feature a third storey set back from the front and rear elevations, reducing its visibility from the street while providing additional floorspace.

### Types of Roof Extension / Three-Storey Properties

The following examples highlight the varied typologies of roof extensions and third-storey forms along Camden Mews:

- 96–100 Camden Mews: Set-back third storey
- 97–99 Camden Mews: Set-back third storey
- 87–89 Camden Mews: Set-back third storey

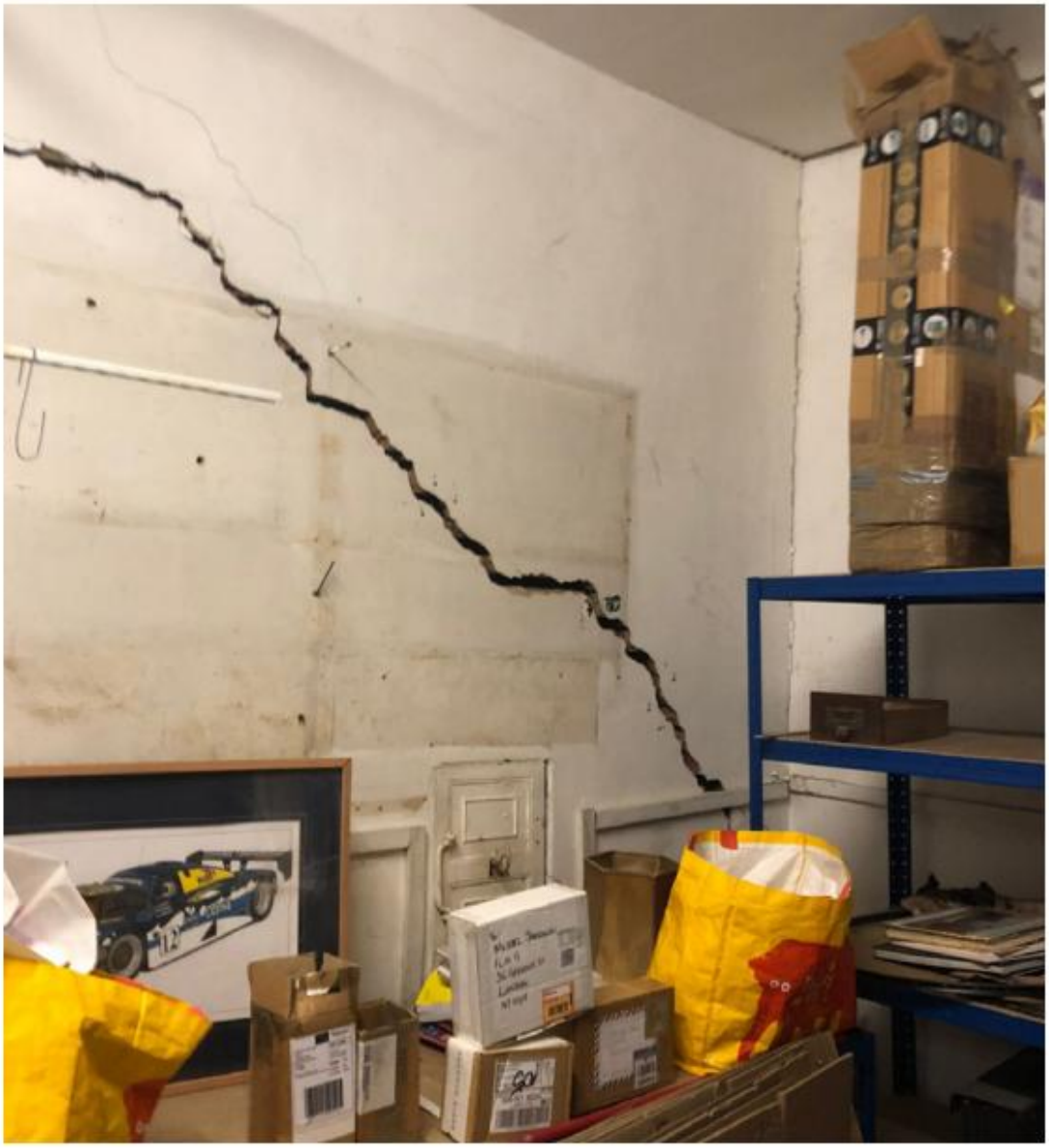

96 - 100 Camden Mews


87 - 89 Camden Mews

## 3. Existing Condition

The proposed alterations also aim to address a number of pressing issues with the property's current condition, including:

- Severe subsidence issues (*not covered within this application, but significant expense has already been incurred and this proposal ensures this is a worthwhile investment*)
- Poor thermal performance
- Poor visual outlook
- Insufficient habitable space suitable for family use
- Inefficient internal layout and access between floors
- Insufficient daylighting to habitable rooms, particularly at ground floor level



## 4. Daylighting

There are significant deficiencies in natural daylighting across the ground and first floors:

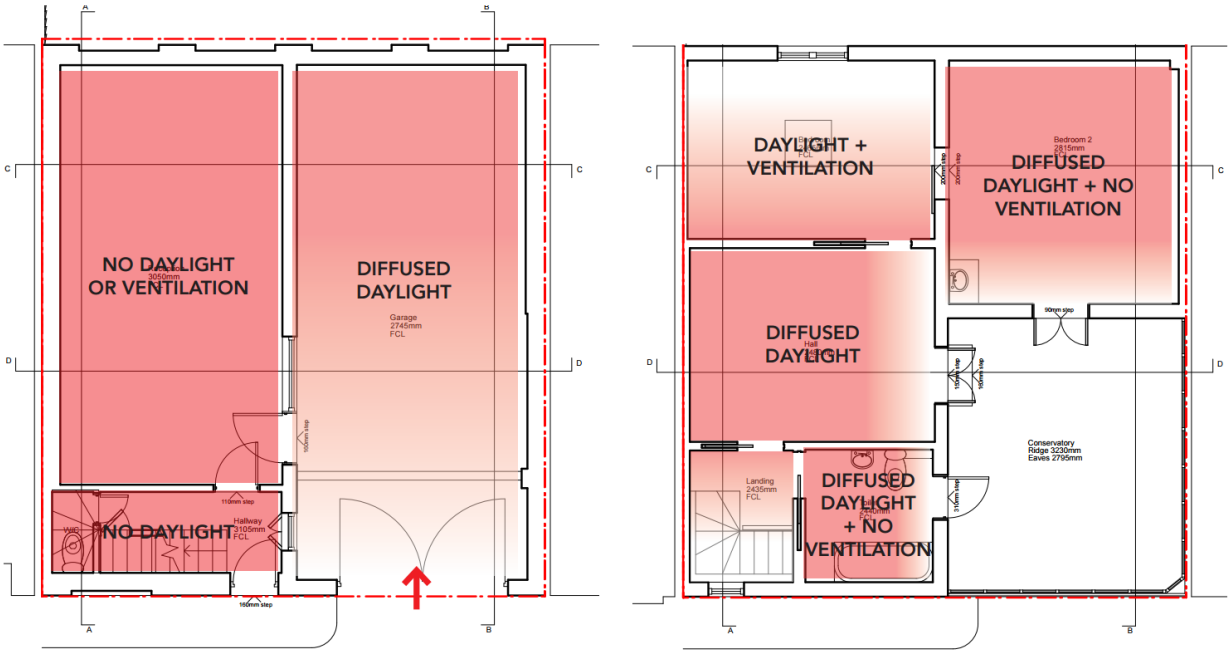
### Ground Floor

This level suffers considerably from a lack of natural light and ventilation. Windows to the rear of the property have been bricked up. The garage doors, although originally containing an upper glazed panel and window panels, are currently boarded over.

### First Floor

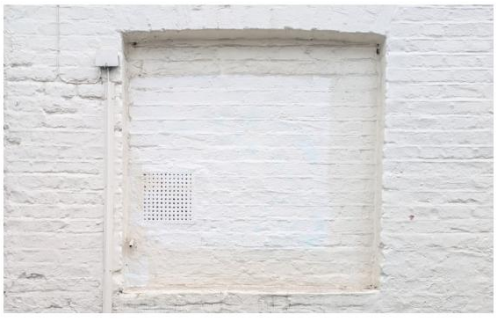
The first floor is similarly poorly lit. The staircase has only a very small front window, and three of the largest original openings are now enclosed by the conservatory, serving two habitable rooms and the main bathroom. The only functioning window is at the rear, making use of the sole rear opening, with views onto a neighbouring garden.

As a result, much of the house lacks natural light and adequate ventilation.




Existing Front Elevation


Existing Rear Elevation



Front Elevation - Bricked in opening

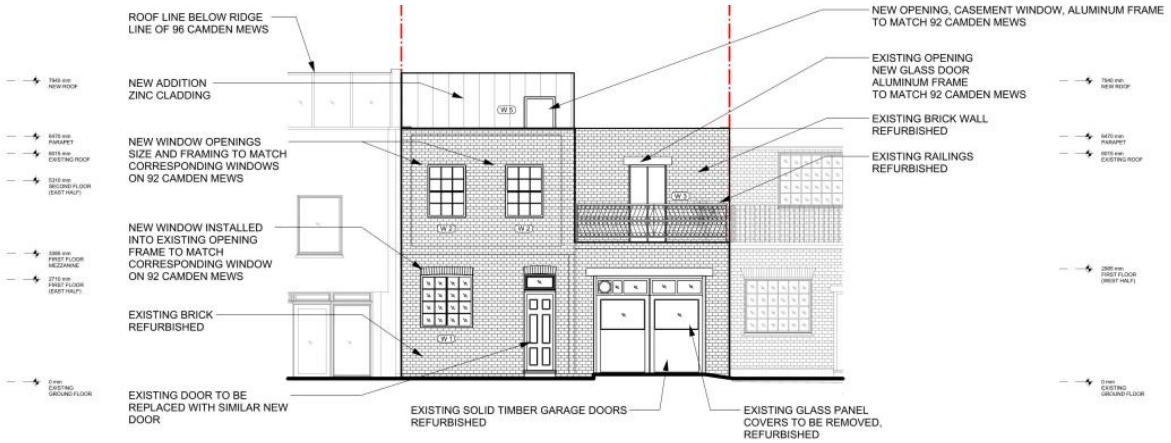

Existing Rear Elevation
*View from 94 Cliff Road rear garden*

## 5. Design Proposals

### 5.1 Roof Extension and Rooflights

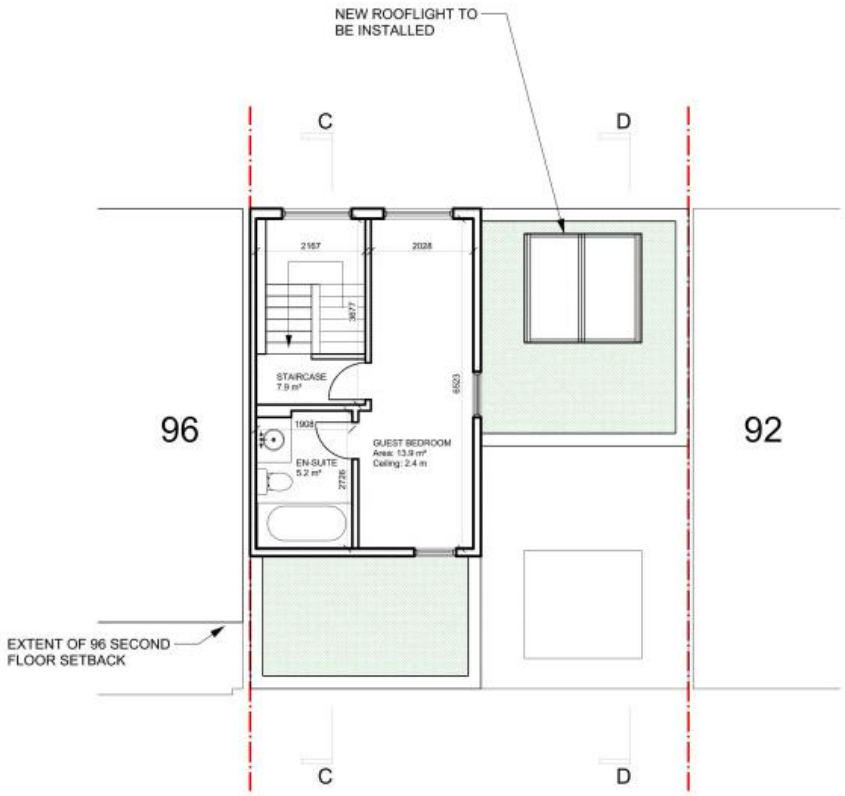
The proposal introduces an additional set-back storey, designed to be subordinate to the host building:

- The extension does not exceed the overall height of no. 96 Camden Mews and sits below its ridge line.




PROPOSED FRONT ELEVATION
1:100 on A3

- It is set back further than the setback at no. 96, ensuring consistency with the terrace and avoiding dominance at street level.



- The roofscape is not appreciably visible from the junction with Camden Park Road due to the narrow alignment and parapet line of the mews (see attached Renders in Planning Submission).
- Rooflights are proposed that are flush-fitted, modest in scale and number, and subordinate to the roof form, maintaining a consistent rhythm with the terrace.
- Materials will be high quality and carefully selected to further allow the extension to recede from the front elevation, through the use of a dark zinc cladding finish and dark-coloured aluminium window/door frames.

## 5.2 Windows and Doors

- The reopening of the filled-in ground-floor window beside the front door, and insertion of two upper-floor windows above, will reflect the pattern at no. 92 and include appropriate detailing (brick heads, cills, jambs; metal frames).
- At the rear, ground floor windows will be reinstated within existing openings. These will have limited visibility from the public realm.
- At the rear, first-floor and second-floor windows will be set at 1.8m internal cill height or will be frosted, and will mostly not serve habitable rooms, mitigating overlooking.

Rear windows to no.96 - 100

92 Camden Mews - Front Elevation

### 5.3 Conservatory Demolition

The current first-floor conservatory is of poor condition and detracts from the property. Its demolition and replacement with a roof terrace will restore a cleaner form in line with the historic character. The existing railings will be preserved.

### 5.4 Garage Conversion and Refurbishment

The garage will be converted into habitable space. The garage doors will be refurbished in a manner consistent with the mews: in large part solid with glazed high-level apertures (as existing). This will improve functionality while preserving traditional character.

## 6. Sustainability Statement

### ENERGY EFFICIENCY

Insulation: High-performance insulation materials will be used to minimise heat loss, including roof, wall, and floor insulation that meets or exceeds current Building Regulations.

- Double-glazed windows with low-emissivity (low-E) coatings will be installed to improve thermal performance and reduce heat loss.
- Energy-efficient LED lighting will be installed throughout the new space. Natural daylighting will be maximised through strategically placed windows and rooflights.
- Solar panels will be proposed to supplement energy requirements and minimise the use of gas less sustainable energy sources. The number and location are TBC based on a more detailed analysis of the energy requirements of the property.
- The project aims to achieve a minimum 19% improvement in carbon dioxide emissions beyond the Building Regulations requirements.

### SUSTAINABLE MATERIALS, WATER USAGE, AND RECYCLING

- FSC-certified timber will be used for structural elements and finishes to ensure sustainable sourcing.
- Reclaimed or locally sourced bricks will be used to match the existing structure and minimise environmental impact. London Stock Brick will be used throughout.
- Recycled and locally sourced materials will be prioritised where possible to reduce environmental impact.
- To improve indoor air quality, low VOC (Volatile Organic Compound) paints and finishes will be used.
- All materials will be sourced from suppliers committed to sustainable practices.
- The feasibility of a rainwater harvesting system will be considered to collect and reuse rainwater for non-potable uses such as vehicle washing or watering of plants.
- The development will aim for water consumption of no more than 105 litres per person per day, in accordance with planning policy.
- Segregation of waste streams to maximise recycling of materials such as metal, wood, and plasterboard.
- Reusing existing materials on-site where feasible, such as bricks and timber.
- Provision for adequate recycling and waste storage facilities post-construction, in line with Section 8 of CPG.

### BIODIVERSITY

- Installing bird nesting boxes, such as those for house sparrows or swifts, on the rear elevation of the building, positioned discreetly to avoid detracting from the design.
- Incorporating planters or window boxes with native and pollinator-friendly plants on window sills is to be reviewed to enhances the aesthetic appeal and supports bees, butterflies, and other pollinators. Planters will be placed on the terrace to ensure biodiversity gain.
- The project will aim for a biodiversity net gain, in accordance with the London Plan Policy G6, through habitat creation and enhancement measures.