

Planning Application: 2023/1409/P
99a Camden Mews NW1 9BU

The photos and drawings below are to provide visual information to support the application for the development at 99a Camden mews.

Photo shows aerial view of Camden mews behind the development at 250 Camden Rd. All buildings surrounding 99A have third floor extensions. The proposed extension at 99A is the same height as 97a & 97b and is lower than the height of the approved development at 99 Camden mews and the neighboring properties.



Planning Application: 2023/1409/P
99a Camden Mews NW1 9BU

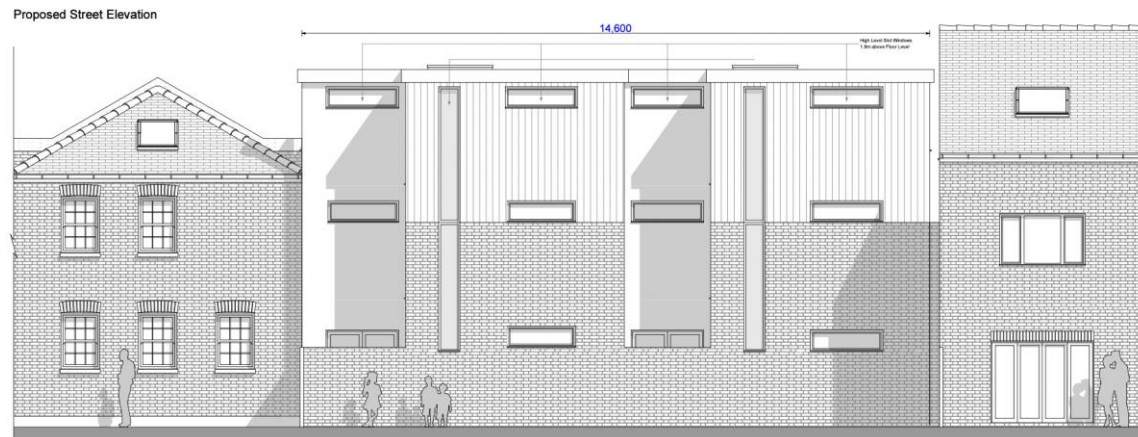
The drawings below show the front and rear elevations of the plans that were approved for 97a and 97b Camden Mews.

99A is the building to the right. The proposed extension at 99a is the same height as 97a & 97b.

Front elevations



Rear elevations



Planning Application: 2023/1409/P
99a Camden Mews NW1 9BU

The photo below shows the rear elevation of the completed works at 97a & 97b to the right of 99A Camden Mews. 97a and 98b project out further than 99A to the rear.

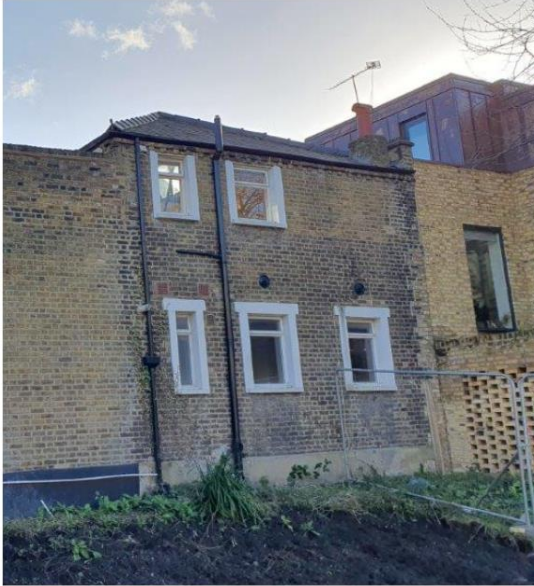


Photo 4: rear elevation. Site to rear under development.

Planning Application: 2023/1409/P
99a Camden Mews NW1 9BU



The picture to the left shows the prominent gable end of 99A Camden Mews. The third floor extension has been designed to preserve this feature and not to detract from it. The Mews is so narrow that one cannot step back to a sufficient distance to see the third floor above - the angles simply do not permit this.

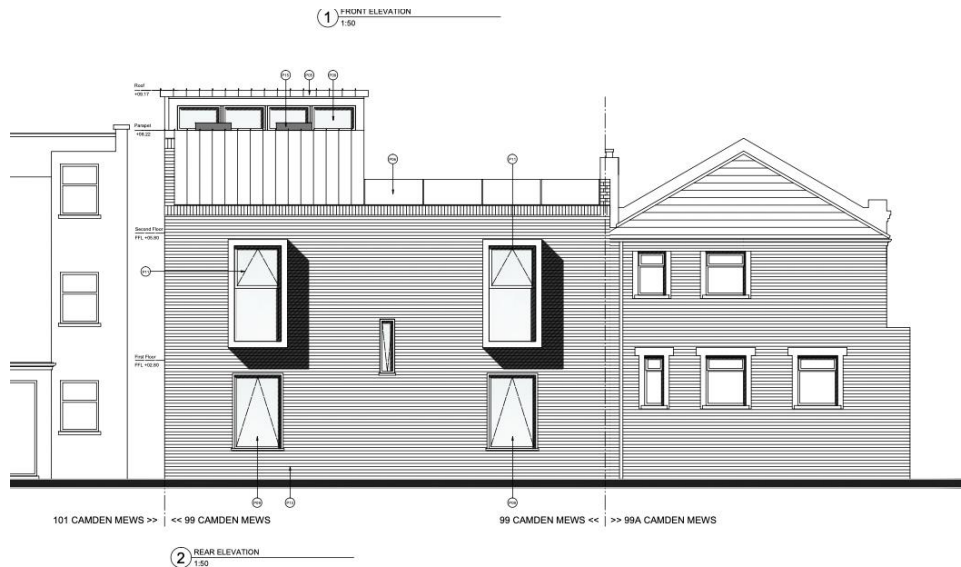
The drawing below shows the front elevations of the plans that were approved for 99 Camden mews. The height of the third floor approved extension is significantly higher than that proposed at 99A Camden Mews (building on left) which will be the same height as 97 Camden Mews.

Photo 1: front elevation & junction with no. 97



Planning Application: 2023/1409/P
99a Camden Mews NW1 9BU

The drawing below shows the rear elevations of the plans that were approved for 99 Camden mews. The height of the third floor approved extension is significantly higher than that proposed at 99A Camden Mews which will be the same height as 97 Camden Mews.



In order to preserve the historic fabric of 99A Camden Mews and ensure the structural integrity of the building and the neighbouring building at 99, a structural engineer has been consulted to survey the existing building and consult on the appropriate materials to use during construction. This has also taken into account the large development to the rear of 99A - 248-250 Camden Road Hostel Camden Road London NW1 9HE (2021/5559/P). 99A Camden Mews backs onto the Hostel development grounds and access will be required across these grounds from time to time - even just to carry out repair works that are urgently needed and identified by the structural report. Contact has been made with Camden council regarding the access required and ideally works to 99A Camden Mews can be completed in advance of the hostel development - so as not to interfere with the works on the hostel grounds.

The contact is: Mak Saati. Structure One Ltd Consulting Structural Engineers. 07742027587. info@structureone.uk. Company N0 13638299. A detailed structural report has been produced.

The architects involved in the redevelopment of 99A Camden Mews: Cannon, Morgan and Rheinberg Partnership, have extensive experience in working within Conservation areas and with listed properties.