

Threefold

ARCHITECTS

Planning Revisions for 35 Camden Mews, NW1 9BY

01 [REVISIONS TO PROPOSAL]

02 [VISUAL IMPACT]

03 [SOLAR SHADING STUDY]

04 [CONCLUSION]

Prepared for the London Borough of Camden on
behalf of Jamie Field and Heather Baker,
11th December 2015

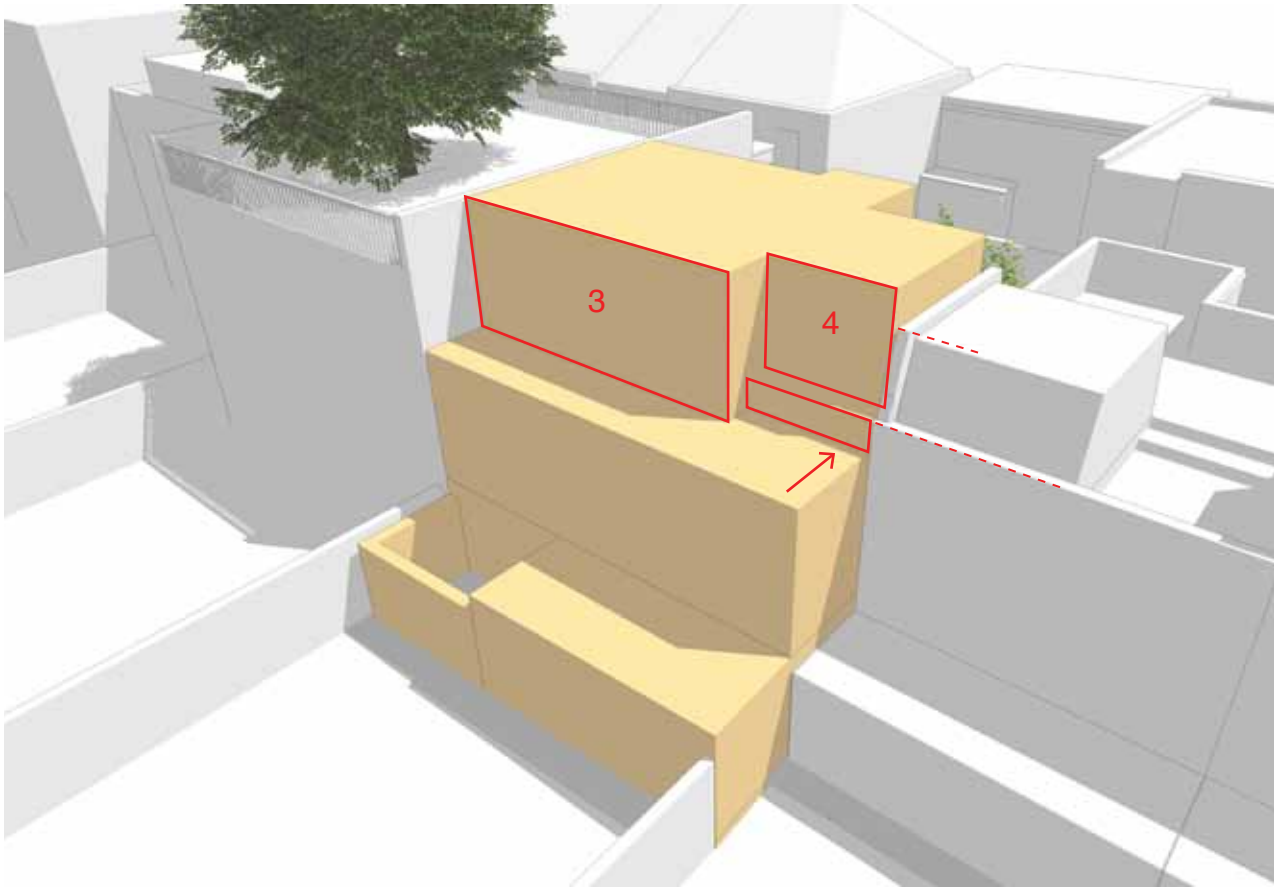
01 [REVISIONS TO PROPOSAL]

A number of alterations have been made to the currently submitted scheme:

- 1. The overall height of the proposal has been significantly reduced, in order for it to match the height of the property at no.37. This is lower than the top floor of no.39.
- 2. We have set the majority of the facade at 2nd floor back by 600mm, and have proposed a balcony instead. This expresses the additional storey as ‘subservient’ to the rest of the house. The existing house is already significantly set back from the street frontage and the predominant building line of the Mews, however this additional setting back of the new floor further reduces its visual impact.
- 3. Moving the third storey at the rear back by a further 570mm, mitigates any concerns of overshadowing neighbouring properties - no.37 and no.186 Camden Road in particular. This is clearly demonstrated in the solar shading study later in this document.
- 4. Further reductions of the third storey have been made at the rear, where the extent of property no.33 has been considered. The proposed addition is ‘pushed back’ inbound from the rear a further 1050mm to meet the upper parapet of no.33.



View of front, looking north



View of rear, looking east

02 [VISUAL IMPACT]

Section 7 - Management of Change - 7.4
New Development:

“The trend to intensify residential development means that building heights are under pressure to increase in the mews; care will be needed to ensure that this does not become the norm and that the original mews’ scale remains dominant.”

35 Camden Mews is set back from the street by six metres. As a result, its visual impact in terms of mass is not felt by members of the public or nearby residents.

In contrast, both no. 39 and no.41 both have 3rd stories which are significantly closer to the street frontage than the property at no. 35. The street level view images (right) demonstrate this.

It is argued, therefore, that the property at no.35 ought not to be considered as part of the “original mews’ scale” as it is very atypical.

By nature of the six metre set-back from the street, the impact of an additional storey to no.35 is already significantly reduced. This is demonstrated in the views shown (far right).

Furthermore, it is noted that the property directly opposite at the front, no.12, is also set back from the street by six metres. Therefore, the visual impact of an additional storey to no.35 is even further reduced.



1



2



3



4

03 [SOLAR SHADING STUDY]

Solar shading study comparing the revised proposal (indicated in yellow) and the existing building.

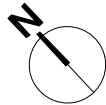
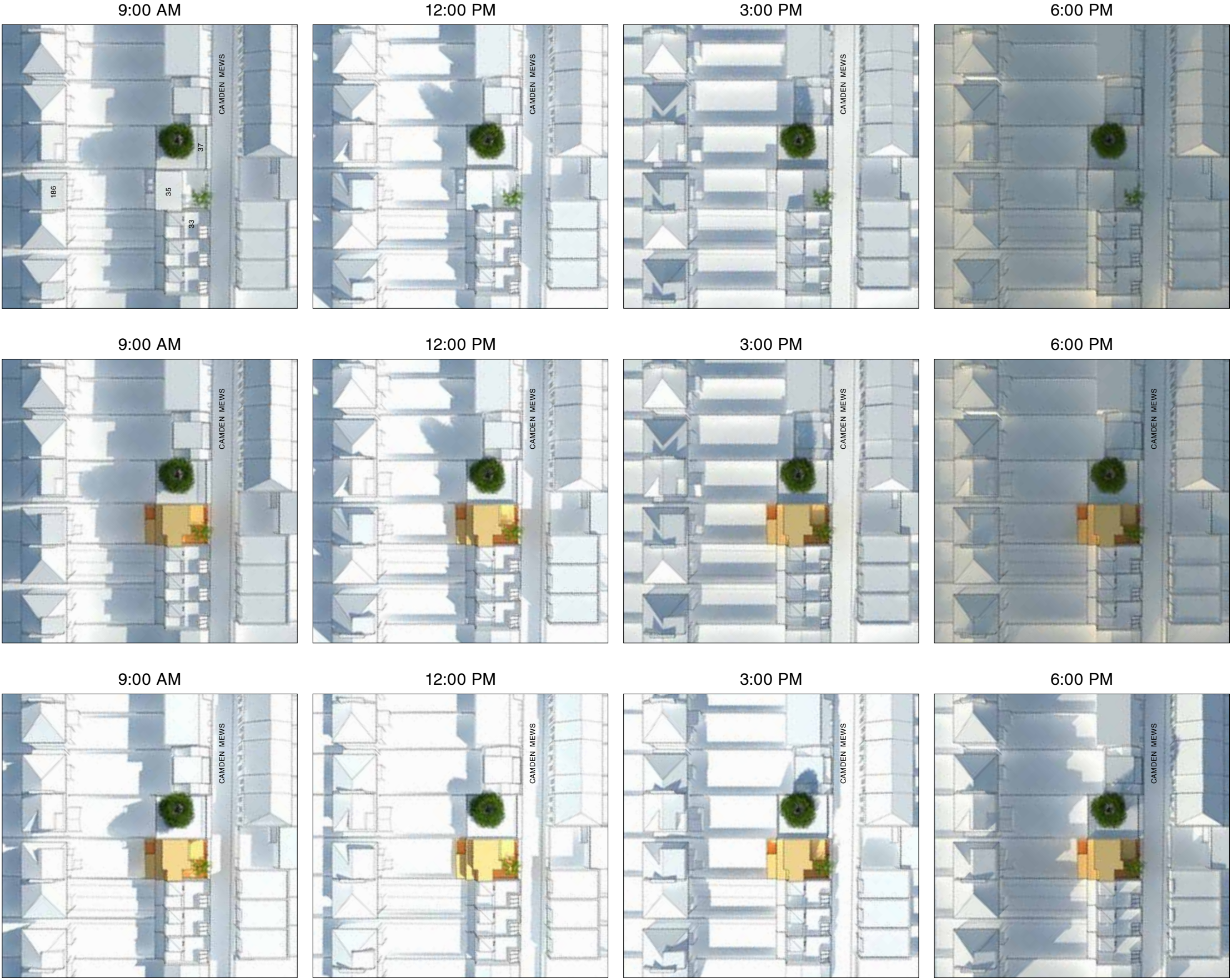
As demonstrated by the solar shading study opposite, even at times of year when the angle of the sun is low, the proposed additional storey will make very little difference to the amount of shadow cast by no.35. It is clear that the neighbouring buildings at nos.33 & 37 will continue to to have more impact than the proposed extension.

It is also clear that as a result the proposed new storey will have no shading impact on the buildings behind (fronting Camden Road) and consequently will not prevent light from entering the basement portion of no.186 Camden Road (the property opposite at the rear) as has been claimed.

EXISTING - MARCH 21st

PROPOSED - MARCH 21st

PROPOSED - JULY 21st



04 [CONCLUSION]

- We have made significant alterations to the proposal in order to address the concerns that have been raised and we feel that this report unequivocally demonstrates that all potential issues have been resolved. Great consideration has been taken towards the massing of the proposal and its relationship with the neighbouring buildings - these are outlined in Section 1.

Furthermore, it should be noted that concerns of overlooking to no.33 are mitigated by the introduction of frosted/obscured glazing at the front of bedroom 4. This can be seen on drawings *15103_201 Revision A* and *15103_300 Revision A*.

- Set back by six metres, the buidling has a unique relationship with the Mews. Images within Section 2 demonstrate that the proposed additional storey will not have a visual impact on occupiers of the Mews.

- The proposed addition will not overshadow properties at the rear. This is demonstrated in Section 3.

In conclusion, no.35 Camden Mews occupies a very unique, set-back condition within the street. This report clearly demonstrates that in continuation with its siting, the changes to the currently submitted scheme that we have proposed herein will result in a positive addition to 35 Camden Mews that will have no adverse effect upon the public, occupiers of the Mews, or surrounding buildings; and will only serve to enhance the quality of the Conservation Area.