

Camden Square Conservation Area Advisory Committee

44 Murray Mews
London
NW1 9RJ

Date: 29 February 2016

Planning application Reference: 2015/7138/P

Proposal: Extension of existing building to create an additional floor, to move the stair out of the floor plate on the upper floors, to create more space and to create an entrance lobby at ground floor.

Summary: In its present form, the application should be rejected. The application should be reconsidered once the issues listed below have been addressed.

Comments:

1. The original drawings for a 4 storey, 3 bedroom, house have been superseded by revised drawings (made public 23.02.16) for a 3 storey, 3 bedroom house.
 - 1.1. This appraisal is based on the revised proposal drawing nos 15112_100, 101,102, 104A, 200A, 202A and 300A to 304A inclusive.
 - 1.2. The Design and Access statement has not been updated in support of the revised drawing submission and updated proposal. The statement should be updated to reflect the latest proposals as above.
2. We have serious issues with the technical adequacy of the drawings
 - 2.1. No Block Plan has been submitted.
 - 2.2. As already mentioned, the Design and Access statement is not relevant to the latest submitted drawings.
 - 2.3. There is a contradiction between the plan layout and the section drawing of the stairs between lower ground and ground floor level. No longitudinal section through the stairs is drawn but it appears that the headroom above the first flight of stairs exiting the Utility Room (under the Study over) is at maximum 1.8 and minimum 1.2m.
 - 2.4. No detail on the drawings of window construction or which windows or parts of windows are openable for purge ventilation.
 - 2.4.1. The planning application form (for the original application) indicates that new windows are to be Corten steel framed.
 - 2.4.2. Drawings must be updated to indicate more realistically the widths of window frames within the Corten framing and the sections of windows that are openable.

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- 2.4.3. No openable windows are indicated (20% of floor area required) for the Study and Living Room.
 - 2.4.4. There are no external or openable windows to Bedroom 2 (ditto 20% required). The bedroom window looks in to a sealed internal light well.
- 2.5. Openings to Bedroom 1 and the Kitchen/Dining Room are casement doors. It is unrealistic to suppose that these will be opened for ventilation in inclement weather.
- 2.6. The height of the balustrade wall to the front balcony overlooking Murray Mews is indicated as being 470mm high which is unacceptable in Building Regulation terms. The requirement is that guarding is at least 1.1m high. How is it proposed to raise the guarding without raising the wall line higher than that of the parapet of the adjoining property 42 Murray Mews?
- 2.7. Roofs are unrealistically shown as flat planes with no indication of how rainwater is to be retained and disposed of.
 - 2.7.1. The roof finish to second floor balcony is not indicated
 - 2.7.2. The overall thickness of the roof is unrealistic in consideration of the insulation and falls that will be required.
 - 2.7.3. Details are required for zinc roofing to the up-stands to and roof over Bedroom 2.
3. In the absence of any details of the window frames and openings it is difficult to assess whether the proposal supports the rhythm of neighbouring buildings.
4. It is difficult to assess the durability of the proposed materials
 - 4.1. As already noted, there are no details provided of the proposed roof finishes to the balcony
 - 4.2. Details are required for zinc roofing and upstands to Bedroom 2
5. Unless the balustrade is increased in height, the development will significantly impact on the privacy of neighbouring buildings
6. We have concerns about possible overshadowing.
 - 6.1. Bearing mind the 25° right to light guidance, particularly with reference to the rear ground floor window openings at 2 Canteloves Rd, we suggest the applicant could be asked to submit a Sunlight and Daylight assessment.
7. It is unlikely that the internal layout can be built as shown
 - 7.1. The lack of headroom at the exit from the lower ground floor Utility area will mean a loss of floor area to the ground floor study to provide the headroom required. Revised drawings will be required.
 - 7.2. As noted in par 2 the Living rooms require openable windows. Revised drawings will be required.

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- 7.3. The furnishing detailed in Bedroom 2 is indicated suggests that it is intended to be double bedroom. However, with a floor area of approx' 8/m2 it is more realistically a single bedroom.
8. We note that in these revised drawings the height of the building has been reduced significantly to 2.5 stories above the Mews level by removal of the originally proposed second floor and over dominant pitched roof structure and use of mezzanine levels for the kitchen and second bedroom at the rear of the property.
9. However, whilst the amended proposals are a significant improvement on the proposals first submitted, the sheer scale of the number of queries over the technical specification, clearly suggests that these issues be addressed and then and only then should the application be considered.



Signed:

Date: 29 February 2016

David Blagbrough
Chair
Camden Square CAAC

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