





Dear Samir Benmbarek,

I should like to make the following comments and objection regarding the above application.   


1. There is slope in the mews, which is not shown on the drawings, actually the drawings show no. 91 below the site at no. 89 Camden Mews. This is not the case, it is about 0.5m above no. 89 Camden Mews. The proposed roof line of 87-89 should therefore be at least 1m. below that of the line at no.93-95 extended in a straight line over no.91. There should be careful gradation of the ground floor of the proposal to line up with the sloping pavement in front of the houses..There was only one gradation of the ground floor in the development at no.93-95 Camden Mews and this left a dangerous step adjoining the foot path.


2. There is no description of the facing brickwork anywhere in the application. Most of the mews and all the new development in this section is constructed in second hand yellow London stock. Or a brick similar in colour and texture In order to maintain and enhance the existing character and appearance of this part of the conservation area. I would raise objection to any other brick being used..

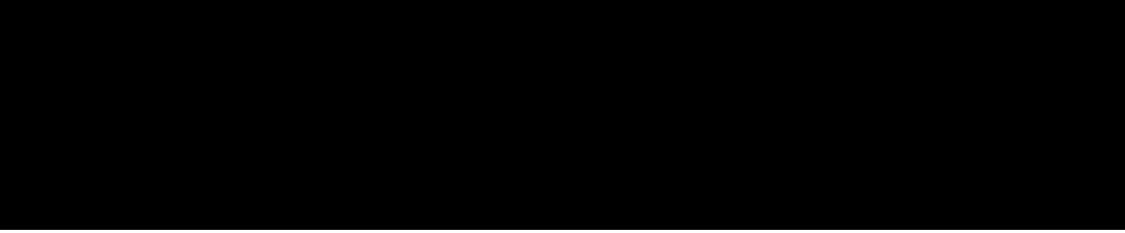
3. As there is a lamp post in the mews, in front of 89 CM it is not possible to walk on the pavement at this location. So either the lamppost should be placed on the wall of one of the new houses, or the pavement slightly widened to allow pedestrians to use it.

4. The level of the ground floor should be carefully aligned with the pavement level. Not as at no.81 raised 30cm. above resulting in an overwhelming height on the Mews frontage.

5. No floor to ceiling height or overall height of the new proposal is indicated on the drawings. These should be shown to insure that the overall height of the development is easy to monitor. The overall height of the brickwork on the front facade and adjoining no.85 can easily be reduced thus reducing the impact of the development on the narrow mews and houses opposite.

A recent photograph will be sent to you, showing the step adjacent to the pavement with the new development at no.97 Camden Mews in the background in a brick similar to second hand London stocks.





I should like to add to my comments to nos. 1, 4, and 5 sent earlier today regarding the overall height of the proposal which is not clearly defined as the slope in the Mews is not shown nor any dimensions given.

The overall bulk and impact of the proposal can be reduced by about 0.5m. by removing the parapet at second floor roof level and replacing it with an ordinary flat roof. If planting is still required it can be provided in a patented mat form. The perforated brickwork balustrade could also be reduced in height.

In summary my concerns are , the overall height, the facing brickwork and the detail at pavement level..

