

An architectural rendering of a modern residential building. The building is constructed from multi-colored bricks and features a stepped, terraced design with several levels of cantilevered balconies and overhangs. The ground floor has a recessed entrance area supported by white columns. In the foreground, there is a paved courtyard with a brick pattern, several large potted plants, and a person walking. The sky is overcast with grey clouds. The text is overlaid in the center of the image.

23 Maryon Mews
South End Green
London NW3 2PU

DESIGN & ACCESS STATEMENT
October 2021

DESIGN & ACCESS STATEMENT

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1.0 Introduction

This document supports our submission for an additional roof level and terrace to no. 23 Maryon Mews, a 3-bedroom maisonette within the Maryon Mews gated estate. The applicant is the owner and occupier of this property:

Owner, no. 23: John and Mary Stack

This proposal comprises the development of a roof-top extension to a single dwelling on a terrace of five houses. The adjoining property at no. 22 Maryon Mews is the subject of a separate planning application, which has been submitted in parallel with this application. HeathWalker Studio have been appointed to prepare the planning application for both.

The design has been developed following Pre-Application advice received from Camden Planning Solutions team. It was agreed that the distinctive design of the existing houses required a design concept which would work across the whole terrace. This application therefore includes a design concept for matching roof extensions which could potentially be implemented on all five houses in the future.

HeathWalker Studio is a design led, award winning architectural practice based in London, with a portfolio of projects across the UK. We have extensive experience in high quality residential projects and sustainable, energy efficient design.

2.0 Site and context

Maryon Mews is a gated cul-de-sac of approximately 36 residential properties, located within the Hampstead Conservation area. Maryon Mews sits within sub-area 3 of the conservation area: Willoughby Rd/Downshire Hill. Pond Street and South End Green bound the south-east tip of the demised zone. This area is dominated by the massive bulk of the Royal Free hospital and St Stephens Church.

Located behind the 3-storey residential terrace and shopping parade that fronts onto South End Road, it is accessed primarily from this side through a controlled gate serving cars and pedestrians, into the principle courtyard from which the Mews housing is accessed.

Within the site, a row of 2-storey brick cottages forms a paved mews running to the north behind South End Road. Behind this to the west, is a small development of 1970s 2-storey yellow brick houses with pitched roofs in brown tiles, gathered around intimate courtyards and accessed primarily on foot.

No. 23 is located within a terrace of six modernist 3-storey maisonettes, originally designed by noted local architect Ted Levy of Levy, Benjamin and Partners. It is a low rise development described as 'quite densely packed modern flats/houses over car parking'.

These are constructed in mixed yellow London stock brick with flat roofs and extensive glazing to the south. These are also accessed on foot through the same narrow but attractively designed alley which recalls the character of older parts of Hampstead.

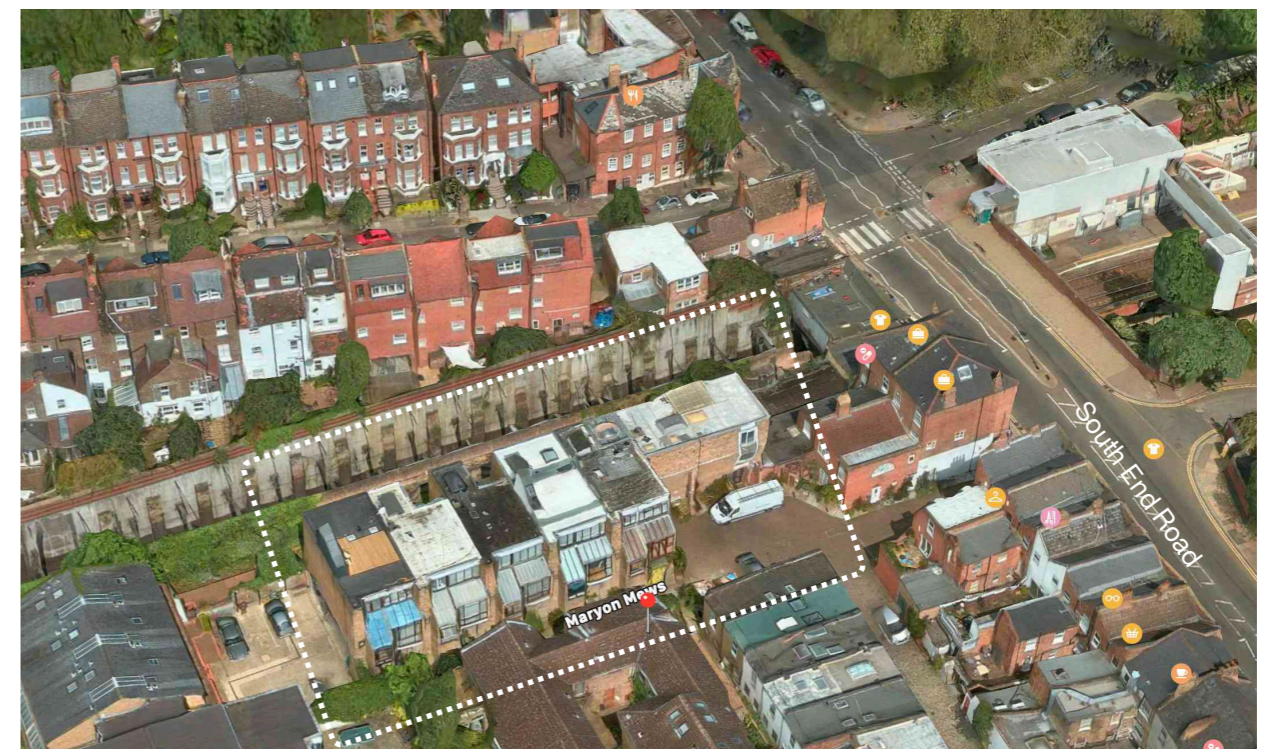
The principal accommodation is on the first and second floors, raised up on a plinth over car parking below. At roof level, no. 22 has an enclosed terrace and together with no. 19 has a stair enclosure clad in horizontal siding. The roofscape to the whole terrace has a cluttered appearance with water tank enclosures, roof lights and different coloured roof membranes. To the north side, recessed sections of the 2nd floor (still present on 19-21) have been filled in at nos. 22 & 23. No. 24 is a similar design, but rotated at right angles to the rest, whose flank bounds the north side of the entrance courtyard to Maryon Mews.

To the east, a bulky 3-storey block forms two residences in light post modern style with yellow and red brickwork and slate roofs. These are accessed from the Mews via the undercroft to nos. 19-23. Adjoining this block is a large modernist style residence, with rendered walls and flat roofs, principally of 2-storeys with a large rectangular volume forming a third storey. This property is accessed from Pond Street. Together these two buildings are of light industrial scale.

The site is bounded to the north by the cutting of the overground line and Heath Hurst Road, with its curved terrace of 3 & 4- storey Victorian redbrick terraces, the back of which faces toward Maryon Mews, with the typical rear accretions of outriggers, dormers and extensions. Hampstead Heath overground station is situated within a one-minute walk.



Aerial view of the site taken from Google maps looking south



Aerial view taken from Google maps looking north

3.0 Planning Background

3.1 Camden Local Plan

Camden's planning guidance Policy H7 seeks a mix of dwelling sizes that contribute to the creation of a mixed, inclusive and sustainable communities and reduce mismatch between housing needs and existing supply. Maryon Mews comprises a mix of dwelling sizes; our proposal would expand on this mix.

Camden's existing stock of homes is made up largely of relatively small dwellings. The additional level offers a flexible arrangement that may be used as either a dedicated work area or for the proposed self-contained spaces to be used by occupiers who do not live as a family.

Policy D1 (Design) of the adopted Local Plan sets out various requirements of the Council in seeking high quality design in development. The policy states the council expects excellence in architecture and design, requires that development respects local context and character, preserves or enhances the historic environment and heritage assets, is sustainable in design and construction and comprises details and materials that are of high quality and complement the local character. It asserts the provision of a high standard of accommodation.

7.23 states that private outdoor amenity space including ... balconies and roof terraces, can add significantly to resident's quality of life and applicants are therefore 'encouraged to explore all options for the provision of new private outdoor space'. The residential amenity of neighbours should be considered in accordance with Policy A1 Managing the impact of development.

7.32 requires all residential development to be designed and built to create high quality homes, seeking developments that:

- are self-contained and have a secure private entrance;
- have good ceiling heights and room sizes;
- are dual aspect except in exceptional circumstances;
- have good natural light and ventilation;
- have good insulation from noise and vibration;
- have a permanent partition between eating and sleeping areas (studio flats are acceptable where they provide adequate space to separate activities);
- incorporate adequate storage space;
- incorporate outdoor amenity space including balconies or terraces; and
- are accessible and adaptable for a range of occupiers.

3.2 Pre-Application Advice 04/11/2020

A pre-planning application enquiry was submitted on the 21/09/2020 for the erection of an additional roof level and terrace to both nos. 22 and 23 Maryon Mews. The principle of an additional roof-level was generally supported:

'...it is considered that an additional roof level, which respects and celebrates the host buildings design approach and architectural detailing, could be accepted in the event of a future planning application'.

A summary of the advice received is as follows:

- The work of the architect Ted Levy was should be used to inform the design proposals
- The roof extension to be brought forward to create a stronger relationship with the front of the existing houses, making it less subservient. The south elevation should relate in its composition to the elevations below, particularly with regard to the proportion of solid to glass.
- Provide a consistent design that can be used as a template and replicated for the roof extension to all 5 houses, nos. 19-23, and undertake a study showing how this would look. At the rear, the design would need to accommodate both the original recesses seen on nos. 20 & 21 and where these have been infilled on nos.19, 22 & 23
- Use of a neutral cladding material that could be implemented consistently on all 5 houses.

3.3 Pre-Application Advice 25/01/2021 (written correspondence, ref 2020/4372/PRE)

The proposals were developed to incorporate the advice above and re-submitted, together with a study of precedent designs by the architect Ted Levy. The following written advice was given by the officers:

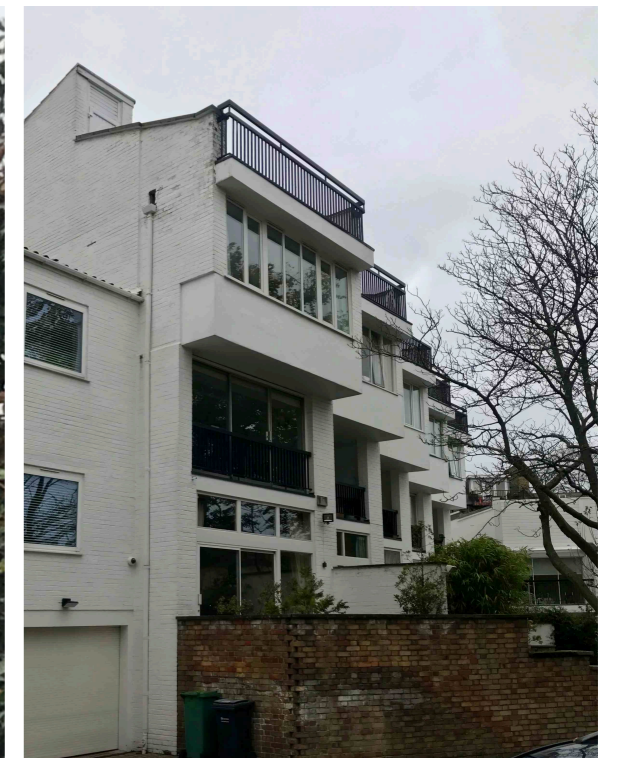
- 'In principle, a new roof level at nos. 22 and 23 would be acceptable, subject to further details being provided.'
- Amenity: 'potential harm to neighbouring amenity in terms of loss of privacy has been removed due to the proposed volume projection and recess, which is welcomed.'
- Appearance: 'The proposed volumes and their position would relate to the existing rhythm of the front elevations of the host buildings and wider terrace row, which is welcomed.'
- Soften the volumes of the front elevation with the use of slopes in the existing projections, and to consider an even deeper recess to accentuate the set back of the volume at the rear.
- Lowering of the internal ceiling height to reduce the height of the scheme overall.
- Consideration of renewable energy such as solar panels and a green roof on top of the new addition was also advised.

4.0 Proposal

4.1 Design References

A plaque at the estate confirms the development was designed by celebrated modernist architect Ted Levy, who lived at no.10 between 1980 and 1983. His bold design both here and across his residential portfolio strongly informs our design. A study of the predominant characteristics of his designs, including his Gayton Road development, located less than a mile away in Hampstead, reveals the following characteristics:

- A strong, alternating rhythm of projecting volumes combined with recessed elements is often deployed, creating a distinctive and dynamic aesthetic
- The repeating rhythm of volumes and recesses, when used within a row of terraces, serves to help differentiate individual dwellings within the row.
- Deep recessed windows and cantilevered volumes.
- Cladding boards used as contrasting texture to brickwork, for lightweight construction elements on upper parts of the buildings and on panels above and around areas of glazing. The materials palette is most often monochrome, with white brick and white cladding boards, or yellow or red stock bricks and similarly coloured cladding.
- Brick piers bookend each house at lower levels, also evident at Maryon Mews
- Large, simple openings filled with glazing, or glazing with timber panels
- Extensive use of rooftop and mid level balconies to animate the elevations and provide external amenity space
- Simple, slim vertical metal railings



Views of Ted Levy-designed development at 37-38 Gayton Road, Hampstead

4.2 Design Overview

The proposal is for a single storey roof extension to no. 23 Maryon Mews, to provide additional bedrooms and bathrooms; plus an external terrace located on the south side. To the north side, facing the noise of the railway line, windows look out over a deep recessed planter.

Matching proposals for no. 22 Maryon Mews are being submitted at the same time. Together, the proposals would provide a more coherent roof scape, reducing its currently cluttered appearance.

The proposals have been designed with consideration to the composition of the terrace as a whole, in particular volume, projection and recess, materiality, colour scheme and rhythm. Studies of the original architects' seminal buildings have closely informed the design. This report includes studies showing that the proposed design for no. 22 & no. 23 could potentially be implemented on all five houses as shown, providing a consistent new design for the whole terrace which would be in keeping with the language of the original design.

4.3 Form & massing

Studies of the designs of Ted Levy reveal strong repetitive rhythms of projecting volumes, combined with recessed elements. Following this principle, the proposed addition consists of a partial forward projection and a recessed element to create a front balcony. Rather than being subservient, the volume proposed maintains the same line as the existing building at the front elevation, with the forward projecting element angled at 30° to form a roof, corresponding to the pitch of the roof glazing below. This serves to soften the prominence of the volume, whilst maintaining the strong form and character of the existing building. This is particularly successful when seen in the context of the whole terrace, offering a dynamic, alternating rhythm whilst still maintaining differentiation between the dwellings (see page 12).

To provide a degree of solar shading, these south facing windows are recessed into the new volume. Again this draws on Ted Levy's design language, as do the proposed simple metal railings.

At the rear (north) elevation, large openings with very deeply recessed windows form a simple portal and accentuate the remaining volume of the roof extension as a distinct repeated element. This continues the principle of an alternating rhythm of volumes and recesses, as proposed on the front elevation, in keeping with the original design.



Visualisation seen from entrance courtyard, Maryon Mews



Visualisation of north elevation seen from railway line

4.4 Elevations

The proposed roof extension continues the rhythm of the existing elevations below. The new volume to the front of each house is aligned with both the solid pier between the windows at second floor and the projecting brick volume below containing the stair (shown in red in the adjacent elevation drawing). To the rear, the recessed windows relate to the original recessed brickwork volumes below, which can still be seen on nos. 20 & 21.

The existing fenestration to the front and rear elevations varies in how it is sub-divided; the proposals are for a three part division of both the glazed terraced doors and the large windows to the rear, to maintain a consistent design language across the scheme.

4.5 Roofscape

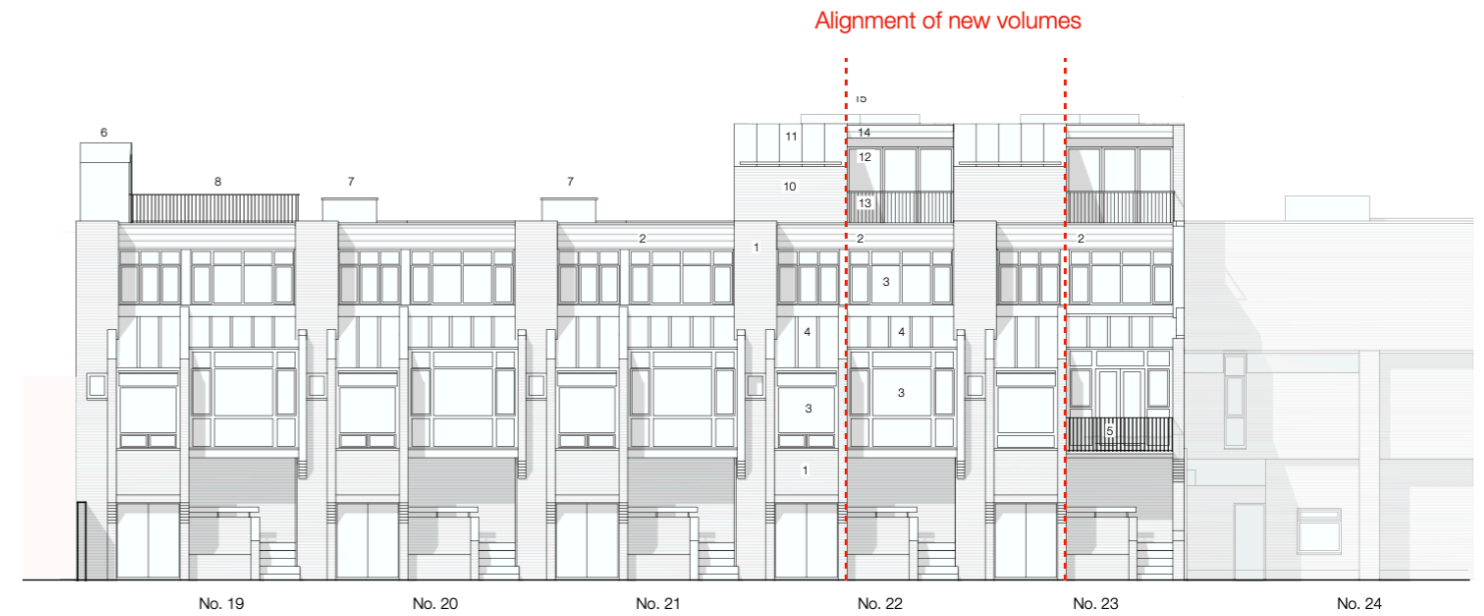
The proposals would form a considerably more coherent roofscape to the terrace; the clutter and differing materials of the existing stair enclosures, fencing and tanks would be replaced by the consistent design and materials of the new roof extensions.

An array of solar panels is proposed at roof level; these have been sized to provide approximately 3KW array to suit the size of the house and give a reasonable return on investment.

A large rooflight over the landing provides light to the stair and affords ventilation and access to the roof for maintenance; to the rear a smaller rooflight serves the second ensuite and avoids the need for an additional window facing the railway line. Sunpipes at roof level would bring light down into the existing ensuite bathrooms at second floor level.

4.6 Amenity

As noted by Camden Planning in their report, the potential harm to neighbouring amenity in terms of loss of privacy has been removed due to the proposed volume projection and recess on the front (south) elevation. Similarly at the rear, due to the positioning of the deeply recessed windows and adjoining projections, with a non-occupiable planter space, the possibility of over-looking has been eradicated.



Proposed South East elevation



Proposed North West elevation

4.7 Materials

Having reviewed carefully the schemes of the original architect, we believe we have chosen materials in keeping with the architects' intent, as well as respecting the appearance of the existing building and surroundings. Part of the distinctive character of Ted Levy's designs is the use of a simple palette of materials to emphasise the bold, geometric volumes typical of his buildings.

Our proposed palette of key materials is as follow:

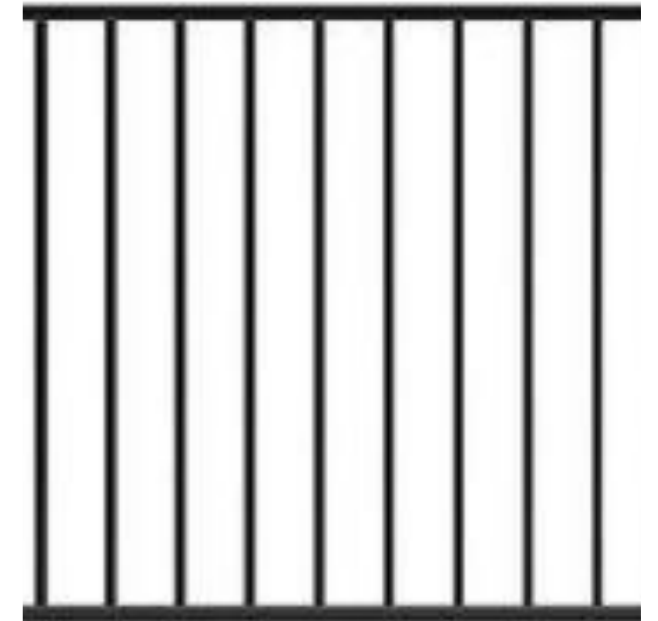
1. The new roof extensions are now proposed to be in brickwork to match the existing walls below
2. A metal standing seam roof is proposed to the sloping section of roof to the front elevation, in Terne-coated stainless steel. The rhythm of the standing seams would relate to that of the sloping glazed roof below on the existing houses. This material, like lead, will gradually take on a non reflective, matt grey patina over time.
3. A light coloured cladding board is proposed for the spandrel panel above the new doors to Bedroom 4 on the South elevation, to match the existing spandrel panels below on this side.
4. Paint finish to doors and windows to be mid-grey in colour, similar in tone to the dark stain currently used on the existing timber windows. This will allow the window and door frames to recede.
5. Dark coloured, slim metal railings to the front and rear elevations, identical to those seen on existing balconies at nos. 23 and 19 (front) and no. 19 (rear).



1



2



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Proposed and existing materials

4.8 Internal Accommodation

The proposals will provide the following additional internal space:

Bedroom 4	14.2 m ²
Ensuite bathroom	4.8 m ²
Bedroom 5	10.9 m ²
Ensuite bathroom	2.7 m ²
Robe and storage	4.2 m ²

The existing Bedroom 3 is small but suited to a home office and these proposals will better facilitate working from home while maintaining good family sized accommodation.

4.9 Sustainability

The roof extensions will be built to a high standard of sustainability, with a focus on energy efficiency throughout by applying passive design principles.

- In accordance with the energy hierarchy principle, a fabric first approach will be taken, with major elements including walls, windows, doors, floors and roof being constructed to a high standard of insulation and airtightness.
- Wherever possible materials will be selected for lower embodied CO₂
- Excellent levels of daylight will be achieved in the bedrooms, reducing the consumption of electricity for artificial light.
- Natural ventilation has been carefully considered with good provision for rooflights and opening lights to provide cross ventilation which can be left open, but secure.
- Low energy lighting systems are proposed.
- Water use will be minimised with water efficient sanitaryware.
- Externally, solar photovoltaics are proposed to the roof. The ten panels would provide approximately 3kW solar PV array.

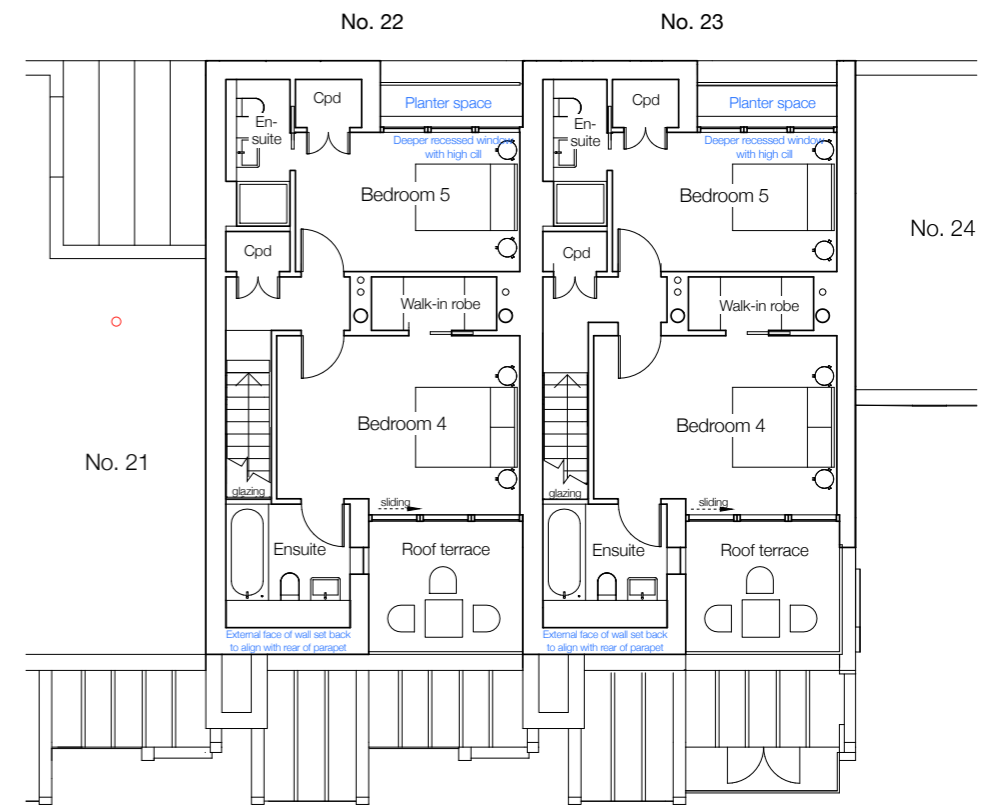
4.10 Transport and Parking

The site has good public transport links, close to a bus terminus, Hampstead Overground Station and within waling distance of Hampstead and Belsize Park Underground Stations, achieving a PTAL rating of 5.

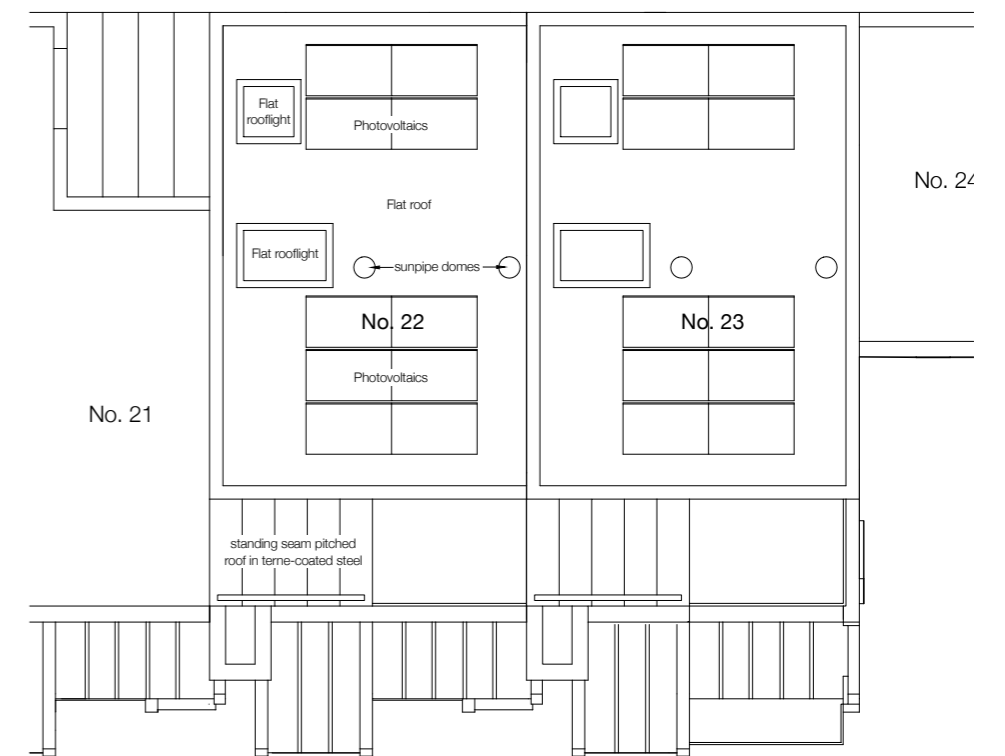
Both no. 22 & no. 23 have one parking space per dwelling. In accordance with Camden's Local Plan, policies 8.75, 10.15 and 10.17, no additional parking is proposed.

4.11 Waste & Recycling

The existing facilities for waste and recycling are collected under a commercial waste contract, no change is proposed to this arrangement.



Proposed Third Floor plan



Proposed Roof plan