

5.0 Future concept

5.1 Concept for 19-23

A key part of the development of these proposals has been the development of a future vision for the whole terrace, to ensure the proposals set a precedent that could be successfully repeated across all five houses, in any future planning applications for nos. 19-21.

These visualisations and plans shown on the next page demonstrate that the proposed planning application designs for no. 22 & no. 23 could potentially be implemented with all five houses as shown, providing a consistent new design for the whole terrace, in keeping with the language of the original design.

To the front elevation, the alternating rhythm of volumes of the new roof terraces echoes the rhythm of the existing houses below, together with the sloping profile to the front. The new extensions would be in brickwork matching the existing bricks seen on all the houses.

To the rear, the deep recessed windows to the houses with infills (nos. 19, 22 & 23) form framed portals which would be repeated where voids below remain on nos. 20 & 21, but with a simple beam and no roof infill. This allows a consistent design across the whole terrace to the rear also. As on the front elevation, the repeating rhythm of volume and voids draws on the work of Ted Levy and echoes the rhythm of the existing houses below.

Currently, three of the five original houses have been infilled at the back but two have not; the original rhythm of the rear elevations has been lost. Together with a variety of additions and changes over time the rear elevation has lost much of its architectural coherence. The sequence of brick roof extensions with repeating portals would serve to diminish the effect of the varied fenestration below and tie the houses back together as a unified whole.

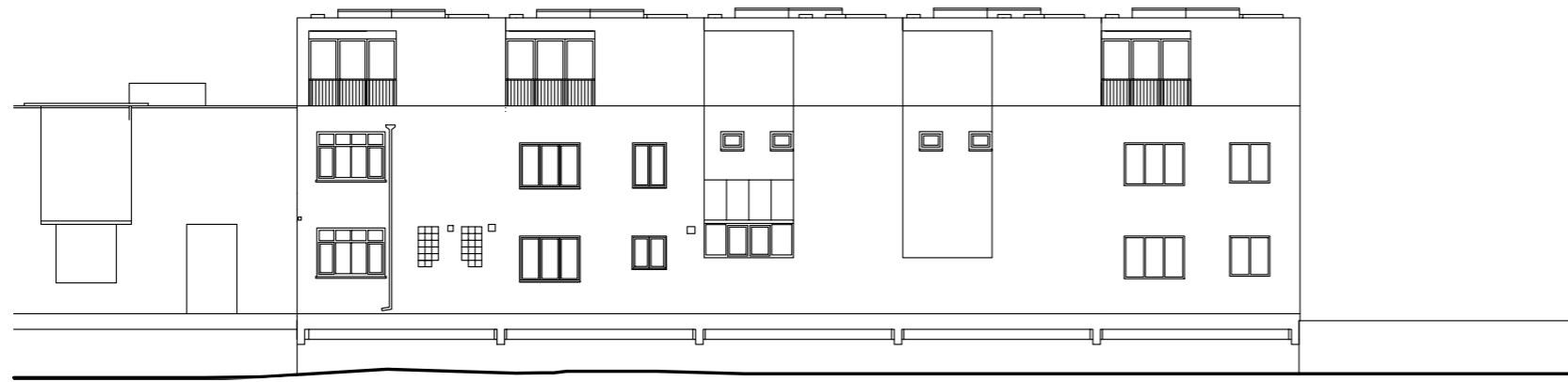


Proposed future view from south east with all 5 terraces extended

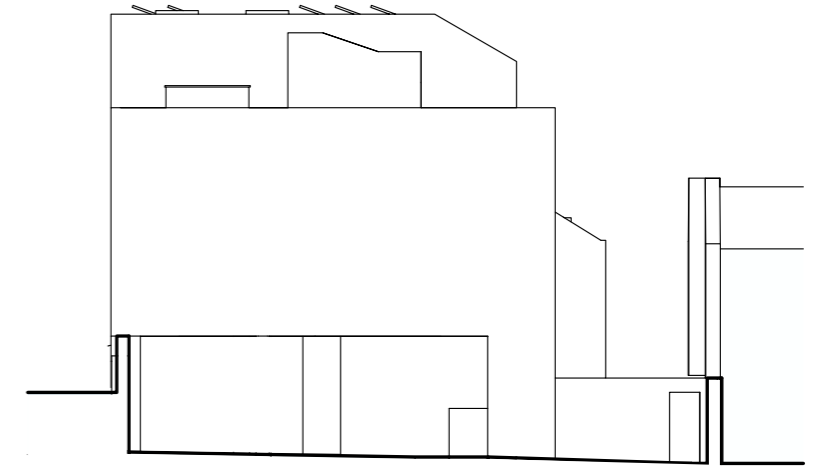


Proposed future view from north with all five terraces extended

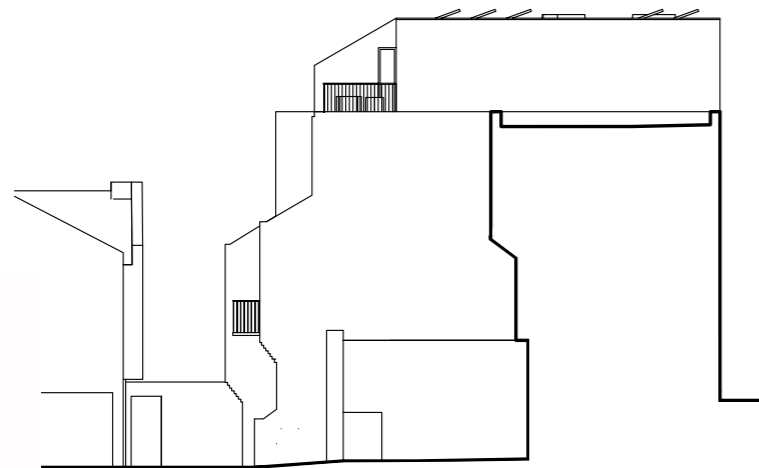
5.2 Future Concept Drawings



North Elevation



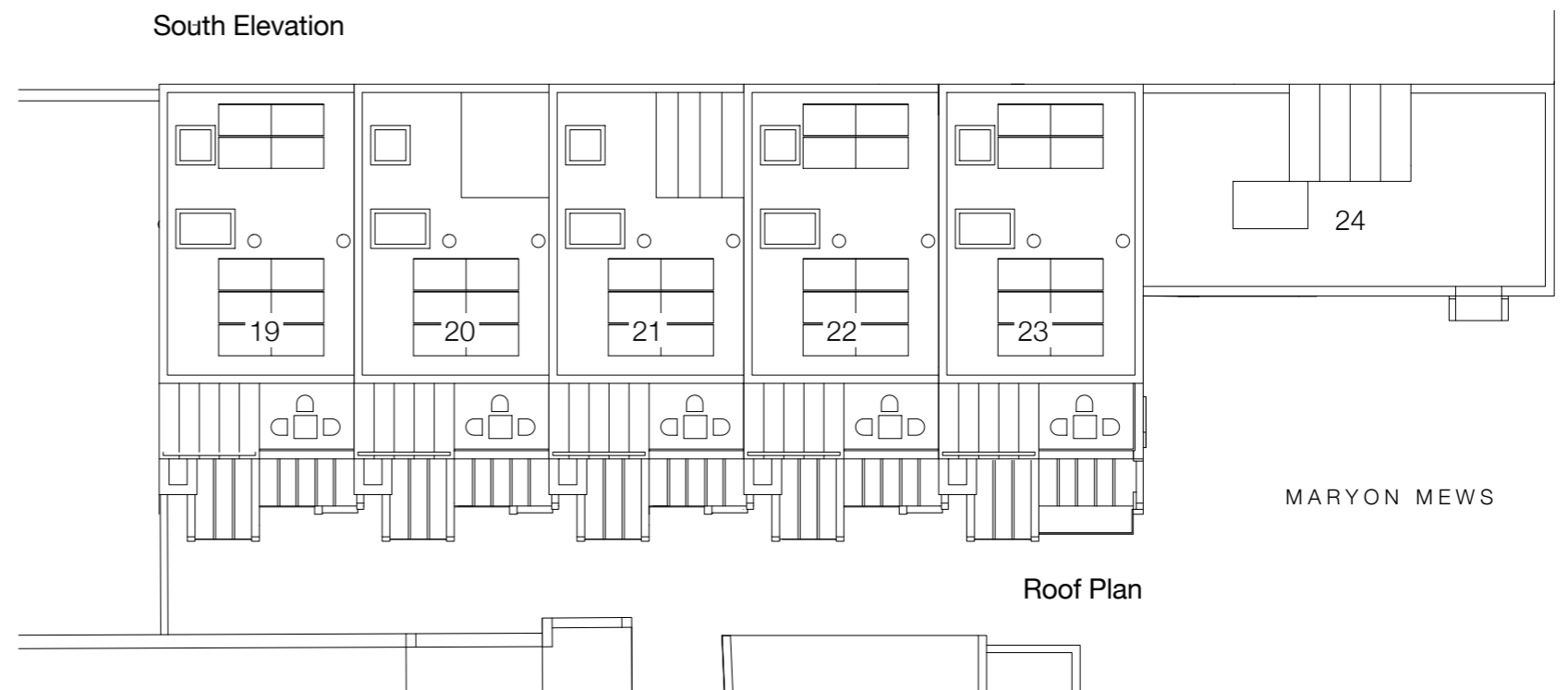
West Elevation



East Elevation



South Elevation



Roof Plan

6.0 Conclusion

6.1 Summary

The proposed scheme meets Camden's policies regarding high quality design, respecting local context and character, materials and sustainability. The provision of additional, high quality accommodation and addition external space also meets Camden's policies.

Thorough research has been undertaken on the work of the original architect for these houses and the new proposals draw closely on the language of his work and the design of the existing terrace at Maryon Mews.

The proposed design respects and reinforces the original Ted Levy design. The proposed roof extensions would be visible only from a few limited locations at street level and would therefore have little impact on the character of the conservation area, as the conservation officer has confirmed. Within the mews, they would be visible principally from the entrance courtyard, otherwise from few locations within Maryon Mews. Viewed from the upper floors of Heath Hurst Road, the extensions will be set against a visually busy backdrop dominated by the bulk of the Royal Free Hospital, minimising their impact.

As we have demonstrated, these proposals could potentially be carried out across all five houses, which would enhance the existing terrace and visually bring the existing houses back together as a coherent whole, providing an attractive addition to the local townscape.



Perspective view in context, from South East



Perspective view in context, from North East

6.2 Proposals in context



Visualisation sequence of proposed roof extension as seen fleetingly from the far side of South End Road moving towards Hampstead.



Visualisation of proposed roof extension seen from South Hill Park

6.3 Shadow Studies

This shadow study has been included to address concerns about the impact of the proposals on the mews, in particular the passageway to the south of Nos. 19-23. The shadows created by the scheme have been modelled to show the shadows at different times, with and without the proposed roof extensions.

Because the roof extensions are set back from the south elevation of 19-23 Maryon Mews the effect of adding the additional volumes is negligible, as this study demonstrates. Shadows to the passageway to the are predominantly created by the the blocks to the south side, not 19-23. The proposed roof extensions are set back from the south edge and tapered in profile over the bathrooms to minimise any possible effect.

Shadow study of central space



Noon, September : Without roof extensions



Late afternoon, September Without roof extensions



Noon, September : With roof extensions



Late afternoon, September With roof extensions

6.4 Daylight and Sunlight Study

A Daylight and Sunlight assessment has been completed for the proposed scheme. This shows that the proposals will have a relatively low impact on the light to existing windows and recommends that the proposals are acceptable.

Shadow study of passageway



Winter noon: Without roof extensions



Autumn noon: Without roof extensions



Summer noon: Without roof extensions



Winter noon: With proposed extensions



Autumn noon : With proposed extensions



Summer noon: With proposed extensions

7.1 Existing context photographs



Existing view south from 22 Maryon Mews



Existing view north from 22 Maryon Mews

7.2 Existing terrace photographs



Existing views south east from entrance courtyard to nos.19-24



Detail



View towards nos. 19-24 from entrance courtyard



View north west



7.3 Existing roof level photographs



Roof terrace to 22 Maryon Mews



View west across roofs of 19-21 Maryon Mews



North side of Roof of 22 Maryon Mews



Roof of 23 Maryon Mews