

We have amended the design of the proposals in response to public comments submitted. The comments raised the following issues.

1.0 Relationship to Ted Levy design

1.1 Existing Architectural language of Ted Levy and Maryon Mews

Ted Levy's work has been central to informing the design of these proposals. A study of Levy's key work was undertaken, in particular the housing at Gayton Road which perhaps most closely relates to Maryon Mews, in terms of building type, scale and architectural language.

- The dense, continuous block that forms Nos. 9-17 is a step up in scale from the original mews houses, and is broken down into smaller volumes and an interesting roofscape. The style is modern but draws thoughtfully from familiar domestic features such as bay windows and pitched roofs. The courtyard spaces within 9-17 are intimate but humane; overlooking is carefully managed. Windows in Nos. 9 & 17 have been carefully designed to minimise overlooking from the large south facing windows of Nos. 19-23
- Nos. 19-23 steps up in scale again, but does so in stages, setting back the second floor of each house. Stylistically it is much more bold, almost Brutalist in style. Levy has created a sophisticated rhythm of repeating brick volumes, stepped profiles and mono pitch parapet lines, interspersed with highly glazed panels on the south elevation.
- The long flat roofs to the houses are somewhat abrupt and contrast with the rest of the Mews.
- No. 24 is the culmination of Levy's design, its brick volume forming a vertiginous boundary to the south of the site with its series of cantilevered storeys supported by a bold brick pier. This building gives a very clear definition to the main courtyard space which is more akin to the scale of a town square.
- The very different characters of the shared outdoor spaces create a pleasing contrast. The openness of the central space gives Maryon Mews its strong identity, whereas the narrow passageways between the blocks and within Nos. 9-17 give it intimacy and drama.
- Both Maryon Mews and Gayton Road utilise alternating volumes at differing scales, broken mono-pitch rooflines and projecting forms to create a bold rhythm whilst maintaining a humane scale and sense of identity and place. Levy also makes extensive use of mid and roof level balconies at Gayton Road, to animate and enliven the whole scheme.

1.2 Proposals

The proposed roof extensions have been carefully designed to continue the design language Levy employs at Maryon Mews and respect the integrity of the original design; the proposals similarly use alternating projecting volumes and recessed balconies ranged across the south elevation. To the north, the rhythm of the existing recesses is emphasised and tied together more coherently, resolving the existing visual discord where some recesses have been infilled.

The future concept shows the proposals applied to all five houses. This was requested by Camden to ensure this sets a precedent for future roof extensions to 19-21, to ensure a coherent roofscape across the whole block can be achieved long term.

2.0 Massing, scale & proportion

Just as the existing blocks step back below, the main part of the new volumes are set yet further back to create a gradual transition in scale and soften the abrupt line of the existing flat roof.

The projecting volumes to the proposed bathrooms have now been revised to sit on the back line of the parapet. Their monopitch roofs follow the angle of the existing rooflines below, tapering down to reduce their scale further and minimise their visible profile. The volume of additional storey of the roof extension is thus moderated and kept in appropriate proportion to the scale of the houses below. The east facing flank of the roof extension continues Levy's use of uninterrupted brickwork and its volume is partly obscured by the existing volume of No. 24, which will remain the focus of the observer's attention upon entering the Mews.



Existing houses with abrupt flat roof line



Proposed extensions with stepped roofline, apparent size of new volumes broken down

3.0 Conservation area considerations

The design takes great care to maintain the character and ambience of this unique corner of Hampstead. We believe the proposals will in a modest way enhance the building, the new volumes softening the abrupt shape for the existing flat roof at the top of the houses, more in keeping with Levy's architectural language. The proposals will also improve the currently untidy roofscape to this block. If the future vision were carried out we believe that this would noticeably improve the coherence of the composition of the whole block to the north side. We note that objections to these proposals have not been registered by the Heath & Hampstead society nor the Hampstead Conservation Area Advisory committee.

4.0 Materials

Following public comments on the original proposals, the proposed roof extensions have been amended to brickwork, which would match the original bricks below. In keeping with the existing houses, the slim horizontal panel above the windows to the proposed south facing balconies would be in white cladding boards to match the cladding boards used on the existing spandrel panels below.

5.0 Light

Concerns were raised regarding access to light and potential overshadowing of the passageway to the south of 19-23 and the central courtyard. An independent Daylight & Sunlight Study by Rights of Light Consulting has been commissioned, which advises that the proposals are acceptable in terms of their potential impact.

A graphic shadow study has also been included in the D&A statement (excerpt below) which shows the central space and passageway at different times, both with and without the proposed roof extensions. The study shows that the proposals will have a negligible effect on the existing shadows in the central space and the passageway, which are cast principally from the buildings to the south and not 19-23. Overall, the study demonstrates that the impact on the amount and quality of light will be negligible.



Without roof extension



With roof extension

5.1 Overlooking and privacy

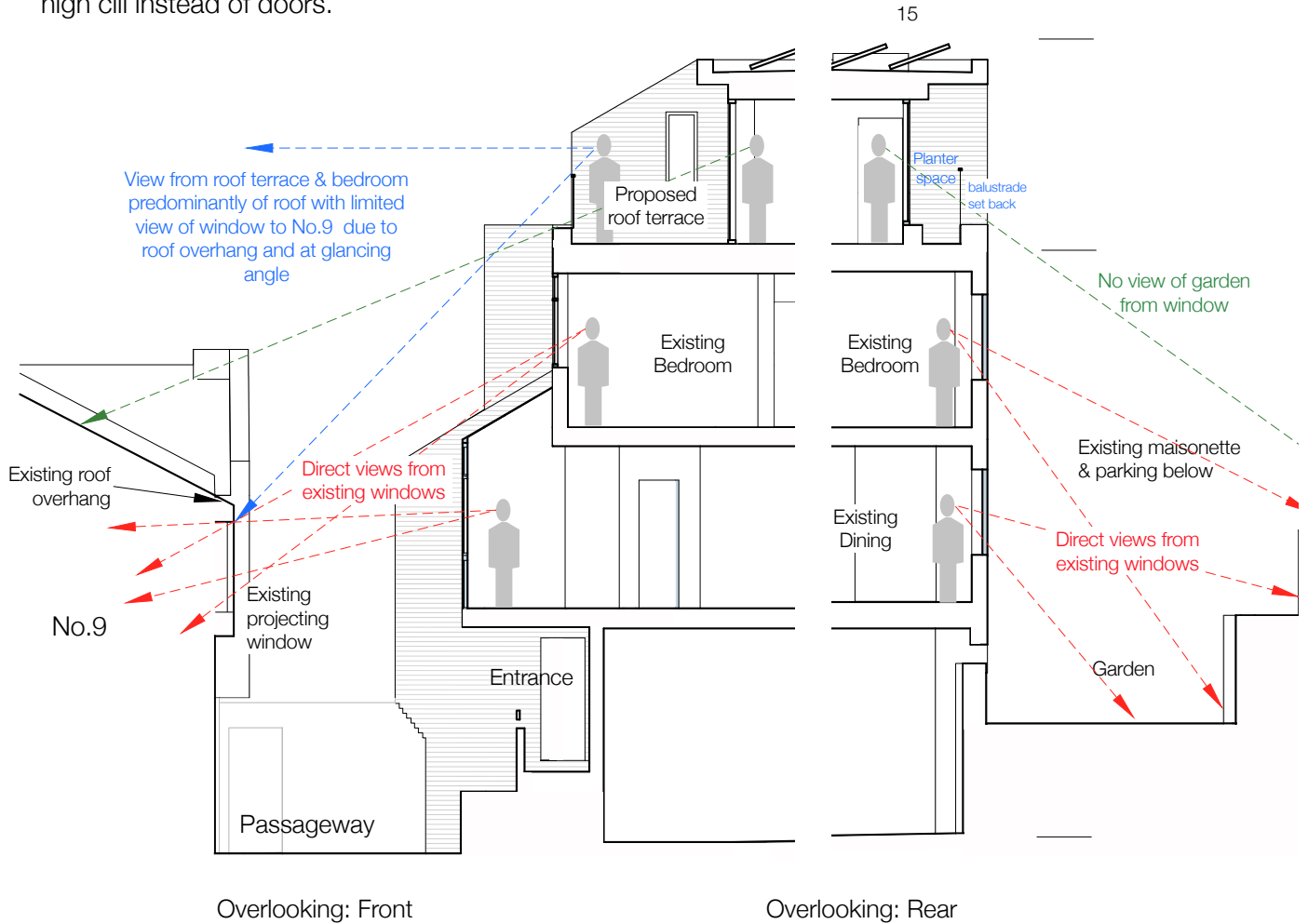
The existing houses at Nos. 19-25 are highly glazed to the south and already directly overlook the properties opposite and the central space of the mews Nos 19 and 22 already have set back roof terraces. No. 23 has an existing projecting balcony right on the corner, which overlooks the central space on its short side and also Nos. 7 & 8 at an angle. The existing projecting triangular balcony of No. 24 directly overlooks the central space and onto Nos. 7 & 8.



1. Existing balcony to No. 24
2. Existing balcony to No. 23
3. Proposed new balcony to No. 23

Windows in the houses to the south, Nos. 9 & 17 Maryon Mews, were carefully designed by Levy to minimise the effect of the extensive and direct overlooking from the existing south facing windows on 19-23. The proposed new balconies would have only a glancing view of the one window to No.9 which is set back under a deep eaves.

To the rear, the design has been amended to show a space for plants in the recess. The windows and railings have been set further back. Facing onto the noise of the railway, this space would not be occupied, but used to house plants and access for plant care would be by means of a window with a high cill instead of doors.



6.0 Trees

These proposals will not affect any existing trees on the site

7.0 Additional space, parking, waste

Though the existing houses appear generous in size they are not ideal for modern families. The houses have only three bedrooms; the smallest is circa 6.5 m² and so below the minimum required by the Nationally Described Space Standards. The second bedroom is circa 12m², just over the minimum size recommended for double bedroom. The living spaces are well sized, but there is limited access to private external space.

These proposals will add two double bedrooms & associated bathrooms, allowing them to function far better as effective 4-bed family homes. The existing sub-standard bedroom would be ideal for a small home working space as is now becoming a necessity. Importantly, the proposed balcony would add a useful amount of private external space to each house, giving a far better balance of indoor and outdoor space.

The site has good public transport links, close to a bus terminus, Hampstead Overground Station and within walking distance of Hampstead and Belsize Park Underground Stations, achieving a PTAL rating of 5. In accordance with Camden's Local Plan, policies 8.75, 10.15 and 10.17, no additional parking is necessary. Maryon Mews manage their own parking and so maintain full control over their arrangements so no additional parking can occur without their consent.

Maryon Mews also arrange their own waste collections and there is sufficient room to meet current waste storage guidelines.

8.0 Structural design and construction process

A structural engineer was commissioned to advise on the feasibility of the additional structural loading before the proposals were developed.

We would anticipate that Camden may require a Construction Management Plan to be agreed prior to any works starting, and the Considerate Contractor Scheme adopted, to protect the neighbouring properties, in accordance with common practice.

9.0 Freeholder

The freeholder was notified of the application by the applicant Maureen Clark-Darby, who is a member of the freehold body. The applicant has been advised that freeholder consent for the works would not be required, but both applicants would of course undertake to agree any necessary arrangements that may be required before works start.