

EDWARDS RENSEN ARCHITECTS

EXTENSION & ECO RETROFIT OF A CAMDEN MEWS HOUSE

Planning Application Reference Number 2022/2202/P

47 Murray Mews

RESPONSE TO CAMDEN SQUARE CONSERVATION AREA ADVISORY (CS CAAC) COMMITTEE'S COMMENTS (DATED 18 JULY 2022)

28.07.2022

We appreciate CS CAAC's comment that the design is;

"generally a well thought out scheme with good descriptive documentation".

CS CAAC raised three points of concern which we would like to respond to.

1. Noise From the Air Source Heat Pump (ASHP):

We take the CAAC's point that ASHP does generate some low-level noise which can cause disturbance if badly placed. We are having acoustic tests carried out now and will submit the results when ready.

We have also relocated the ASHP from the proposed roof terrace to the back garden where it is much further from any neighbour's windows. I attach drawings.

2. Privacy/overlooking:

At the front the neighbouring roof terrace at number 45 Murray Mews is protected from overlooking by both an opaque glass screen and the neighbouring owner is happy with this. We have amended the front elevation to make this more prominent. Here it is on the 3D model:



3D model showing front:

The only other private space that would be seen from the upwards extension at the front is the garden of number 1 Canteloves Road, over the other side of Murray Mews – and this is already overlooked by the existing windows in the original building.

At the back it would be possible to look into the neighbours' gardens – as it is now from the existing windows and balcony. At the side the skylight is high over the stairs and will not give views into the neighbouring houses.



3D model showing back and side:

The area in front of the back windows is for maintenance access only.

In summary; there are no neighbouring spaces that would be overlooked that are not already overlooked by existing windows.

3. HEIGHT:

CS CAAC states that it cannot support the application at its current height because it is higher than the neighbouring buildings.

It is true that a very small portion of the roof is higher than the highest point of number 49 Murray Mews. We would like to take the opportunity to explain in more detail the design and practical reasons why this is so.

Eaves heights

Despite our clients being tall, we have not sought to create excessive heights in the extension (see Image 1). We have kept the eaves deliberately low to tie in with the height of the neighbours:

- At the boundary with number 45 the eaves are at the same height as the top of their upwards extension.

- At the boundary with number 49 the eaves are at the height of the roof parapet.

Ridge height

The height of the tallest ridge is the direct result of creating a roof with the best pitch, size and orientation for efficient solar panels.

The pitches of the south facing roofs follow the different sunlight angles throughout the year. The lower pitch is on the southernmost pitch to avoid overshadowing the array of solar panels on the second pitch.

Although solar panels come in different sizes, many are just under 1600mm long. This is one reason why the second slope is 1600mm wide (see image 1).



Image 1



Image 2

Murray Mews

Up to number 49 the floor and roof levels of the houses along the mews reflect the rising ground level of Murray Mews, which is quite pronounced. Somewhat incongruously number 49 and 51 do not follow that logic.

Each neighbour poses different height challenges. But we think the design has resolved them well.

Because of the rising ground floor of the mews, the second floor of no 47 is higher than that of no 45. We compromise the room height a little at this end in order to be able to make the eaves of the proposed roof level with the top of the roof at no 45. We also set our extension back to be in line with next door.

The height transition between the proposed extension and number 49 has also been resolved carefully. The pitched roofed volume is set back behind a lower volume with a flat roof. This volume itself is set back from the existing front façade. This way the existing double pointed gable of the original front façade remains the dominant element facing the mews. Furthermore, the set-back ensures that the roof edge of the extension falls well within number 49's gable wall (see Image 3).



Image 3

Architectural expression

As well as responding respectfully to the original workshop building, its neighbours and to Murray Mews, the architectural expression of the new elements is also important to the client.

The mews has many good examples of well worked out imaginative architecture, and the client wanted to contribute to that with an imaginative design of their own. The free-flowing folded roof, which is the main design concept, is led by providing ideal slopes for the proposed solar panels.

We aim to translate this concept into an expressive design by following four principles.

1. The roof is made of one material to be continuous.
2. The roof edge needs to be carefully shaped and detailed.
3. The roof slopes should have well pronounced differences in pitch and be of different lengths.
4. The ridges should clearly be of different heights.

See images 3 and 4.



Image 4

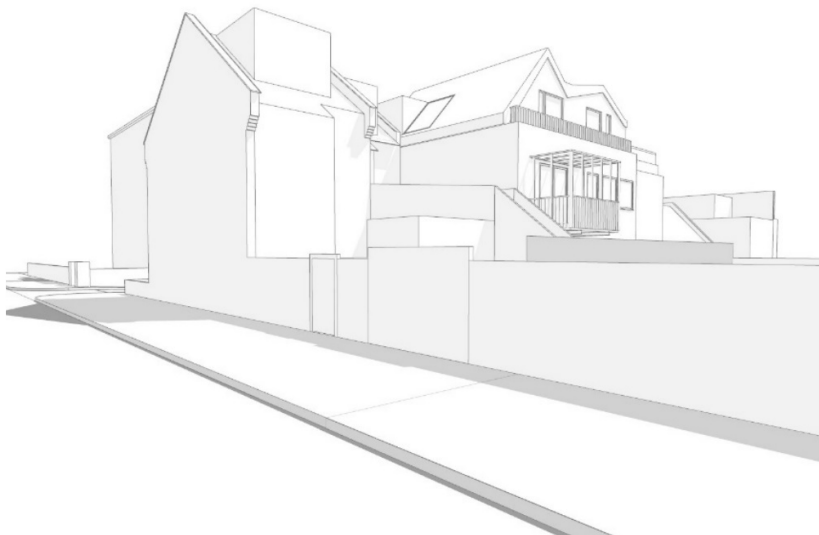


Image 5

We have tried to drop the height of the roof, but it results in a far less interesting design.

Because of the various constraints the only way to significantly reduce the height of the roof is by disregarding design principles 3 and 4, which would lead to a less well worked out and less strong design. We would also need to drop the idea of achieving two different solar panel angles.

For these reasons, our clients strongly prefer not reduce the height of the roof.