

RMC design studio

21 The Avenue, Muswell Hill, London N10 2QE
telephone +44 (0)20 8444 5341 +44 (0)7850 920720

www.rmcdesignstudio.co.uk info@rmcdesignstudio.co.uk

June 2023

Design and Access Statement for proposed enclosure of existing sun deck at the first floor level and creation of a 'sun room' at the same level in it's place at 2 Byron Mews NW3 2NQ

Overview:

Planning permission has been granted for a ground floor side extension at this property (2023/0751/P). As part of this successful application the existing sun deck on the roof, at the first floor level is recognized and is to be retained. This proposal is to enclose this sun deck, at a modest height, to create a 'sun room' in it's place.

It is noted that previous unsuccessful applications for larger brick extension at this level were refused by Camden on the grounds that the retaining wall is for a historic tram shed, and should be respected. This proposed far more modest proposal considers those concerns by Camden Planning and addresses them, by suggesting that the enclosure of the sun deck is to in glass and thus be transparent, thus giving views through of this wall. In addition by formally integrating the wall it preserves it.

The Property:

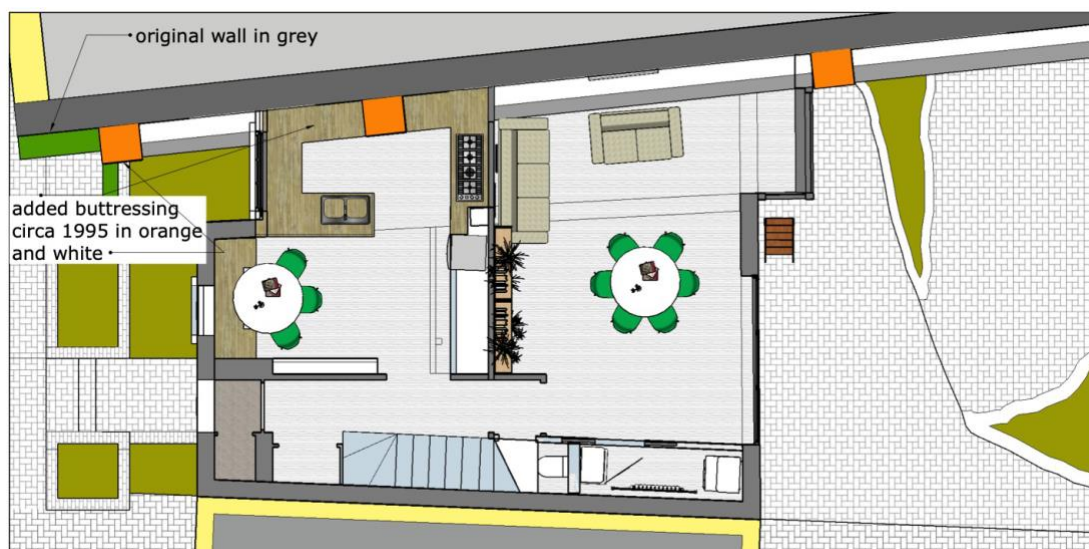
2 Bryon Mews is an end of terrace property 3 storeys high, built in 1995 as part of a modern mews development. It is part of a private gated community. The style of the building is 'faux' Georgian, which was typical of developments of this time. It is noted by the Camden Planning that the property neither enhances nor is detrimental to the area. The property is on a slope, with the gradient rising to the left of the front elevation. Please see Drawing 'Existing plans and elevations, page E03. There is a small garden to the rear, and to the left of the property there is a new side extension abutting the main building. This is set back by 1m from the front elevation. This side of the building is significantly screened by both vegetation and the retaining wall.



Street view of 2 Byron Mews

The Site:

The development, and indeed 2 Byron Mews is situated in an old industrial site, the former Tram Depot at South End Green. This wall runs the perimeter of the development and abuts 2 Byron mews at the south and west boundaries. The wall is owned by 2 Byron Mews. The Wall is very high, taller than the property in places. It has had additions and repair works over time, most notably during the development in the 1990's when significant brick and concrete buttressing was added, and concrete slab coping stones were put on top of the wall. These repair/ remedial works were done with contemporary materials, and can be seen clearly as non original.



Please find below details of these additions.



- buttressing added circa 1995



- buttressing added circa 1995



●●buttressing added circa 1995

The previous successful application addressed the concerns made in the past by Camden Planning in respect of this wall by including the buttressing internally as part of the ground floor extension. This present application continues to address these concerns.

The Propsed Scheme.

This scheme proposes that the existing sun deck is enclosed, to create a sun room. At the front and rear the walls are to be exclusively of triple glazed glass, to give views through the room and preserve views of the wall. The height of this extension is to be modest, at 2.64m high, giving an internal height of 2.4m.

It is clearly significantly subservient to the main building, and by its nature preserves a 'township gap'.

The current outbuilding is flush with the main property at the front and rear elevation. It is proposed that the new extension at the first floor will be set back from the front elevation. It is clearly to look subservient to the main building.

Internally it is proposed that the finish of the existing retaining wall is to remain as it is. Once cleared of vegetation it is to be sealed and left as bare brick. Once the vegetation on the wall is cleared and due to the 'transparent' nature of this proposal's method of construction a better view of this old tram shed wall will be offered than is available currently.



Picture from the street, showing the extent of the foliage overgrowing the old wall. This will be cleared.

Existing front elevation



3d model of front elevation (under construction).

Existing rear elevation.



3d model of rear elevation (under construction).

Impact upon the neighbouring properties:

To the front this extension will be barely visible, and only if viewed directly from the front, due to the significant vegetation and the fact that it is set back significantly from the front elevation of the main building.

INSERT CURRENT PICTURE HERE OF FRONT ELEVATION VEGETATION ETC

This extension will not be visible from the rear to the neighbouring property at 3 Byron Mews.

On the boundary to the South 2 Byron Mews neighbours 1 Byron Mews and 136-138 Fleet Road. This scheme has no effect to these properties, since 2 Byron Mews is not visible due to the height of the wall along the boundary.

To the west the property garden abuts Tranley House at 145 Fleet Road. Again, there is no effect due to the level differences and the property is not visible from Tranley House, since it is mandated that the windows to the rear elevation at Tranley House are non-opening and opaque.

Thus this proposed scheme has no detrimental effect to any neighbouring property.

We welcome any inspection or visit of the site by Camden Planners if they have any concerns in respect of the visual impact. It should be apparent to any visitor that this proposed scheme is realistic in its scope and scale and considers carefully its surroundings.

Many Thanks For your consideration.
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