

Design and Access Statement

29 Byron Mews, London, NW3 2NQ - Mansfield Conservation Area

Proposal

To create a 2.5m ground floor rear extension to increase the ground floor living space, and a dormer window into the rear roof slope and skylights into the front roof slope to provide a further bedroom.

Features of Existing Site

29 Byron Mews is a terraced house built in a development of 61 residential properties which was constructed from the redevelopment of an industrial site in 1995. The site is a gated community, set in the Mansfield Conservation Area, and is virtually obscured from the roads surrounding it. (Fleet Road, Cressy Road & Agincourt Road).

The property is constructed in a Neo Georgian style with a 'stucco like finished' front elevation with wooden sash windows. The rear elevation of the property is finished in traditional stock bricks with wooden casement windows and a pair of wooden French doors.

Access

Access to the proposed building work will be through the front door of the property.

Appearance of the proposed development

The proposed rear extension will be constructed of matching stock bricks with aluminium sliding doors finished in white to match the existing casement windows above.

The dormer window will house 2 wooden casement windows finished in white to match the casement windows below. The dormer itself will be encased in tiles to match the existing roof tiles.

Impact of Proposal

This proposal would have no material impact or harm on any of the neighbouring properties and as previously mentioned the Byron Mews development is virtually obscured from the surround district and therefore the proposal would have no impact upon the immediate environment.

June 2023