

6 Byron Mews | NW3 2NQ
design & access statement
November 2024

deUNIT

This design & access statement has been prepared on behalf of the applicant for proposed works to 6 Byron Mews, London, NW3 2NQ. It should be read in conjunction with submitted drawings and Noise Impact Assessment report by Spratt+Hamer.

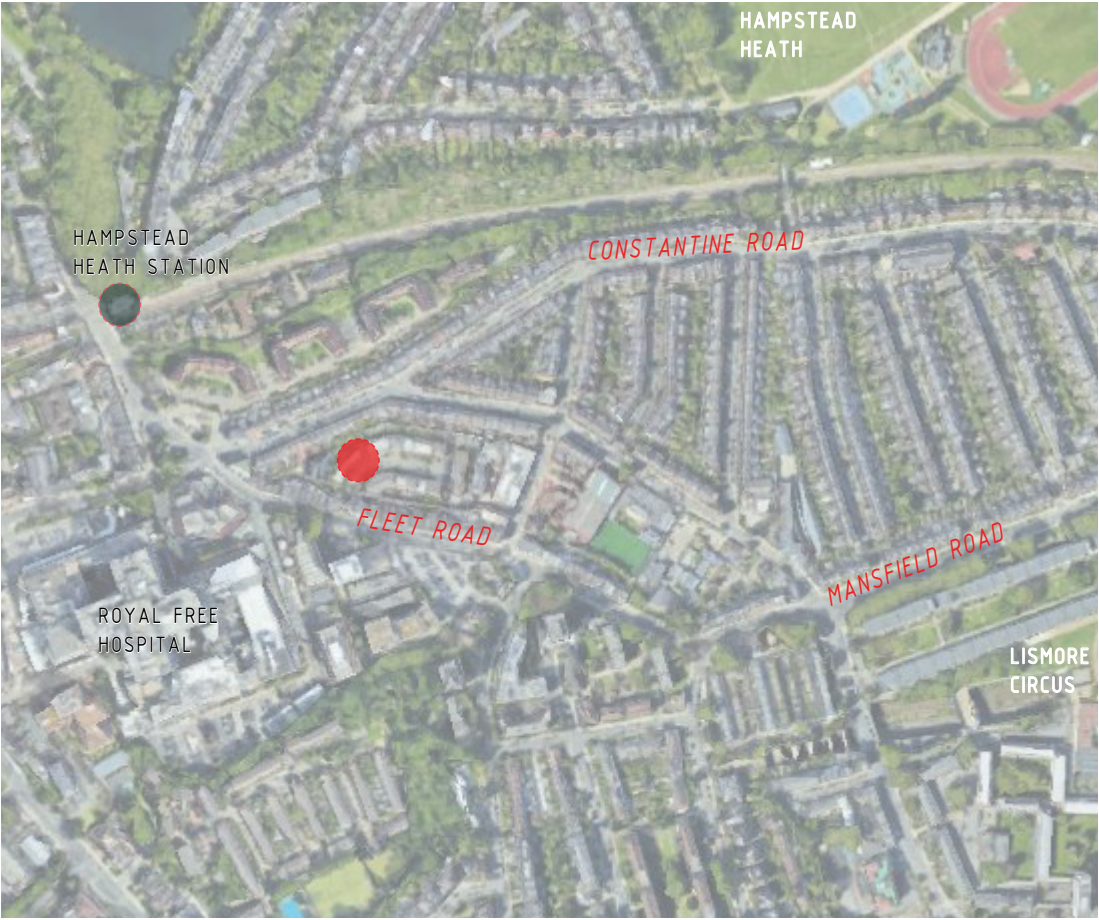
The application site is a three storey mid terrace house including habitable mansard level with front and rear dormers. The property has a private rear garden and an on-site car parking.

6 Byron Mews is adjoining No 5 to the south and No 7 to the north, at the rear (to the west) the site boundary adjoins plots of No 24 and No 26 Constantine Road.

Byron Mews is accessed via private gate from north of Fleet Road. The residential properties in Byron Mews were developed in 1995 on a former industrial site (Cressy Road Depot) with previous access from Cressy Road. Byron Mews is situated at a lower level compared to Fleet Road, on the north side the development is bounded by a tall wall of a former London Street Tramway Depot.


The building is not listed, however it is located in the Mansfield Conservation Area in Camden Council.

SITE LOCATION



site location in wider context

key:

 indicative site location

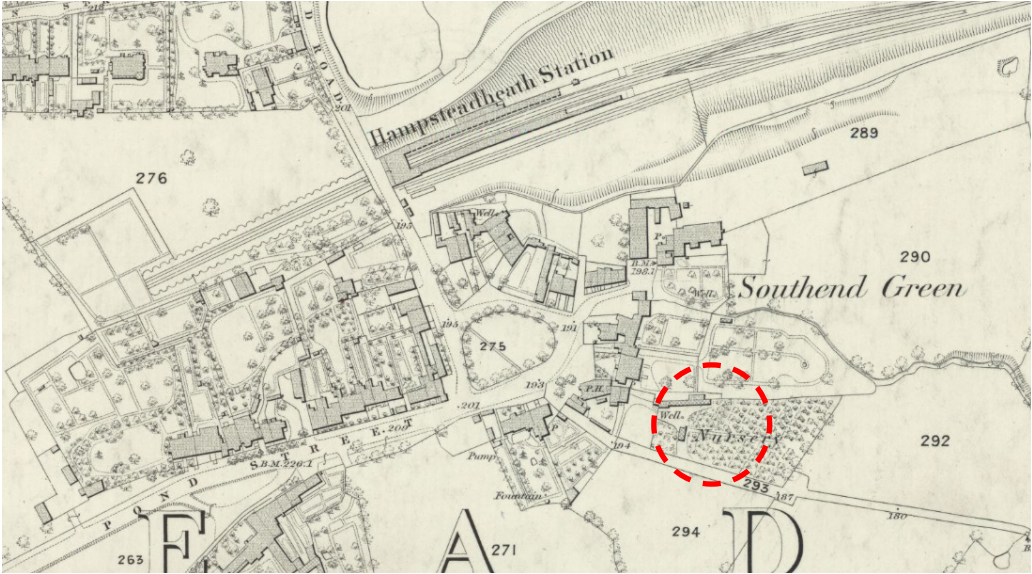


location plan

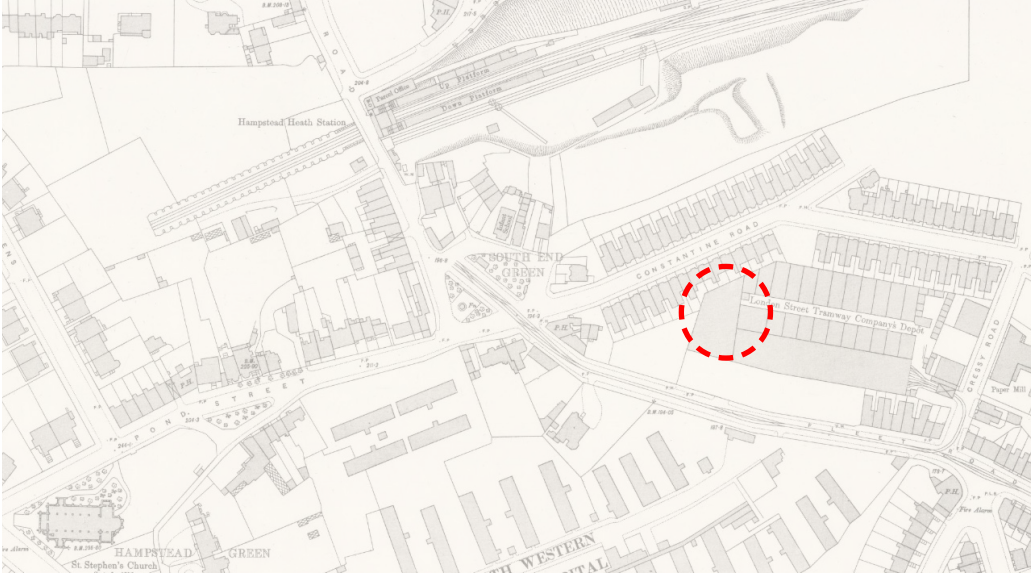
KEY:
 SITE BOUNDARY



HISTORICAL MAPS



fragment of a historical London map, published: 1870 (image ref: National Library of Scotland)



fragment of a historical London map, published: 1895 (image ref: National Library of Scotland)

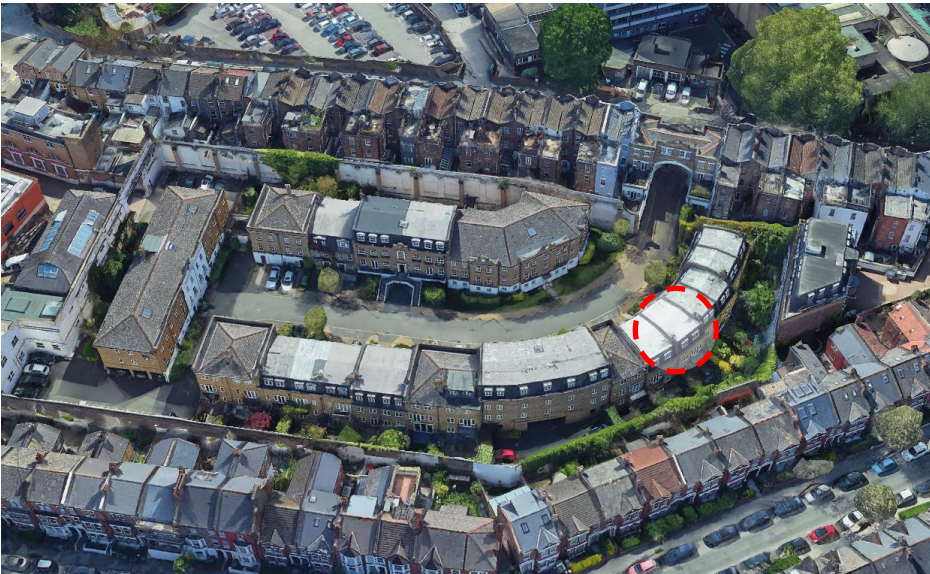
AERIAL | BIRD'S EYE VIEWS



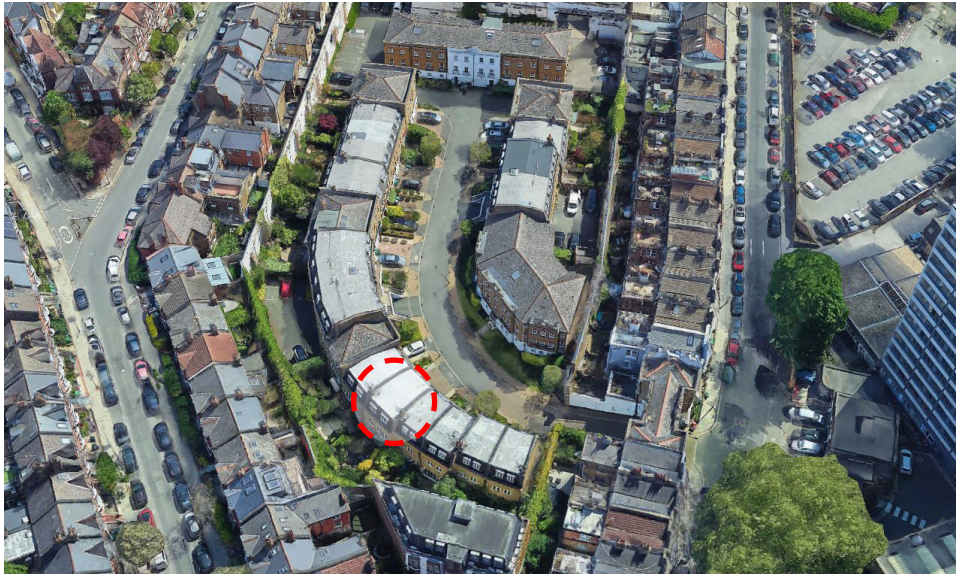
bird's eye view from the south



bird's eye view from the east



bird's eye view from the north



bird's eye view from the west

PROPOSAL | PRECEDENTS

PROPOSAL

The proposal comprises of the installation of an air conditioning unit within an acoustic enclosure.

REASONS FOR PROPOSAL SUBMISSION

The property was constructed in early 2000 with thermal insulation in place, however at that time no measures were considered in regard to overheating. In 2021 Building Regulations in England set standard for Overheating incorporating it into Part O – Overheating document, which forms part of the current building regulations. At the moment well insulated mansard floor level gets overheated and although the building has dual aspect glazing allowing for cross-ventilation there are periods in summer which require active mechanical cooling.

PLANNING PRECEDENTS

There are properties in a wider London Borough of Camden area that had similar developments approved by Camden Council, below a few more recent cases:

40 Parkhill Road, London, NW3 2YP
Proposal: Installation of 2 wall mounted air conditioning units.
Application ref. number: 2023/2525/P
Granted: 19 07 2024

Flat 29, Gainsborough House, Frogna Rise, London, NW3 6PZ
Proposal: Installation of 2 air conditioning units to south-western and north-western roof terraces at 7th floor level and associated acoustic enclosures.
Application ref. number: 2022/3199/P
Granted: 17 03 2023

APPLICATION SITE PLANNING HISTORY

PLANNING REFERENCE NUMBER	PROPOSAL	DECISION	DECISION DATE
2024/1895/P	Alteration of fenestration to the rear elevation, including replacement of first floor balcony with a Juliet balcony and installation of full width sliding doors at ground floor	Granted	24/09/2024

EXISTING PHOTOS of the SITE & SURROUNDINGS



rear elevation & adjoining No 7



existing rear elevation



rear elevation & adjoining No 5



view from the rear garden toward West side



view of the rear garden



view from the rear garden toward East side

DESIGN STATEMENT

USE & AMOUNT

Existing use of the site is residential. No change of use is proposed.

The site contains four bedroom dwelling house with a rear garden. Proposal will not affect the Gross Internal Area of the existing house.

LAYOUT, SCALE & APPEARANCE

The proposal for an air conditioning unit was carefully considered with assistance of the acoustic consultants. Following a site visit and acoustic survey data, it was agreed to propose an outdoor condenser unit located on the south side of the rear garden avoiding direct sunlight. At the same time it would be positioned 3m away from the nearest non-associated residential window.

The AC unit would be installed in an acoustic enclosure to minimize any noise to surrounding properties and amenity spaces making sure that it meets British Standard requirements as well as National and Local Planning Policies, in particular Policy A1 – Managing the impact of development, Policy A4 – Noise and vibration and Appendix 3: Noise thresholds of Camden Local Plan 2017. External noise level of the outdoor AC unit will be at least 10dB below the background noise meeting BS and Local Plan requirements.

The outdoor condenser dimensions are approximately: 950mm(w) x 330mm(d) x 1050mm(h). The acoustic enclosure would be colour coated metal / timber structure suitable for domestic properties installations. Proposed unit will not be visible from Public Street and it will not create a negative impact on the character of Mansfield Conservation Area.

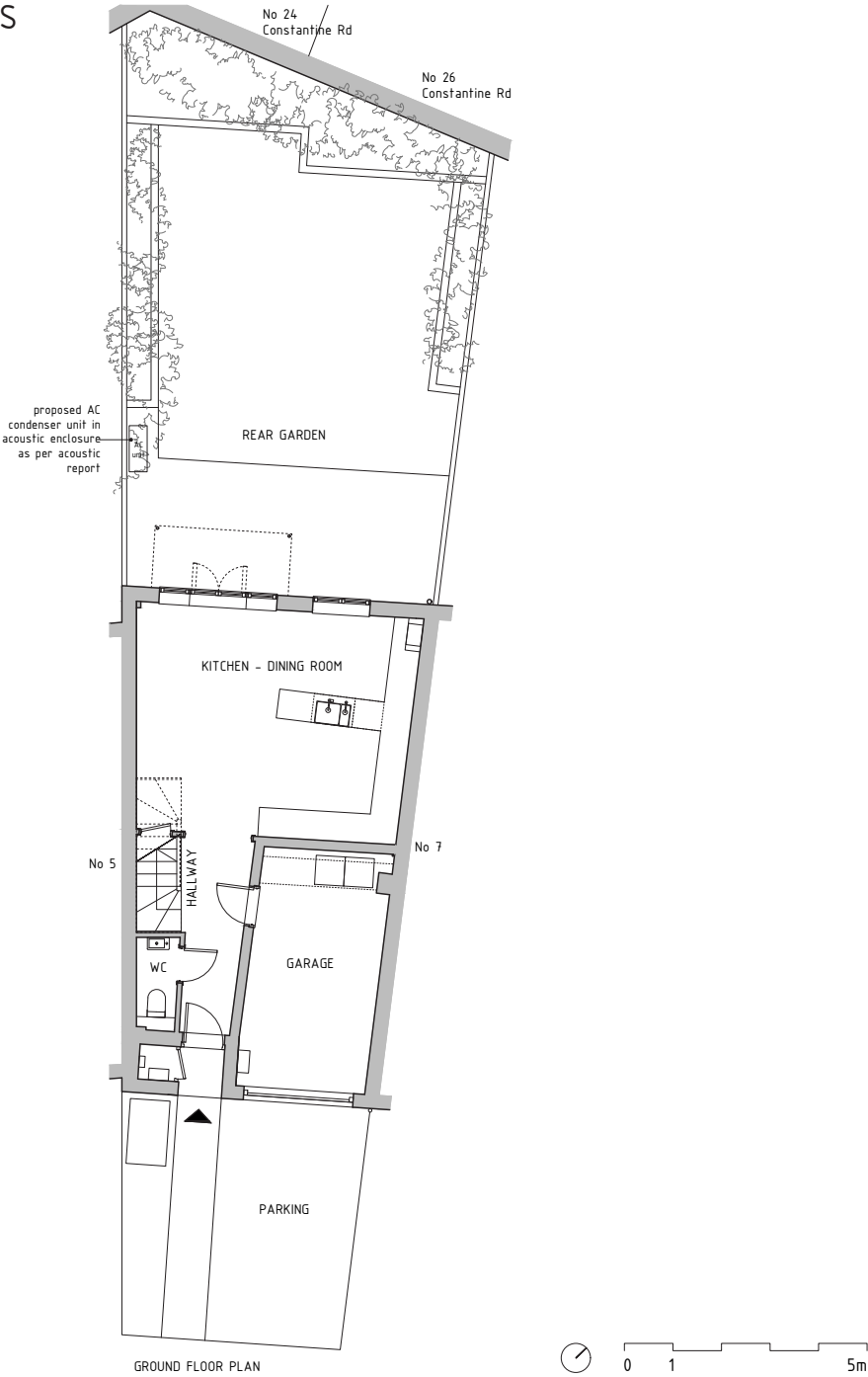
ACCESS

The access to the site will be retained as existing.

EXISTING | FLOOR PLANS



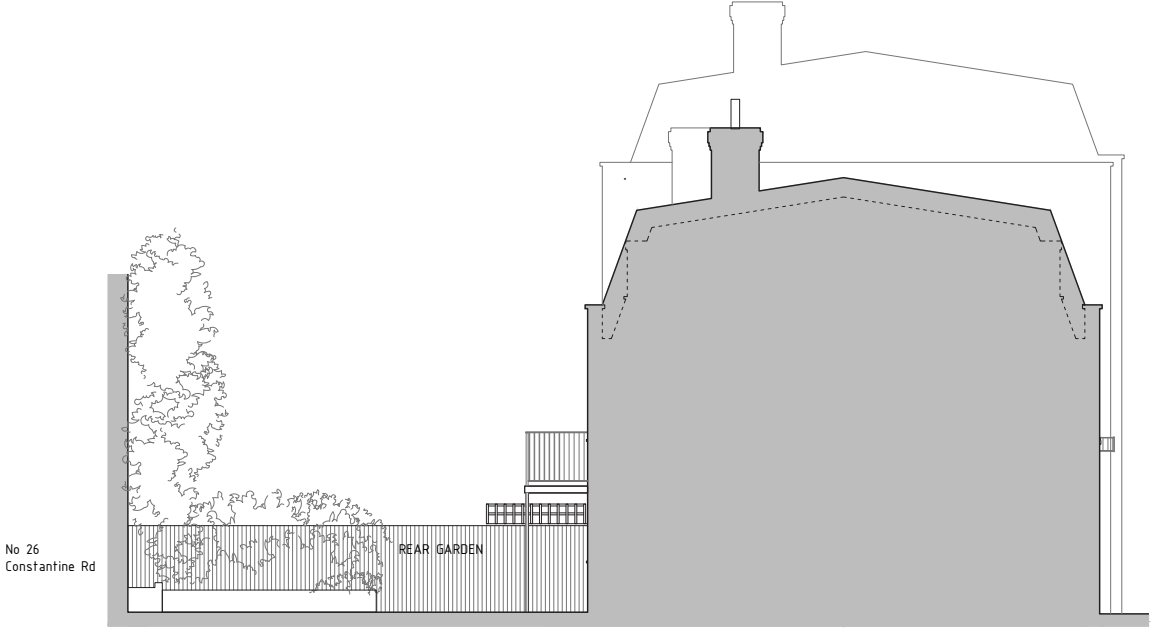
PROPOSED | FLOOR PLANS







EXISTING | SIDE ELEVATIONS

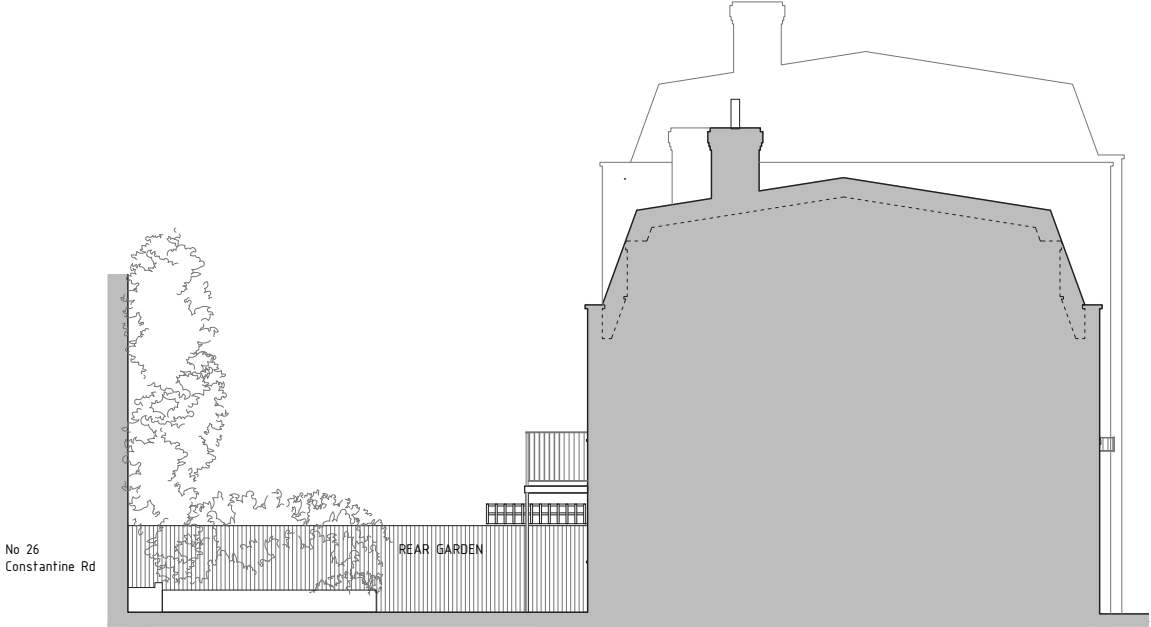


SIDE | SOUTH-WEST ELEVATION



SIDE | NORTH-EAST ELEVATION

PROPOSED | SIDE ELEVATIONS



SIDE | SOUTH-WEST ELEVATION



SIDE | NORTH-EAST ELEVATION

CONCLUSION

The proposal seeks to improve wellbeing of a homeowner by installing a mechanical cooling unit within the private rear garden of the dwelling. Due to the location and dimensions of the unit it will not be visible from a public street and it is considered that the proposal will not negatively affect the character of the Conservation Area. The proposal was designed with assistance of the acoustic consultants. The outdoor condenser unit will be installed in the acoustic enclosure to mitigate emitted noise achieving acceptable levels to surrounding amenity spaces of adjoining premises.

References:

Mansfield Conservation Area Appraisal and Management Strategy, Camden 2008
Camden Planning Guidance, Camden 2018-2021
Camden Local Plan, Camden 2017
BS 4142:2014 – Methods for rating and assessing industrial and commercial sound