

May 2017

Design and Access Statement

30 & 31 Byron Mews NW3 2QN
Mansfield Conservation Area

30 and 31 Byron Mews sit in the South West corner of this internal block development. In 1994 permission was granted for developers to demolish several industrial units on this site and to create 61 new residential units of various sizes. Although the site is within Mansfield Conservation Area this relatively new gated residential community is almost entirely obscured from view along Fleet Road or Cressy Road.

The very limited scope of this proposal is for the owners of no. 30 Byron Mews to purchase the adjoining ground floor apartment, no. 31 Byron Mews. Then they would intend to create a through kitchen dining space at the rear of the ground floor. There are no issues with stacking or other building regulations due to their existing uses. It is also proposed to remove the existing french doors at the rear of each property and replace them with more efficient bi-folding double glazed doors to increase the natural daylighting yet improve the energy efficiency of each property and the new enlarged property as well. There is also a proposal to extend no. 31 with a very modest single storey lean-to conservatory to provide more practical living space without significantly impacting upon the rear garden amenity provision.

The clients intend these proposals to be a relatively temporary measure to accommodate the growth of their young family with 3 male sons. They envisage that once their sons are at University they will apply to return the property to the original configuration of 1 house and 1 self-contained apartment, which would entail the reinstatement of the garden fence and the blocking up of the through kitchen diner.

Although not a planning matter, the owners have considered the implications in terms of maintaining separate utilities and council taxes and are satisfied that they would be happy their requirement for more living space without moving home, with 3 boys in full-time education, is worth it.

The proposals would have no material impact or harm on any of the neighbouring properties or upon the immediate built environment. The existing rhythm, grain and scale of the current buildings would be maintained. This is a sustainable development which increases the range of accommodation offered in this area in line with the council's policies.

Thank you for your time and fair consideration.



Kieran McDonnell

Kieran McDonnell Design

146 Broadhurst Gardens London NW6 3BH

Tel/fax. 0207 3285306

Mob. 07952 476925

kmdesign@gmx.com