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The Practice

National award-winning practice Robert Dye Architects is based in NW London, and has more than 20 years experience in the design and management of domestic/residential architecture. Architectural project experience ranges from new-build houses, careful restoration and conversion of existing buildings for residential and commercial use, to international museum and university buildings.

Following RIBA regional success in London, the practice received the profession's highest award for residential architecture in 2005, winning the RIBA Manser Medal for a sustainable modern house in a sensitive conservation area context in Southwark.

The practice has a burgeoning reputation for delivered projects that have sustainability at their core, and has well-established contacts with structural and environmental engineers, quantity surveyors, and landscape/arboricultural consultants who are sympathetic to the studio's particular approach within new and existing contexts.

Typically the studio manages projects from inception through all stages to completion; it has extensive experience of preparing construction documentation and administering building contracts on site, from one-off residential to large-scale public works. The practice is particularly experienced in London's complex urban and suburban context, whether building new or modernising and extending historic residential buildings.

The work of Robert Dye Architects has been televised in the UK and Japan, the subject of various exhibitions in London over the last decade, and is regularly published in the architectural press worldwide.

Principal, Robert Dye BA Hons Dip Arch RIBA

Robert won the annual RIBA student prize before graduating with honors in 1977. He has practised architecture both in England and abroad. Working for Sir James Stirling, his major projects included the Clore Gallery at the Tate, London, and as project architect a new-build expansion of the Fogg Art Museum for Harvard, and a new Performing arts Centre for Cornell University.

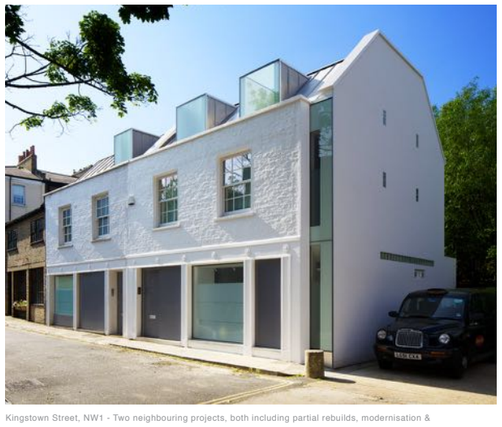
Since establishing his own practice in 1989, he has continued the successful pursuit of design quality in more fine- grain, predominantly residential work. The practice's (timber-framed/recycled materials) new-build Stealth House was a finalist for a RIBA sustainability prize, then for the European Conference of Leading Architects annual Putz prize, and picked up the prestigious Manser Medal for 2005's best contemporary house at the Stirling Prize ceremony.

Robert has taught sustainability, architecture and urban design at various universities in the UK and America for more than 20 years, and is currently a lecturer on sustainable cities for the Urban Design Masters course at the Bartlett School, University College London.

He has received several awards, contributed to a BBC2 programme on the future of London's architecture, was a member of the LDDC Urban Design Advisory Group shaping the future of Docklands, and is active in judging architecture awards for the RIBA.

Stealth House, Grove Lane, SE4 - Manser Medal winning semi-detached house, adjoining Conservation Area.

Ardleigh Road N1 - Side and rear extensions to semi-detached house in a Conservation Area



Kingstown Street, NW1 - Two neighbouring projects, both including partial rebuilds, modernisation & extensions to article 4 conservation area mews houses. Shortlisted for two 2013 Camden Design Awards 'Enhancing Context Award' and 'Don't Move, Improve Award'

Hamilton Terrace, NW8 - Extension & modernisation of grade II listed terrace house.

Aerial view of 2 Byron Mews

a) View of existing front elevation, side return and tram shed wall

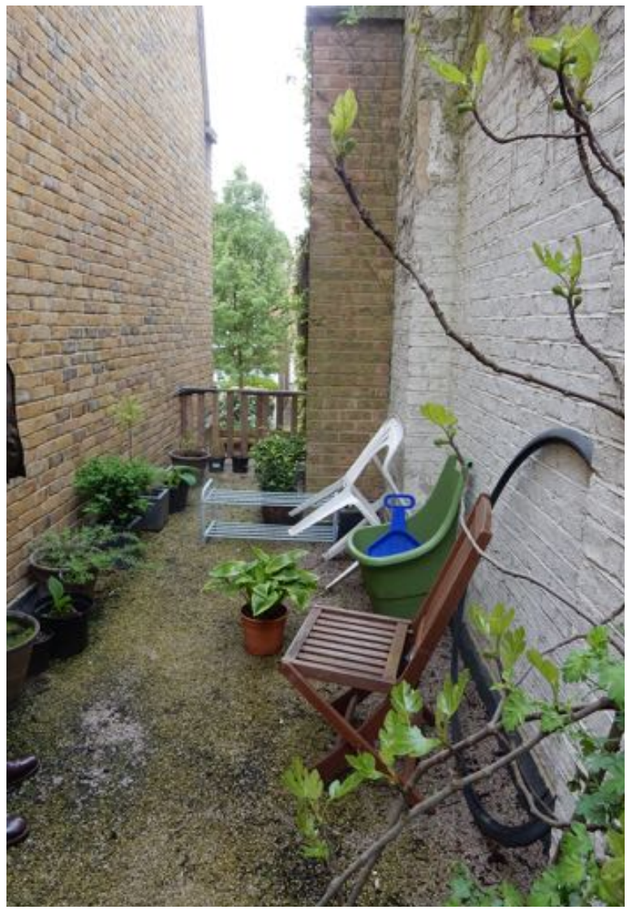
b) View of existing rear elevation and side return

c) View of existing side return shed roof looking towards Mews

a)

b)

c)



d)

e)

d) Existing 5 Storey wall at end of rear garden, finish side return.

e) View of 3-storey side wall blocking views from neighbours.

Introduction

This application is for alterations & extension to No. 2 Byron mews; a 3-storey end-of-terrace house (including mansard roof storey) with private rear garden in the London Borough of Camden. The property is within the Mansfield Conservation Area and lies within a private mews situated in sub-area 1. The owners wish to remain in the property long term with their children, and this proposal is for a side infill extension to allow them to do so. The alterations envisage extending into the sideway, allowing for the expansion and reorganisation of the existing spaces of the property to suit a growing family. The Client has consulted with the Management company responsible for the mews throughout the design process and the submitted proposal incorporates their feedback.

Byron Mews is a new-build development, built with front facades generally referencing a late Georgian/early Victorian aestetic. The backs of the mews are plain with simple casement fenestration of non Georgian/Victorian proportion. The mews is characterised by modern yellow brick and render facades with either slate mansards at 2nd floor or hipped roofs above a brick built 2nd storey.

The entire mews is bounded by the tall buttressed walls of the former Tram Depot at South End Green. Behind the terrace in which no. 2 Byron Mews sits, the tramshed wall is much higher than the property at no. 2 Byron mews. In addition the property beyond the tramshed walls (Tranley House) is built right up against the boundary and a further 2-storeys above the top of the wall itself.

There is some variation in the front facades; both flat & arched brick lintols, yellow stock brickwork with & without stucco at ground floor levels, some properties include decorative stucco surrounds to first floor windows, private garages at ground floor, front steps leading to a first floor entrance etc. Due to the curve in the mews some of the properties have been stepped forward forming and irregular building line – this stepping is mirrored to the rear of the properties. There is also a lot of variation in the roof geometry throughout the mews; sheer 3-storey brickwork with both plain and ornate parapet details, as well as pitched & mansard roofs with eaves and 2 & 3-storey sheer brickwork with mansard or hipped roofs.

There is a small sideway space to the south of the property, between the side flank and the tram-shed wall, that has been in-filled to provide a single storey shed building. This creates valuable storage for the property but fails to address the inadequate living spaces.

Design

The existing property at no. 2 Byron Mews is small and ill suited for a growing family of 4 allowing only for tight and cramped bedroom spaces, insufficient communal family space and very little storage. The overall ambition of the proposal is to reconfigure the house as a modern home, catering for the needs of an expanding family for the present and long term future.

The proposal replaces an existing full depth sideway study/shed with a new full height side extension. This extension makes a positive architectural contribution to, and is informed by the existing building pattern of the mews; it's simple form and treatment matching the existing building and creating a clear articulated end to the terrace. The existing pattern of the mews is that the middle and the ends of each terrace is articulated differently than the mid-terrace properties. This is done through extending the brick and building line of the front elevation up to the 2nd floor to form a 'book-end'; differentiating the end from the mid-terrace roof pattern of a set-back mansard with dormer. No 2 Byron Mews is the only end of terrace that does not have this treatment, thus the ambition of the design proposal is to complete this missing element of the terrace composition.

The front elevation extends the material and composition of the existing terrace. The existing render treatment of the existing ground floor will be extended, with cornices, horizontal ashlar grooves and window keystone details repeated on the new extension elements. On the 1st and 2nd floors, the existing brickwork will be matched in colour, bond and pointing, with red lintol arches to the new windows duplicating those already found on the terrace. White painted sash windows to match the existing ones on the property are to be used on all floors. At 1st floor the existing metal planter rails with be duplicated for the new window.

To the rear, the proposal extends 1m rearwards into the garden to the line of an existing buttress, forming a set-back step similar to that between nos 3 and 4, and between 5 and 6. This variegated rear building line is a feature of the curved section of the mews.

The ground and first floor will be in brick to match the existing rear walls. The windows will be full height to allow for a visual connection to the garden and to allow maximum light to enter this shaded end of the property. The first floor brick will be capped with a parapet. Above this will be a mansard roof, echoing the mansard of the existing house. A new lead dormer in the mansard will match the existing dormers in overall height and width. It is proposed that this dormer has a juliette balcony behind the brick parapet. Due to the adjacent enclosing walls of the mews, this balcony will not be visible from adjacent properties nor will it have views onto other properties.

The main roof is hipped as is the pattern throughout the mews for each end of terrace.

The new extension will not be visible from the gardens of the neighbouring properties on Fleet Road as the existing wall blocks the entire extension from view. Similarly there will therefore be no impact on the existing light conditions of these properties. The only portion of the extension that will be visible from the Fleet Road properties will be the shallow pitched hipped roof and this only from windows at 2nd floor level.

The proposed sideway extension will remain structurally independent of the existing tramshed walls as required to deal with differential movement between the terrace and the wall.

Legend:

A) 3 storey ‘book-end’ properties. Rendered on ground level and brick on upper two floors with hipped roofs.

B) Flank of 2 Byron Mews, undeveloped, no ‘book-end’.

f) ‘book-end’ at 7/8 Byron Mews

g) book-end

h) view of stepped set-back between no 3 and 4 Byron Mews

f)

g)

h)