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Design and Access Statement for proposed demolition of existing outbuildings and construction of single storey ground floor extension in it's place at 2 Byron Mews NW3 2NQ

The Property:

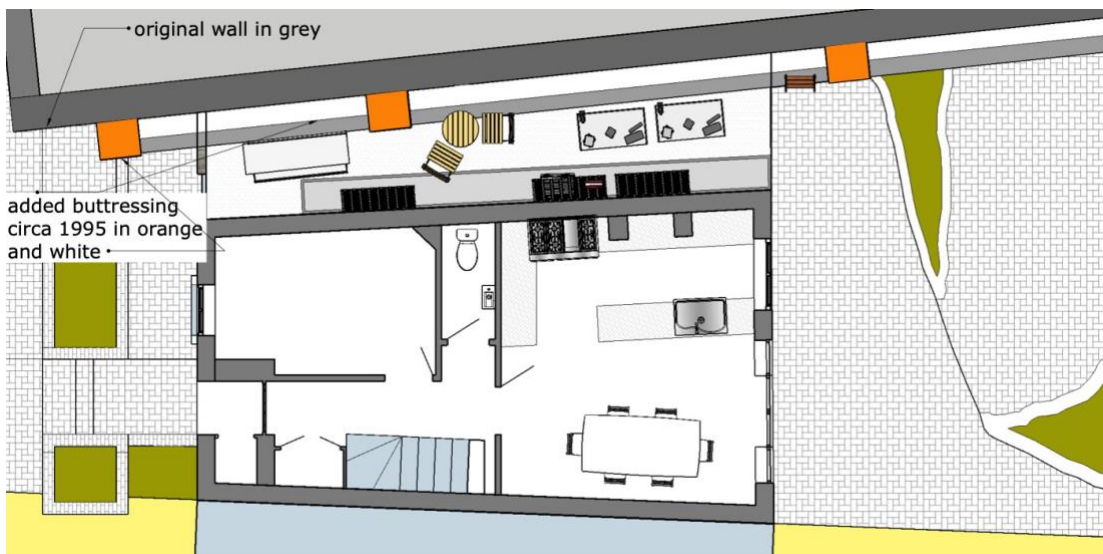
2 Bryon Mews is an end of terrace property 3 storeys high, built in 1995 as part of a modern mews development. It is part of a private gated community. The style of the building is 'faux' Georgian, which was typical of developments of this time. It is noted by the Camden Planning that the property neither enhances nor is detrimental to the area. The property is on a slope, with the gradient rising to the left of the front elevation. This partly obscures the existing outbuilding (and will thus partly obscure the proposed extension). Please see Drawing E05 and P03. There is a small garden to the rear, and to the left of the property there is an outbuilding abutting the main building. This outbuilding is flush with both the front and rear elevations and is of timber construction. It was built shortly after the main property was completed. The roof of the outbuilding is screened by a fence of approximately 3.4m high from ground level. This fence obscures the roof, which is used as a 'sun-catching' deck and roof garden and has been used as such since approximately 2000.



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 surrounded by a perimeter wall. 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 (machine made bricks, which were not available at the time of the tramsheds construction) and can be seen clearly as non original.

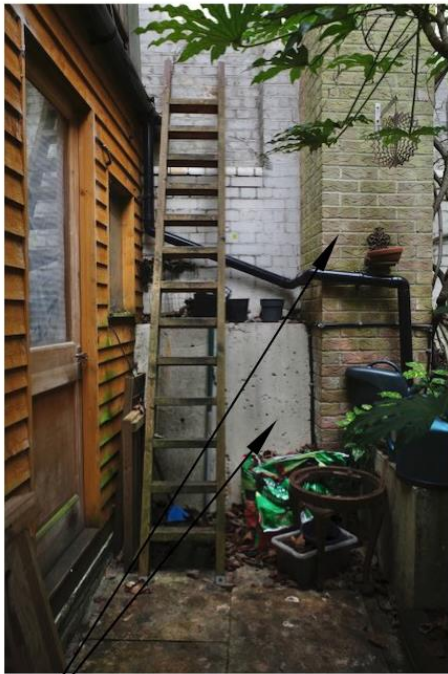


Please find below details of these additions.



- buttressing added circa 1995

- buttressing added circa 1995



- buttressing added circa 1995

Previous Applications: There have been prior applications for much grander schemes at this site. Applications reference: 2018/5446/P and 2021/1610/P. They were unsuccessful. Planners indicated in their reports on those applications that a more modest application, for a single store extension, would be viewed favorably. The suggestion of a single storey extension was supported by a pre-planning application (Date 20/04/2018 ref

2018/1289/PRE). That is what is applied for here.

The Proposed Scheme.

This scheme proposes the demolition of the existing outbuildings to the side of the property and the construction of a single-storey ground floor side extension in its place. Normally a modest scheme of this scale would fall under permitted development, since it is only proposed to be 3 m high at roof deck level, setback from the front façade, and modest projection at the rear elevation. However, with the properties location within the Mansfield conservation area, a full house holders application is applied for here.

The current outbuilding is flush with the main property at the front and rear elevation. It is proposed that the new extension on the front elevation will be set back by 1 m, at the rear, it is to project by approximately 1 m from the main building. It is clearly to look subservient to the main building.

The roof is currently used by the owners as a sun catching deck and roof garden. It has been used as this for many years, certainly since year 2000. The previous owners had reinforced the outer building roof for this purpose. This sundeck is protected by balustrades and accessed by a wooden steps at the rear elevation for occasional use. This scheme proposes to keep the sundeck on the roof of the new extension.

The old tram shed wall would enclose this extension to the south. as it does now with the existing outbuildings. It is not proposed to modify these walls or buttressing in anyway. We do note that the wall has had significant remedial works over the decades and it is clearly visible what has been an addition in the last 30 years in respect of contemporary materials have been used.

However the wall has been noted of interest by planners in previous applications. By being involved in the scheme it is to be preserved by its very use.

The front elevation will have render to match the existing façade, and a large window, again to inject light. From the supplied photograph of the front elevation at the beginning of this document it should be clear that the proposed extension at the front will not be conspicuous due to the slope of the street and pathway, a wall with an electrical box is situated in front of the property which is 1.75m high above ground level at the front of the house, and the dense foliage at the front garden. In addition the extension is to be set back 1m from the main façade of the existing building.



Existing front elevation



3d Model of Proposed front elevation, showing plants to be retained and street furniture.

To the rear the construction is to use glass, introducing valuable light to a quite dark property (largely due to the dominant aforementioned wall). Replacing the existing outbuilding will be a significant aesthetic improvement.



Existing rear elevation.



3d model of proposed rear elevation.

We suggest that this proposed scheme will be a significant visual improvement to the existing outbuildings.

In respect of internal layout; the house is currently set out on the ground floor as a succession of smaller rooms. This does not work well with modern family life. There is no reception room that the family of four can sit together. The proposed new layout gives the owners a larger dining and living space to the rear and a proper eat-in kitchen to the front of the property. The existing small bathroom in the heart of the property is not well situated in its current location. This is to be relocated under the stairs, maximising the use of space and a new utility is to be created to the rear along the party wall freeing up valuable space in the heart of the property.

Impact upon the neighbouring properties:

The 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 effectively invisible from Tranley House due to mandated opaque and non-opening windows looking into the property.

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

In addition there was a wealth of positive feedback submitted by neighbours on both sides for proposal 2021/1610/P, which was for a significantly larger 2 storey extension.

Many Thanks For your consideration.
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