



DESIGN & ACCESS STATEMENT

For

**SINGLE STOREY REAR EXTENSION
WITH EXTENDED TERRACE**

Mr Jason Kemp
38 Murray Mews
London
NW1 9RJ

Reference: 2381296

Date: 4th September 2024

1. EXISTING SITE

The plot sits on approximately 125 m² of gently sloping land running from Northeast to Southwest. The dwelling fronts the pathway with no front garden, a small courtyard garden is provided to the rear with an elevated terrace with access to the 1st floor living area. Bushes surround the garden and terrace to the rear.

Buildings

The dwelling itself is terraced and is of a painted face brick construction, with a plain clay tile roof, and painted wooden soffits & fascia, as well as wooden windows. The dwelling provides around 110m² of total space across 2 floors providing for a generous kitchen/family room on the 1st floor, with 3 bedrooms, 2 bathrooms and an internal garage which is used as a utility room.

Gardens

The courtyard garden is paved throughout with access from both rear bedrooms. The elevated deck terrace is accessible via the 1st floor kitchen, providing seating and alfresco style dining.

Boundaries

Party walls flank the property on either side with a wall to the rear of the courtyard.

Parking

The property has an integrated car parking space, inadequate for modern vehicle dimensions. The Owner uses the space as a Utility Room, whilst retaining the garage door.

Adjacent Property

The properties either side are individually designed, character properties which have benefitted from a range of developmental changes over the years.

Planning History

We are unaware of any recent planning history for this dwelling.

Consultation

The owner has discussed the proposed plans with the owners of the neighbouring properties who have expressed no concerns with the scheme. No local interest groups have been consulted.

2. USE

The proposed use will remain as a dwelling house of single occupancy, with increased living space to provide a self-contained studio/internal annex for the mother of the owner.

There is no proposal to rent, sub-let or split title.

3. SCALE

The proposed alterations will provide the owner with increased living space with a dedicated studio/annex for his mother. The studio will be self-sufficient in its design but will remain fully subservient to the dwelling in respect to services i.e. gas, electric, water etc.

Dimensions

The proposal is to extend into the rear courtyard providing additional living space through a re-configuration of the existing Ground Floor, thus creating the space for the new studio, a separate study (for home working) and an enlarged elevated terrace to the 1st floor. The existing 1st floor dormer to the rear will be enlarged to provide better access to the enlarged rear terrace via new French doors. The existing flat roof dormer will be extended.

The liveable area within the dwelling will increase from circa 110 m² to 115m².

Skyline

The proposed extension would not increase the height of the overall dwelling.

The proposed extension would not restrict light to the adjacent properties.

4. APPEARANCE

The new extension will be built in materials to match or as close as practicably possible the existing, this being face brick, wooden soffits & fascia and a deck roof terrace. As a result, the character of the building will remain in keeping with its current and surrounding environment.

5. LAYOUT

The proposed layout has been developed to maximise the available space within the property, to facilitate new Studio. All rooms, except for the Study will be accessible through the main hallway leading from the existing entrance.

Light will be introduced into the property through new roof lights, inset into the raised terrace over the rear bedroom and study. In addition to this, 2 new glazed windows will be introduced into the existing rear bedroom and newly constructed study.

6. ACCESS

The main dwelling will be accessible via the existing main entrance door.

The new Studio will be accessed via a newly constructed inset door, which is to be fabricated to sit within the existing garage doors, as to not impede the aesthetic and character of the property. The Studio will also have access to the main dwelling through the existing garage door, adjacent to the existing stairs.

Parking

The Owner doesn't have a vehicle and does not use a vehicle for commuting or pleasure, all amenities are near the dwelling with exceptional transport links. The existing integrated parking space is being used as a Utility room.

7. LANDSCAPING & SUSTAINABILITY

The existing courtyard garden will be replaced by the new Study/proposed extension. This area is overshadowed by the neighbouring properties & bushes and provides very little light.

The new raised terrace will provide the owner with a generous, light outside space with the flexibility for outside dining and entertaining. The new terrace will benefit from soft landscaping in the form of potted plants, shrubs and screening bushes.

8. HERITAGE

The owner is keen to maintain the full character of the property, providing 'light touch' modifications to enhance the overall appearance by means of freshly painted soffits & fascia and the replacement de-laminated ply sheeting (like for like).

9. CONCLUSION

Murray Mews benefits from a wide range of diverse properties, each with their own characteristics, most of which have limited outside space. The Owner's desire is to create additional internal living space for the benefit of his mother, whilst maintaining the overarching charm and character of the property as to not affect the aesthetic of the road.

The current courtyard to the rear of the property is an unutilised space which suffers from poor lighting conditions and access, with very little daytime sun. The proposed extension will provide the owner with the opportunity to reconfigure the Ground floor to provide for the Studio, whilst also providing a much needed, and enlarged 1st floor terrace.