

**Design, Access and Heritage Statement**

**45 Murray Mews NW1 9RH**

**1 January 2025**



## 1.0 Introduction

1.1 This Planning statement has been prepared to support a planning application for proposed works to the property at 45 Murray Mews NW1 9RH for the extension of the existing second floor by approximately 10 square metres to enlarge the existing bedroom and study and reposition the shower room

1.2 Planning approval is being sought in relation to the alterations associated with the extension of the existing second floor as follows :

- Moving front external horizontal timber clad wall approximately 1200mm forward retaining a set back of approximately 1100mm from front elevation
- Moving rear external horizontal timber clad wall approximately 1200mm forward retaining a set back of approximately 1100mm
- Adjusting position of existing shower room
- All external walls to be clad in painted horizontal timber boarding to match existing and reusing aluminium and timber composite windows and doors.

## 2.0 Site context

2.1 The application site is located on the North West side of Murray Mews. The property is a part two-storey, part three-storey with external terraces to first and second floors, single family dwelling house with front and rear gardens.

2.2 The property is within the Camden Square Conservation Area. The property is not listed.

2.2 Murray Mews is predominantly comprised of two-storey with set back second floor, single family dwellings.

2.4 The additional area of the front and rear extensions at second floor level is approximately 12 sqm GIA.

*Aerial view*



### 3. The Proposal

3.1 The applicant wishes to extend the second floor extension and reposition the existing shower room. All external materials will be horizontal painted timber boarding to match the existing extension and reuse the composite aluminium and timber windows and doors .

3.2 Part of the roof terraces to front and rear will be retained with the extension aligning with adjoining second floor additions and preserving the outside space.

3.3 The shower room is repositioned between the two rooms at second floor which creates a dual aspect for both rooms.

3.3 No other alterations are proposed.

*Aerial view with second floor additions*



Caption

#### 4. Heritage Statement:

4.1 Murray Mews is within the Camden Square Conservation area. The Camden Square Conservation Area was originally designated in 1974, and extended in 1980 and 2002.

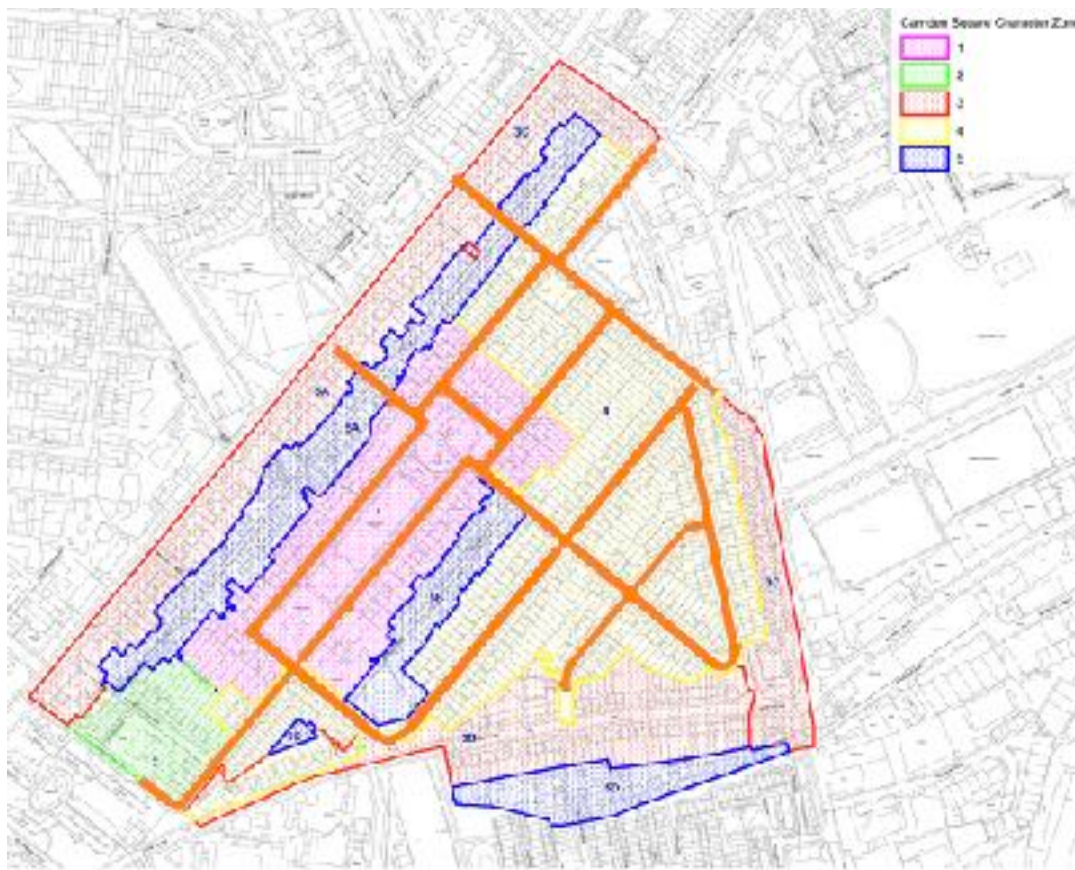
#### 4.2 Architectural Character:

Murray Mews falls into Character zone 5:

*'The original character of the mews as subsidiary to the Square has largely been respected in the modern redevelopments, which are generally of two or two-and-a-half storeys and of a high design standard. They take an imaginative approach to development in the spirit of a mews' scale, form, and variety of styles and materials.'*

According to Camden Square Townscape Map (Map 3), 45 Murray Mews Mews is categorised as being 'neutral'

Camden Square Townscape (Map 3)



Camden Square Conservation Area Map



## Heritage Value:

4.3 The property dates from 1969. It is not of particular value other than in being sympathetic to the scale and character of the Mews. The property was upgraded in 2012 with improved thermal performance, new windows and doors and an additional stained timber clad second floor extension with associated terraces. (PP 2011/5712/P).

## Impact of Proposed Development:

4.4 The proposed extensions to the second floor are modest in scale and realisation. The proposal aligns the external walls with the adjoining second floor extensions along the mews and has no impact on 43 and 47 Murray Mews. The reuse of the existing windows and doors along with horizontal stained timber cladding maintains the existing appearance of the second floor and the set back from the front elevation parapet retains the minimal visibility of the second floor from the mews.

## 5. Conclusion:

5.1 The extent of the extensions is modest. The proposed work by reusing the existing components do not alter the appearance of the principal façade. The rear of the property is not visible in any public views.

5.2 The proposals are consistent with local planning guidance and are sympathetic to the host building. The proposals will improve the positive contribution this building makes to the character and appearance of the building and the wider Conservation Area.

5.3 The proposed works will have no impact on adjoining properties in relation to impact on overshadowing or overlooking of amenity space or windows.

## Site photographs

*View towards 43 / 41 Murray Mews.*

*Addition to 45 Murray Mews aligns with parapet of 43 Murray Mews and 41 Murray Mews addition*



*View towards 47 Murray Mews.*

*Addition to 45 Murray Mews will result in more privacy to 47 Murray Mews terrace and continues the rhythm of second floor additions although not protruding so much.*



*View towards 47 Murray mews at rear from 45 Murray Mews.*

*Addition will align with addition at 47 Murray Mews*





