

GARETH STOKES

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Planning Application I Design and Access Statement

**22 Murray Mews,
London
NW1 9**

On behalf of Adah Kay
July, 2012

1.0 Introduction

This design and access statement has been prepared by Gareth Stokes, in support of the proposal to replace an existing timber tongue and groove door with a single side hung pass door for a glazed timber framed sliding doors with inward opening top light. Timber profiles to match existing.

The application is for full planning permission.

Project Details

Address: 22 Murray Mews
London
NW1 9

Applicant: Adah Kay (property owner)

Agent: Gareth Stokes

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1.2 Project Aims

The proposal seeks to provide an improved access to the ground floor utility room/office at the above property. Furthermore the proposal seeks to improve aspect and natural daylight. The proposal will be constructed from materials that are robust and hard wearing yet environmentally appropriate.

The proposal will respect the integrity of the unique design character of the property and the residents within the neighbouring properties of the conservation area.

2.0 Existing property & Surroundings

The existing property is a two storey brick house built in the early 1970's. The property is regarded as a notable example of modern mews architecture. The floors and roof are suspended timber. The roofs are flat or pitched glazing. The condition of the existing property is good.

Murray Mews is located within the Camden Square conservation area. Murray Mews has a unique character with each property being individually designed. The prevailing architectural style is that of unity through uniqueness.

3.0 the proposal

3.1 Use, Amount & Scale

The proposed alterations will not alter the use, amount or scale of the property.

3.2 Layout, Daylight and Sunlight and Overlooking Issues and Considerations

The proposed increased glazing to the mews will increase natural daylight for the property, but will have frosted film applied to provide privacy. The neighbouring properties will feel no loss of amenity and there will be no increase in overlooking.

3.3 Character, Appearance and Materials

The replacement glazed timber doors will be constructed in douglas fir so as to match existing.

3.4 Maintenance

There will be an increased maintenance to clean the windows, this will be at ground floor level and will not require specialist cleaning.

3.5 Landscaping

The proposal does not affect any existing landscape.

4.0 Environmental considerations

The proposal seeks to increase the energy performance of the property by utilizing better quality materials. The proposed glazed doors will provide the opportunity for improved thermally efficient glazing units, increased natural daylight and improved natural ventilation.

5.0 Access

Access locations to the property will remain as existing but with an increased width at ground floor level improving accessibility.