

Design and Access Statement  
40 Murray Mews  
London NW1 9RJ  
09/03/2010  
Proposed Kitchen Extension For  
Tony & Liz Thompson

## 1.0 Existing Building

- 1.1 The existing two storey semi detached house is of modern design and was built in 1967. The walls are constructed of a brown grey calcium silicate brick. The windows have been replaced with grey painted timber double glazed windows in the last year. The building has a flat roof. A roof extension was built approximately 6 years ago
- 1.2 The front garden is approximately three metres deep most of which is paved and contains a large potted ornamental tree, planting troughs and a planting bed adjacent to the road.

## 2.0 Proposed Kitchen Extension

- 2.1 The proposal is to construct a single storey kitchen extension to enlarge the kitchen to a size appropriate to the overall size of the house. The existing house is 160 sq. metres which equates to a seven person house.

- 2.2 The extension will be approximately 9 square metres gross area and will project approximately 2.1 metres from the face of the existing building
- 2.3 The existing planting bed at the front of the garden will be retained and the planting enhanced.
- 2.4 There is an existing hawthorn tree which we planted about 8 years ago. We have made an application for it's removal because of it's proximity to the existing manhole, drains and building. Our application is ref.2010/1024/T A resolution of this application is to be made by the 30th March 2010 We intend to replace this with another species planted close by but further from the building and drains.
- 2.5 The cladding of the building will be in vertical strips of western red cedar or hardwood. Samples will be submitted in due course.
- 2.6 The roof will be flat and drained into the existing rain water system. Windows will have grey timber frames to match the existing. The window on the front elevation has a high cill to aid privacy and restrict the low level view over the parking and bins on the street. The side window is full height to maximise the side view across the garden.
- 2.7 Precedents for front extensions in the Mews have been set recently at Nos 32 and 41 (see attached photos) Many of the older buildings sit directly on the back of the pavement with no private space in front.
- 2.8 Existing access and parking arrangements are not affected.