



DESIGN & ACCESS STATEMENT



Above: Front Elevation (proposed)

Extension and Alterations to 47 Murray Mews, Camden, NW1 9RH.

Moxon Architects
102 Chepstow Road
London
W2 5QS



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Above: View of no. 47 from Murray Mews [existing]

CONTEXT: Murray Mews

Situated on the eastern edge of Camden Town, Murray Mews is a secluded residential road, developed over time with many different architectural approaches. This mix of styles, facades and material choices gives the Mews its unique character.

One of the fundamental characteristics of this road is the variety of approach to the streetside elevations. Proportions, fenestration and massing along the street frontages vary, creating a rich vocabulary of material and structural solutions along the street. To communicate this Moxon carried out a photographic elevation study of the mews (see dwg: 251_110 revA).

The approach to boundaries also varies along the street; some houses are set back creating private courtyards, others built up to the kerb. These extensions are natural developments over time and are informal in architectural massing terms - this informality is what gives the road its identity and charm.

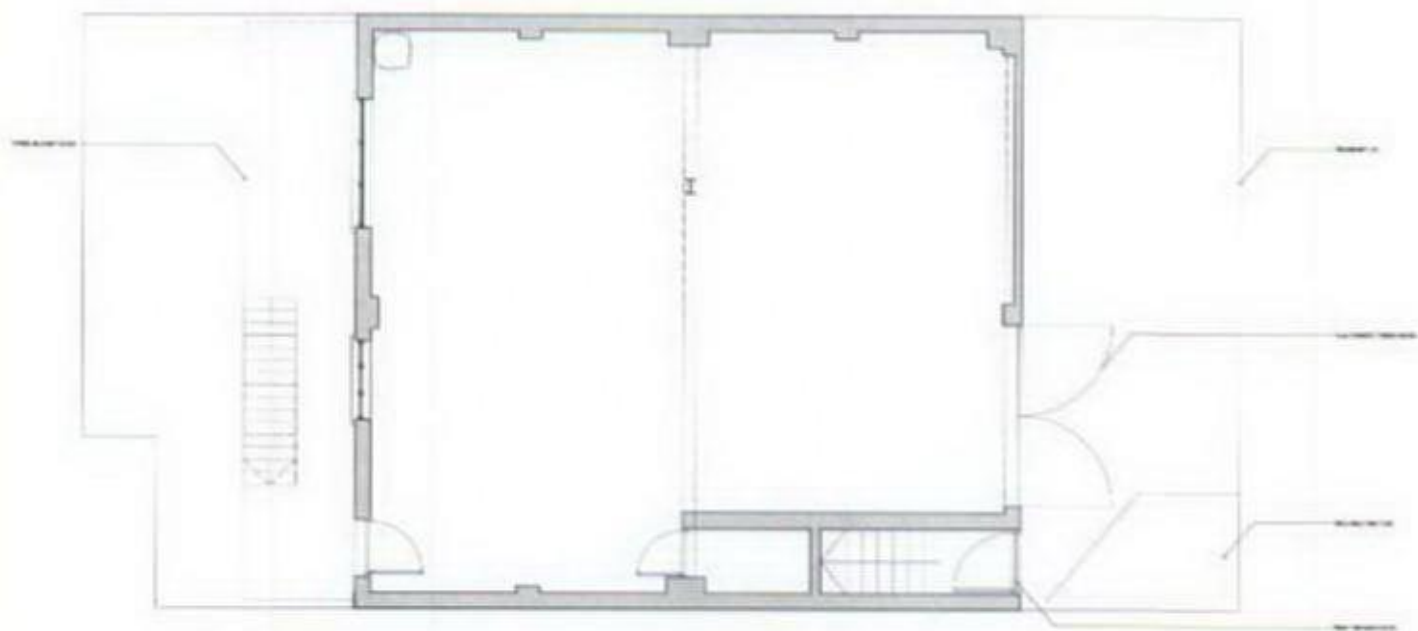
EXISTING PROPERTY

47 Murray Mews is a mews terrace house in the Camden Square conservation area. The two storey building is set back from the road at the front and has a small rear garden.

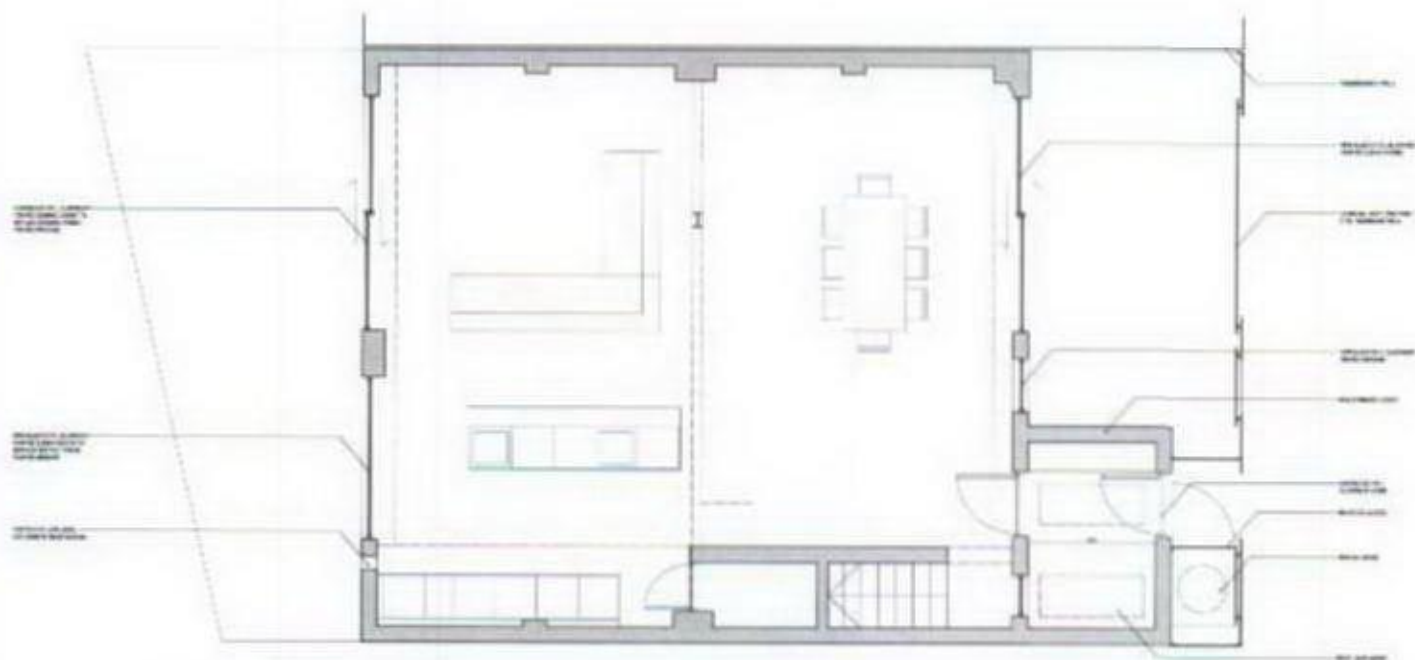
The property is currently laid out with 2 bedrooms, living area, kitchen and bathroom at first floor level and an open plan space at ground level, currently used for storage and access to rear garden. At some point a rear first floor timber balcony has been added with stepped access to the rear garden.



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Above: Ground floor plan [existing]



Above: Ground floor plan [proposed]



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Above: View from Murray Mews
(proposed)

PROPOSAL

The intention of the design is to provide the client with additional living space by converting the first floor living area into a bedroom and using the ground floor space as an open plan living/dining/kitchen area. The ground floor space currently receives a low level of daylight, making it undesirable for use as the main living area. To provide good natural light to the ground floor space high quality sliding doors are proposed for the front and rear facade.

In order to maintain security and privacy to the living areas, planted painted steel screens are proposed for the street facing boundary of the site. These screens also incorporate a bin storage area to reduce visual clutter at street level. Behind the boundary screens a single storey lobby extension is proposed to provide both a secure entrance space and cycle storage. Next to the lobby a private front courtyard space has been created to provide additional outside space for the client.



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Above: View from Murray Mews
(proposed)

The proposal draws on the existing aesthetic of the property, enhancing the whole by way of a contemporary design that complements the building and its context, and is appropriate in terms of proportion, materiality and finish.

We view it as critical that in order to achieve this intention in built form the design must be in no way a pastiche, rather the scheme should draw on the domestic and informal nature of all the extension and remodelling works to similar properties on the road.

In terms of the materials proposed, the use of stock brick, high quality aluminium windows and doors, charcoal grey finished steel, planted, screens are considered appropriate materials in the context of Murray Mews.

In addition to keeping the scale of the proposed works within that of other extensions to properties on the road, we are focused on the need for any alteration to have negligible impact upon the privacy and amenity of the neighbouring properties.

The remodelling as a whole would be a quality amendment in architectural terms and would have a beneficial effect on the character of the building whilst respecting the rights of the neighbouring properties.



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Above + Right : Views from Murray
Mews [proposed]



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ACCESS

The proposed scheme creates a new front entrance to the property into a new lobby space with room for secure bicycle storage. The design integrates a covered external bin store in addition to creating a secure, private front courtyard space.



Left : Front Courtyard (proposed)
Below : View from above (proposed)

