



12 Murray Mews NW1 9RJ

Design and Access Statement  
25 08 2015

## INTRODUCTION

The report has been prepared on behalf of the applicant to support householder planning application for proposed development at 12 Murray Mews.

The building at 12 Murray Mews is a three storey mews house built in late 1980s, designed by Sean Madigan and Stephen Donald.

The building is not listed, however it is located within Camden Square Conservation Area. The site is situated between two plots, on South side a vacant site at No. 10 and on North side No. 14 with three storey contemporary mews house.

The proposed development involves enlargement of existing second floor level by adding roof extension within a front roof terrace area.



Aerial view of 12 Murray Mews



View of No. 12 from South of Murray Mews



View North from existing terrace



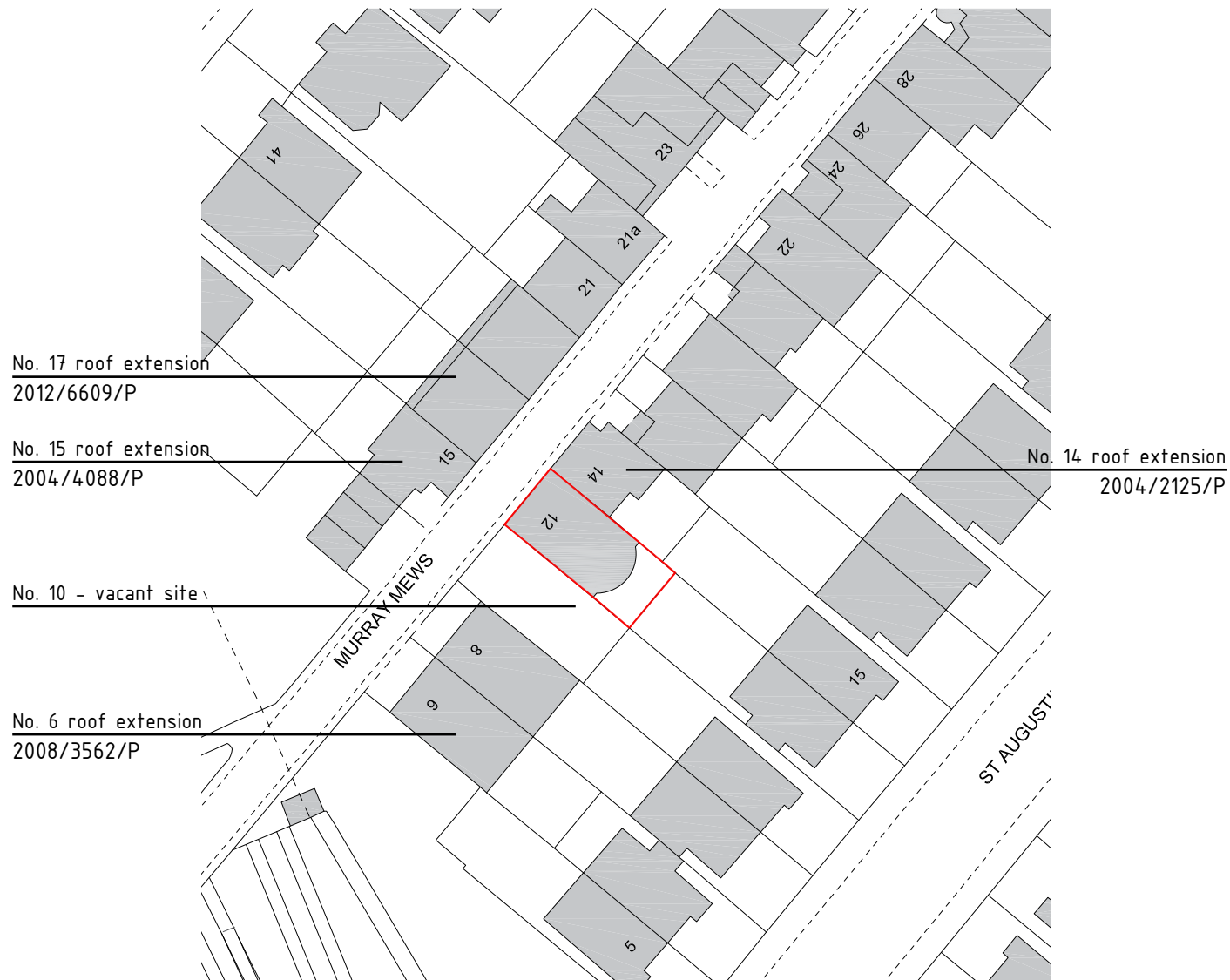
View South from existing terrace

Similar planning approvals have been granted to roof extension developments on Murray Mews:

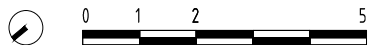
- 2008/3562/P - 6 Murray Mews
- 2004/2125/P - 14 Murray Mews
- 2004/4088/P - 15 Murray Mews
- 2012/6609/P - 17 Murray Mews
- 2011/3750/P - 37 Murray Mews
- 2012/1532/P - 41 Murray Mews
- 2010/0893/P - 45 Murray Mews

**Pre-Application Consultation**

The proposal has been submitted to local Council's planning department for pre-application advice. Guidance given by a planning officer has been incorporated in the final design proposal. The style of the extension has been amended, proposed roof extension has been set back from the front elevation.



Site Plan



## DESIGN

### USE

Existing use of the building is residential.  
Proposed use of the building will remain the same.

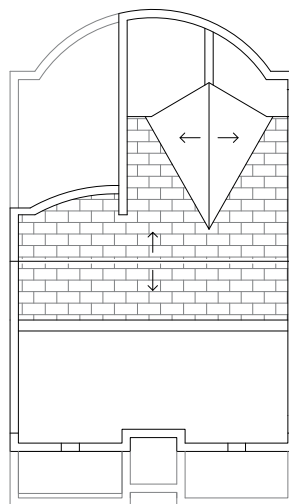
### AMOUNT

Existing gross internal area of the second floor is approximately 26m<sup>2</sup>, front roof terrace is approximately 20m<sup>2</sup>.  
Proposed extension would increase second floor area by 16m<sup>2</sup>.

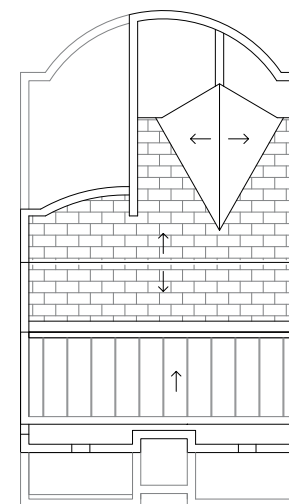
### LAYOUT

The house comprises of garage, kitchen, dining and living room at ground level, 3 bedrooms situated on the first floor and fourth bedroom within second floor level. The house has several amenity spaces including rear patio/ garden, rear terrace at first floor level and front roof terrace on the second floor level.

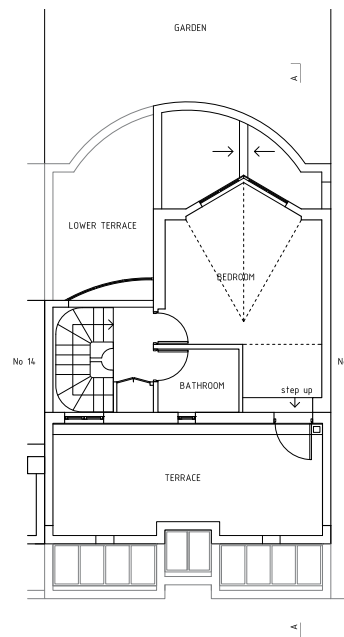
Proposed extension would accommodate kids playroom, it would be accessed via existing bedroom on the second floor, therefore no internal alterations are proposed.



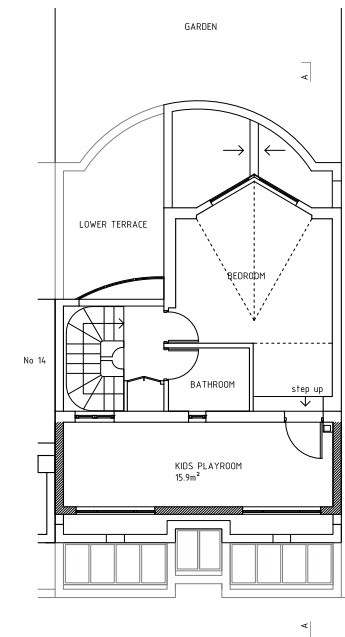
Existing roof plan



Proposed roof plan



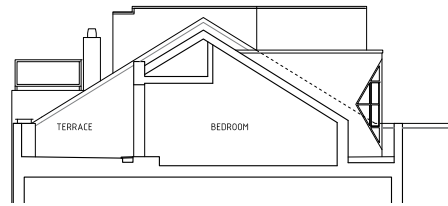
Existing second floor plan



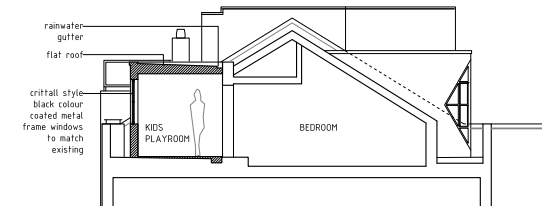
Proposed second floor plan

## SCALE

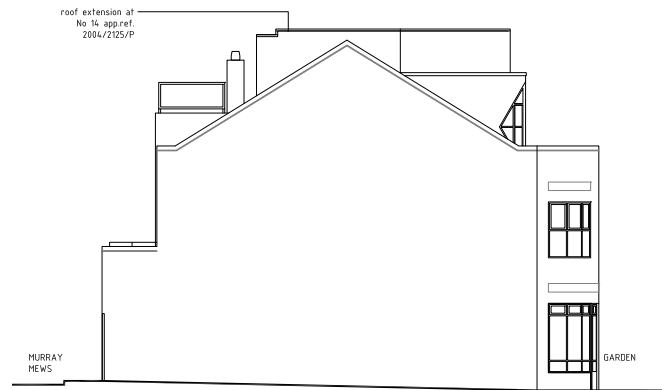
Proposed roof extension is subordinate to the existing building, front wall of the extension is set back behind original parapet wall and height of the extension is maintained at the same level with existing second floor exterior wall height. Openings will be proportional to the existing elevation, same size and style windows are proposed in order to retain existing character of the building.



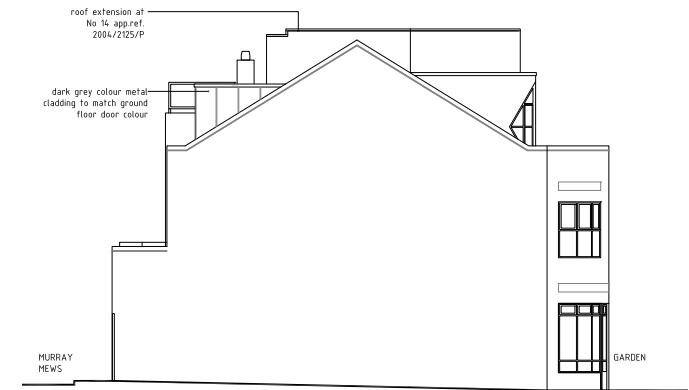
Existing section A-A



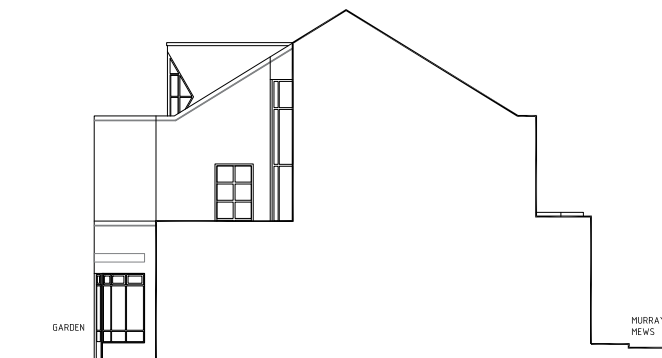
Proposed section A-A



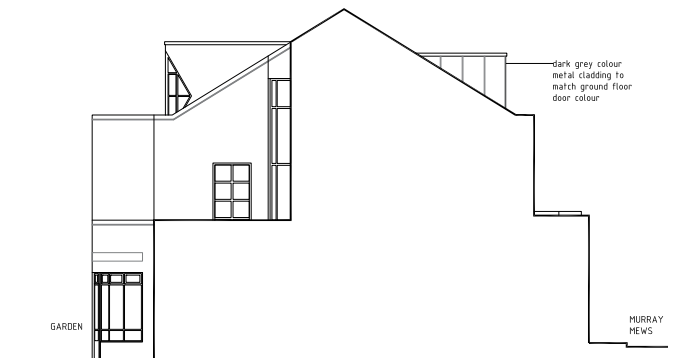
Existing South West elevation



Proposed South West elevation



Existing North East elevation

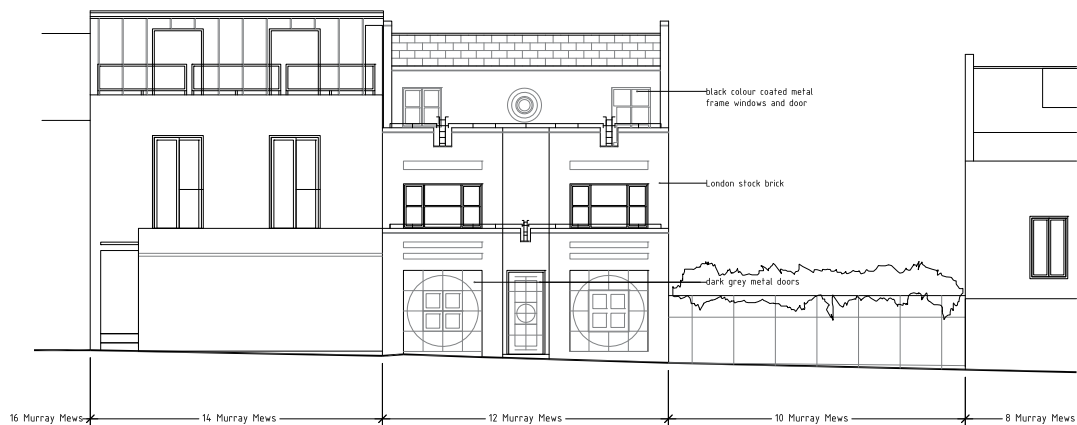


Proposed North East elevation

## APPEARANCE

The house is constructed from yellow London stock brick with crittall style windows, at the ground level there are distinctive feature dark grey colour metal doors.

Existing brickwork and ironwork at the front elevation would be retained. Proposed extension will be finished in dark grey colour metal cladding where colour will match ground level doors. It is proposed to install crittall style black colour coated metal frame windows to match existing.



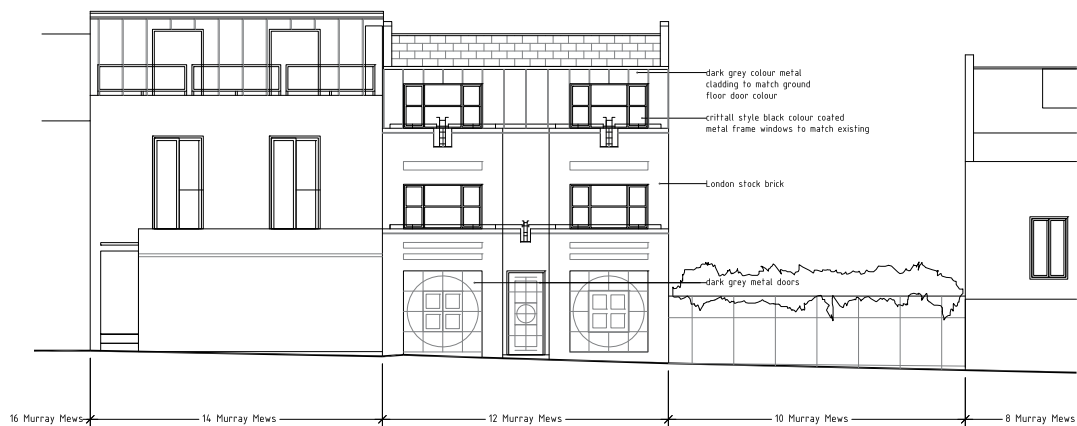
Existing North West elevation

## ACCESS

Access to the property will be retained as existing.

### References:

*Camden Planning Guidance CPG1 Design 2014*  
 Chapter 4: Extensions, alterations and conservatories  
 Chapter 5: Roof, terraces and balconies



Proposed North West elevation