

Design and Access Statement

44 Mornington Terrace, London, NW1 7RT

1. 44 Mornington Terrace is a large terraced house built in the mid nineteenth century and is a grade two listed building. It is constructed in yellow stock bricks with stucco work at the roof parapet and Ionic columns at the junction with adjoining properties. The roof is mansard construction with two small windows set in the front roof slope. Most houses retain original external features although the interiors have been extensively altered.

2. 44 Mornington Terrace was converted into self contained flats many years ago and was no doubt converted at the time of its listing in 1974.

3. It is proposed to replace the garden door at the rear of the property with a like for like replacement made out of wood and painted in white to replicate the existing unit.

4. For the reasons above I recommend the application should be approved.