

21 Mornington Crescent, NW1 7RG

Heritage Statement

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1.1 INTRODUCTION

Overview

This document supports the application for planning and listed building consent for 21 Mornington Crescent. The property, a Grade II listed building within the Camden Town Conservation Area, will undergo thoughtful renovations to preserve its historical and architectural value while implementing necessary updates. Please note that the extension elements have already been approved while this is solely for the erection of the outbuilding.

Historical Background

21 Mornington Crescent forms part of a distinct crescent of terraced houses. Originally designed around a communal garden; these Georgian-style houses feature four stories with a combination of stucco and brickwork.

Architectural Significance

The listing primarily focuses on the architectural features of the terrace's front facade, which include stucco detailing, cast-iron balconies, and round-arched openings. The interior and rear elevation are minimally referenced, emphasizing the importance of the external facade in preserving the property's historical value.

Conservation Strategy

Our proposal aligns with the National Planning Policy Framework (NPPF) and the Camden Town Conservation Area Appraisal and Management Strategy (CAAMS). These guidelines stress the preservation of original architectural features and advocate for high-quality, context-sensitive design in any new developments.

Proposed Enhancements

The planned work includes constructing a garden outbuilding to serve as a studio or office. This structure will be modestly scaled and designed to harmonize with the existing building and garden. Using materials and design elements that complement the listed building, the outbuilding will enhance the property's overall aesthetic while remaining unobtrusive. Please refer to the design and access statement produced in support of this planning application.

Impact Consideration

An assessment of the building's historical value and the proposed changes indicates that the new structure will have minimal impact on the listed building's integrity. The design respects the original character of the property and the conservation area, ensuring compliance with both local and national conservation policies.

Final Thoughts

The proposed garden outbuilding at 21 Mornington Crescent is designed to blend seamlessly with the historical character of the listed building and the surrounding area. The renovations will preserve the property's architectural significance while enhancing its functionality and aesthetic appeal. This project complies with Camden's Local Plan and the NPPF, ensuring the continued preservation and enhancement of this significant historical asset.