

DESIGN AND ACCESS STATEMENT WITH HERITAGE STATEMENT

21 MORNINGTON CRESCENT

KAS Architects

June 2024

Contents

1 Introduction & Background 4-10

- 1.1 Introduction
- 1.2 Site & Surroundings
- 1.3 Consented Extension in 2024
- 1.4 Planning History
- 1.5 Schedule of Precedents

2 Proposal 12-16

- 2.1 Layout
- 2.2 Sustainability
- 2.3 Access & Amenity
- 2.4 Design Team

3 Heritage and Planning Statement 19-20

- 3.1 Heritage Impact Assessment
- 3.2 Local Plan
- 3.3 Response to Policy D1 and D2
- 3.4 Camden's SPG on Housing

1

Introduction & Background

Introduction
Site and Surrounding
Description
Planning History
Planning considerations
Schedule of Precedents

Introduction & Background

1.1 Introduction

This document has been prepared on behalf of our client Xuelin Bates. This document is intended to support a planning and listed building application for 21 Mornington Crescent, which is Grade II listed building situated within the Camden Town Conservation area. The client is a freeholder of the property and wishes to convert the basement and ground floor maisonette into two separate self-contained flats. The application also proposes to excavate an already existing front cellar vault in order to accommodate a family bathroom and utility space.

The property was granted approval for a basement and ground floor rear extension in April 2024 (2023/0439/P).

The proposed works consist of:

- Conversion of the basement and ground floor maisonette into two separate self-contained flats.
- The basement flat will be a 2 bed flat with a total internal area of 78m².
- The ground floor flat will be a 1 bed flat with a total internal area of 55m².
- Excavation of existing front cellar vault to accommodate family bathroom and utility room.
- The proposed access to the basement flat will be via the existing front lightwell stairs. The current window on the basement front elevation will be turned into a door for access to the flat. The window was originally a door prior to an application to convert it into a window in 1978 (CTP/K12/17/8/27713).



Front elevation



Existing front cellar vaults




Existing front lightwell

1.2 Site and Surroundings

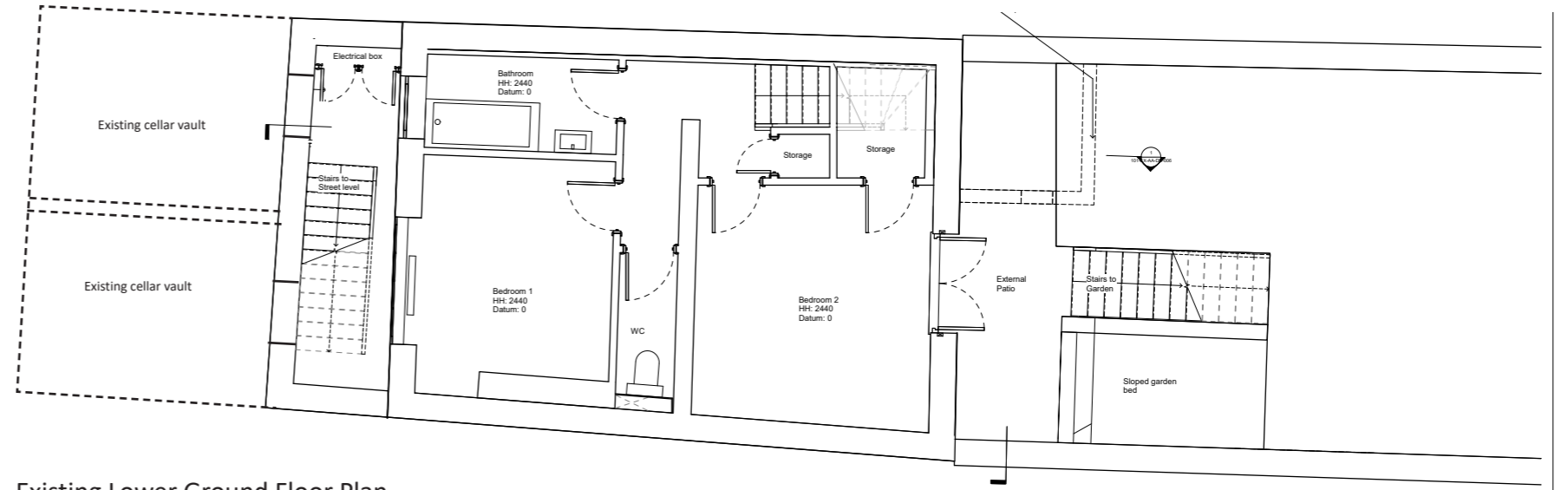
The property is situated in 21 Mornington Crescent NW1 7RG, and forms part of the crescent of terraces along Mornington Crescent, all of which are Grade II Listed. In the wider context, Mornington Crescent intersects Hampstead Road to the east, with Mornington Crescent Station being located 150m from the property.



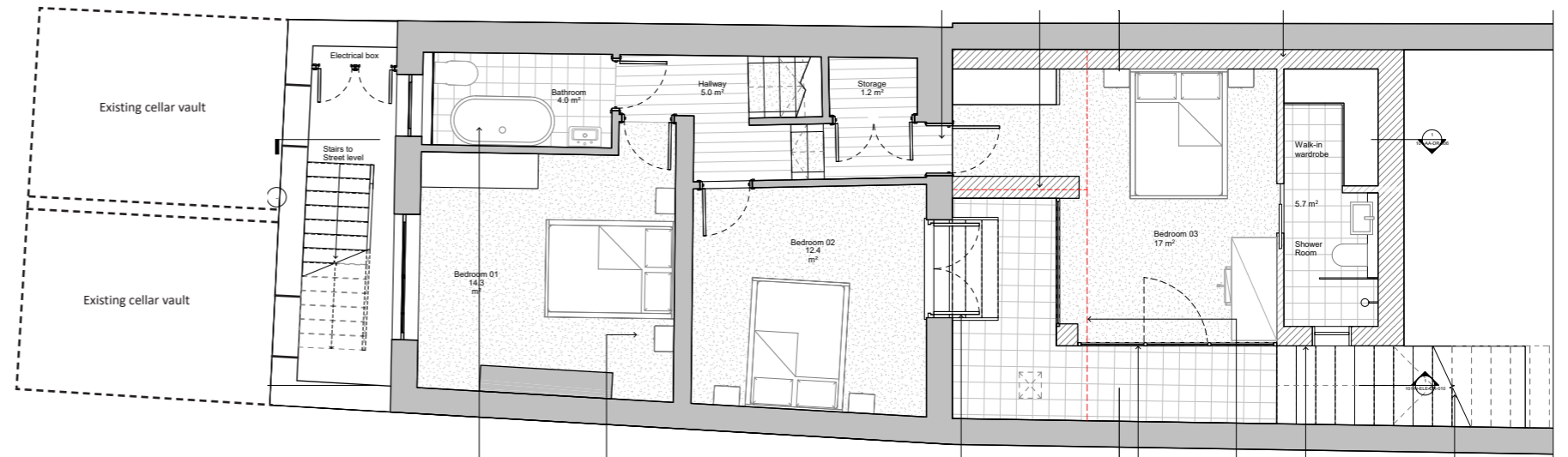
Location Plan. NTS. 

1.3 Consented Extension in 2024

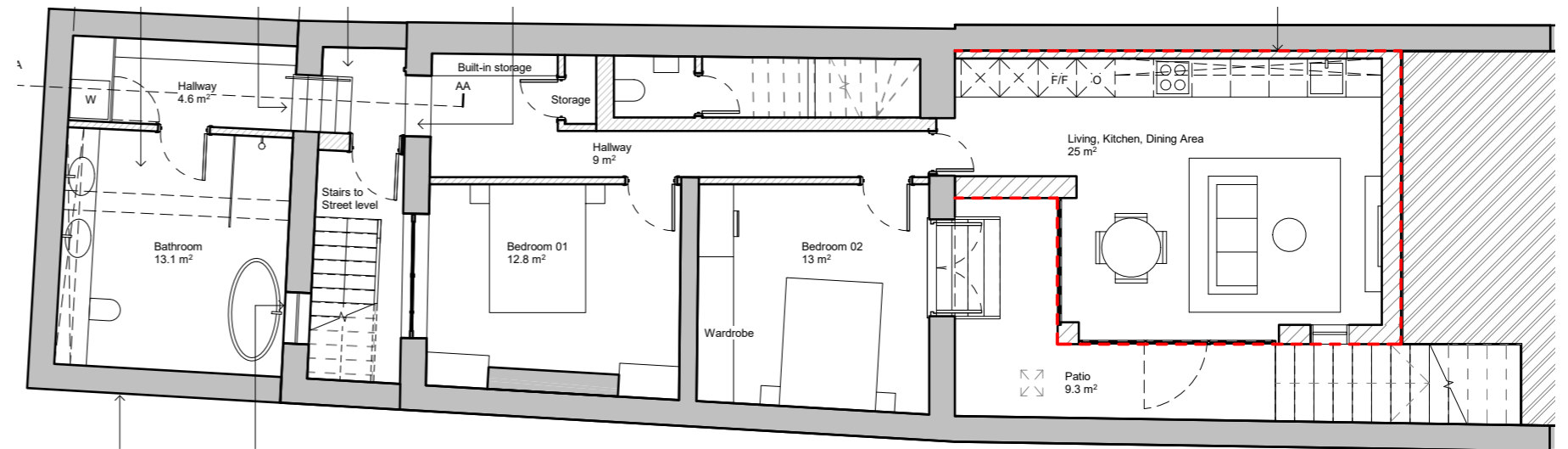
The building was granted planning consent for a basement and ground floor extension in April 2024.



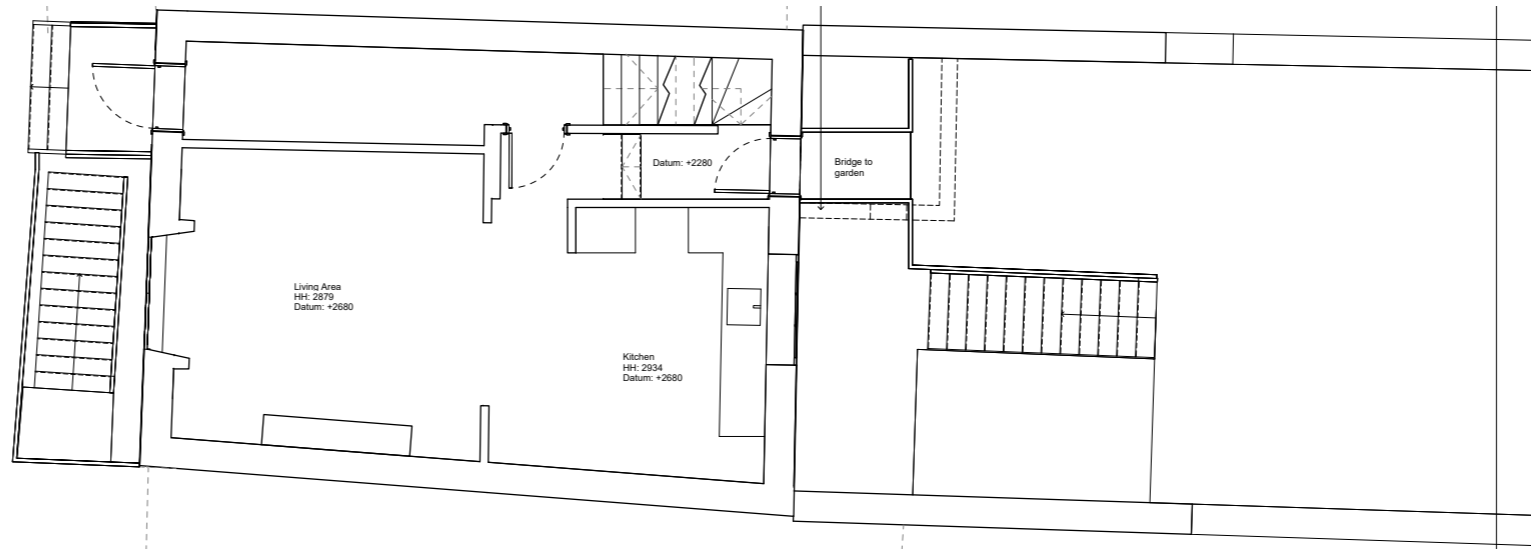
Existing Lower Ground Floor Plan



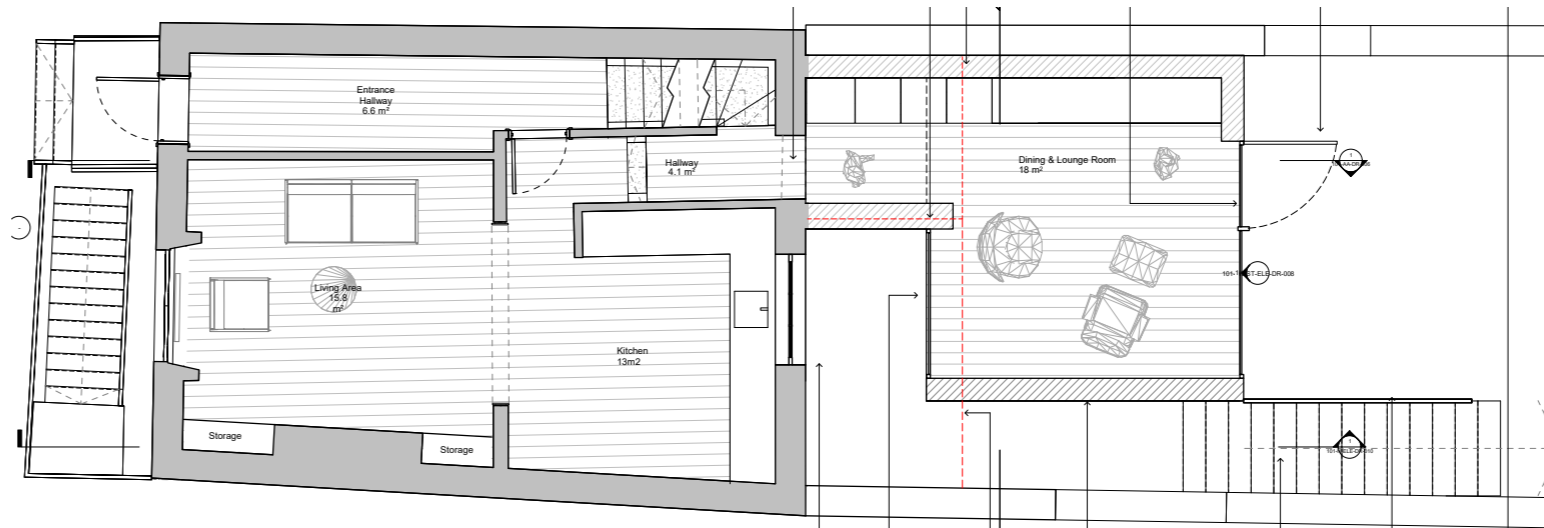
2024 Consented Lower Ground Floor Plan



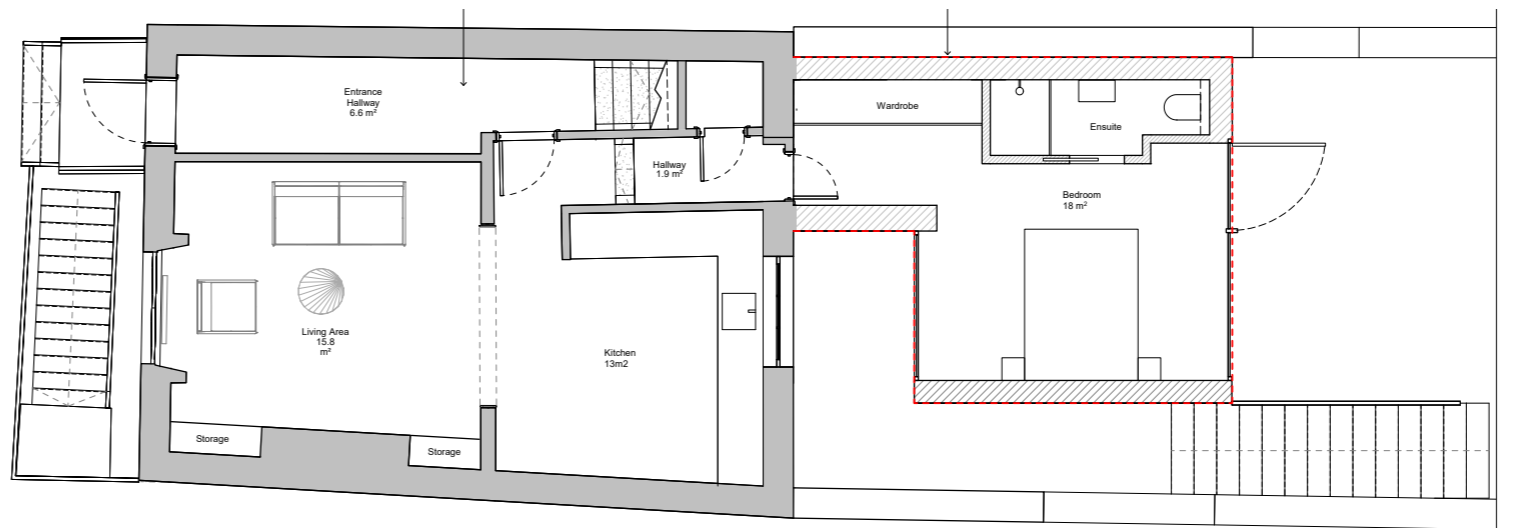
Proposed Lower Ground Floor Flat (78m2)



Existing Ground Floor Plan



2024 Consented Ground Floor Plan



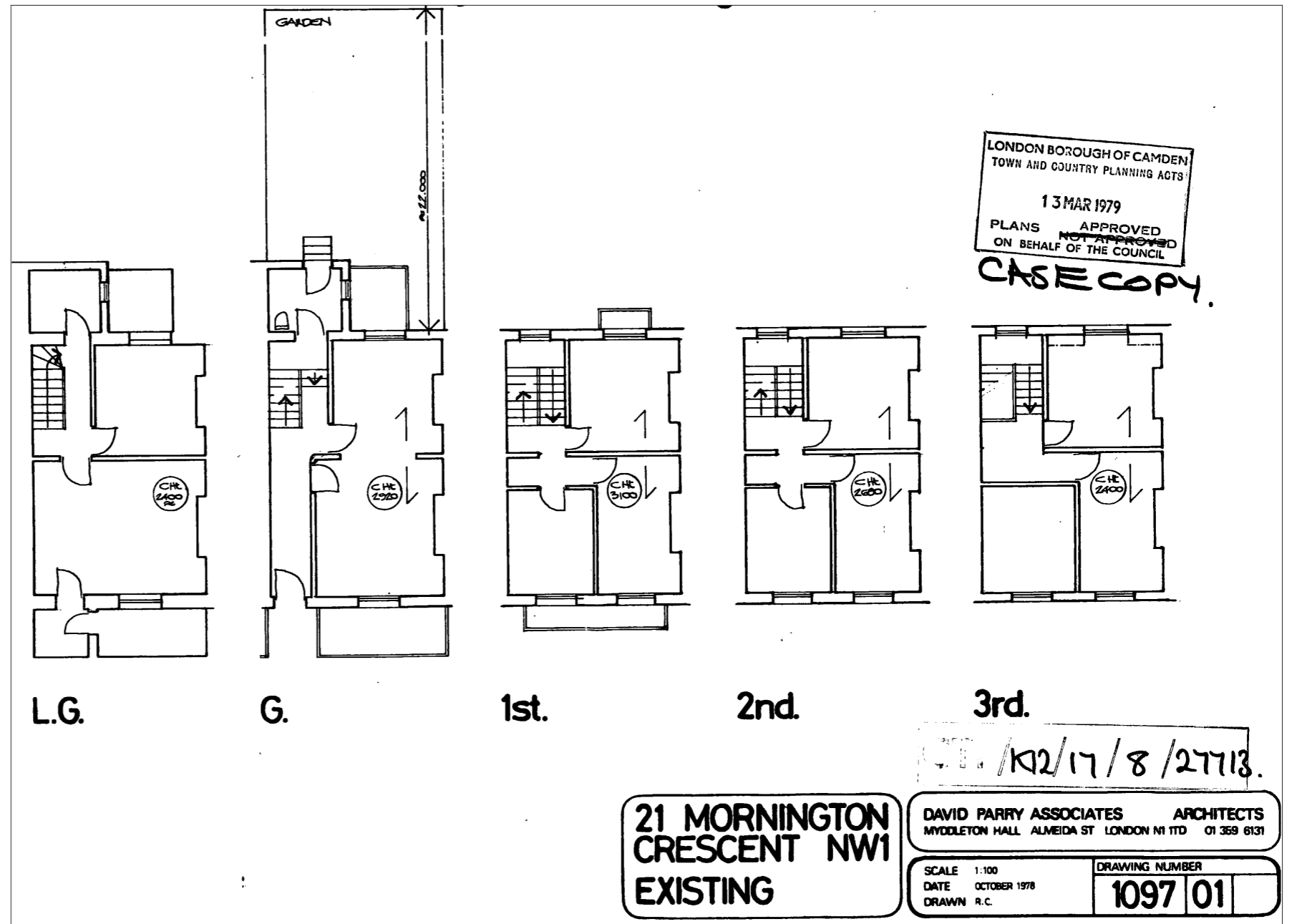
Proposed Ground Floor Flat (51m2)

1.4 Planning History

Pre-1978

In 1978 the property was separate into 4 self-contained flats with associated internal changes. The basement and ground floor was converted into a 4-person 2-bed flat. The three storeys above were converted into three self-contained 1-bed flats.

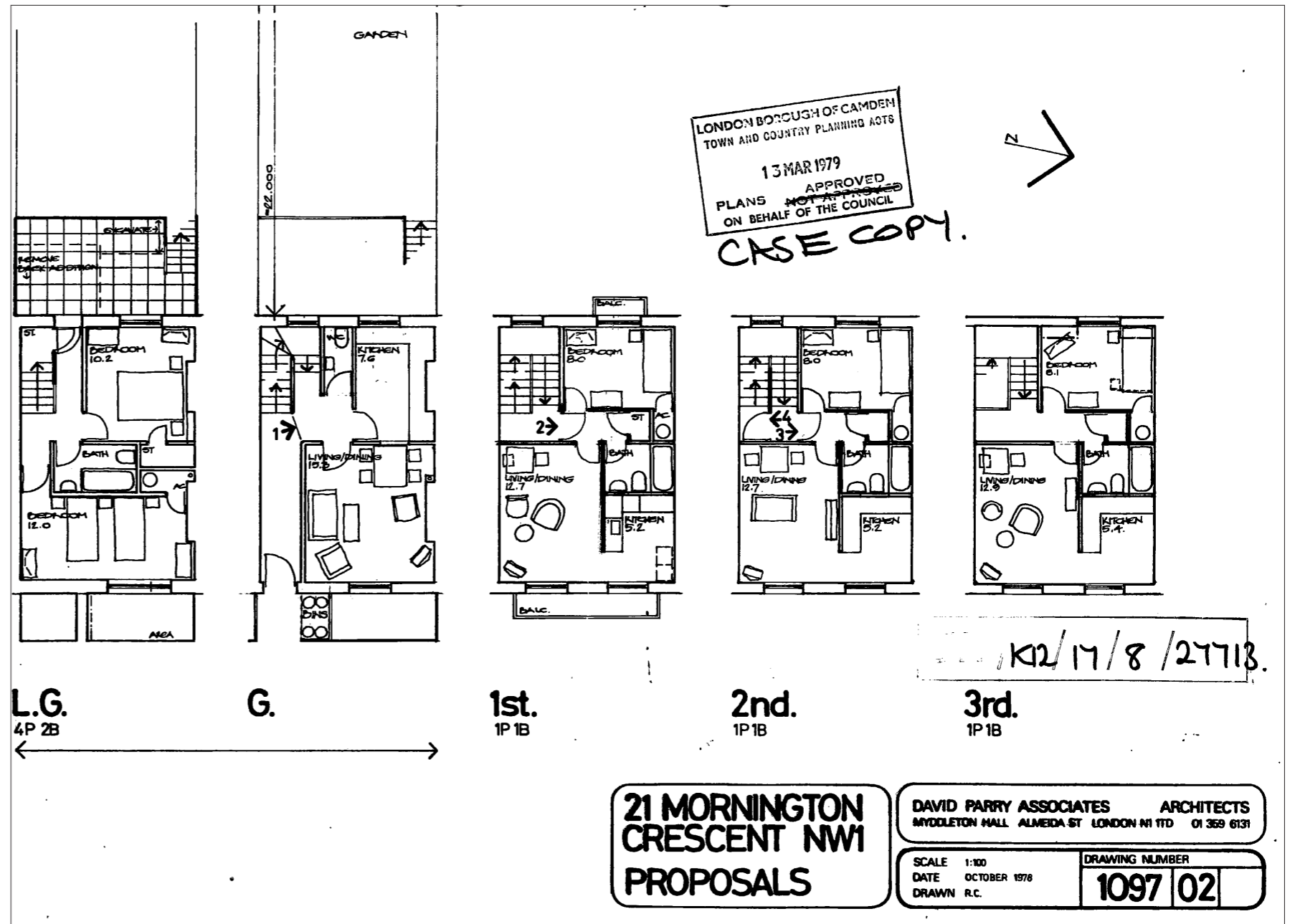
The 1978 application indicates that the maisonette was not part of the original architecture, as these buildings would have been used as single dwellinghouses originally. In addition to this, there are many internal changes to the layouts of the floors as was required to accommodate the new flats. There were also external changes, included the conversion of the basement front door into a window, as well as removal of the rear outrigger to create a new rear patio space.



1978 Planning Application (CTP/K12/8/27713)

The 1978 planning application drawings highlighted show a revised internal layout and external alterations and demolition work as part of the 1978 planning application. The most notable change is the removal of the double storey outrigger, and the introduction of the rear patio area.

Internally the the layouts were significantly altered to accommodate the new self-contained flats.



2024 Planning Application (2023/0439/P)

The approved 2024 application introduced a basement and ground floor extension in place of the former outrigger that was demolished as part of the 1978 application. In addition to this, the internal layout was slightly revised.



1.5 Schedule of Precedents

Over half of the properties on Mornington Crescent have infilled the area under the foot bridge. By infilling the underneath of the foot bridge, the openness of the front lightwell is maintained as viewed from street level.

The list below are properties that have infilled under the footbridge:

1. No. 2 Mornington Crescent
2. No. 3 Mornington Crescent
3. No. 4 Mornington Crescent
4. No. 5 Mornington Crescent
5. No. 6 Mornington Crescent
6. No. 7 Mornington Crescent
7. No. 8 Mornington Crescent
8. No. 9 Mornington Crescent
9. No. 10 Mornington Crescent
10. No. 14 Mornington Crescent
11. No. 24 Mornington Crescent
12. No. 25 Mornington Crescent
13. No. 26 Mornington Crescent
14. No. 27 Mornington Crescent
15. No. 28 Mornington Crescent
16. No. 29 Mornington Crescent
17. No. 31 Mornington Crescent
18. No. 33 Mornington Crescent
19. No. 38 Mornington Crescent
20. No. 39 Mornington Crescent
21. No. 40 Mornington Crescent
22. No. 41 Mornington Crescent
23. No. 43 Mornington Crescent
24. No. 44 Mornington Crescent
25. No. 45 Mornington Crescent



No. 3 Mornington Crescent



No. 4 Mornington Crescent



No. 4 Mornington Crescent



No. 6 Mornington Crescent



No. 7 Mornington Crescent



No. 8 Mornington Crescent



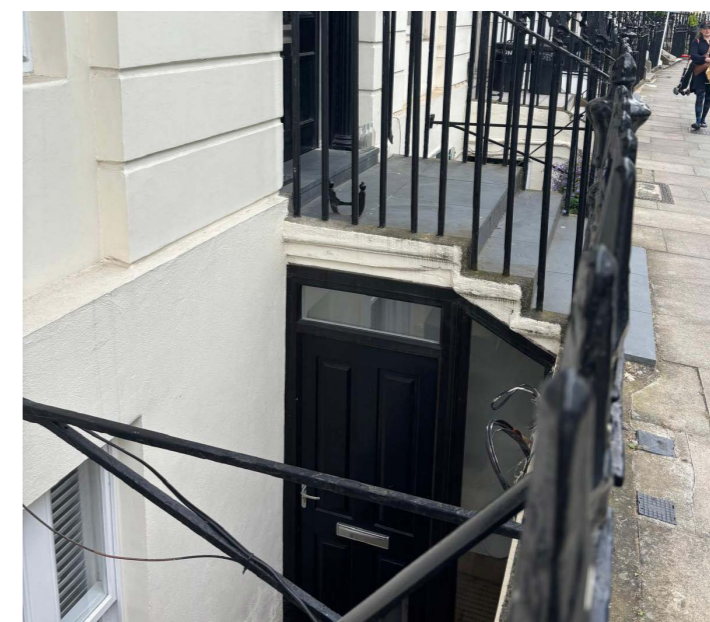
No. 14 Mornington Crescent



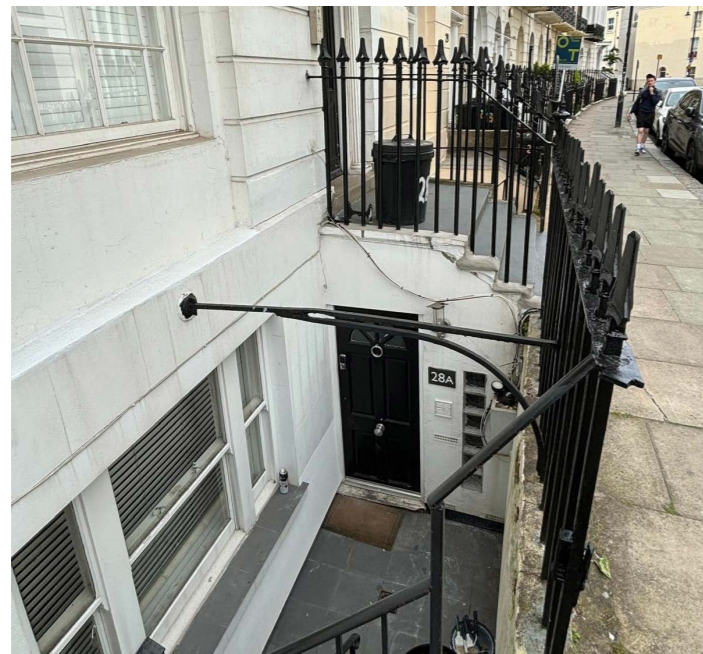
No. 9 Mornington Crescent



No. 10 Mornington Crescent



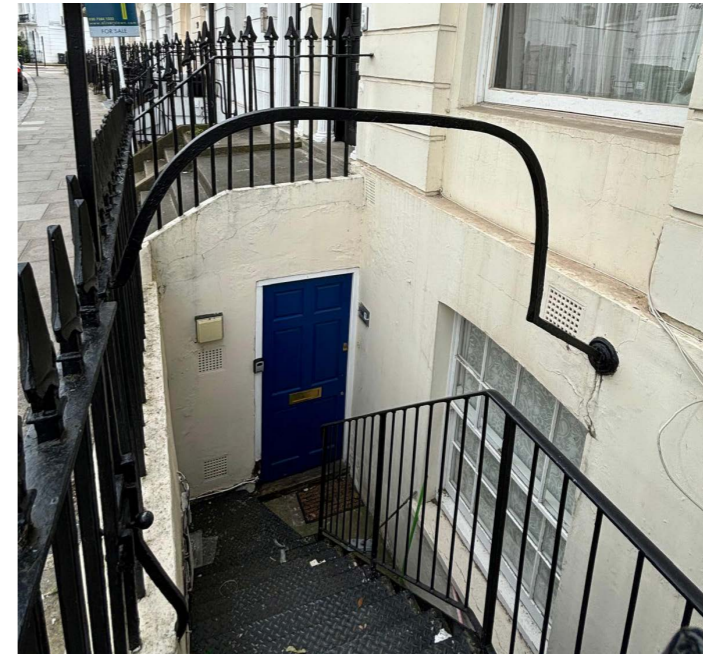
No. 26 Mornington Crescent



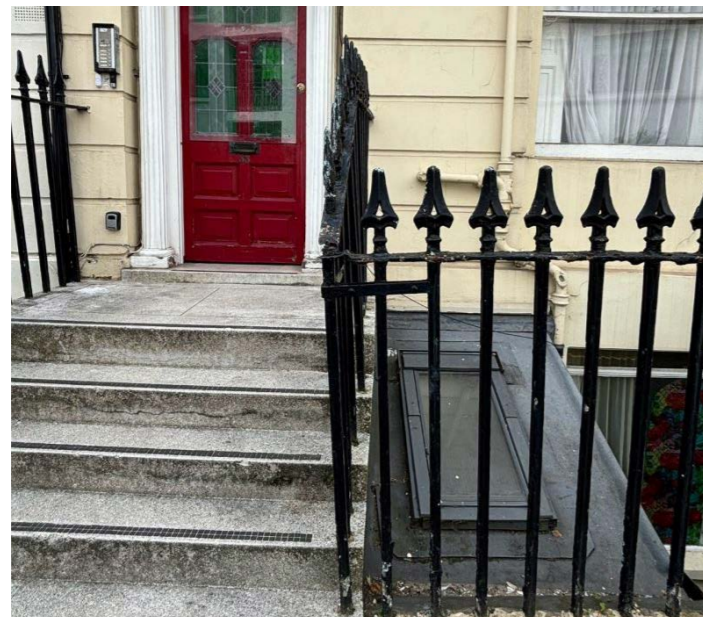
No. 28 Mornington Crescent



No. 29 Mornington Crescent



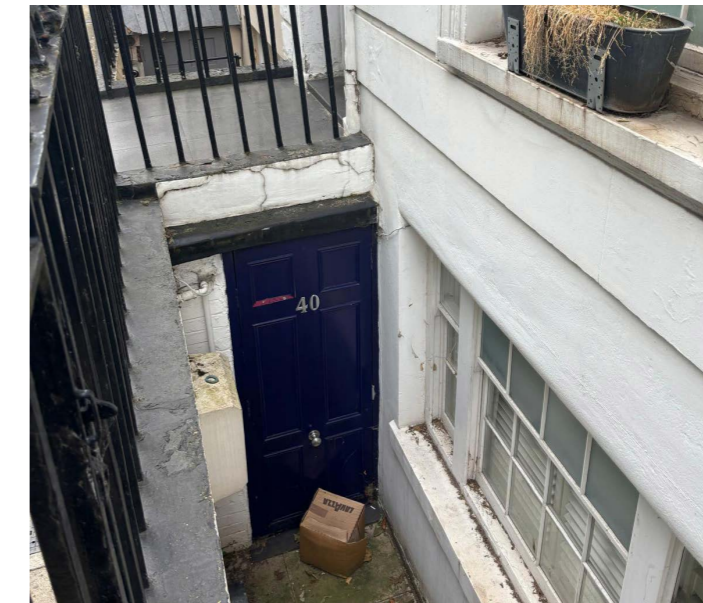
No. 31 Mornington Crescent



No. 33 Mornington Crescent



No. 39 Mornington Crescent



No. 40 Mornington Crescent

2

Proposal

Layout
Sustainability
Access & Amenity
Design Team

PROPOSAL

2.1 Layout

Lower Ground Floor Flat

Access

The lower ground floor flat is accessed from street level via the front lightwell. The area under the footbridge is proposed to be infilled inline with many properties on Mornington Crescent. A non-original window on the front facade is proposed to be removed and to be created into an opening. This window was originally a door prior to a 1978 planning application.

Area

The lower ground floor has a total GIA of 78 m². The flat therefore comfortably qualifies as a 2 bed 4-person flat. Both bedrooms have a total of 13m² each and therefore can be constituted as a double bedroom. The living and kitchen area have a total of 25m².

Head height

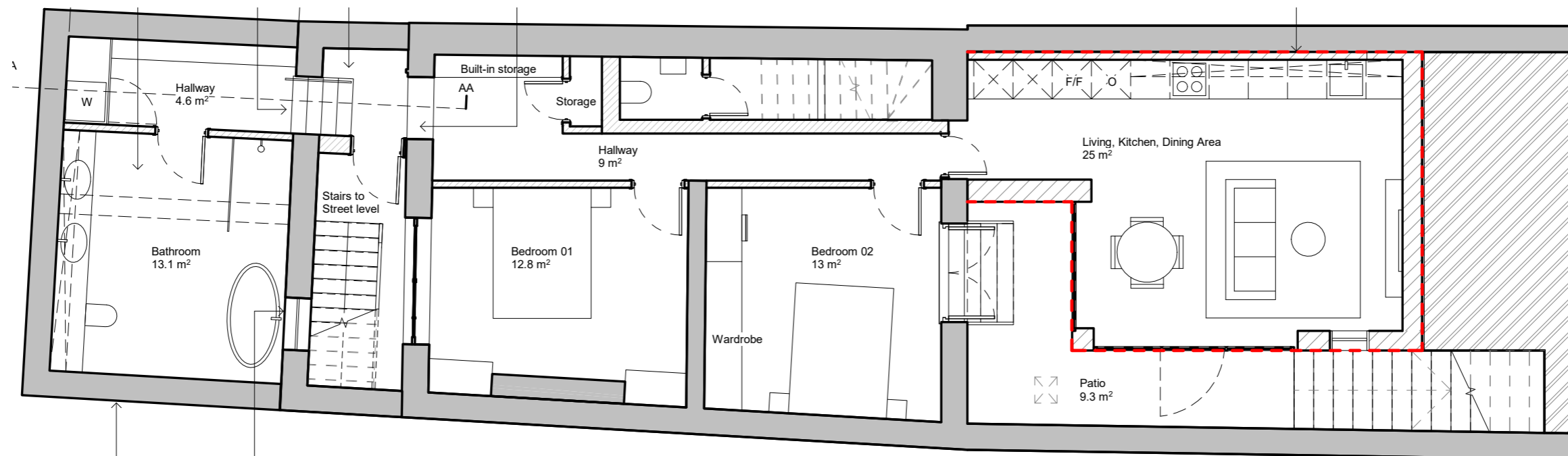
The head height throughout the space is 2.45m which is comfortably above the minimum requirements of 2.3m.

Amenity

Bedroom 02 and the living, kitchen and dining area both have access to a patio measuring 9.3m² in area.

Storage

The flat has dedicated storage for storage and utility measuring 750mm in depth (to allow for washers/dryers) and 1800mm in width.



Ground Floor Flat

Access

The ground floor flat is accessed from the existing maisonette flat entrance through a communal corridor. This entrance door was introduced to the building through the 1978 application that converted the building into separate self-contained flats.

Area

The ground floor has a total GIA of 55 m². The flat therefore comfortably qualifies as a 1 bed 2-person flat. The bedroom is 18m² that includes large built-in cupboards and an ensuite shower room.

Head height

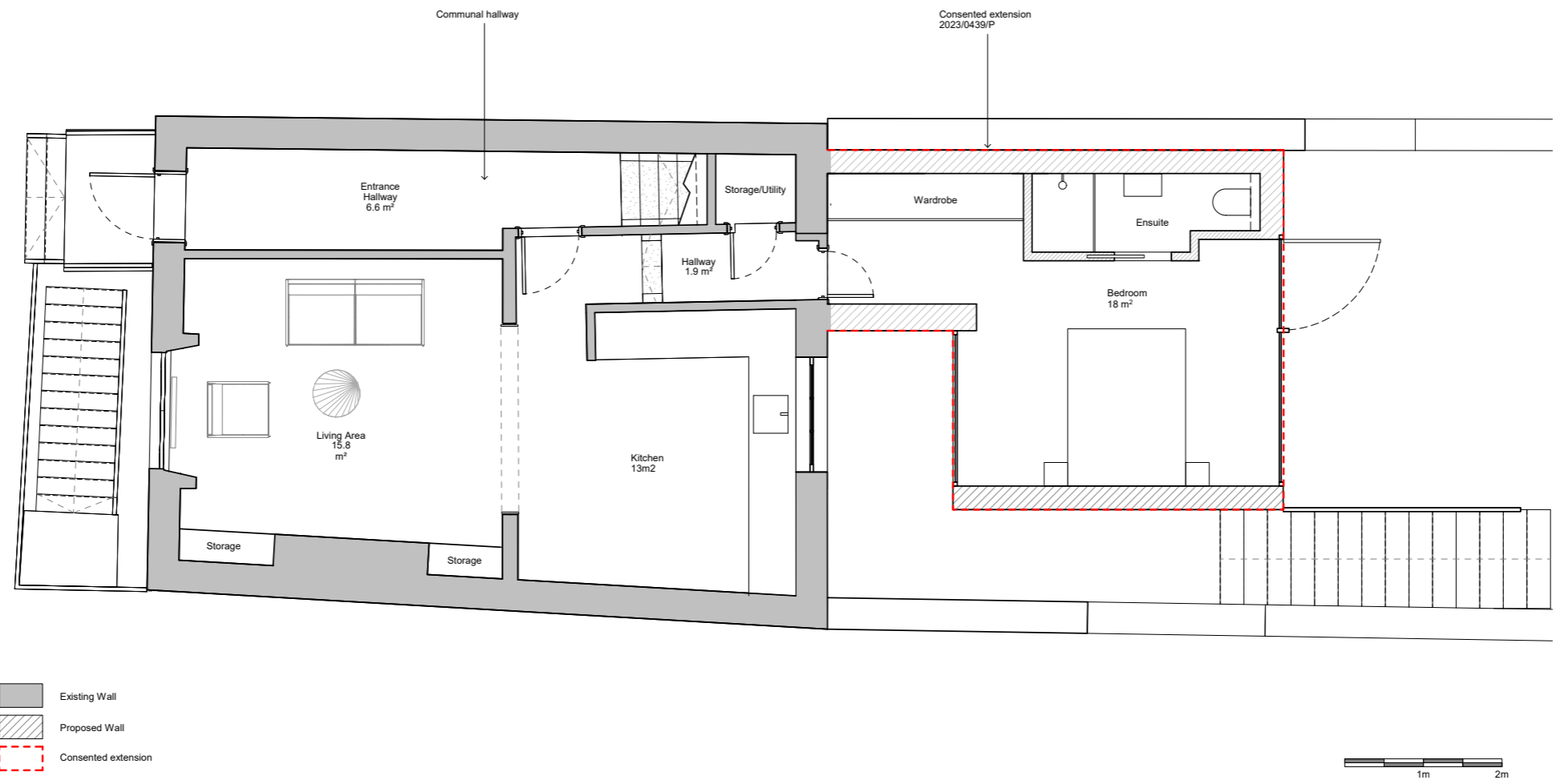
The head height throughout the space is 2.9m which is comfortably above the minimum requirements of 2.3m.

Amenity

The flat has access to a 100m² rear garden.

Storage

The flat has dedicated storage for storage and utility measuring 800mm in depth (to allow for washers/dryers) and 1100mm in width.



2.2 Sustainability

This project has been conceived with an awareness of environmental, social and economic sustainability. Both the applicant, and the agent, KAS Architects are committed to realising an exemplar project of sustainable design. New planned elements will be constructed utilising modern construction methods with more than required thermal and acoustic insulation built in the new floors, external walls, roof structure and the slab. Sustainable materials such as timber will be used for the conservatory, as well as a secondary structure for the construction of the extension. Modern materials and techniques will guarantee high quality of build is provided, with minimal building time to ensure minimal discomfort to the neighbours. Furthermore the design team will comply with current Building Regulations and other required standards.

2.3 Access & Amenity

The access to the new flat remains the same, with the alteration of three internal steps of the stairwell to the lower ground ensuring a more practical head height for the basement extension bedroom. The existing access to the garden is maintained on the ground floor, whilst the basement extension provides a staircase to the garden level which is compliant with Building Regulations Part K and B.

2.4 Design Team

We are a design-led RIBA architecture and interiors practice based in Central London. We are committed to the delivery of well-conceived and thoughtfully detailed architecture. Our projects cover all scales of development and building types, creating spaces to live, work and learn.

The practice was founded in 2020 by Mirsad Krasniqi, who has over 10 years experience working on award winning residential, cultural and educational projects for world-leading practices such as Allies and Morrison, Hopkins Architects, John McAslan + Partners and Henley Halebrown Architects.

More information available on our website:

www.kasarchitects.com

info@kasarchitects.com

020 8057 4567

3

Heritage and Planning Statement

Heritage Impact Assessment
Local Plan
Response to Policy D1 and D2
Camden's SPG on Housing

HERITAGE AND PLANNING STATEMENT

3.1 Heritage Impact Assessment

The purpose of this Heritage Impact Assessment is to assess how the proposal might affect its setting, and how due consideration has been given to the design, mass and scale of the proposal to mitigate any harm to the original listed building and the conservation area it is situated within. In assessing the impact of the proposal on the heritage of the site, local and national planning policy was considered.

The building is situated within a conservation area and is also grade II listed. Therefore assessment has been made on the impact of the proposal on the building as well as its setting within a conservation area.

3.2 Local Plan

The proposal has been assessed using the Local Plan Policy D1 (Design) and Policy D2 (Heritage).

Policy D1 refers to general design principles and requires development to be of high quality, which respects local context and character and preserves or enhances heritage assets. Policy D2 relates specifically to proposals which affect listed buildings and conservation areas and requires that development preserves and where appropriate enhances these designated heritage assets. The Council will resist proposals that cause harm to the special architectural and historic interest of listed buildings or their settings. The current proposals are considered to fully comply with policies D1 and D2.

3.3 Response to Policy D1 and D2

Policy D1

Nearly half of the buildings on Mornington Crescent have a partial lightwell infill under the footbridge, therefore our proposal is in line with the local context and character of the street scape. The openness of the front lightwell is maintained as the infill is under the footbridge. The front basement window is proposed to be removed. This is not an original window and was installed as part of a planning application in 1978. Prior to the window, there was a door in the same location.

Policy D2

The heritage asset has been internally modified throughout its history, starting with a 1978 application that converted the building into separate self-contained flats, followed by the recently consented application in 2024 that introduces a basement and ground floor extension as a response to the original outrigger prior to its demolition in 1978. The internal walls are therefore largely modified and not in their original location.

The positives of this proposal should outweigh the negatives as this proposal increases the housing stock with more than adequate space standards and quality of flats. In addition to this, the internal and external modifications of the listed building have been long documented throughout its history.

3.4 Camden's SPG on Housing

Camden's SPG on Housing does not state any resistance to the creation of new self-contained flats subject to its design, internal measurements, spatial quality, outlooks and amenity space. On these aspects the design of both flats complies and goes above the minimum requirements on space standards as described in the Nationally Described Space Standards.

KAS Architects
June 2024