

UNDERCOVER

ARCHITECTURE LTD

DESIGN & ACCESS STATEMENT

48 Mornington Terrace, NW1 7RT

15th April 2013

Introduction

This application seeks approval for the extension at the rear of the lower ground, ground and first floor levels of 48 Mornington Terrace. The property is a Grade II Listed dwelling house with a basement flat, located within the Camden Town Conservation Area.

Undercover Architecture's main objective for this proposal is to provide the property with a contemporary extension that will be sympathetic to the rich and historic character of the property and enhance its grade two listed character. Externally and internally all existing features are to be refurbished and retained, celebrating the richness of the property's period style.

This statement has been prepared by Undercover Architecture Limited to accompany an application for full planning permission and Listed Building Consent for the erection of extensions and alterations.

It has been produced in accordance with guidance published by the Commission for architecture and the Built Environment (CABE) and covers the following:

- An analysis of the site as existing, the immediate area and the wider context.
- A description of the design process followed to reach the final design solution, covering the subjects of Use, Amount, Layout, Scale and Landscaping, and Appearance. It considers the constraints of the site and demonstrates that the proposed scheme is well conceived with the aim of integrating with its surroundings and respecting the context of the site.
- Considers accessibility within the site as well as inclusive access for the elderly and the disabled.

It should be read in conjunction with all other correspondence submitted with the application.

Design Objectives

Undercover Architecture's proposal aims to provide more generous living spaces to the rear lower ground, ground and first floor levels of the property, whilst retaining and refurbishing all other existing period details to preserve the historic character of the Grade II Listed property.

The design will be traditional in appearance but utilising high performance sustainable materials. It will enable considerably more light to enter the rear of the units and enable both to have a better connection to the rear amenity space.

The property currently has a half width extension as shown in photographs and drawings to be read in conjunction with the application.

The proposed extension will only affect the lower ground, ground and part of the first floor levels of the rear of the property. The larger ground floor extension will be built to the line of the existing extension and take in the full width of the rear of the property. It will be built of London Stock brick to match with timber fenestration, so as to be sympathetic to the historic character of the town houses along Mornington Terrace.

Most properties along the Terrace currently have an extensions to the rear at of varying widths and extending to varying lengths into the rear gardens.

Use

The house will remain as a single residential dwelling with increased amenity in the living areas. The basement flat will be extended and its amenity, too, will be improved. There is no change in associated private/public spaces and their interrelationship.

The proposal is to provide additional and modernized space for a family and a modernized basement flat below.

Amount

The building will remain as a house with basement flat.

Bin and cycle storage will remain as at present.

Access

Access to the property is proposed to remain the same, steps leading up to the main front door and down to the basement with improved rear stair access to the rear. A glass canopy would provide shelter to the entrance to the basement flat.

Layout

The proposed extensions and alterations will lead to a more efficient and lighter layout with the basement flat and the ground floor of the house.

Scale

The scale of the building will not change. The only alterations to scale will be at the rear.

Most properties along the Terrace currently have extensions to the rear at lower ground and ground floor level, extending to varying lengths into the rear gardens and with varying designs.

The extension to the basement is only some two metres deep and is intended to provide more attractive and safer access and much more light into the rear bedroom area. New toilet and bathroom facilities will be provided.

The ground floor extension is positioned between existing extensions either side. Although it will become full width it does not extend further into the rear garden area than the existing kitchen extension and will provide a new modern kitchen. The existing rear ground floor window will be retained within the building as extended.

At first floor level there will be a small half width extension to match with a green roof above. This is small in size and will not affect the light or amenities of the adjoining property. At this level the extension below will have a green roof in sedum or similar.

Landscaping

The rear garden will be replanted. In the main existing paths will be retained. At the front the existing railings and York Stone which is a feature of the streetscape will be retained and repainted/repared as necessary

Appearance

The front of the property will remain largely as is which is important as it is Listed for its Group Value. However it will be redecorated throughout which will ensure its continued existence in good repair for the foreseeable future.

All existing windows on the front and rear elevations will be retained and refurbished/repainted.

Cast iron painted black rainwater pipes will be used to replace existing where necessary on the rear elevation.

The existing rear kitchen extension is unsympathetic in terms of its construction and materials especially the roof and windows. The proposals would have a contemporary feel whilst fitting in with the historic character of the property.

The proposed alterations are considered to be respectful of the character and appearance of the Listed Building, unobtrusive in its surroundings and in no way detrimental to the amenity of the surrounding Conservation Area or neighbouring properties. The proposal complies with Policies SD1, SD6, B1, B3, B6 and B7 of the Unitary Development Plan 2006 and the guidelines set out in Camden's Planning Guidance (2006) and policies CS6 'quality in design', CS13 'environmental improvement' and CS14 'protection of places and conserving the heritage' in the Camden Core Strategy and Development Policies 2010