



70 Mornington Street London NW1 7QE

Design and Access Statement



Front Elevation

Tel: +44 (0)20 8692 8157
Mob: +44 (0) 7930 416897
e-mail: kgt@tillmanarc.demon.co.uk

84 Speedwell Street London SE8 4AT UK



Front Elevation

General description

Planning consent is sought for the change of use of the above from office and studio use to residential to create a single family dwelling.

Our clients received positive responses to initial enquiries to Camden's planning officers regarding the change of use; the area is considered to be 'residential' in its character.

The business which occupies the existing building has found services offices nearby within the borough to re-locate to; the current accommodation is undersized for the company's future business plans.

The following is the clients' statement regarding precedents of change to residential use adjacent and local to 70 Mornington Street;

These are instances I remember changing while living in Albert Street – there may be others. I suggest that 70 Mornington St. falls within the same circumstances as these and the change of use is in agreement with the Camden Town Conservation Area Appraisal and Management Strategy document.

All of these are on the West side of Arlington Road, well within Residential Sub Area 2 as shown on the Camden Town Sub Areas Map [1].pdf.

address:

- 1. 2 Shops at 1a Mornington Street to residential*
- 2. 71-72 Mornington St - surgery and offices to residential*

application:

*2003/0743/P & 2006/2417/P
PE9800502*

- | | |
|---|--------------|
| 3. 31 (Shop at corner of Mornington St and Arlington Rd) | none found |
| 4. 1A Clarkson Row warehouse to residential
(mentioned as a positive building) | none found |
| 5. 2-6 Albert St – car repair garage to residential | PE9900028 |
| 6. 1a-1b Mornington Pl. – garage workshops to residential | PE9900204/R2 |

Locations 1-6 are shown on Sub Area 2 Map. which is included with the planning application documents.

With regard to loss of employment space in Camden Town, the building at 70 Mornington Street is very small and there is a considerable quantity of commercial development within a few hundred metres. The East side of Arlington Rd, Oval Road, Jamestown Rd, Parkway, and Delancy St. contain thousands of sq. metres of commercial space of all types and sizes. These are more concentrated toward the North end of the Arlington Rd. area, whereas Mornington St., Albert St., Mornington Place, Mornington Terrace, are almost entirely residential. I believe this makes 70 Mornington St. something of an anomaly. The only exception I am aware of is the office at 73 Mornington St, which I remember being built on the site of a row of old garages in the 90's, although I see that planning for a dwelling on the site was granted earlier in 1986-88 (8602370).

Accommodation

The accommodation will comprise one bedroom with ensuite bathroom at first floor level, a dining room and living room at ground floor level and a kitchen at half landing level.

The existing cloakroom will be retained.

There is an existing small courtyard to the West end of the first floor which will be retained.

The windows at ground and first floor level to the East end of the building open onto a small planted area which will be retained.

The roof lights facing North and South will be retained in order to preserve the light and airy feel to the upper and lower floors.

Appearance

The existing single glazed showroom/office windows to the front elevation will be replaced with a composition of simple planes formed of rendered panels, minimally-framed opening and fixed windows and a ventilation panel to one end. All of these are arranged within the existing large opening bridged over by the existing galvanised lintel.

Along the base of this composition, a planter will provide enclosure at low level and the opportunity to 'green' the façade. It is hoped that the composition of elements within the frame will help to preserve the simple modern look of the existing building whilst providing a sense of enclosure and security to the living accommodation within the building.

Access

Access arrangements will remain unchanged.

Lifetime Homes requirements

General description

A single bedroomed dwelling with living rooms arranged on the Ground floor and the bedroom and shower room on the first floor.

(1) Parking (width or widening capability)

No specific parking is associated with the application

(2) Approach to dwelling from parking (distance, gradients and widths)

The entrance door is directly on the existing pavement of Mornington Street; it is parallel to the existing kerb.

(3) Approach to all entrances

Level access is provided to the interior of the house.

(4) Entrances

The entrance area will be illuminated

There is level access across the threshold

The width of the existing retained entrance door is as shown on the drawings; the swing of the door will be reversed to provide the required nib on the opening side.

The existing opening is currently recessed slightly from the façade; this feature will be retained to provide some shelter.

(5) Communal stairs and lifts

Not applicable

(6) Internal doorways and hallways

All internal doors comply with the requirements as shown on the drawings.

The house has been designed to be open plan eliminating hallways.

(7) Circulation Space

A clear 1500mm turning circle is indicated in the dining room which is defined as the entrance level living space.

The kitchen layout complies with specific requirements as indicated on the plans.

The bedroom layout complies with specific requirements as indicated on the plans.

(8) Entrance level living space

This is defined as the dining room (see 7 above).

(9) Potential for entrance level bed-space

This is shown within the entrance level living space. The requirements for additional space and for the use of the room to continue are both illustrated.

(10) Entrance level WC and shower drainage

The existing cloakroom is to be re-configured to provide a WC with floor drainage compliant with the requirement illustrated in figure 10b.

(11) WC and bathroom walls

The construction of internal walls and linings will be in accordance with the requirements of this clause.

(12) Stairs and potential through-floor lift in dwelling

The stairs and associated area will be adequate to enable installation of a (seated) stair lift without significant alteration or reinforcement

A clear width of 900mm will be provided on stairs. This clear width should be measured 450mm above the pitch height.

(13) Potential for fitting of hoists and bedroom / bathroom

The existing steel framed roof will provide adequate support for a hoist, the bathroom is to be en-suite to the bedroom.

(14) Bathrooms

A level access shower is to be provided to the first floor bedroom. The layout of the shower room has been designed to allow an elliptical turning circle and assumes the user to have used a seated stair lift.

(15) Glazing and window handle heights

The majority of new and existing glazing extends to or near to floor level. All existing and proposed window handles will be approachable and useable as required.

(16) Location of service controls

The Location of all service controls will meet this requirement.