

Design and Access Statement for 6a, Mornington Crescent, London NW1 7RH

Existing:

6a Mornington Crescent comprises the ground and basement floors of a four storey Georgian Terrace. Whilst the exterior remains in its original form the interior has, during the 1980's, been unsympathetically converted into three flats.

The layout of which creates an uncomfortably tight entrance hall and kitchen with limited space for units and creating a lot of 'dead' circulation space.

The current property does not provide the owner with the required space requirements for use as a family dwelling.

Design:

The existing property been poorly converted in the past and many of the period features have been removed. It is not intended to remove any original features only to improve the layout by way of altering those elements installed in the 1980's as part of the conversion to flats.

Essentially the original features of the property remain unaltered but the opportunity taken to improve circulation and the use of space by re-opening an existing doorway and removing 'recent' stud partitions.

It is my clients intention to utilise period reclaimed doors to separate the kitchen from the living room to help restore some of the character previously lost.

Access:

There is no change to the access to the property bar the relocation of the internal entrance door, this alteration improves access for those with disabilities by allowing for wheel chair access which was not possible via the existing 'pinched' lobby.

This revision would also make the property more suitable for family life (pushchairs etc)

Justification:

The proposals seek to remedy the inadequacies of the original conversion and make the property more usable for the present owners, whilst allowing them to retain their social network and access to employment by public transport.

The original conversion was carried out by The London Borough of Camden in the 1980's and would appear to have paid little regard to the listing of the property as little of the existing period feature remain – those that do remain un touched by our proposals.

The proposals make better use of the space available which allows the owners to remain in residence where as without the alterations they would be left looking to relocate.

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Where possible period features will be retained or reinstated.

The character of the crescent remains unaffected by the proposals.

