

# **Design and Access Statement**

## **50a Mornington Terrace NW1 7RT**

### **1.0 Introduction**

- 1.1 Our proposals comprise of the following:
- a. The creation of a new full-width basement and part-width ground floor extension
  - b. The erection of a free-standing garden room
  - c. Internal alterations as detailed on accompanying drawings
  - d. The conversion of the existing vaults into useable spaces and the removal of an existing light well and the insertion of a room
- 1.2 50a Mornington Terrace is a Grade II listed former single dwelling house divided a maisonette and flat and is located within a Conservation Area.

### **2.0 In support of our application**

A previous application was 'Withdrawn' and the proposed works to the extension contained in the application respond to concerns raised by the Conservation Officer in connection with the previous application. A similar scheme was Approved by Camden at 32 Albert Street NW1 7NU in 2013.

Our proposals aim to provide additional space for a family who want to remain living within the borough. The proposal is contemporary in appearance to provide distinction from the host structure and will enable its history to be read and understood by future generations. We will make good use of new high performance glass and insulating materials.

The ground floor extension to the south-east boundary is built alongside an existing extension to no.49 Mornington Terrace. The latter is deeper than our proposals as is partly evident on the photograph accompanying this application. There will therefore be no impact to the neighbour on this side.

To the north-west, our proposals match the depth of the existing extension.

Part of our brief was to create a light filled extension with a good connection to the garden. In fulfilling our brief, we have created a complimentary juxtaposition between old and new.

The vaults to the front elevation are currently disused and we will convert them to provide much needed additional space for the applicant

The garden room is of light weight timber construction and sits relatively low in the garden minimalising impact on neighbours.

### **3.0 In summary**

- 3.1 Our proposal creates much needed additional space for a family who want to remain living in Camden. Our design is of a high quality and provides a complimentary contrast between old and new. The proposals do not impact adversely on The Conservation Area. We hope that planning and conservation officers will be supportive of our scheme.