

**UNDERCOVER**  
ARCHITECTURE LTD

design&access  
statement

full planning for the erection of a garden room  
at 48 MORNINGTON TERRACE

**NOVEMBER 2014**

## 1. Introduction

This application seeks approval for the erection of a simple garden room in the rear garden at 48 Mornington Terrace, London, NW1 7RT. The purpose of this proposal is to provide a stronger connection between the garden and the living spaces, and to stimulate the everyday use of the whole garden area.

This design and access statement will cover:

- 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.
- Site accessibility consideration.

This report should be read in conjunction alongside all other supporting information submitted with the application.

## 2. Site and Context

The property is a site occupied by a dwelling house with both front and rear garden. The house is a part of the grade II listed terrace located within the Camden Town Conservation Area at Mornington Terrace.

Back elevations and gardens of the houses at Mornington Terrace are not included in the listing description and they vary in terms of massing, details and finishes.

## 3. Design objectives

The proposed studio is located at the back garden wall. Thus it will occupy the space between three fencing walls which is not a convenient part of the garden space for the habitants' use. However the room is not attached to any of the existing walls, having a separate structure. The proposed area was previously used for bedded plants. The proposal will give the impression that the element of the garden is raised from the ground (as a sedum roof) to create a room below.

The garden room is designed to offer the appearance of a traditional lightweight greenhouse structure embedded in the greenery of the back garden. The glazing divided by five thin steel mullions will reflect both the garden and the rear elevation of the house and provide a sympathetic character to the proposed room. The harmonious construction covered with a sedum green roof will respect the greenery allowing the surrounding plants to expand and embrace the structure. The studio with its floor slightly lowered in relation to the garden level will provide a direct view towards the historical house at 48 Mornington Terrace.

Whilst the studio will have a significant positive impact on the quality of living, providing a new space and allowing better use of the garden, the scheme will have limited external materialisation and absolutely no impact on the existing listed property.

#### 4. Landscaping

The area of planting will not be any smaller than existing due to the construction of the proposed garden studio. A sedum roof occupying all the roof area will replace the existing bedding. In the garden there are no plants of any special importance. The construction, which allows the plants to overgrow will improve the biological features of the site, exposing the plants to sunlight by raising and liberating them from the walls' shade.

#### 5. Access

Access to the property from the front remains unchanged. Garden room will be accessed directly from the garden through the existing house and extension.

#### 6. Summary

To summarise, the area adjacent to the back garden wall, which is not welcoming because of its situation, will be reorganized to give a greater quality of space for family use. Wide glazing will clearly open the room to the garden, reflecting the garden and rear of the listed house at 48 Mornington Terrace. The studio designed as a simple, discreet and sustainable building will be of a high architectural quality, and alongside the green roof, the overall area of garden's planting will not be changed.