

<p><b>UNDERCOVER</b> ARCHITECTURE LTD</p>	<p>design&amp;access statement</p>
<p>amendment to planning permission 08/04/2014 (ref. 2013/6592/P) at 48 MORNINGTON TERRACE</p>	<p><b>NOVEMBER 2014</b></p>

## 1. Introduction

This application seeks approval for a lightweight ground floor replacement extension and adjacent terrace, which sits above the lower ground level room at 48 Mornington Terrace, London, NW1 7RT. The proposed structure reduces the ground floor area and will offer sustainable design in terms of materiality and character of the architecture.

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, layout, scale, landscaping and appearance. It considers the constraints of the site and demonstrate that the proposed scheme is well conceived with the aim of integrating with its surroundings and respecting the context of the site.
- Site accessibility considerations.

This report should be read in conjunction with all other supporting information submitted with the application, in particular the heritage report, which details in depth the existing character of the building and its surroundings, briefly summarised below.

## 2. Site and Context

The property is a dwelling house which is a part of the grade II listed terrace located within the Camden Town Conservation Area at Mornington Terrace. It has a half width kitchen extension.

Most properties along the terrace currently have extensions to the rear at of varying widths and extending to varying lengths into the rear gardens. The appearance of the rear facade is not included in the listing description of the group of houses.

## 3. Design objectives

The concern about preserving the listed architecture, and the objective of not affecting the house lead to this proposal of a lightweight construction. The new development reduces the massing of the previously approved extension which made a negative contribution to the historic architecture.

The proposed extension will significantly improve the appearance of the rear facade, offering greenhouse style glazing with a painted metal structure. This will replace the poor quality architecture of the previous development. The house was extended in the 1970s to create a kitchen space, where the back elevation was projecting from the line of most of the neighbours' extensions.

The whole width of the glazing, in both elevations of the proposed room, will open the new construction into the garden. The wide glazing will provide a lot of daylight to the proposed extension space, whilst also the access to the garden will be improved through a door located adjacent to the rear facade, within proximity of the main living spaces.

The garden space will be increased by approximately 13.8 sqm and the vegetative area will also be enlarged by almost 12 sqm - the area of the green roofed extension. The proposed terrace, over the lower ground floor rooms, will form a continuation of the aforementioned, providing further space for planting.

#### 4. Appearance

The front of the property will remain unchanged.

On the rear elevation the existing brickwork will be retained and exposed, where the lightness and transparency of the proposed extension will not affect the scale of the existing building. The black painted steel construction of the development will match the style of boundary railings and balcony screens which are a feature of Mornington Terrace.

#### 5. Use

The house will remain as a single residential dwelling. There is no change in associated private/public spaces and their interrelationship.

#### 6. Access

Access to the property from the front remains unchanged. The garden will be accessible directly - by the proposed door adjacent to the rear facade rather than by the former existing kitchen extension as previously.

#### 7. Summary

The extension will make a positive contribution to the Victorian building refurbishment, accenting the style of the listed terrace. The lightweight frame, created in accordance with the style of historic ironwork and the exposed brickwork of the rear facade, will integrate the development with the character of the area. The design which provides more space for planting will emphasize the role of the back garden and give better quality of space for a growing family.