

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.

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

Following unsuccessful previous planning applications, we submitted a pre-application enquiry. We have responded to this a detailed below:

“Principle of Demolition”

We will now retain the rear outrigger

“Design”

We are following the advice of a simple infill extension to the side of the original outrigger. The fenestration to the side of the outrigger will be retained. To the rear of the outrigger the gauged arch of the original window will be retained but the cill dropped to form a doorway. Timber French doors will be inserted. At lower ground floor level glazed doors will be installed

We have added additional detail to the reinstated front garden

We have added a green roof to the outbuilding

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.

March 2015