



DESIGN AND ACCESS STATEMENT, 32 Mornington Crescent, NW1 7RE

Pierre Maré Architects
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Balcony Replacement

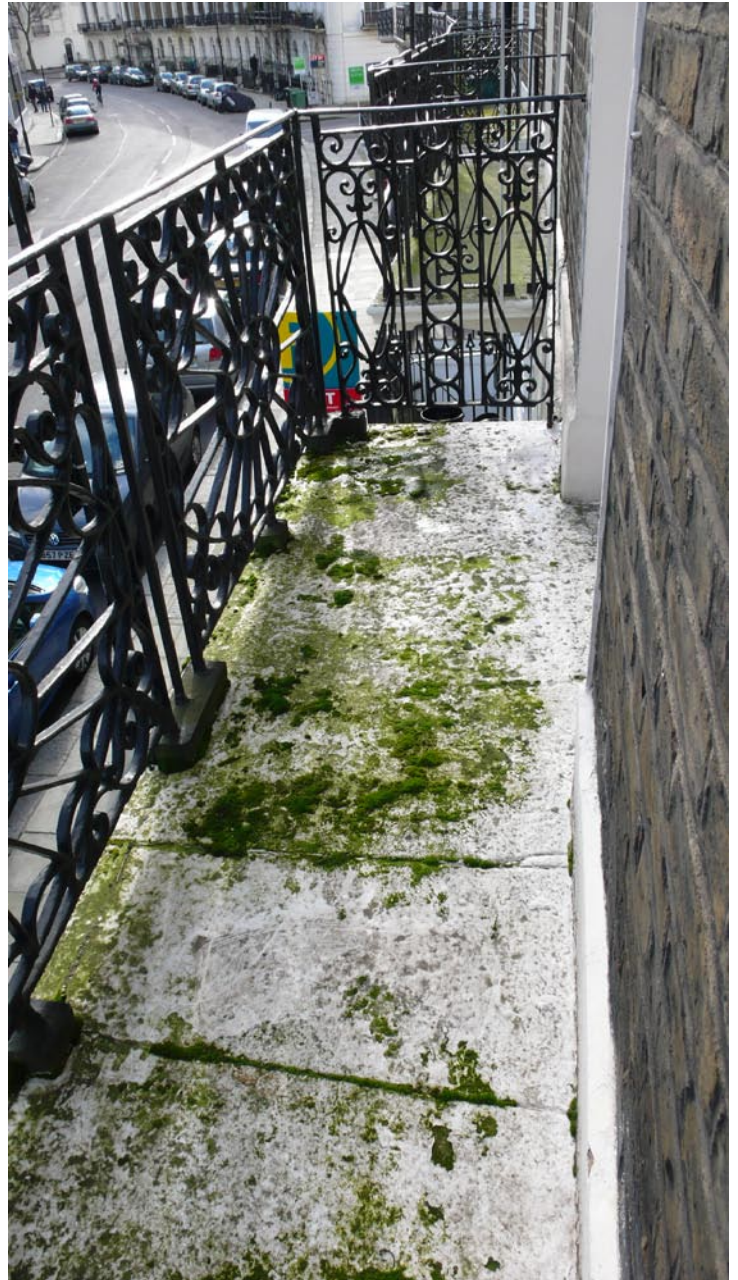
32 Morning Crescent is a Grade 2 listed building with a York stone balcony to the street facade at 1st floor level. An appraisal by a structural engineer contains the recommendation that the balcony should be replaced and that the balustrade and brackets be repaired or replaced. This is due to concerns with the stability of the balcony and associated parts. Please see the relevant report for further details.

The intent is that the balcony is replaced with York stone to match the existing and that the balustrade and brackets are to be repaired.



Existing York stone balcony.

View of existing York stone balcony in 3 stone slabs.



View of crack across threshold as mentioned in the structural appraisal

