

DESIGN AND ACCESS STATEMENT  
42 MORNINGTON TERRACE

A 1999 approval (Application No: L9800855) permitted the opening up of the front and rear rooms on the 2nd floor of the property.

The approval permitted also the installation of a kitchenette in the rear room (this being additional to the kitchen already sited on the ground floor).

The current application seeks:

- 1) to restore the floor layout to that existing prior to 1999, that is as two bedrooms.
- 2) to bring back into use the existing door and frame of the rear room.
- 2) to install an ensuite facility in the front room, which is to become the main bedroom.

This will entail the following works:

Rear room (kitchenette)

Remove all wall and base units. Remove unnecessary hot and cold water supply pipework. Remove false wall and make good the surface exposed. Remove unnecessary waste water pipework connected to the existing external soil pipe. Strip out the existing cupboard and shelves in the chimney breast alcoves. Restore to use the existing entry door and frame

Opening between room

Close the opening using high density 50mm thick model board. Plaster skim both sides.

Front room

Install an frosted, tempered glass screen to enclose an ensuite facility. Install within the enclose a tempered glass panel to form a shower area. Install a washhand basin and wc and shower head with hot and cold water supply, as appropriate. Install waste water and soil pipework from the whb, wc and shower, as appropriate and connect to the existing external soil pipe at rear. Fully tile the walls and floor of the ensuite enclosure.