

Project Reference: 127-10MC

Project: Flat A (basement and ground floors), 10 Mornington Crescent, London NW1 7RH

Revision: -

Issue Date: 03 July 2015

DESIGN AND ACCESS STATEMENT / HERITAGE STATEMENT

Alteration of front window at basement level: replacement with new timber sash window to match existing above.

INTRODUCTION

This statement should be read in conjunction with the accompanying application for Planning, Conservation Area and Listed Building Consent for the proposed alteration to Flat A (basement and ground floors), 10 Mornington Crescent, London NW1 7RH, along with the accompanying existing and proposed drawings. The purpose of this document is to satisfy the requirement for a Design and Access Statement / Heritage Statement to accompany the application. It is also to serve as a written description of the proposal.

LOCATION

The application property spans the lower two floors of a five-storey, early-Victorian terraced house. It is located on the west side of Mornington Crescent, near the corner with Clarkson Row. Please refer to drawing S-01 LOCATION PLAN for details.

CONSERVATION AREA

Mornington Crescent is located in the Camden Town Conservation Area (designated 01/11/1986), near the southwestern edge. Of the street, The Camden Town Conservation Area Appraisal and Management Strategy says.

“The sizeable townhouses of Mornington Crescent consist of four storeys raised on basements with mansard roofs and dormers. Constructed from brick, with restrained stucco ornament and with natural slate roofs, they boast finely detailed cast-iron balconies and door-cases with inset fluted columns. Although these characteristics remain in most part, the street has suffered quite extensively, becoming sandwiched between the railway lines at the rear and the enormous bulk of Greater London House (originally the Carreras Tobacco Factory), erected on the site of the gardens in the 1920s. The terraces have experienced an adverse change in appearance arising from the subsequently high number of houses in multiple-occupation.”

The document also lists the “formal vista” of the curve of Mornington Crescent as one of the key views and approaches of the area.

HERITAGE LISTING

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: NUMBERS 2-12 AND ATTACHED RAILINGS

List entry Number: 1113138

Location

NUMBERS 2-12 AND ATTACHED RAILINGS, 2-12, MORNINGTON CRESCENT

Grade: II

Date first listed: 14-May-1974

Legacy System: LBS

UID: 477539

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

CAMDEN

TQ2983SW

MORNINGTON CRESCENT 798-1/83/1151 (West side) 14/05/74 Nos.2-12 (Consecutive) and attached railings

GV II

Terrace of 11 houses forming part of a crescent. 1821-32. Built by I Bryant. For the Southampton Estate. End of terrace houses, stucco with rusticated ground floors and 3rd floor string; others yellow stock brick (No.4 painted) with rusticated stucco ground floors and slate mansard roofs with segmental headed dormers (No.4 square). Symmetrical terrace with slightly projecting end bays (Nos 2 & 3 and 11 & 12). EXTERIOR: 3 storeys, attics and basements; end houses, 4 storeys and basements. All with 2 windows each. Round-arched ground floor openings; sashes of end houses in shallow recesses. Most doorways with 3/4 Doric columns carrying cornice-heads; fanlights (Nos 2, 3, 11 & 12 patterned) and panelled doors. Recessed sashes; end houses architraved, others with gauged brick flat arches. 1st floors with continuous cast-iron balconies. End houses with parapets; others with stucco blocking course, only No.5 retaining cornice. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with tasselled spearhead finials to areas. HISTORICAL NOTE: from 1905 No.6 was the home of Walter Sickert, painter & etcher. Sickert was prominent in both the Camden Town and Fitzroy Groups of painters and the subsequent London Group; during the 1890s he painted and sketched the Bedford Music Hall in Camden. (Survey of London: Vol. XXIV, King's Cross Neighbourhood (parish of St Pancras IV): London: -1952: 132).

Listing NGR: TQ2911083147

National Grid Reference: TQ 29110 83147

PROPOSED ALTERATION

This application is concerned with the replacement of the front window to the basement level of the application property only. The current window is a modern, metal-framed, tripartite, single-glazed window installed at an unknown date. We propose to replace this window with a new timber-framed sash window; constructed to match the existing timber framed windows present in the house above.

Drawing 10MC-001 shows a photograph of the street elevation of the Crescent, the window clearly visible and annotated.

Drawing 10MC-002 shows 1:50 measured drawings of the street elevation of No.10 Mornington Crescent, as existing and as proposed.

Drawing 10MC-003 shows a photograph of the existing metal-framed window. It also shows the front basement windows of the surrounding houses on the Crescent.

Drawing 10MC-004 shows 1:10 measured drawings of the proposed new window in section and elevation.

ACCESS

The proposed alteration to 10 Mornington Crescent will have no effect on the access, be it inclusive, vehicular or by public transport.

LOCAL PRECEDENTS

Nearly all of the surrounding houses the Crescent and the Conservation Area have been altered in some way. Although initially virtually identical, subsequent alterations have given individual houses subtle differences in details, which are a part of the character of the area. Our drawing 10MC-003 illustrates this through cataloguing the variety of front windows at basement level.

SUMMARY

Due to the poor condition of the existing window its replacement is necessary. We feel the proposal of this application is appropriate and constitutes a net benefit to the property, the Crescent and the Conservation Area. The proposed works are intended to improve the usefulness of the house, to improve its appearance and its thermal efficiency.

We hope the council will be satisfied that the proposed development is justified and appropriate. We and our clients have submitted this proposal because we believe in its merit, and have a special interest in the future of this property.

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