



Project Data**Owner:**

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Site Address:

24A Mornington Crescent
London
NW1 7RG

0. Project Overview

Conversion of an existing 3-bedroom duplex flat into two 1-bedroom flats at lower ground floor and ground floor level.
Creation of new access stairs to the lower ground floor flat from street level.

1. Features of the Existing Site

24 Mornington Crescent forms part of a gently sweeping terrace dating back to the early 19th Century.
24A Mornington Crescent is a 3-bedroom duplex flat with garden access that occupies the basement and ground floor level of a building corner. An open kitchen/dining area occupies the ground floor of the building. A straight staircase, replacing an earlier spiral staircase, leads down to the basement level, which comprises 3 bedrooms and a bathroom. The basement level opens up onto a rear courtyard. The light wells directly adjacent to the building form part of the Applicant's freehold (also refer to site plan). The freehold for the courtyard is owned by a third party, but all the flats in the building have the right to pass over it.

The inside of the property has been extensively re-modelled over the years, and few original features remain. Most recently, refurbishment works have been carried out following recent water damage to the flat. While the garden facing rear of the building has had a plethora of pipework added to it, the street facing façades onto Mornington Crescent and Mornington Place are largely original and in better condition – with the noticeable exception of a number of boiler flues and burglar alarms. Of particular note are the railings along a light well facing Mornington Crescent, which are original, and require some repair work.

The property has access to a rear facing courtyard, which is shared with other flats in the same building. A small timber outbuilding forms the Northern site boundary to Mornington Place, but is not part of the Applicant's Freehold. This building does not form part of the Applicant's property.

Please refer to section 6 of this statement for further details.

While the existing flat benefits from a generous, dual aspect living room with an open plan kitchen, the downstairs bedrooms are somewhat compromised. Two bedrooms are street facing. The smallest bedroom is located under the stairs and as a result has a greatly reduced floor to ceiling height. The only daylight into this bedroom is through the glazed panel of a door onto the street facing light well.



View from Mornington Crescent



Rear of building as seen from Mornington Place



View of side of building from Mornington Place

2. Proposal

The proposal aims to re-organise the existing accommodation into two good quality 1-bedroom flats. All living accommodation will be street-facing, the bedrooms will face the rear courtyard. The size and layout of each room is suitable for its intended use. The proposed design utilises the existing building to its full potential and the resultant accommodation will be of a higher quality than the existing accommodation.

3. Access

The property is exceptionally well connected by public transport, with Mornington Crescent Underground Station (Northern Line) and a number of bus routes less than 200m from the property. It has a PTAL rating of 6a. There is a dropped kerb outside the property to Mornington Place. On-street parking for Resident Permit Holders is available. Space for cycle parking is available in the rear courtyard, accessible through the shared entrance area.

Access to the existing flat is via stepped access from pavement level (two steps up to entrance door – height 450mm), with an additional step within the shared circulation space. The existing door to the property from the shared circulation space has a clear opening exceeding 750mm. This existing access will be retained for use of the proposed ground floor flat. The internal staircase between the ground floor and the lower ground floor level will be removed.

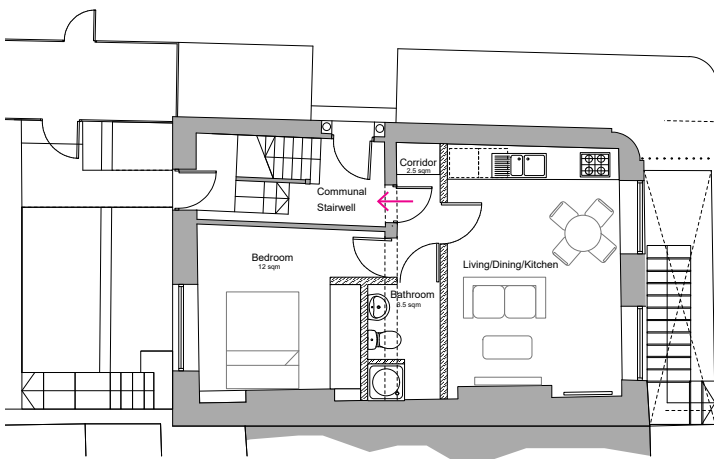
A new entrance staircase, fully compliant with both Part K and Part M of the Building Regulations, is proposed to the existing light well facing Mornington Crescent.

There is currently no WC provided at the entrance level of the property. The proposal will provide a new WC at entrance level of the Ground Floor Flat, fully compliant with Diagram 32 of Part M of the Building Regulations. Corridors and internal doors at ground floor level will be compliant with Table 4 and Diagram 28 of Part M of the Building Regulations.

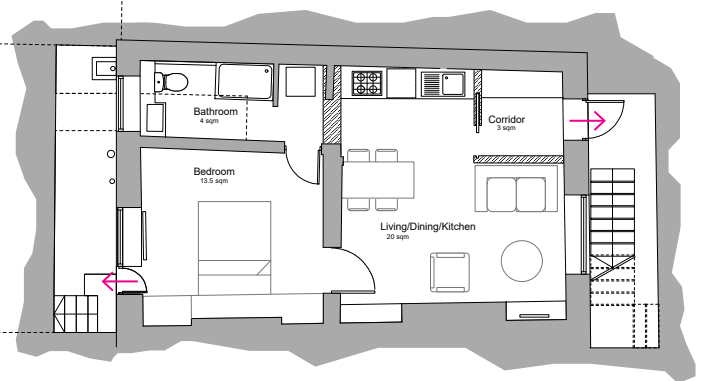
4. Means of escape

Means of escape from the ground floor flat will be via the existing entrance door to street level. The kitchen/dining/living area is separate from the remainder of the flat. There are no inner rooms on the ground floor level (see floor plan provided).

The flat on the lower ground floor has two means of escape – via the existing rear door to the courtyard, providing escape from the bedroom and bathroom, and via the new access stair directly to Mornington Crescent, providing escape from the living/dining/kitchen space. The bathroom is the only internal room, in compliance with Part B1 of



Ground Floor Plan showing Exits (not to scale)



Lower Ground Floor Plan showing Exits (not to scale)

the Building Regulations.

5. Safety and security

Doors and windows at ground floor level are deemed to provide adequate levels of security and will be retained. The lower ground floor flat currently has two external doors, both of which are secured through the addition of retractable security gates on the inside of the doors (see images). Both doors will be replaced with secure door sets in compliance with Part Q of the Building Regulations. At the rear of the building, this will also include the replacement of the adjacent windows (also refer to Design Drawings).



Door into light well facing Mornington Crescent



Rear door to courtyard

6. Landscaping and Refuse Storage and Collection

The scheme does not include any landscaping work aside from the cleaning and making good where appropriate of the existing steps to the rear of the building.

The current arrangement for bin storage will be retained. The increase in refuse generated is not expected to significantly increase. Waste will continue to be split into recyclables and non-recyclables and left for collection in-line with the council's policy CPG1 figure 16 in an area adjacent to the building entrance along Mornington Place. This area does not form part of the applicant's freehold, and no alterations are proposed.

7. Heritage

24A Mornington Crescent forms part of Terrace of buildings that was listed in 1974 (see Appendix 1). It is a grade II listing. The site is also within Camden Town Conservation Area (refer to Camden Town Conservation Area Appraisal and Management Strategy) in residential sub-area 2, first designated in 1986.



'Plate 89: Nos. 13-24, Mornington Crescent', in *Survey of London: Volume 24, the Parish of St Pancras Part 4: King's Cross Neighbourhood*, ed. Walter H Godfrey and W McB. Marcham (London, 1952), p. 89 <http://www.british-history.ac.uk/survey-london/vol24/pt4/plate-89> [accessed 4 March 2016].

Significance

The terrace was built by I Bryant for the Southampton Estate. Both the listing and Conservation Area Appraisal note the consistent detailing of the terrace and its railings of being of note. The Interior layout has been significantly modified and has no original features other than remnants of the wall that divides the plan at lower ground floor level and the chimney breasts.

The contribution of the site to the building at number 24 and that to the terrace is mainly defined by the front and, to a lesser extent, the side elevations. The brick rear elevation including the windows and doors of the property do not match the grandeur and period of the front and terrace end's elevations.

The consistent form and detailing of the railings with urn-shaped finials is also important. It would appear from the image above from the survey of London dated 1952 that the finials of the railings were at that time painted a different colour, we would assume gold, reflecting the status of the address in the past.

The footpath is noted in the conservation area appraisal as original York stone paving.

Sensitivity

The Front elevation, as a portion of the overall terrace and its contribution to the street-scape is the most sensitive element to change. In addition, is the contribution of the consistent detailing of the railings to the elevation ensemble.

Detractors

Unsympathetic alarm boxes have been mounted on the front elevation and the external area at lower ground floor level area has been unmaintained.

Proposals

The proposal requires the modification of the railings to allow for access to a new external stair to lower ground floor level. The existing railings will be modified to produce this and the detailing will remain consistent with the existing. Several other properties along the street have a similar modification and it is located away from the corner as not to affect its integrity.

The proposal aims to tidy up the front elevation by removing the alarm boxes mounted on the front of the building relating the application area.

A new flue is proposed to the secondary side elevation, in line with apartments above.

In balance the applicant feels the proposed external modifications are minor and will not have a significant impact to the heritage asset.

Appendix 1: Historic England Listing

*List entry Number: 1113139 - NUMBERS 13-24 AND ATTACHED RAILINGS



Historic England

NUMBERS 13-24 AND ATTACHED RAILINGS

List Entry Summary

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 13-24 AND ATTACHED RAILINGS

List entry Number: 1113139

Location

NUMBERS 13-24 AND ATTACHED RAILINGS, 13-24, MORNINGTON CRESCENT

The building may lie within the boundary of more than one authority.

County: Greater London Authority

District: Camden

District Type: London Borough

Parish:

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 14-May-1974

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 477540

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.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

CAMDEN

TQ2983SW MORNINGTON CRESCENT 798-1/83/1152 (West side) 14/05/74
Nos.13-24 (Consecutive) and attached railings

GV II

Terrace of 12 houses forming part of a crescent. c1821-32. Built by I Bryant. For the Southampton Estate. End of terrace houses, stucco with rusticated ground floors; others yellow stock brick with rusticated stucco ground floors. Stucco cornices. Symmetrical terrace with slightly projecting end bays (Nos 13 & 14 and 23 & 24). 4 storeys and basements. 2 windows each, No.13 with 3 blind window return. Round-arched ground floor openings; sashes of end houses in shallow recesses. Nos 13, 16, 20 & 21 with pointed and margin glazing. Most doorways with 3/4 Doric columns carrying cornice-heads; fanlights (Nos 19 & 23 patterned) and panelled doors. Nos 13 & 24, entrances on return. Recessed sashes; end houses architraved, others with gauged brick flat arches (some reddened). 1st floors with continuous cast-iron balconies. Main cornice at 3rd floor level (Nos 14 & 15 missing). Cornice and blocking course above 3rd floor (Nos 14 & 15, cornice missing). INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings with spearhead finials to areas. (Survey of London: Vol. XXIV, King's Cross Neighbourhood (parish of St Pancras IV): London: -1952: 132).

Listing NGR: TQ2906383228

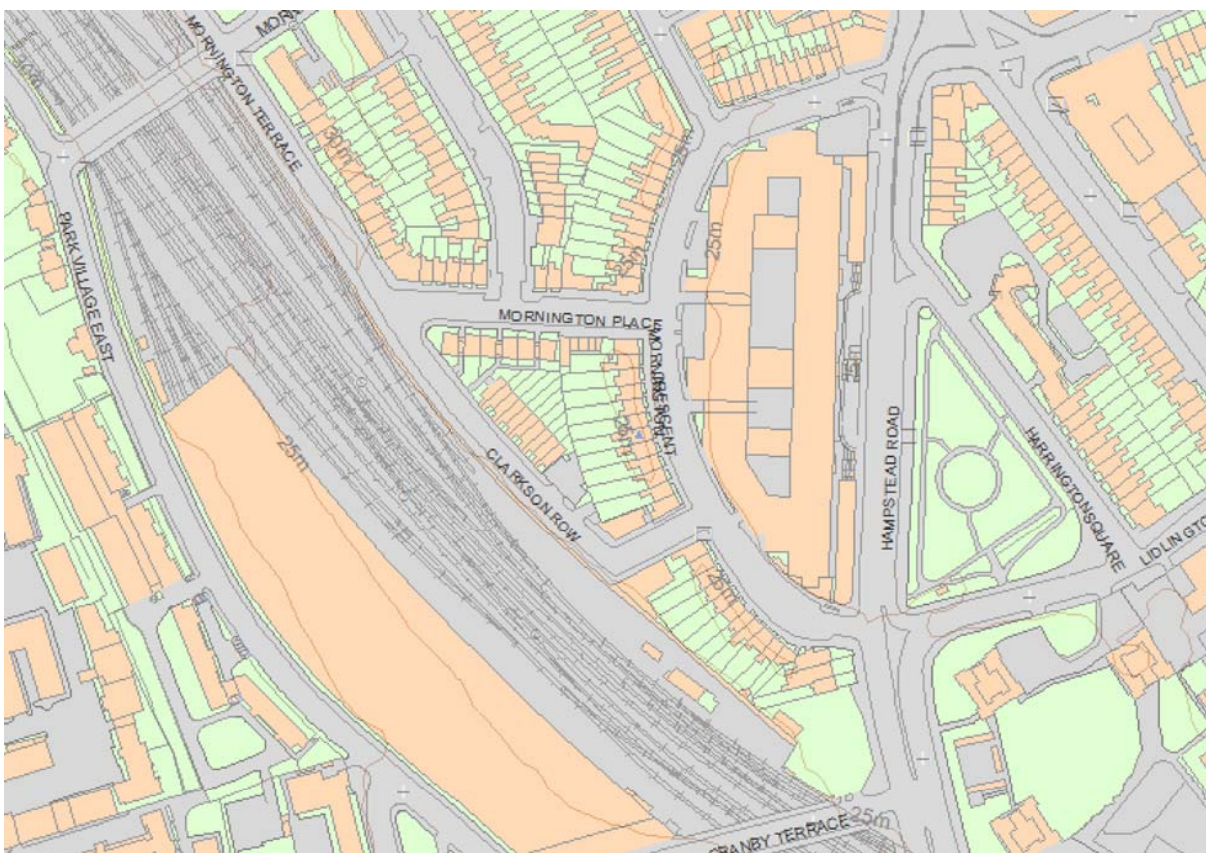
Selected Sources

Books and journals

'Survey of London' in Survey of London - Kings Cross neighbourhood The Parish of St Pancras Part 4: Volume 24 , (1951), 132

National Grid Reference: TQ 29063 83228

Map



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For a copy of the full scale map, please see the attached PDF - [1113139.pdf](#)
(http://gisservices.HistoricEngland.org.uk/printwebservicehle/StatutoryPrint.svc/109580/HLE_A4L_Grade|HLE_A3L_Grade.pdf)

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End of official listing