

Design and Access Statement

47 Mornington Terrace, NW1



- 1.1. This statement has been prepared as part of the application for listed building consent at 47 Mornington Terrace for:

Landscaping of the existing rear garden

- 1.2. The works have removed the existing overgrown planting and provided a usable garden amenity space comprising of a lawn formed from hard-wearing artificial turf, a gravelled area of permeable hard standing and clearly defined beds for planting. All works are external to the property.
- 1.3. The proposed works are not considered to impact upon either the listed building itself or any other structure or object within the site's curtilage.

Statutory Listing Record

- 1.4. The property is Grade II listed as part of a terrace of residential properties (26-52 Mornington Terrace). The statutory listing description is as follows:

Terrace of 27 houses. Mid C19. Yellow stock brick with rusticated stucco ground floors. Slate mansard roofs and dormers. Formerly symmetrical terrace; projecting central houses (Nos 33-38) and northern end houses (Nos 50-52), southern projection missing. 3 storeys, attics and semi-basements; central and end houses 4 storeys and semi-basements. 2 windows each. Stucco porticoes with pilasters carrying entablature; fanlights and panelled doors, some with nail-head ornament. Entrance to No.52 in side portico. Ground floor sashes of Nos 26, 27, 29, 31, 32 & 40 with margin glazing. Stucco fluted Ionic pilasters mark division of houses rising through 1st and 2nd floors to carry entablature at 3rd floor level (except Nos 46 & 49), formerly with balustraded parapet. Recessed, architraved sashes to upper floors; 1st floor with console bracketed cornices and continuous cast-iron balcony. INTERIORS: not inspected. SUBSIDIARY FEATURES: attached cast-iron railings flanking steps to doorways and geometrical railings to areas.

- 1.5. Any development should be assessed in terms of ensuring that the quality of this building, as guided by the listing description, is maintained.

Design

- 1.6. In light of the listing description set out above, the following points with regard to design should be noted:
- The works undertaken are limited to the rear garden of the property. There are no public views of this area and these changes do not impact upon the exterior appearance of the listed property or the wider terrace group.
 - Works are limited to the rear garden area only. No works are proposed to the interior of the building, nor the external walls. All existing fabric of the building and its boundaries have been maintained.
 - The works have created a rear garden that is entirely in-keeping with the property and its neighbours – the same form of garden (lawn, area of permeable hard-standing, planting beds) can be seen repeated in numerous of the immediately neighbouring properties.

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- No part of the listed building, or any object or structure within its curtilage, will be affected by the works to the garden area.
- The works will have no harmful effect upon the special architectural and historic interest of the building.
- The improvements in the appearance of the garden will significantly enhance the setting of the listed building.

1.7. Overall, there is no material or demonstrable impact to the listed building, its fabric, any object or structure affixed to the building or any structure within in the curtilage of the building. As such, the proposed works are entirely in keeping with the listed building.

Access

1.8. Works are limited to the external area of the rear garden, therefore there are no access implications.