DESIGN & ACCESS STATEMENT

5A Mornington Terrace, London NW1 7RR

Project 1656

25 October 2016

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5A Mornington Terrace Aerial View

1:1250 OS Map

1.0 Introduction

1.01 Introduction

This Statement is submitted as part of a planning application in support of the proposal for 5A Mornington Terrace, London, NW1 7RR. The property is a two bedroom maisonette occupying the lower two floors of a five storey mid-nineteenth century terrace house. The site is within the Camden Town Conservation Area and is not listed. The *Camden Town Conservation Area Appraisal and Management Strategy* as well as the *Council's Local Development Framework (LDF*) and *Camden Planning Guidance - Design* have been closely observed to inform the design. This report also covers matters relating to the Planning and Heritage Statement.

To the rear of the property an extension is proposed at lower and upper ground floors.

To the front of the property new casement windows are proposed at lower ground level, as well as a reconfigured escape stair from lower ground to pavement level.

Internal works include reconfiguring the internal spaces and staircase to improve circulation, daylight and access to the garden.

2.0 Context

Street view showing relationship to railway cuttings

5A Mornington Terrace and adjoining neighbours

1.02 Site

5A Mornington Terrace is constructed as a typical London terrace with a small garden area. The property faces south west with the sheltered garden facing north east.

1.03 Streetscape

The front of the site borders the Euston railway lines which have run alongside since 1851, the widening of which resulted in the demolition of a series of villas on the west side in 1902. In place of this row of villas a continuous mid-height blue brick wall was constructed, screening the railway cuttings below.

The proximity to the railways gives the terrace a character distinct from neighbouring streets. *Camden Town Conservation Area Appraisal and Management Strategy* states “Mornington Terrace has a spacious quality and benefits from panoramic views to the south and west” - as a result of the railway cuttings and relativey low height of the bounding wall.

Block plan showing urban block - not to scale

1.04 Rear Facades

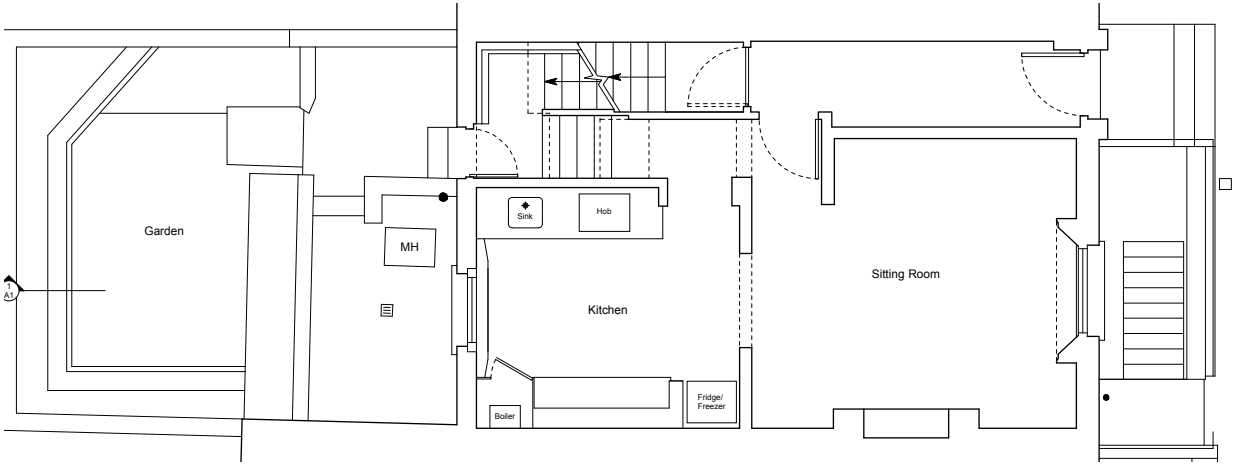
The rear facades of Mornington Terrace were originally flat with staggered windows lighting stairs at half landing. Today, the majority of the properties have been extended beyond the stair to create additional rooms and roof terraces off the half landing. As well as these half width extensions, there are also numerous full width extensions including the adjacent property 6 Mornington Terrace. Amongst the many recent additions there is no consistent architectural approach. As the terrace forms part of an enclosed urban block the rear gardens and extensions are not visible from the surrounding streets.

The adjoining property No.6 Mornington Terrace has recently completed a modern three strorey full width extension.

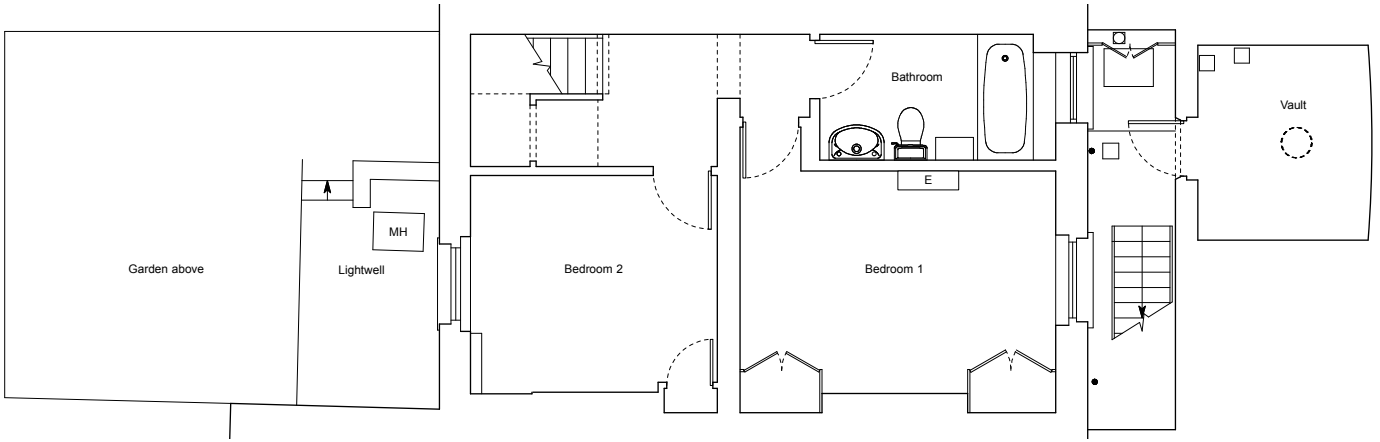
Photo montage of rear facades - outline of proposal dotted on in red

3 4 5A 6 7 8

2.0 Existing Building - Plans

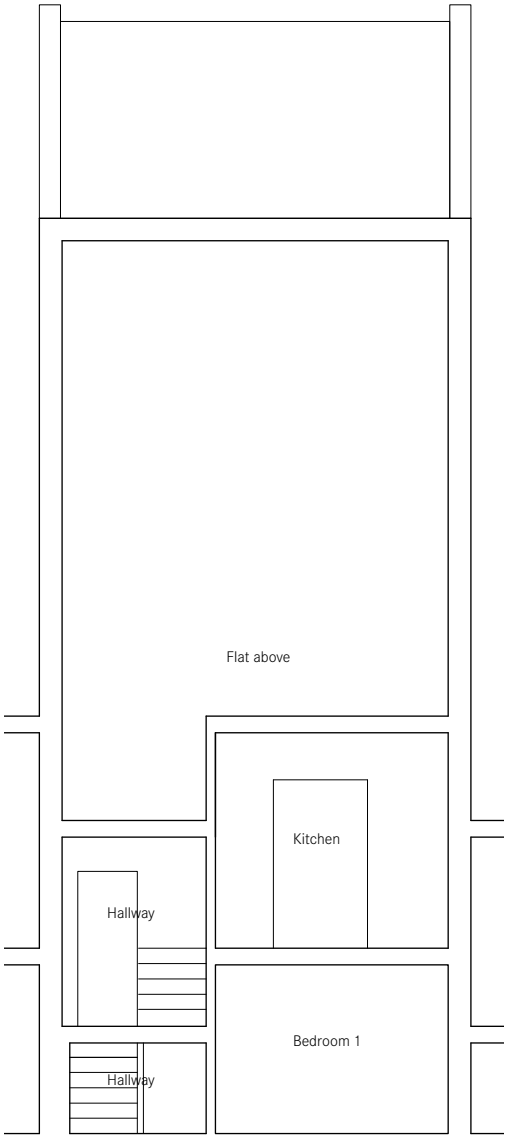


Existing Upper Ground Floor Plan 1:100

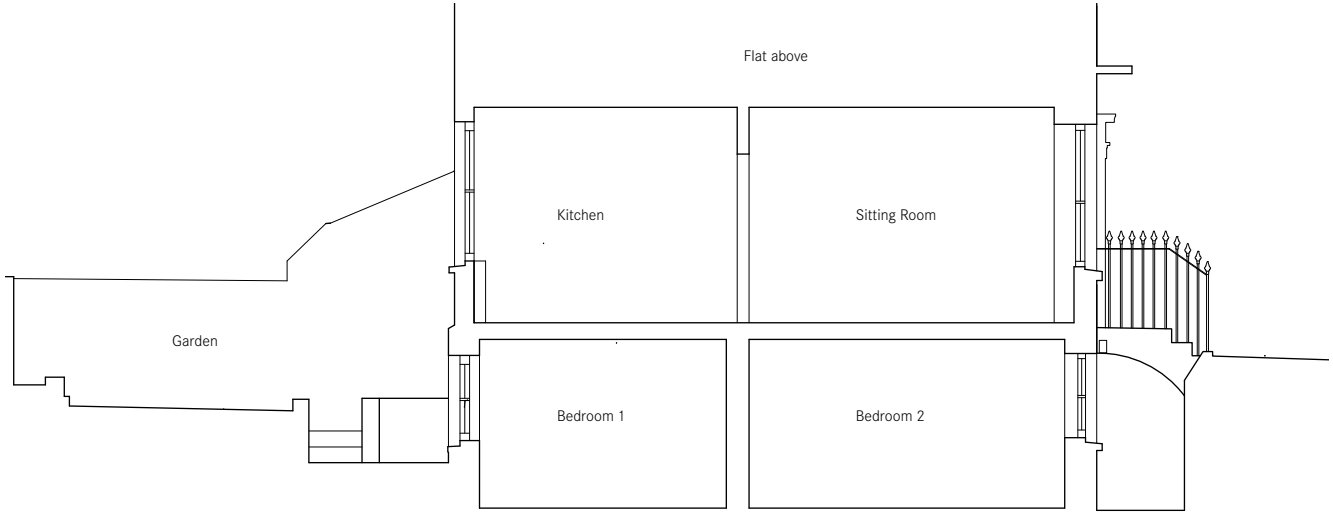


Existing Lower Ground Floor Plan 1:100

2.0 Existing Building - Sections



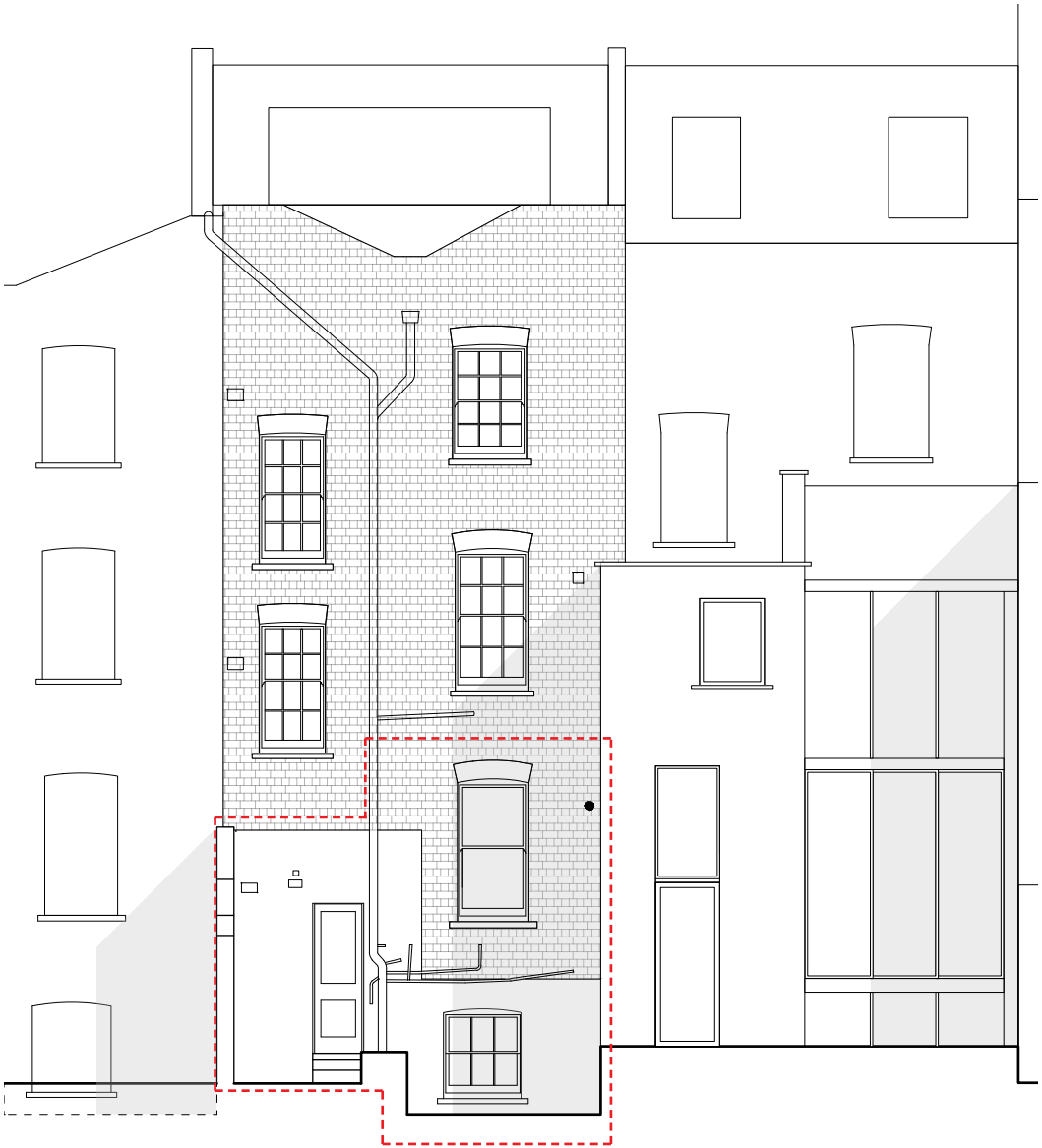
Existing Section BB 1:100



Existing Section AA 1:100

2.0 Existing Building - Elevations

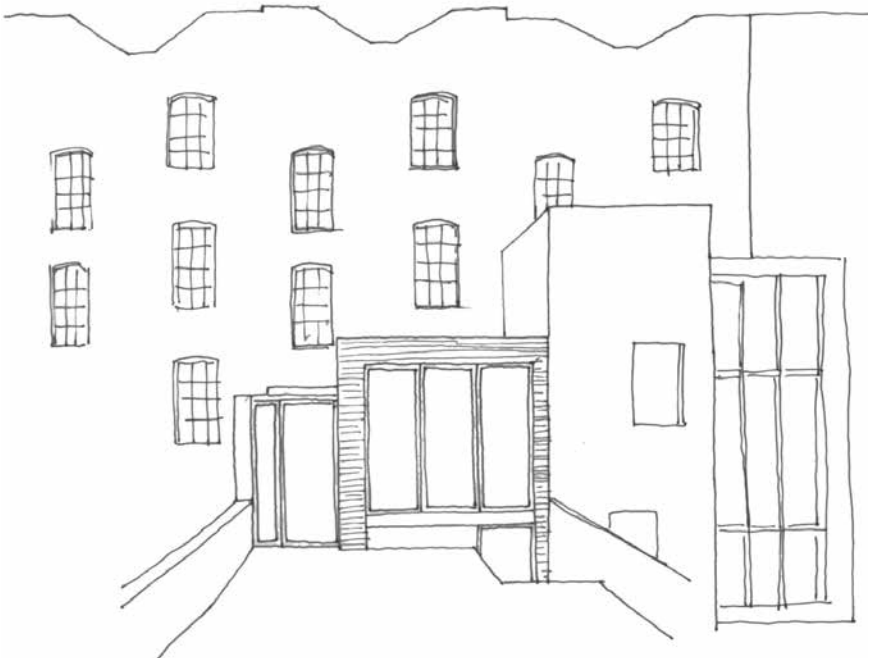
Existing Front Elevation 1:100



Existing Rear Elevation 1:100

2.0 Existing Building - Elevations

Existing Rear Elevation in context 1:200



3.0 Proposals - Design

The main proposals are to the rear of the property - here a two storey extension is proposed to increase the size and quality of the living space as well as its relationship to the garden. Minor alterations to the front of the property include replacing and reconfiguring the existing access stair to the lightwell and enlarging the existing basement opening - in both instances the intention is to increase daylight into the front bedroom and to match wth the neighbour.

3.01 Massing

The proposed extension is stepped in both plan and elevation which responds to the pattern of historic extensions identified in our site analysis. The importance of responding to these is stated in the Camden Town Conservation Area Appraisal and Management Strategy:

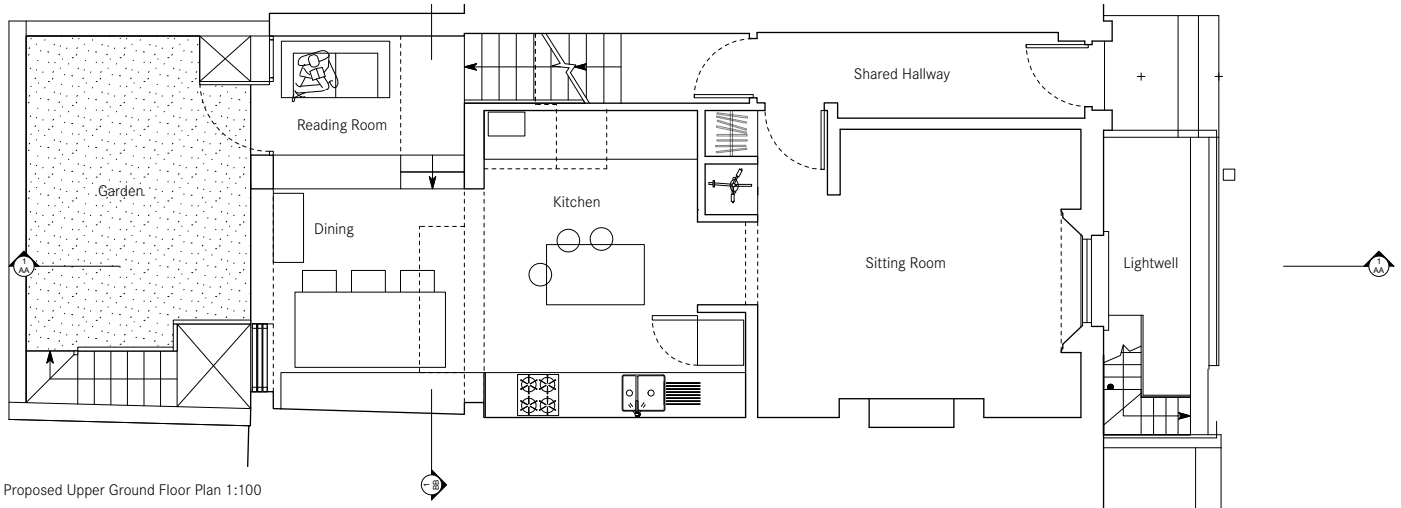
'within the Camden Town Conservation Area there are many interesting examples of historic rear elevations. The original historic pattern of rear elevations within a street or a group of buildings is an integral part of the area..'

We have ensured that the extension is subservient to the existing building as suggested by the Camden Planning Guidance - Design. Furthermore, we have created a hierarchy within the extension itself by designing this as two distinct parts - one major and one minor, which breaks up the massing.

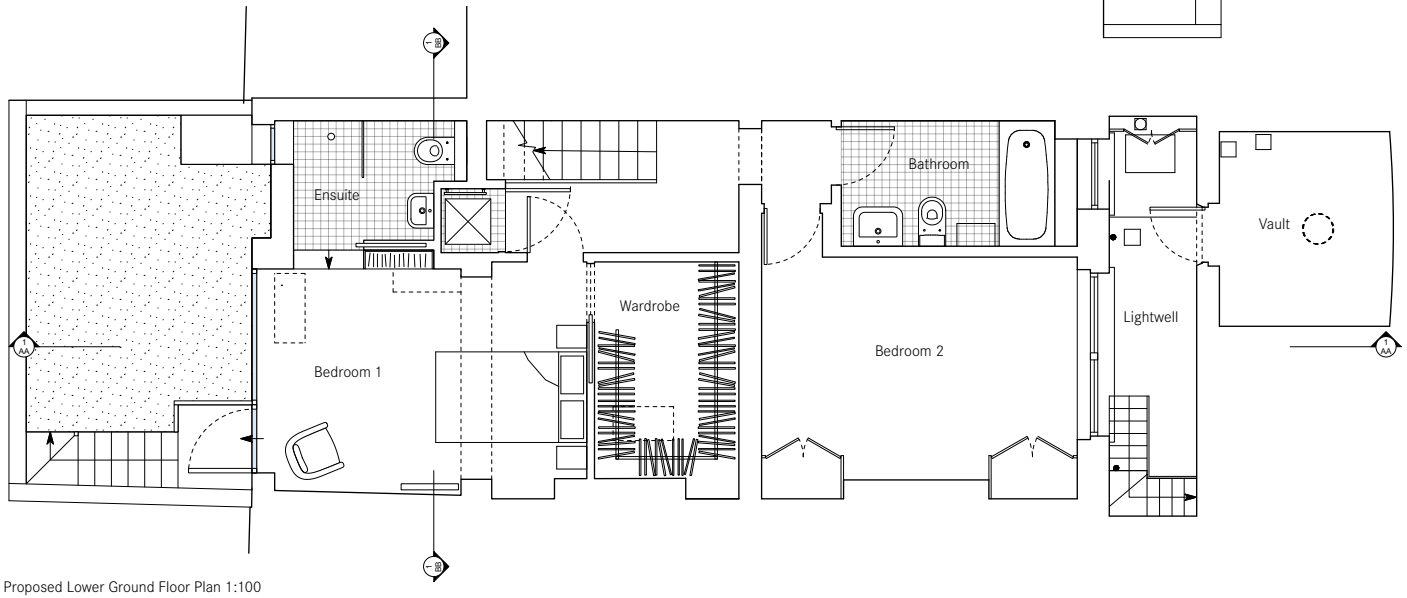
3.02 Approach

The site is characterised by four distinct changes in level. These are - the living spaces, the landing and rear access, the garden and the bedrooms. Currently there is a poor relationship between the different levels and generally access to and use of the garden is hampered as a consequence. In our proposal we have sought to celebrate the changes in height. We have done this be creating a new space on an 'in-between' level as well as raising the garden - which gives this a vastly improved relationship to all three levels of the dwelling.

3.0 Proposals - Plans



Proposed Upper Ground Floor Plan 1:100



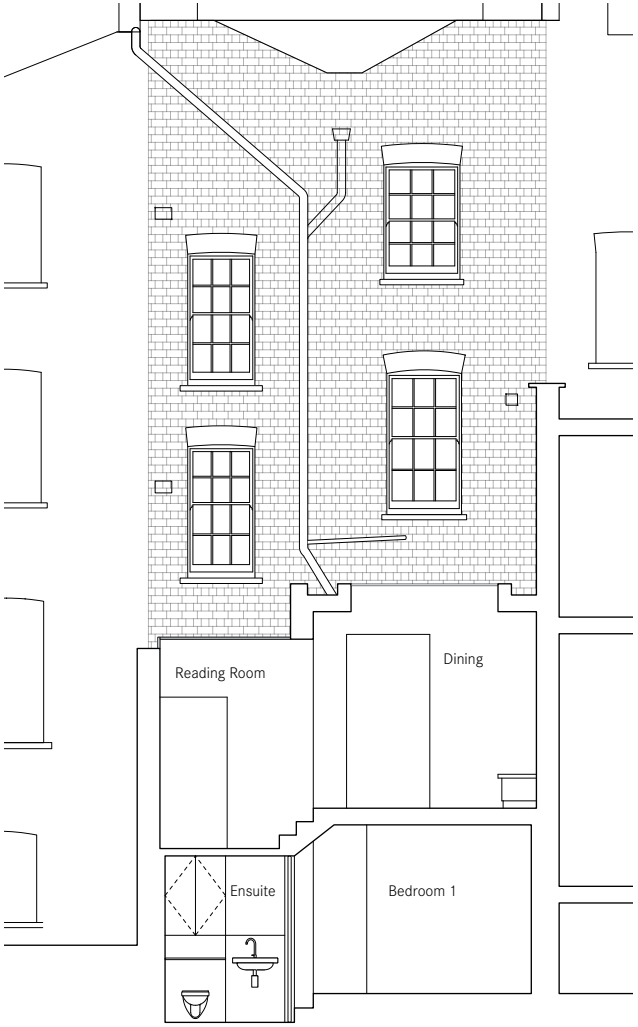
Proposed Lower Ground Floor Plan 1:100

3.0 Proposals - Elevations

Proposed Front Elevation 1:100

Proposed Rear Elevation 1:100

3.0 Proposals - Sections



Proposed Section BB1:100

Proposed Section AA 1:100

3.03 Materiality

We have proposed grey engineering brick for the main part of the rear extension, and bronze coloured metallic fascia for the smaller volume. The rear facade of the existing terrace is made of London Stock brick. By using brick but of a contrasting colour to the existing we have set out to both complement yet deliberately differentiate the new extension from the original house. This approach to materiality is supported in Camden's Planning Guidance - Design which states:

"A harmonious contrast with the existing property and surroundings may be appropriate for some new work to distinguish it from the existing building."

We also felt that grey engineering brick was an appropriate choice for the site given its relationship to the railway cuttings which are bordered by a grey brick wall.

We are proposing timber and aluminium composite windows and doors to complement our choice of contemporary materials. We have designed frameless glass rooflights to make the connection between the extension and existing building as light as possible.

At the front of the property where we are proposing new windows and staircase we are proposing timber casement windows to match the existing and neighbouring windows, and a steel stair in the same design and material as the existing.

3.04 Daylighting

The effect on daylight and sunlight of the proposed extension on No.4 and No.6 Mornington Terrace has been assessed against the BRE guidance 'Daylight 45° Rule'.

The rear of Mornington Terrace faces north-east and therefore receives direct sunlight from early morning until approximately midday. Currently No. 6 Mornington Terrace projects much further than No. 5 casting much of the garden into shade. The orientation and existing step in the rear facade mean that the amount of daylight received by No.6 Mornington Terrace will be unaffected by the proposed extension.

At the boundary with No. 4 Mornington Terrace the proposed extension has been designed to be only marginally larger than the existing garden wall. Figure 1. shows the impact to daylight on No.4 Mornington Terrace. The centre point of window 1 remains outside the 45° line. Window 2 remains within the 45° line - therefore it can be seen that no significant reduction in daylight received by the windows to No.4 Mornington Terrace will occur as a result of the proposed extension.

Figure 1. also demonstrates that no part of the extension is situated within 90° of due south of the rear wall of No.4 Mornington Terrace therefore no obstruction of sunlight will occur.

Existing Proposed

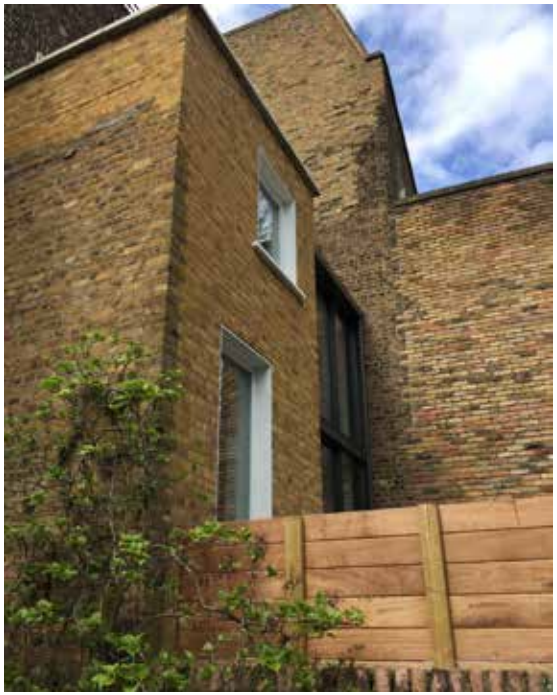
Figure 1. Elevation and Plan showing 45° daylight rule and 'due South' sunlight angle applied to No. 4 Mornington Terrace

House extension in Camden with two distinct volumes

4.0 Local Reference Projects

The adjoining property No. 6 Mornington Terrace shows a successful contemporary extension to a period house.

6 Mornington Terrace - view from Albert Street



6 Mornington Terrace - view from 5A Mornington Terrace

5.0 Sustainability

Specification & Design

It is intended that, as is integral to our design process, a sustainable approach will be adopted in the refurbishment proposals, the design of the extension building and selection of materials.

At more detailed design stage, environmental assessments will be undertaken to measure the overall performance of the building against sustainable design principles.

In broader terms the following will be considered in relation to the proposals:
Construction
Methods of construction to minimise disturbance to local amenity and residents and achieve a credible environmental performance are to be considered at an early design stage.

Daylight and Sunlight

Large glazed doors to the new extension will provide lots of natural light. Specification of Low e glass and high quality glazing units will help exceed the required U-value of 2.0. Reductions on the electrical loading will be considered through the installation of energy efficient lighting.

Ventilation

Provision of a healthy living environment with generous natural ventilation in the summer.

Water Management

Proposals will consider reductions in water usage through water efficient fittings and appliances.

ZCD Architects

Drawing Register

1656	day	25
	month	10
	year	16

5A MORNINGTON TERRACE

PROJECT TEAM	
Client	Joseph Middleton \
Contractor (Pre-Tender)	
Camden Planning Dept	\
Building Control Approved Inspector	
QS	
Structural Engineer	
M&E Engineer	
ZCD Digital Archive	\

REASON FOR ISSUE	
Information, Statutory Submission, Tender, Construction, As Built	S
Hard Copy Issue or Electronic	E

P	Existing	SIZE	SCALE	
P-001	Site Location Plan	A3	1:1250	\
P-002	Existing Block Plan	A3	1:500	\
P-010	Existing Lower Ground Floor Plan	A3	1:50	\
P-011	Existing Upper Ground Floor Plan	A3	1:50	\
P-020	Existing Front Elevation	A3	1:50	\
P-021	Existing Rear Elevation	A3	1:50	\
P-030	Existing Section AA	A3	1:50	\
P-031	Existing Section BB	A3	1:50	\

P	Proposed	SIZE	SCALE	
P-110	Proposed Lower Ground Floor Plan	A3	1:50	\
P-111	Proposed Upper Ground Floor Plan	A3	1:50	\
P-112	Prooosed Roof Plan	A3	1:50	\
P-120	Proposed Front Elevation	A3	1:50	\
P-121	Proposed Rear Elevation	A3	1:50	\
P-130	Proposed Section AA	A3	1:50	\
P-131	Proposed Section BB	A3	1:50	\

Appendix 1