

DESIGN & ACCESS STATEMENT

5A Mornington Terrace, London NW1 7RR

Project 1656

August 2017

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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 observed to inform the design. This report also covers matters relating to the Planning and Heritage Statement.

The proposals are for new casement windows to the front of the property at lower ground level. A replacement window is proposed for the existing window in the bathroom. Currently this window has unattractive fenestration, is single glazed and in a poor state of repair, the proposal seeks to overcome these issues. The proposal for the bedroom window is to increase the current size of the opening to allow in more daylight into this currently dark room. A simple casement window is proposed to tie-in better with the neighbouring property.

A reconfigured escape stair from lower ground to pavement level has already been granted planning permission: 2016/5846/P.

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.

2.0 Context

1.04 Front Facades

Mornington Terrace is a largely unbroken yet not homogeneous terrace. Within the row of mid-Victorian houses there are distinct groups, the differences between these groups include height, ornamentation and set back. 5A Mornington Terrace forms a terrace of 4 dwelling houses and a public house. This group has particularly attractive window mouldings to the first and second floor, arched windows at the raised ground floor and projects significantly further forward than the adjacent group of houses. There remains a strong consistency between the houses particularly at first and second floor. At raised ground floor the first 3 houses have retained their original window openings, although there is some difference in glazing bars; the fourth house has significantly altered windows - with the inclusion of two new windows, and no trace of the existing. The most inconsistency occurs at lower ground floor, which is also the least visible. All but 5A Mornington Terrace have increased the size of the glazing at lower ground floor level in order to allow more light into the basement rooms..



Street view showing relationship to railway cuttings



5A Mornington Terrace and adjoining neighbours



Photo montage of front facades 6

5A

4

3

4.0 Site photos of existing front window and adjacent properties



6 Mornington Terrace - view into basement window



Existing window, 5A Mornington Terrace



4 Mornington Terrace - view into basement window

2.0 Existing Front Elevations



3.0 Proposed Front Elevations



Proposed Front Elevation 1:100

3.0 Proposals - Design

Lower Ground Floor Front Fenestration

Replacing the front lower ground floor will improve daylight, ventilation, thermal efficiency and security to No. 5A Mornington Terrace. There is currently no cohesive design between the fenestration at this level, taking cues from the original fenestration and the adjoining windows we have sought to bring some consistency between the windows.

The Mayor's London Design Guide states that glazing to all habitable rooms should be not less than 20% of the internal floor area of the room. Currently the existing window is 10% of the internal floor area furthermore this does not take into account that the window is below ground level - reducing daylight into the room. The proposed larger window would meet the Mayor's recommended design standards.

White painted timber is proposed in order to match the adjoining neighbour's window.

ZCD Architects

Drawing Register

1656	5A MORNINGTON TERRACE			25	10	16														
PROJECT TEAM				day	month	year														
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				S																
Information, Statutory Submission, Tender, Construction, As Built																				
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-022	Existing Street Elevation																			
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-120	Proposed Front Elevation	A3	1:50	/																
P-121	Proposed Street Elevation			/																
P-130	Proposed Section AA	A3	1:50	/																

Appendix 1