



DESIGN AND ACCESS STATEMENT

AUGUST 2019

EXTENSION AND CONVERSION OF TWO FLATS
INTO A SINGLE HOUSE (ORIGINAL USE)

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1. INTRODUCTION

Scenario Architecture has been instructed by our clients to prepare and submit a planning application to Camden Council for the Extension of the house at 8 Mornington Terrace, and the conversion from two units into a single house re-instating the original use, along with associated front and rear façade works.

This report should be read in conjunction with the drawings listed under section 2, Issue for Planning – 05.06.2019

2. DRAWING LIST

Existing

LO-A0.01_Location Plan

LO-A0.02_Block Plan

EX- A0.01_Existing Site Plan

EX-A1.01_Existing Lower Ground Floor, Ground Floor, First Floor Plans

EX-A1.02_Existing Second Floor, Loft, Roof Plans

EX-A2.01_Existing Elevations

EX-A3.01_Existing Section A

EX-A3.02_Existing Section B

EX-A4.01_Existing 3D views

EX-PR-A2.02_Existing-Proposed Rear Elevation

Proposed Alterations

PR- A0.01_Proposed Site Plan

PR-A1.01_Proposed Lower Ground Floor, Ground Floor, First Floor Plans

PR-A1.02_Proposed Second Floor, Loft, Roof Plans

PR-A2.01_Proposed Elevations

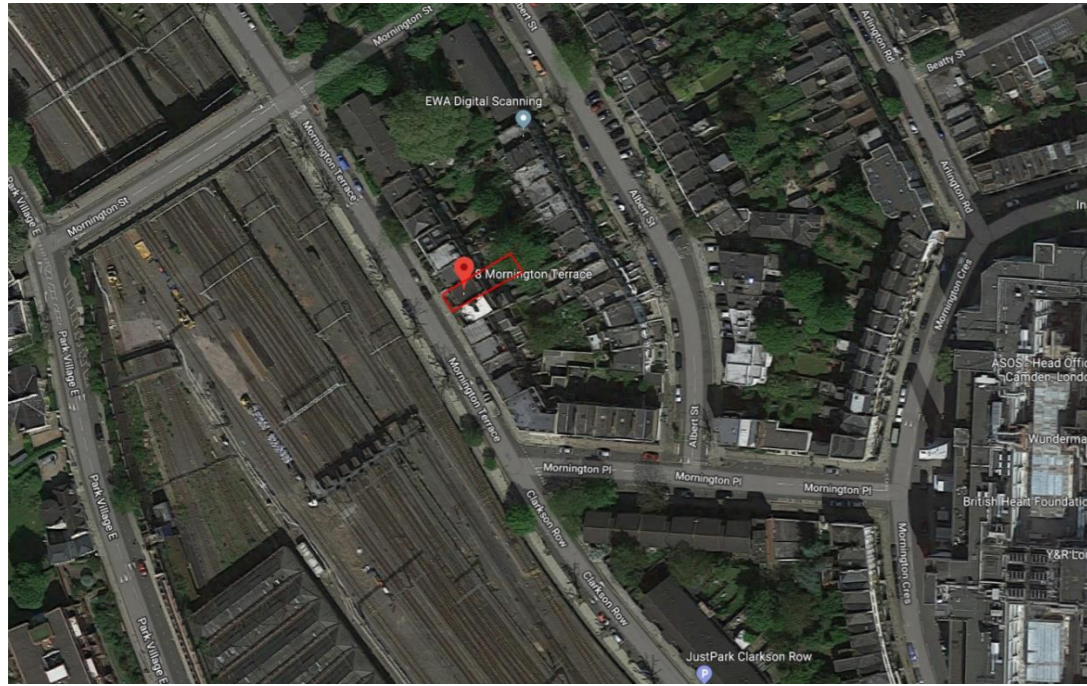
PR-A3.01_Proposed Section A

PR-A3.02_Proposed Section B

PR-A4.01_Proposed 3D views

3. EXISTING SITE

The site rests within the Camden Town Conservation area
The building is not Statutory listed or Locally listed



No 8 Mornington Terrace is a terrace house over 5 storeys (Lower Ground Floor, Upper Ground Floor, First Floor, Second Floor, Loft space within a mansard roof)

The house is divided into two flats – A self-contained 1-bed unit at the lower ground floor and a self-contained 3 bedroom unit from ground floor and above.

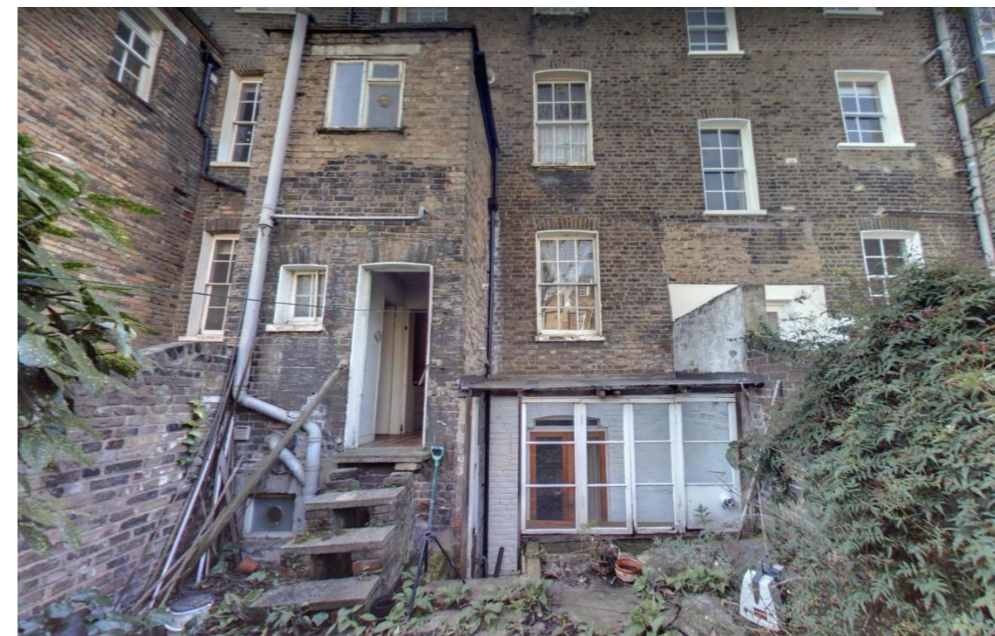
The house is the only one on the terrace with a replaced front balcony railing that does not match the rest on the street.

The pattern of the windows is a mix between the ones at No7 and the ones at No9 (and the rest down the street from that side)



No10 No9 No8 No7

At the rear there is a poor-quality LGF extension and some poor arrangements of the openings on the rear wing 3 storey extension – All rear openings are in bad conditions and need replacement



4. PROPOSAL

The proposed changes include:

To the front:

All windows to be single glazed, to match the existing type in terms of dimensions, material and colour.

In terms of design, the main pattern of the terrace up to No7 where the terrace gets offset, is 4 pane windows. No 7 is the exception with 6 pane windows. No 8 has some 4 pane and some 6 pane windows – at the LGF level there is a newer UPVC window. It is proposed that all new windows will be 4 pane ones to create a consistent front façade and reinstate its original design. Mainly the front windows at LGF and GF levels will be altered to match No9 (4 Pane) instead of No7. We are happy to follow the conservation area officer's guidance if needed.



No10

No9

No8

No7

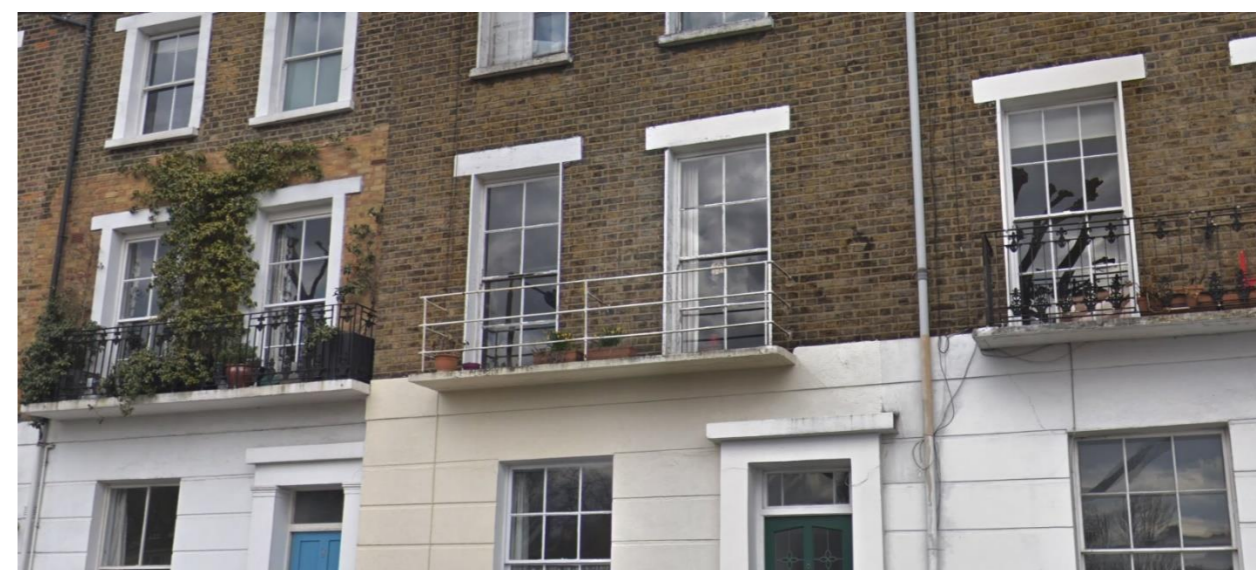


Existing front elevation (No 9,8,7)

Proposed front elevation

The mansard roof dark brown windows will be replaced by white timber single glazed to match the rest of the façade and the neighbouring buildings

The balcony railing of No 8 is the odd one out from the rest on the terrace. It is proposed to be replaced with metal painted black to match No7 and No9 and the rest of the terrace



To the Rear:

It is proposed that the existing poor-quality rear infill extension will be replaced by a slightly larger contemporary one. The new extension projects 1.4m further than the old infill extension into the garden and it rests beneath the existing brick party wall fence so it will not be visible or harm the outlook/daylight conditions of the neighbouring windows. It will incorporate a green roof thus improving the views for the neighbours. It turns with a 45 degree angle towards the existing rear 3 storey extension and meets it on the corner.



The rear 3 storey extension will be opened at the bottom to allow access to the garden. A new door is introduced for garden access. The frame of the new opening will connect with the new window above creating a double height window as per other extensions in the area



All contemporary design openings are slightly pronounced from their respective wall by 200mm

All other windows will be replaced as per the front façade, with single glazed of same dimensions, material, colour – and a design to match the existing and the neighbours upwards the terrace.

On the side of the middle level of the rear 3 storey extension a hit&miss brickwork opening is introduced to allow for more light for the study area



This perforated brickwork opening will not allow sideways views due to the brickwork and rests just at the same level as the boundary wall with No9 preventing any overlooking issues



5. PLANNING PRECEDENTS

In the immediate context area there are many examples of alterations to the rear facades. Especially at No 6 ref:2013/4565/P, and on the opposite side of the gardens at No 15 Albert street ref:2010/6375/P which involves lowering of the garden and allowing a double height Window



15 Albert Street double height window/door and excavated rear garden in a much smaller total garden area than No8 Mornington terrace

6. BRIEF AND STRATEGY

The clients came to us to

- a. make good the front façade and reinstate original features.
- b. Make sure that the envelope of the building is as airtight as possible – which would include installing single-glazed windows throughout, to match the existing ones.
- c. Extend and interconnect their living areas (Lower ground floor and ground floor areas), creating a contemporary extension to replace the old and unwelcoming rear areas

7. AMOUNT AND SCALE

Additional floorspace/footprint at the rear amounts to just 3.68m²

Height: the height of the new extension remains on par with the existing extension

Projection: the new extension projects just 1.4m more than the existing, allowing a bit more flexibility at the LGF level for a more contemporary lifestyle

The new extension is in scale with the rest of the extensions in the area and is not visible from garden level of the neighbouring properties

8. PROPOSALS - Layouts

For more details please refer to the accompanying drawings

9. MATERIAL STRATEGY

The proposed materials are

For the front:

Windows single glazed white timber to match rest of the terrace

York Stone paving to match others in the area

Black metal railing for the balcony to match the rest of the terrace

For the rear:

Reclaimed stock brickwork to match the existing

Dark grey zinc cladding for the contemporary aluminium windows

Timber new pivot and sliding folding window at the new extension

White timber single glazed windows for the rest of the façade

We are happy to discuss further the exact details of all the materials and replacement windows through a condition.

10. ACCESS

The Access to the site is not altered in any way

11. LANDSCAPING

Front: – It is proposed to repave the front pedestrian access with York Stone

Rear: - Part of the rear garden will be lowered to allow for a patio for the new extension and will reach in two large steps the existing rear garden level. It will be accessible through a new garden staircase. The immediate area near the new garden access doors will be lowered by approx. 1m and will reach the existing garden level in two steps of 500mm each. The current garden is approx. 50m² and the scheme will allow for a lowered patio of approx. 10m² to connect the LGF with the garden



12. USE

The proposal aims to convert the premises from two self-contained C3 units into a single C3 house as per its original use.

According to par 6.6 of the Camden Planning Guidance Housing CPG 2 May 2016 (amended March 2018) Net loss of a residential unit will not be resisted where creating a larger house

13. IMPACT (outlook, overlooking, daylight/sunlight, environmental)

The new extension is of the same height as the existing, and projects only 1.4m further into the garden. It is completely covered by the boundary garden brick wall so it will not further affect the neighbouring properties, also the integration of a green roof allows for better views for the neighbouring windows and blends in the garden views in a better way.

The side perforated brickwork opening rests below the sightline of the boundary garden wall and will not allow for overlooking of the property at No9

The new opening that replaces the garden door at the rear existing wing 3 storey extension, houses a desk recessed further in the study area and will not allow for different views from the current conditions

The 200mm additional projection further protects side views more than a normal window



The alterations at the rear façade do not detract from the rhythm and the general characteristics of the rear facades of the terrace and they respect the conservation context area



Existing

Proposed

Please do not hesitate to contact us for further information or any necessary amendments following the conservation officer's guidance. We are happy to work with the council to reach an agreeable outcome.

Sincerely
Scenario Architecture