

48 MORNINGTON TERRACE

DESIGN AND ACCESS STATEMENT

October 2020

In response to the alleged breaches within the Enforcement letter dated 13 February 2020, issued by London Borough of Camden under reference EN15/0212

1. Introduction

This application seeks approval for the following works that have been undertaken at 48 Mornington Terrace, London, NW1 7RT between Lower Ground Floor and the Third Floor. This application has been structured based on the schedule of alleged breaches within the Enforcement Letter dated 13 February 2020, issued by the London Borough of Camden under reference EN15/0212 as referred to in more detail within the accompanying Planning Letter.

This Design and Access statement will cover:

- An analysis of the site as existing, the immediate area and the wider context
- Site accessibility considerations

This report should be read in conjunction with all other supporting information submitted with the application, in particular the heritage report, which details in depth the existing character of the building and its surroundings, briefly summarised below.

2. Site and Context

The property is part of a Grade II listed terrace constructed in the first half of the 19th Century and is Georgian in character and located within the Camden Town Conservation Area. The uniform appearance of the front elevation is the primary reason for the statutory listing.

The property however is not without change formerly - it was not of original fabric and nor was its condition preserved. The building was of a degraded and deteriorating state. The eclectic mix of historic extensions and alterations are typically to the rear at lower and upper ground floors, and within the roof slope. The significance of the asset therefore pertains to the public face of these terraced properties

3. Design Objectives

Due to the degraded state of the building, works were required in order to ensure the future functionality, longevity and usage of the property; essentially restoring it and preserving it from further damage. These works were undertaken with an awareness of

preserving the listed architecture, and an objective to celebrate the original features and remove some of the non-original additions which made a negative contribution to the historic architecture.

4. Appearance

The front elevation of the Grade II listed terrace is predominantly constructed from red brick with a stucco ground floor and stucco fluted Ionic pilasters marking the division of the terrace. The properties also benefit from cast-iron railings flanking those steps to the entrance and marking the private amenity space to the front. The works undertaken to the front elevation include replacement of windows to match those within the group terrace. A drainpipe has been added from the second floor bathroom and whilst this is visible on the front elevation, it is not to the detriment of the property or wider setting of the listed terrace.

The rear elevation of the terrace in contrast to the front elevation reflects the variety of historic extensions and alterations made to each of those properties that form the terrace. The works undertaken include a rear basement extension with glazed extension at ground floor. The design and use of materials are sympathetic and are reflective of the garden room which was granted at appeal, and which was noted as being of 'high quality'.

The works, including internal works, are fully detailed within the accompanying Schedule of Works and Heritage Statement.

5. Use

The lower ground floor is used as an architecture and design studio and linked internally to the upper floors which remain as a single residential dwelling house.

6. Access

Access to the property from the front remains unchanged. The rear garden is accessed from the ground floor; no access to the garden is provided from the lower ground floor.