7 Mornington Place

Rear Facade & Terrace Access Design Proposal

5th February 2021

CONTENTS

OVERVIEW

Purpose of the Document

This document sets out the design proposals for 7 Mornington Place, to explain the site context, considerations towards planning guidance, and influences on the development of the design. It also summarises the design team's approach to keep the impact and disruption to the existing environment to the minimum.

Proposal Overview

The objective of this project is to create new access to the rear terrace on 7 Mornington Place.

The site is one of the positive buildings in the Camden Conservation Area, with several Listed buildings in the same area. Most of the flats set back from the main road to allow basement spaces, with front and rear lightwells implemented to bring in. The proposed design aims to convert the rear lightwell into direct access to the rear garden/terrace and activate the outdoor basement area.

Site Plans from Planning Portal

CONTEXT

Site Location

The site sits in the Conservation Area of Camden and contributes as one of the positive buildings. From the Camden Conservation Area Appraisal and Management Strategy:

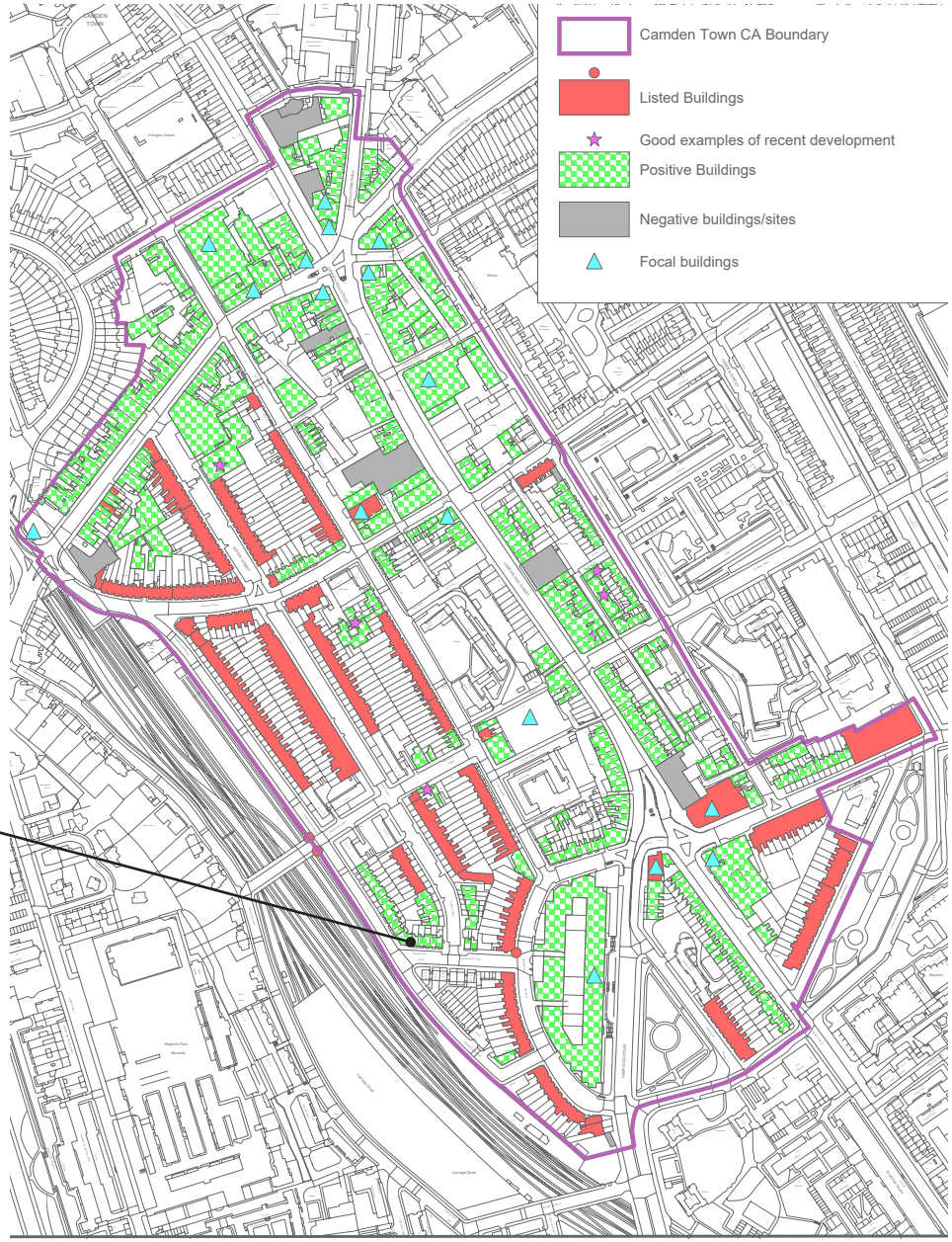
Positive buildings are defined as buildings that make a positive contribution, a general presumption in favour of retaining all positive buildings and any proposals involving their demolition will require specific justification …. the historic details which are an essential part of the special architectural character of Camden Town Conservation Area to be preserved, repaired and reinstated where appropriate.

Local Character Context

Within the Camden Conservation Area Appraisal and Management Strategy, it identifies the character of the site with the following description:

Mornington Street and Mornington Place, streets running east-west in the grid, are terminated by the Euston railway line….Much of their original 19th-century character has been lost to post-war low rise public housing as a consequence of bomb damage…Both streets are given variety by public houses: the mid-19th century Victoria on the corner of Mornington Place and Mornington Terrace, and the 20th century Mornington Arms on the north side of Mornington Street.

Building Site



App 6. Camden Town Conservation Area Townscape Appraisal 2006

CONTEXT

Immediate Context

The buildings on the same road are appraised as positive buildings but not Listed: No 1 Mornington Place is an original house of the 1820s, No 2 is a replica of No 1 recreated in the 2000s. Nos 3-7 are houses designed by the architect of Nos 1-5 Albert Street. No 5 Mornington Place has the same architectural details as that of No 3 Albert Street.

Planning Context

There are several policies within the Local Plan in support of residential development in Camden and on this site, Policy A2 Open space; D1 Design & D2 Heritage, which have been taken into careful consideration by the Design Team and summarised as follows:

A2 Open Space:
6.37 Development within rear gardens and other undeveloped areas can have a significant impact upon the amenity and character of the area...retention of these features can have a positive contribution to townscape value.

6.49 Private amenity space is important in adding to residents' quality of life and applicants are therefore encouraged to explore all options for the provision of new private outdoor space...

D1 Design:
7.1, 7.2, 7.4, 7.9 ..respect local context and character, preserve or enhance the historic environment and heritage ..

D2 Heritage:
7.8, 7.10
Pursue sustainable and durable construction; to use details and materials of high quality and complement the local character, respond to natural features and preserves garden and open space, incorporates outdoor amenity space...

Street Elevation of Mornington Place

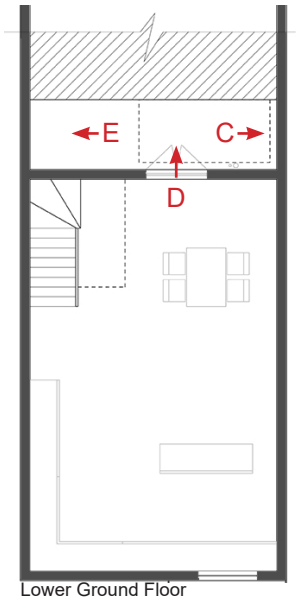

Bird's Eye View of back elevation of Mornington Place

CONTEXT

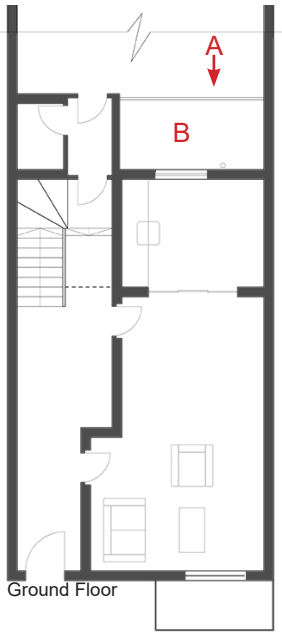
Existing Condition

With the current rear lightwell in place, a small outdoor area has resulted in the front of the basement dining area which is not weatherproof.

With rain and leaves accumulated in the space, it is not a pleasant nor usable area for the current occupants. The leftover area is now a wasted space to grow mould and exposed to further weathering.



Lower Ground Floor



Ground Floor


View A - Garden looking at lightwell


View B - Lightwell Floor Condition


View C - Lightwell Wall Condition


View D - Partly damaged terrace wall


View E - Wasted Space for storage

DESIGN - EXISTING

Concept Development

The access design has undergone an extensive development process involving several iterations tuning both aesthetic and structural stability. It must retain the characteristics of Camden but keeps the alterations to the existing façade to the minimal.
At the heart of the process have been a few key considerations:

- The building is one of the positive buildings, as mentioned in the Camden Conservation Appraisal & Management Strategy, with arched windows and lightwells in both front and rear.

- It is crucial to retain the arched structural opening with it being a characteristic feature of the facade. Since the project is at the rear elevation, the lightwell in front façade is untouched which retains the main local character.

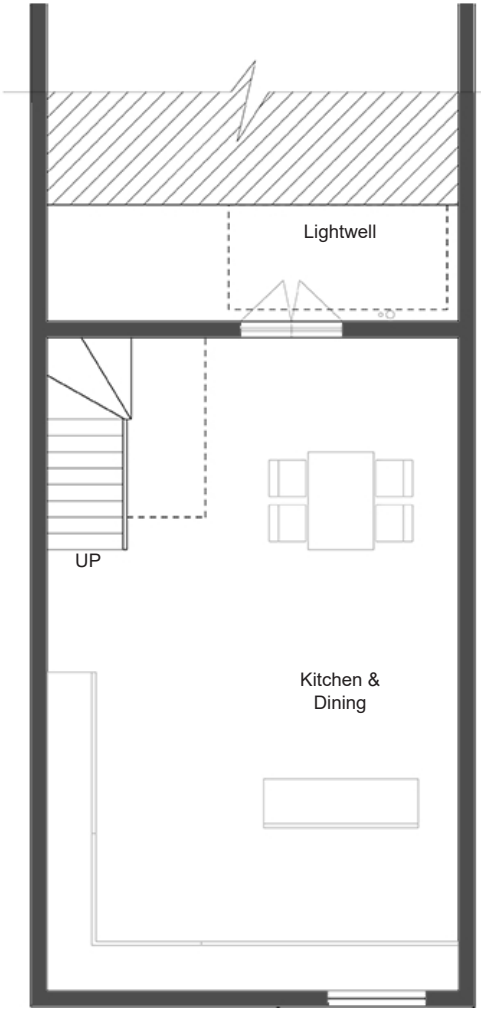
Elevation from Garden/Terrace

Perspective from Garden/Terrace

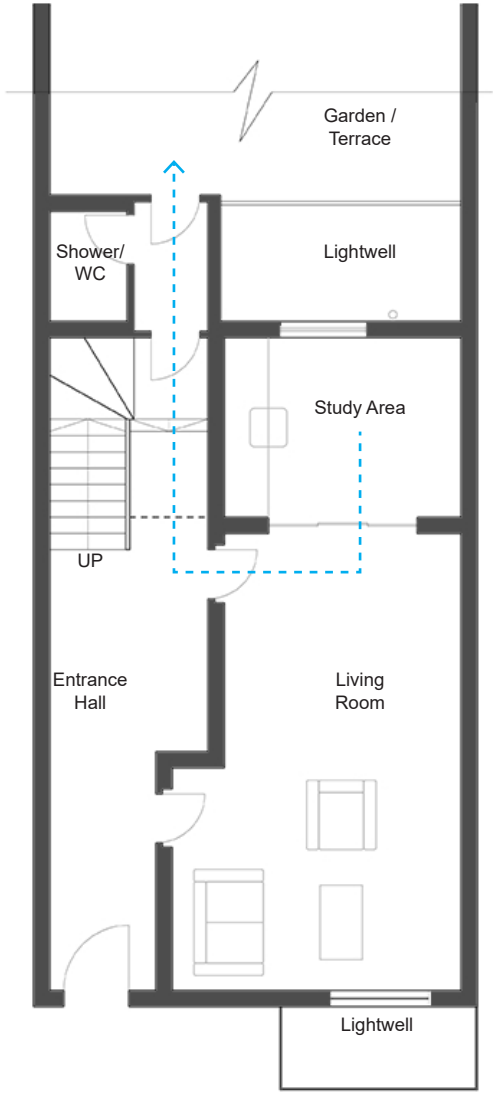
DESIGN - EXISTING

Concept Development

- The existing lightwell acts as a trap for tree leaves and rainwater instead of a decently-lit space for the basement dining area. Aim of design is to utilise the currently wasted space and convert it into a usable outdoor area.
- Current occupants do not have direct access to the terrace, the only route is through the corridor and passes the bathroom which can be deterring occupants from enjoying the outdoor space
- For structural sturdiness and ease of cleaning, metal is the first-choice material for the design. To allow light to reach the basement, perforated metal or metal grid is preferred.
- The current terrace end wall is not structurally stable and needs to be rebuilt partially.



Lower Ground Floor Plan



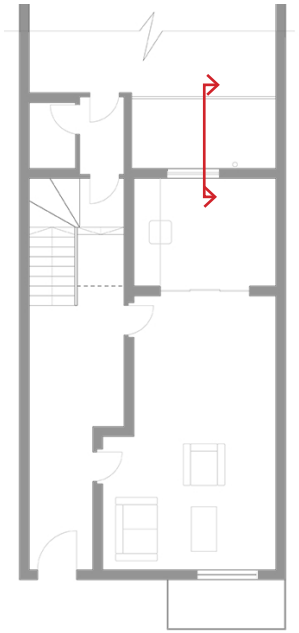
Ground Floor Plan

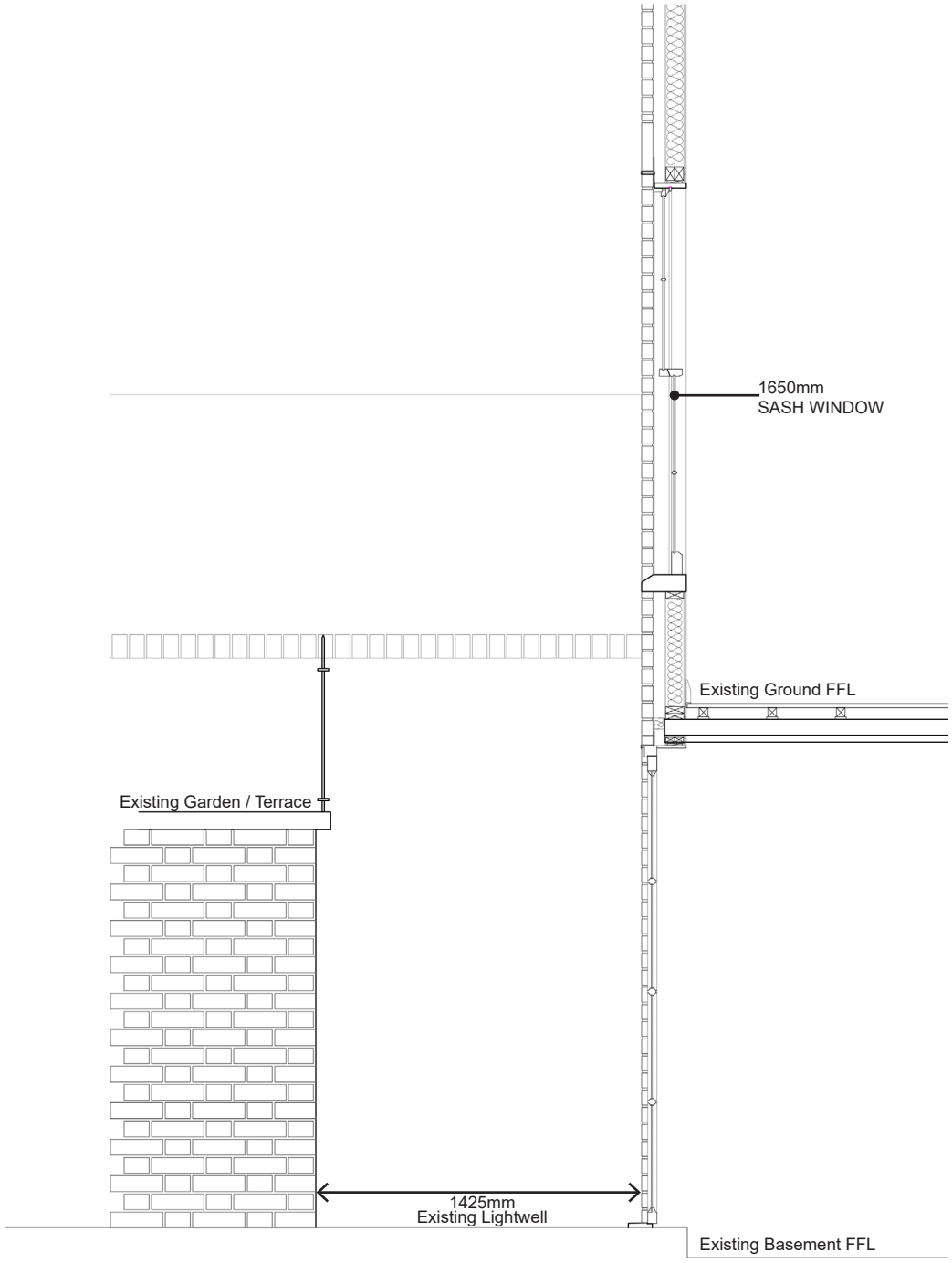
Elevation from Ground Level - Existing

D

Full Elevation - Existing

Section across existing Lightwell

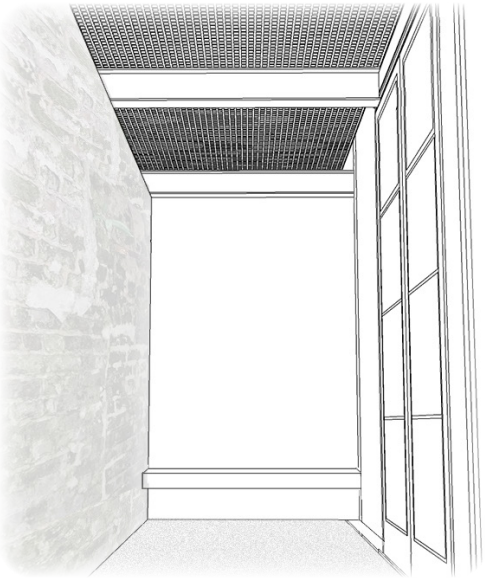




DESIGN - PROPOSED

Design Proposal

- The current rear ground floor window is to be replaced by a custom-made French door of the same width, arched soldier bricks retained and rows of brickwork below the current structural opening are to be removed
- The lower ground floor remains the same throughout the project, apart from the addition of a decent covered outdoor space, which can be used as an extended dining area.



Visualisation of covered lightwell

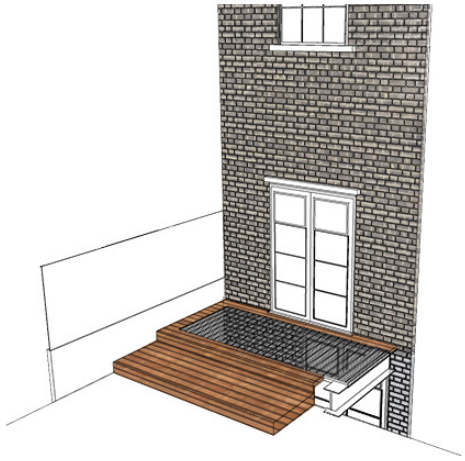
Elevation from Garden / Terrace

perpectivefrom Garden / Terrace

DESIGN - PROCESS

Design Development

- The design of the access has undergone a few alterations.
- Starting from widening the current structural opening, using timber flooring on top of structural beams, using a combination of both metal grid and timber, extending the step into a platform.
- However, we went back to retaining the current structural opening and brick features, and opt for a custom size French door to cater for it.

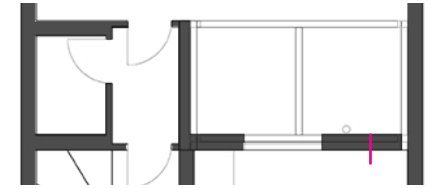


Sectional Perspective - structure sketch

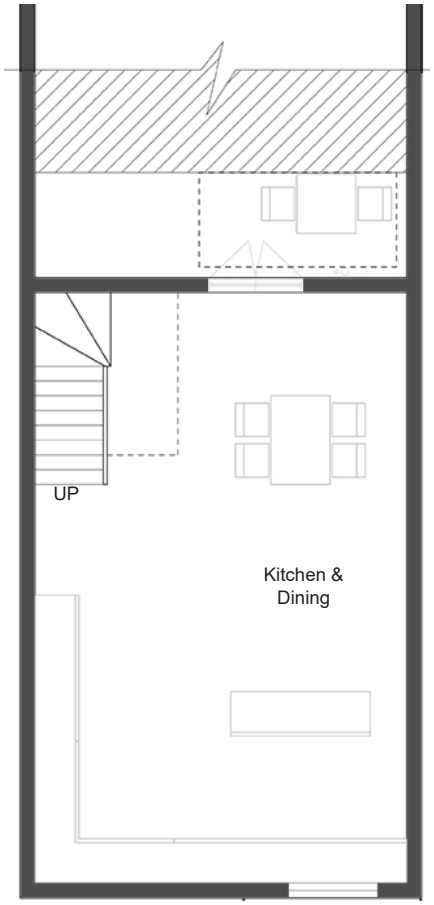
DESIGN - PROPOSED

Design Proposal

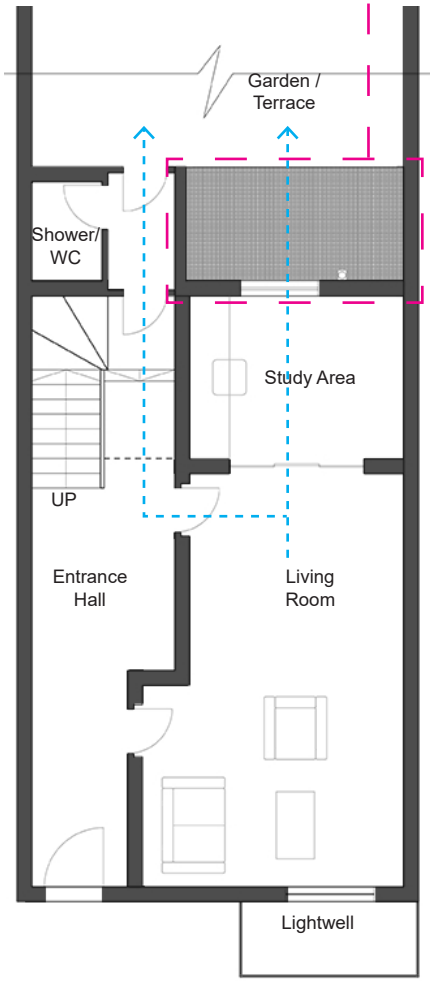
- To create a stable structure, steel beams are to be implemented as grid support secured by pad stones and steel bolts, anchored into the brickwork.
- Steel beams exact sizes and detail to be confirmed by engineer
- GRP grid is chosen for the bridge for its robustness and simplicity in appearance, with minimal need of maintenance.
- The edge of the GRP grid is cantilevered from the steel beam, so as to create allowance for the existing soil vent pipe (SVP) and newly redirected rainwater pipe (RWP)



Sketch Structure Plan
(To be confirmed by engineer)



Lower Ground Floor Plan

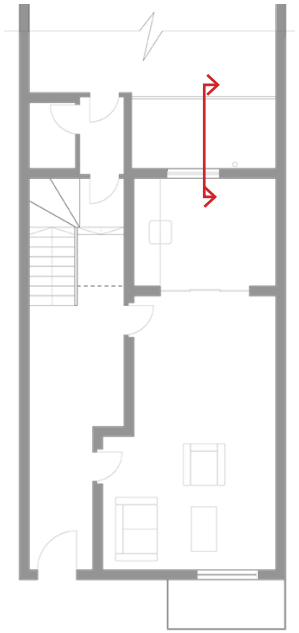


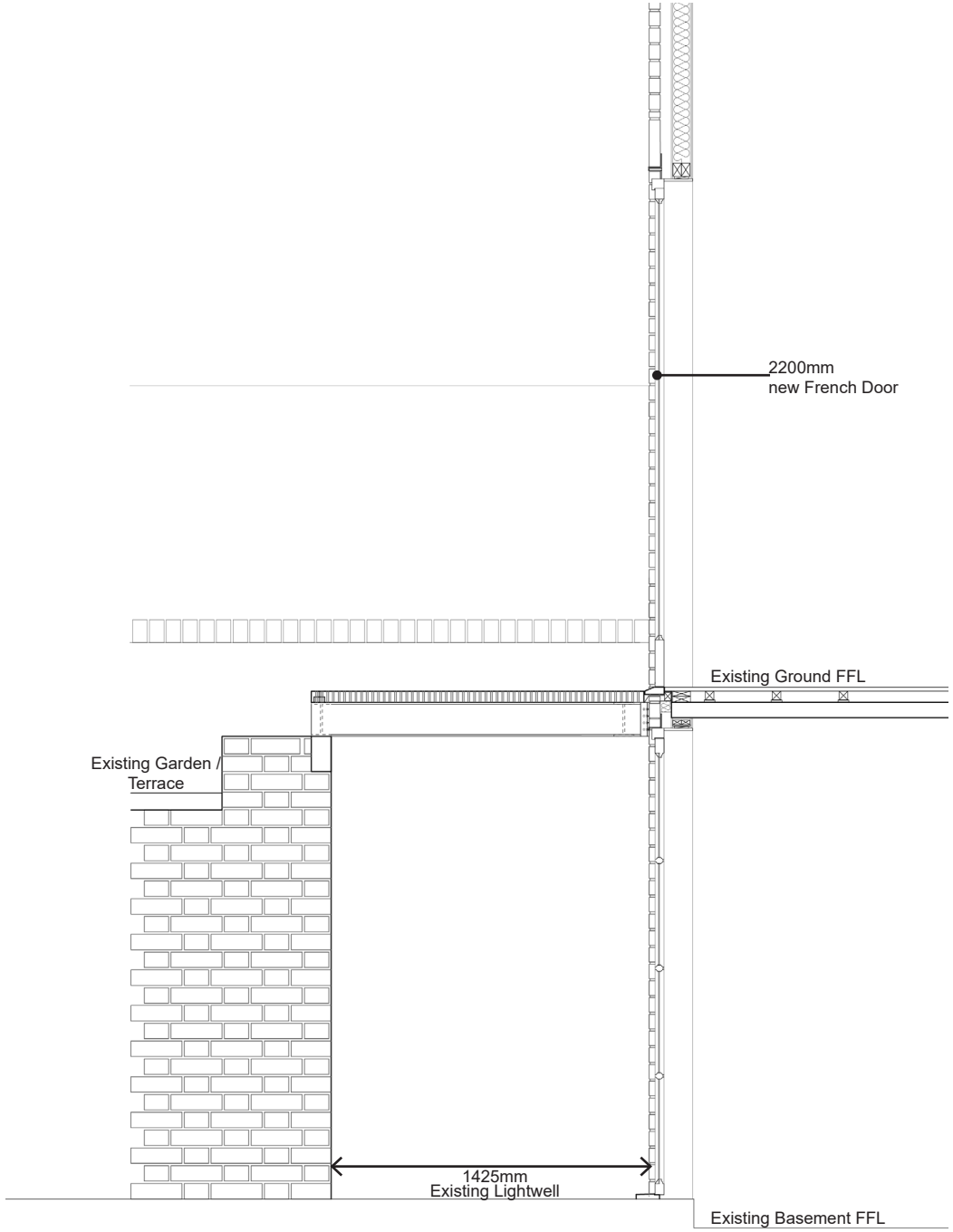
Ground Floor Plan

Elevation from Ground Level - Proposed

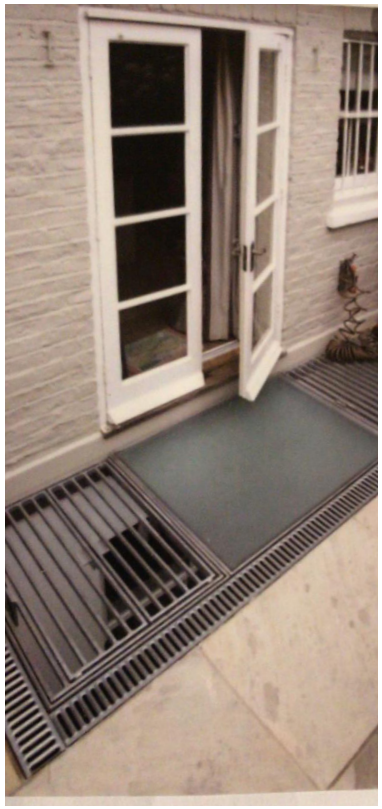
Full Elevation - Proposed

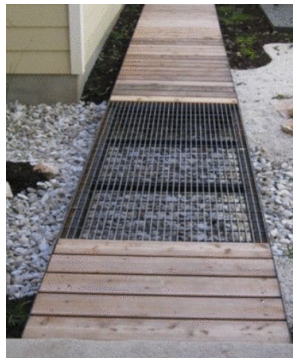
Section across existing Lightwell

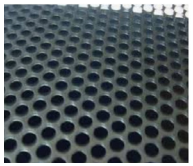


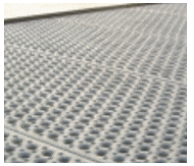


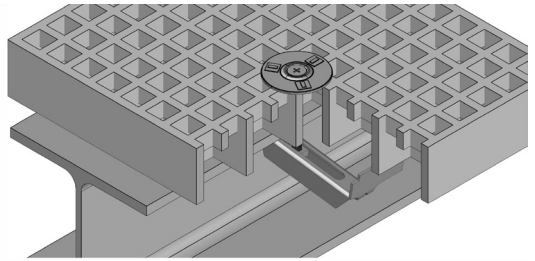
MATERIAL CONSIDERATION

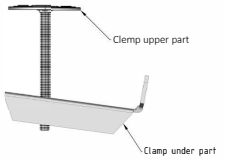


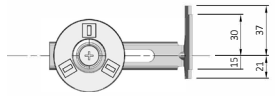












(Allowable tolerances)
general tolerances
ISO 2768-mK

(Surface)
DIN EN ISO
1302

Burred edges

Scale: 1:2
Material:
Weight [kg]
Norm_Datasheet_EN_A4.dwg

Datasheet:

B 15025TR-(Material design)-(Screw length)

Material design: Steel galvanized (ST), V2A V4A.

Screw length: Grating height + 40mm.

execution consisting of:

lamp upper part: XOT52

lamp under part: XU15025

crew: M8 DIN965

ut: M8 DIN557

	Name	Date
Drawn	A.A	22.02.2017
Checked		

A4

Technical modifications reserved