

DESIGN AND ACCESS STATEMENT

21 MORNINGTON CRESCENT

KAS Architects

May 2021

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Introduction & Background

Introduction

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Introduction

1.1 Introduction

This document has been prepared on behalf of our client Xuelin Bates. This document is intended to support a planning and listed building application for 21 Mornington Crescent, which is Grade II listed building situated within the Camden Town Conservation area. The client is a freeholder of the property and wishes to increase the size of her house in order to accommodate a larger family, as well as renovate the property.

The property is in a current state of disrepair, and a major renovation project is being undertaken as part of the project. This includes holes in the floors, damp on walls, water ingress throughout the property internally.

The proposed works consist of:

- Reconstruction and enlargement of previous outbuilding at basement level.
- Reconstruction and enlargement of previous outbuilding at ground floor level.
- Construction of a flight of stairs to reach garden level from basement level.
- Reconfiguration of size and shape of rear basement lightwell.
- Minor internal partition wall changes on the upper floors in order to be able to be classed as double bedroom sizes under Building Regulations Approved Document Part M.

The client wishes to extend the property at the rear in order to accommodate a family living room at ground level, and a master bedroom at basement level. The property previously had a rear double storey extension, but was demolished in order to accommodate a sunken courtyard at basement level and a bridged connection to the garden at ground floor level. These changes were documented under the 1978 planning application which also changed the property from one single house into multiple flats on the first, second and third floor, whilst keeping the ground and basement as a two storey maisonette.



Existing rear elevation



Courtyard introduced which replaced two storey rear outbuilding as part of planning application in 1978.

1.2 Site and Surrounding

The property is situated in 21 Mornington Crescent NW1 7RG, and forms part of the crescent of terraces along Mornington Crescent, all of which are Grade II Listed. In the wider context, Mornington Crescent intersects Hampstead Road to the east, with Mornington Crescent Station being located 150m from the property.

The rear garden is situated roughly at ground level, with exception of two steps leading to the garden landing, and another half-step leading to the current bridge level of the garden. The current access into the garden is from the ground floor via a single leaf door. The door leads you onto a bridge link, which is situated above a lowered courtyard. The lowered courtyard acts as an access area for the basement into the garden. The current access from ground floor is through a very narrow door, and the bridge has holes in it and poses safety hazards.

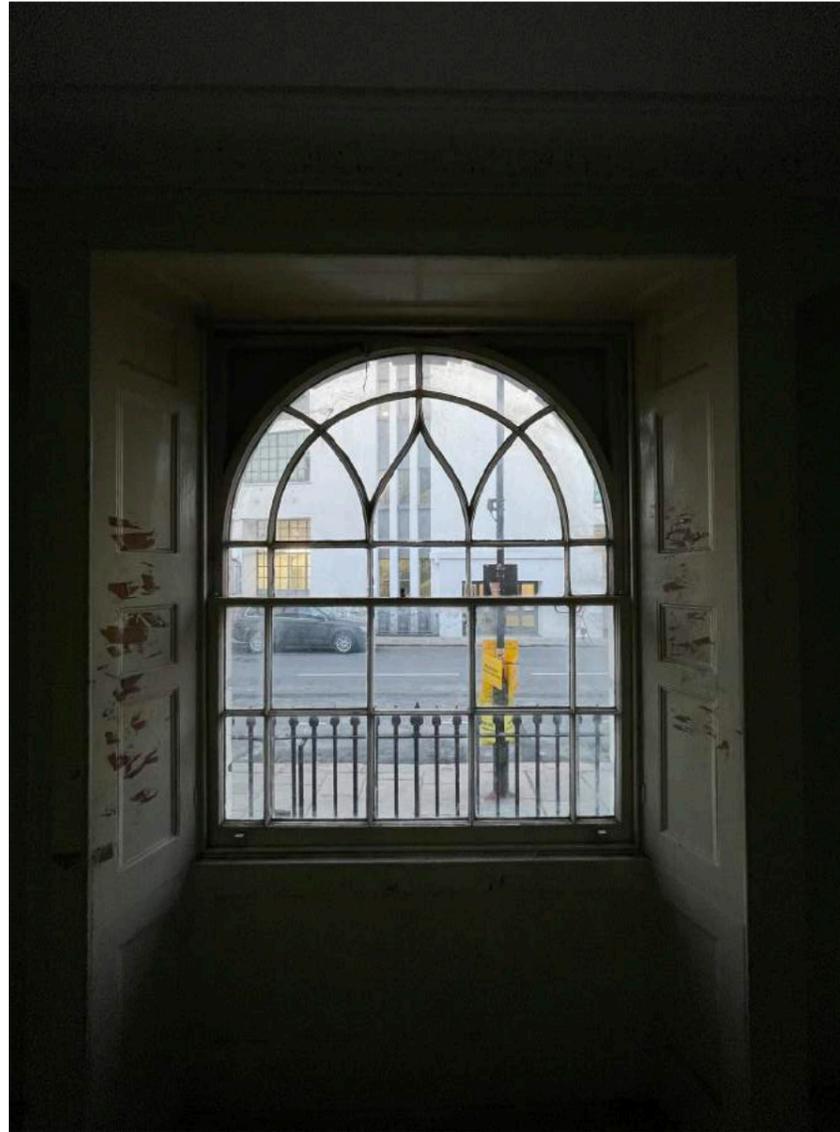
The whole garden area is in a state of substantial neglect, where it has been used as a place for disused pieces of furniture, general waste and overgrown vegetation. It is however a very deep garden, equating to almost 22m in depth and around 7m in width and therefore can be put to much better use.



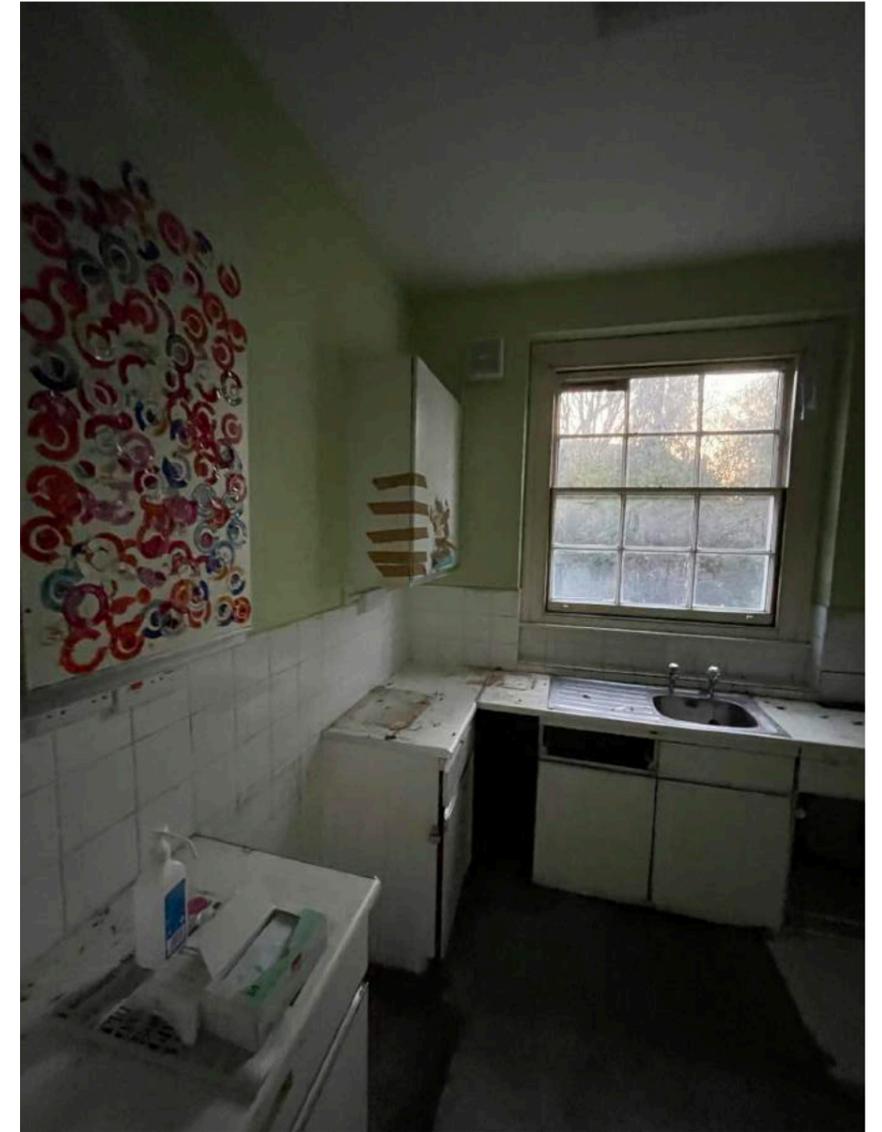
Location Plan. NTS. 

1.3 Description

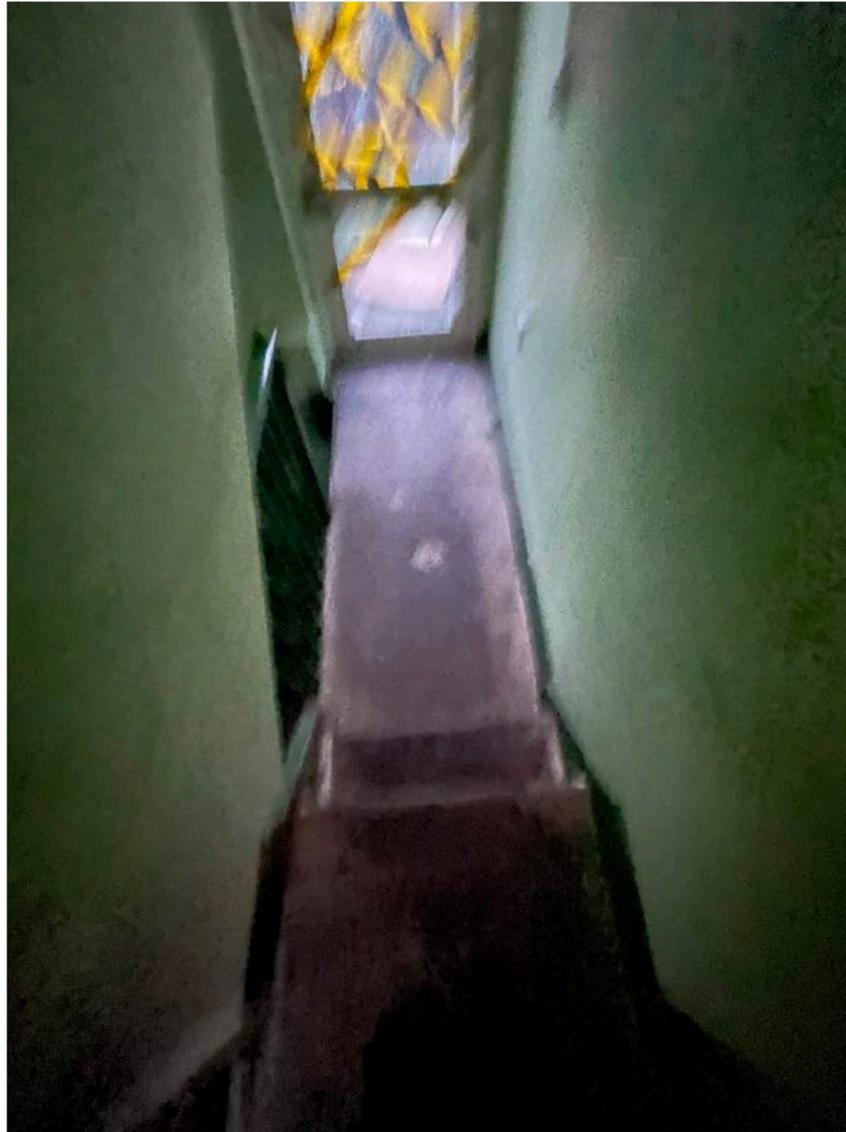
As described earlier in the document, the house is in a state of disrepair, and in addition the enlargement of the property at the rear, there will also be a major renovation project in order to bring the Grade II listed building back to a restored condition. The following images show the current condition of the property.



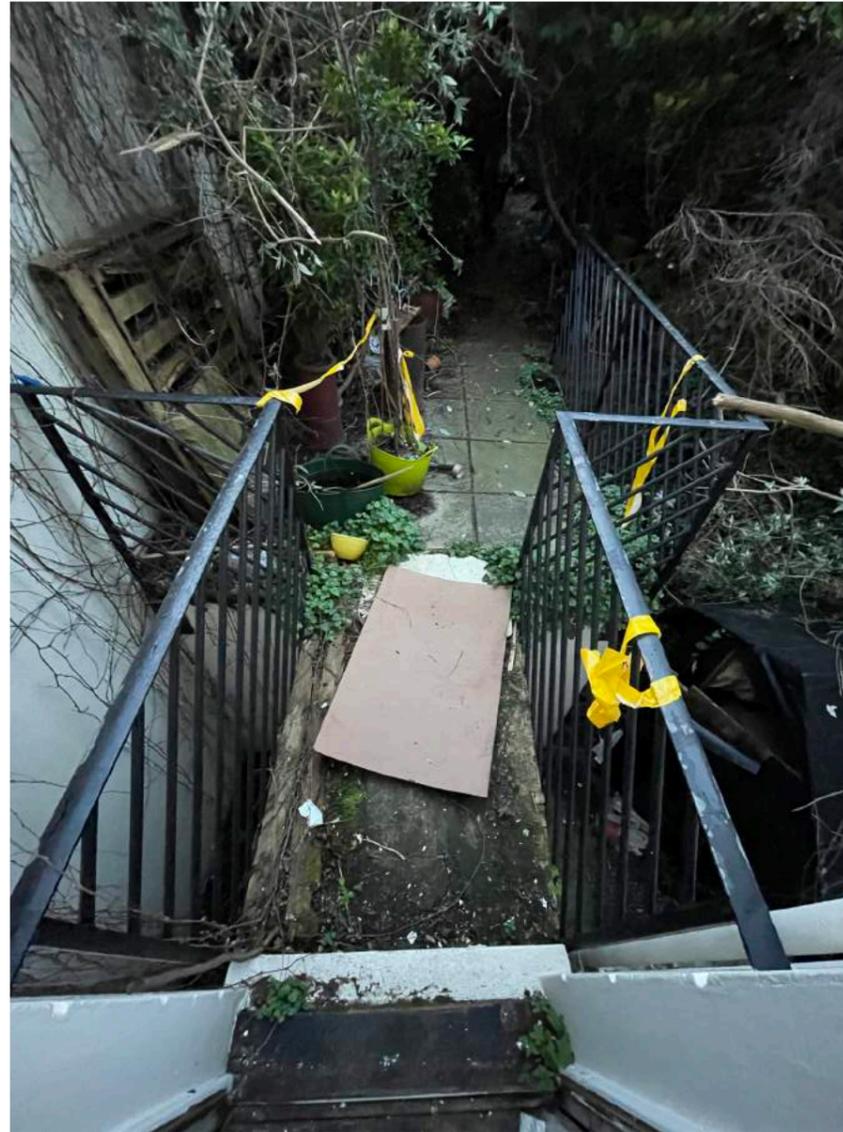
Ground floor semi-circular window, part of the original feature of the Grade II listed building.



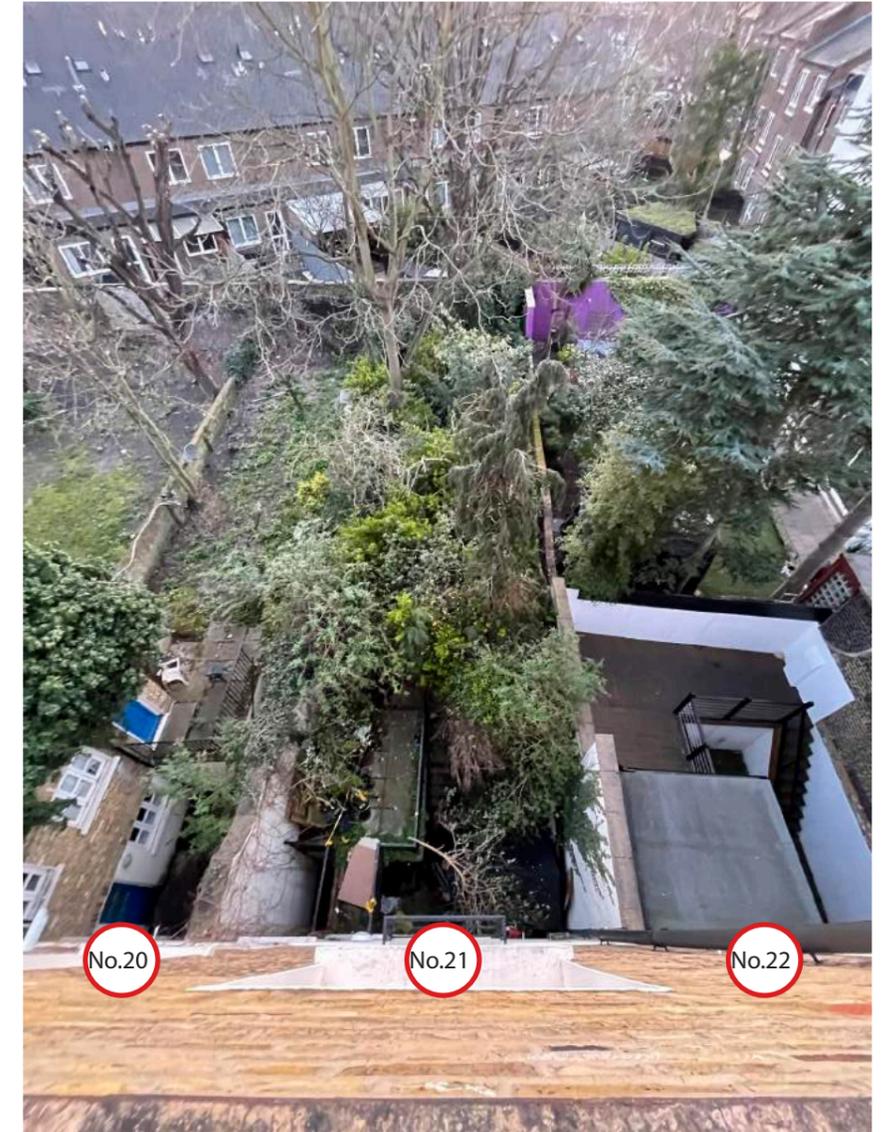
Existing kitchen and flooring generally in very bad condition.



Access to the garden from the ground floor is through two steps leading to an external door.



The ground floor access to the garden is through a bridge link over a lowered courtyard.



Rear garden as seen from 3rd floor bedroom window. Garden has been neglected over many years. The uncontrolled growth of trees/plantation has damaged the party wall and physical fabric of the garden generally.

No. 20 currently still has a large 2 storey extension, where the roof eaves appears to be higher than the party wall, and no. 22 shows a more modern but poorly considered extension. The party wall adjacent to no.22 appears to have been altered to suite the neighbours extension.



Kitchens in state of disrepair with water ingress.



Bathrooms in state of disrepair.



Ceilings showing water ingress from possible leakage of pipes.



Floor showing signs of water ingress.



Ceiling in need of reparation throughout the building.



Uncovering of ceiling plasterboard has brought discovery of floor above with a significant hole underneath the bath in the bathroom.

1.4 Planning History

1. Conversion of property into self contained flats (1 no. 4P 2B Maisonette, 3 no. 3P 1B Flats).

Status: Granted 13th March 1979

2. Installation of internal secondary glazing to one rear window at third floor for noise mitigation during construction of the HS2 railway at Euson.

Status: Granted 21st June 2019

We would also like to point to your attention the following relevant applications of similar proposals for listed properties all granted by Camden Council recently

1. Application Number 2018/0931/L

Site Address: Flat A, 3 Mornington Crescent London NW1 7RH

Proposal: Lower ground and ground floor rear extension including excavation and installation of external rear staircase following removal of lower ground floor rear walls and fenestrations, and ground floor rear fenestrations.

Status: Granted 17th October 2018

Relevance: The proposal is of a similar size and nature, including basement and ground floor extension to the rear of the property whilst maintaining lightwell and stairs into basement accommodation level.

2. Application Number 2014/0744/L

Site Address: 31 Mornington Crescent NW1 7RE

Internal works associated with the conversion of existing building containing 5 self-contained dwellings (3 x studio, 2 x 1 bed) to 4 self-contained dwellings (1 x studio, 2 x 1 bed, 1 x 2 bed) including excavation for single storey basement extension to rear, erection of a single storey ground floor rear extension and alterations to rear fenestration.

Relevance: The proposal is of a similar size and nature, including basement and ground floor extension to the rear of the property.

3. Application Number 2007/5235/L

Site Address: 6a Mornington Crescent London NW1 7RH

Proposal: Internal alterations at ground floor level including relocation of an entry door to ground floor flat and modifications to partitioning.

Status: Granted 21-12-2007

Relevance: Similar internal alterations at the spine wall and internal staircase at a similar listed property in the same terrace.

4. Application Number 2015/2042/P

Site Address: 5 Gloucester Crescent London NW1 7DS

Proposal: Erection of single storey rear extension to lower ground level with new external staircase to ground level to create roof terrace with glazed balustrade; installation of one rooflight on roof level and replacement with timber sash windows to rear; internal alterations including removal of partition walls to reconfigure internal layout of lower/ground floors and part lowering of 2nd floor to accommodate shower room.

Status: Granted 12-08-2015

Relevance: Extension of a listed property at the garden level; non-historic plan form extension has been granted without any evidence of any previous historic extensions.

5. Application Number 2007/5823/L

Site Address: 54 Gloucester Crescent London NW1 7EG

Proposal: Erection of part one, part two-storey rear extension and internal alterations to the existing single-family dwellinghouse.

Status: Granted 18-02-2008

Relevance: Extension of a listed property at the garden level; non-historic plan form extension has been granted without any evidence of any previous historic extensions.

6. Application Number 2013/2908/P

Site Address: 69 Arlington Road London NW1 7ES

Proposal: Erection of new part-width rear extension, following demolition of existing and installation of glass roof to attic of dwelling house.

Status: Granted 05-08-2013

Relevance: Extension of a listed property at the ground and lower ground levels; non-historic plan form extension has been granted without any evidence of any previous historic extensions.

1.5 Planning consideration

The proposal has considered local planning policy, as well as the Camden Town Conservation area guidelines. The history of the building has also been taken into account, its past configuration as an open plan ground floor, and the previous outbuilding to the rear of the property.

The proposal seeks to reinstate a larger extension compared to the extension seen in the 1978 planning application. Simply reinstating the same size extension is unfortunately not possible to execute as the spaces would not comply with building regulations to be classed as bedrooms of any size, and therefore would not be of any benefit to the family who wish to increase the size of the family house. Furthermore, extensive research was undertaken by the design team in terms of looking into relevant Camden and National Policies and concluded that there are no requirements to limit the scope of any extension to a historic size of previous extensions. This is also demonstrated by the previously approved and recent extension projects with alterations of the rear elevation, performed on listed properties within Camden Council, examples of which have been listed on previous page.

The proposal does not seek to remove any brickwork at ground floor level, the existing opening of the ground floor is reused as an access to the proposed extension at ground floor. The proposed conservatory portion of the extension is set back from the existing rear window at ground floor, the fully glazed conservatory therefore enables the heritage asset of the building to be viewed and celebrated.

The external steps for the lower ground floor extension are a necessity for fire egress, as well as hugely beneficial for the two bedrooms who will gain access to the garden. There are currently stairs leading from basement to ground floor, however these have been poorly constructed, with inconsistent riser heights and non-compliant riser heights.

As part of the proposal, it is necessary to include two new openings to the lower ground floor, one which is a proposed access into the new lower ground floor bedroom, and the other for the existing bedroom in

order to allow light and access into the patio and garden area. In reviewing the previous planning application of 1978, there has already been substantial alterations to the rear elevation at basement level.

The width of the extension at ground floor is relatively narrow at 2.6m, this is due to the fact that the design team did not want the extension to overlap with the existing ground floor window and keep this as a feature to be celebrated in the proposed design. As a result of this, a fully glazed conservatory has been proposed to run parallel to the extension, in order for the internal size of the space to be useable and also for the existing building fabric to be viewed and not obstructed.

Basement Excavation

A detailed analysis has been undertaken by specialists and a Basement Impact Assessment has been produced to study the likely impact of the proposal. The Basement Impact Assessment has concluded that the proposal has no detrimental impact to neighbouring properties, the existing building and the ground is suitable for the construction of a basement extension.

Conclusion

The proposal has been designed so that there is a minimum impact on the heritage asset, as detailed in this document and as highlighted in the drawings.

As stated earlier, with regards to the size of the extension, the design team extensively researched relevant Camden and National Policies and concluded there are no requirements to limit the scope of any extension to a historic size of previous extensions.

2

PROPOSAL

Massing and Volume

Layout

Appearance, Materiality & Context

Sustainability

Access & Amenity

Flooding and Surface Water

Landscape and Foliage

Design Team

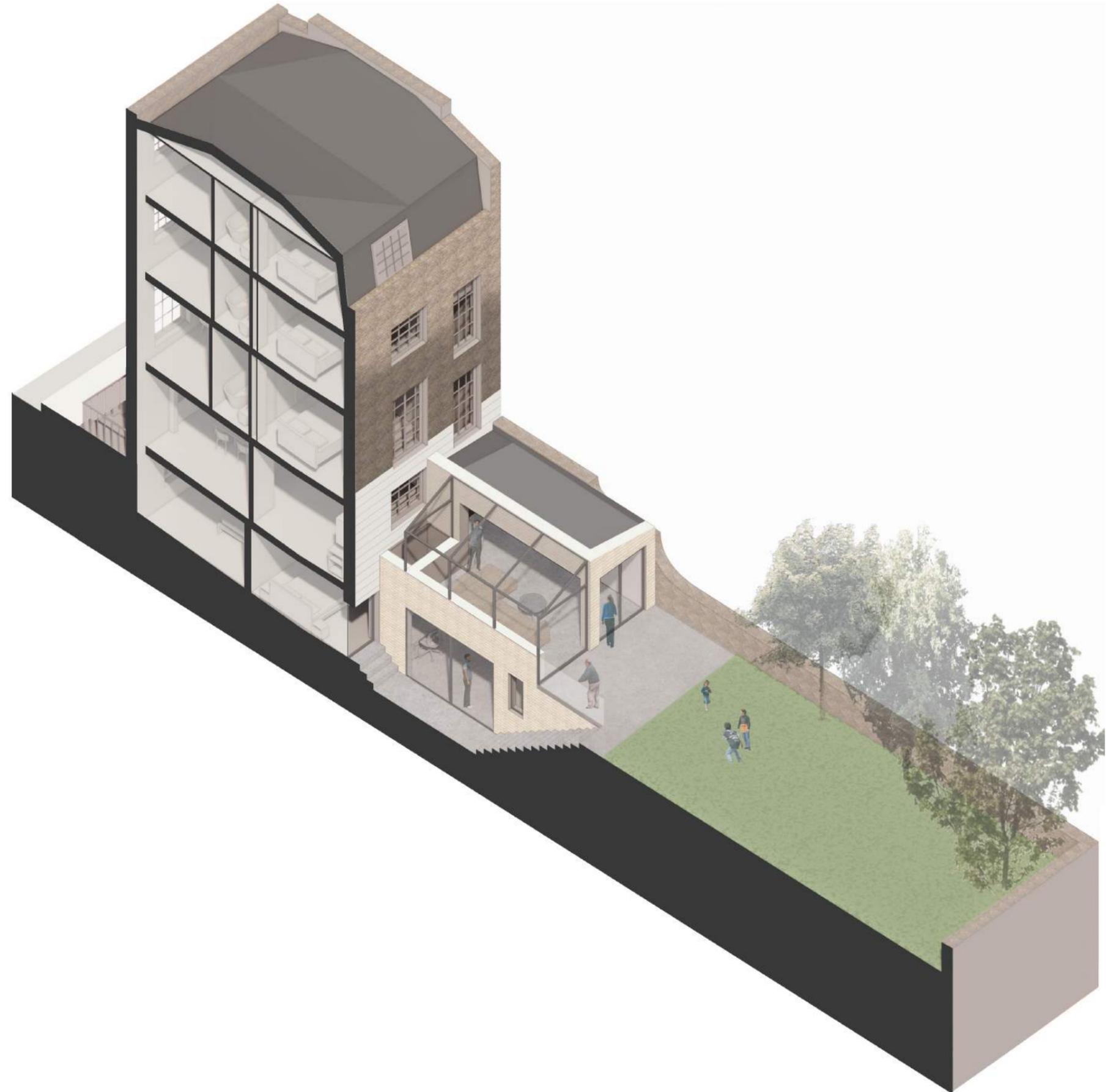
PROPOSAL

2.1 Massing and Volume

The proposal seeks to rebuild a previous ground floor and basement extension to the rear of the property in a slightly enlarged format. The proposal appears as a single storey extension in nearly all views as the basement elevation is sunken and largely concealed by the party wall.

The extension has a 1.2m gap running parallel with adjoining neighbour no.22, and the proposed extension runs up against the party wall with adjoining neighbour no.20 similar to the previous extension which was demolished. In order to achieve a sensible ceiling height, and at the same time for the roof eaves not to protrude above the neighbouring party walls, the roof has been designed to be pitched in order to increase the head height internally. The roof also makes reference to the existing roof, where the existing roof is an inverted pitch, the proposal seeks to introduce a simple and elegant pitched roof. Due to the fact that the extension is below the party wall height, there will therefore be no impact on the natural light provisions to either neighbour. In addition to this, due to the fact that the terraces form a crescent, the rear elevations all face slightly away from adjoining neighbours.

The composition of brickwork and glazing of the extension was driven by the constraints of the existing rear elevation, and that the existing door at ground floor is intended to be retained for access into the extension, and the existing ground floor window is not to be obstructed with the use of glazing with thin profile frames.



2.2 Layout

The internal changes to the existing heritage asset are minor and only include removal of a kitchen partition wall at the ground floor, in order to create a generous open space and also reinstate the layout to its original state pre-1978 planning application.

The basement level proposes to relocate the separate WC into the family bathroom, and in doing so providing a bedroom which can be classed as a double bedroom under Part M (namely providing a minimum of 750mm clearance around the perimeter of the bed). The current WC in the basement is also an inefficient space, which is overly deep and very narrow.

The internal changes to the upper floors are also minor in nature, with the removal of a hallway in order to enlarge the bedrooms to be classed as a double bedroom size under approved document M, and also provided a bedroom size which is more fitting with the grand size of the floor plan. As a result of the removal of this internal wall, the entrance door has also slightly been relocated.

Ground Floor

The proposed ground floor maintains the existing route into the garden. It is proposed that the door is removed and this is to be made into a clear opening. The current route into the garden is through a severely eroded bridge, which has holes in it and poses safety risks. The route into the garden is now a considered space, also forming a space for the family to come together and enjoy the vast garden space and views of the mature trees as well as the existing heritage asset through the glazed conservatory. The location of the extension previously used to contain a two storey extension. The design team considered designing something similar to this size, however it was an unusable space for the client, as it would not allow for a sufficient bedroom space below, and would be too small on the ground floor to have any meaningful use.

The design focus has largely been in not obstructing the existing heritage asset, and the location and set back of the proposed

conservatory means that the existing window is not obstructed, but more importantly and quite beautifully this allows views across the whole floor, as the front ground floor window, rear ground floor window and conservatory are all in the same line of view, therefore opening views up to the garden throughout the ground floor.

Lower Ground Floor

The lower ground floor extension seeks to include an additional bedroom for the family, with the inclusion of an ensuite due to the fact that there is only one family bathroom in the maisonette. The extension proposes to give generous glazed door screens for the bedroom, as well as a glazed door for the existing bedroom in order to maintain a light intake. Three steps are proposed to be installed in the basement in order to allow for a sensible head height in the rear extension. The existing basement doors (non-original doors) are proposed to be removed and two new separate doors introduced for access into the bedroom, and for the existing bedroom to have access into the garden.

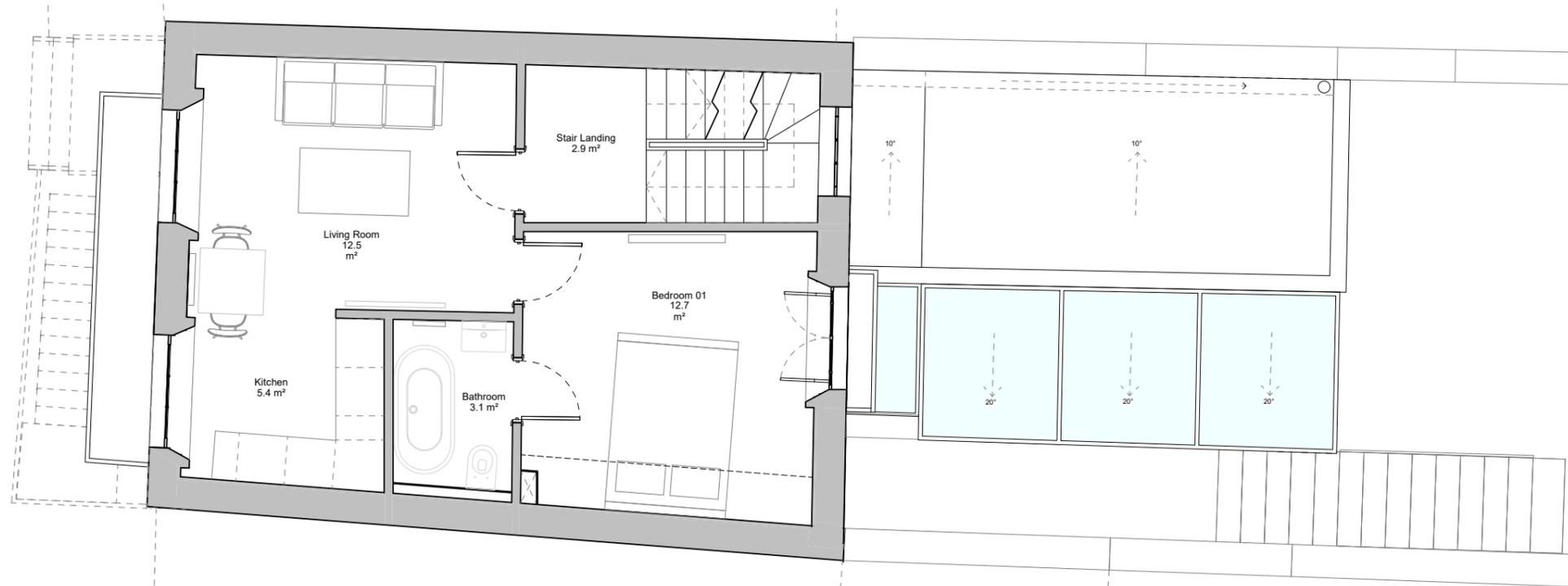
The basement extension now also includes a skylight, which enables additional light into the bedroom below, whilst also allowing a gap between the existing ground floor window and conservatory.

The external patio area is a reconfiguration of the existing patio area that already exists, and maintains a stair access into the garden from basement level which is vital for fire egress but also to enable the wider family use of the garden.

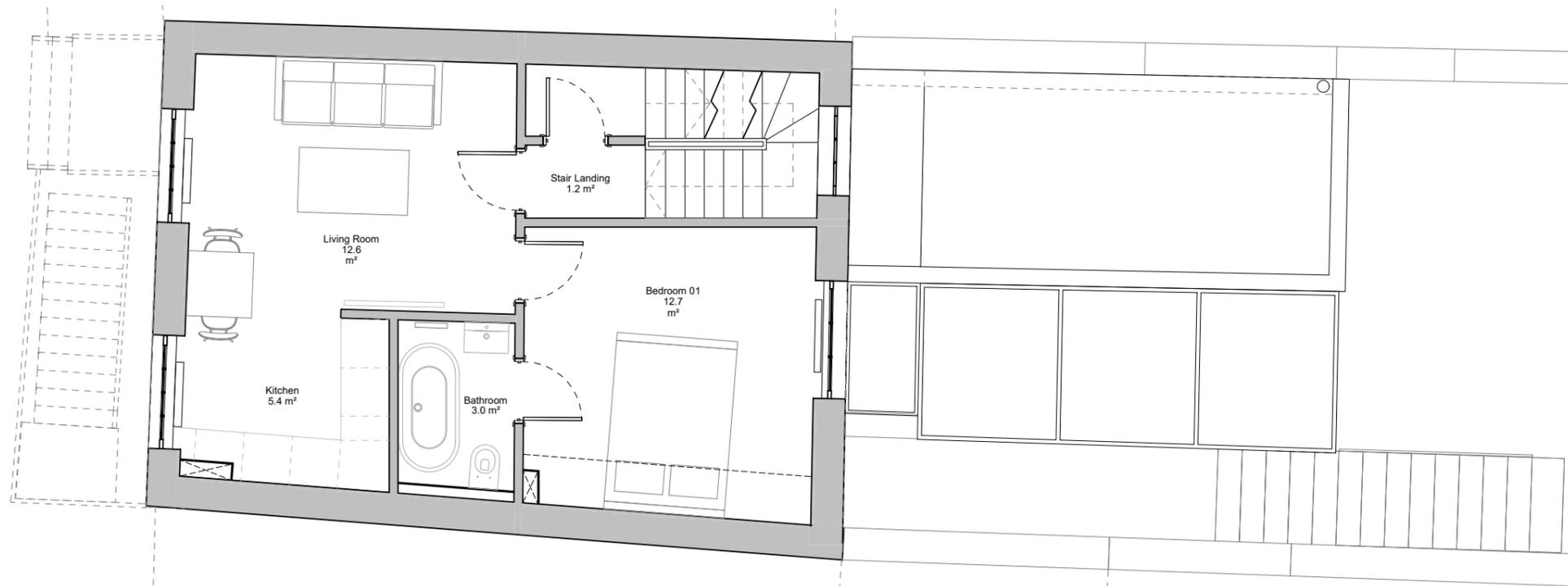
First, Second and Third Floor

The main changes to these floors are, as already described, the removal of an internal partition wall which forms the hallway. This enables a larger bedroom, which is compliant with Building Regulations, but also gives a bedroom size more fitting to the grandeur of the floor and a more efficient use of space.

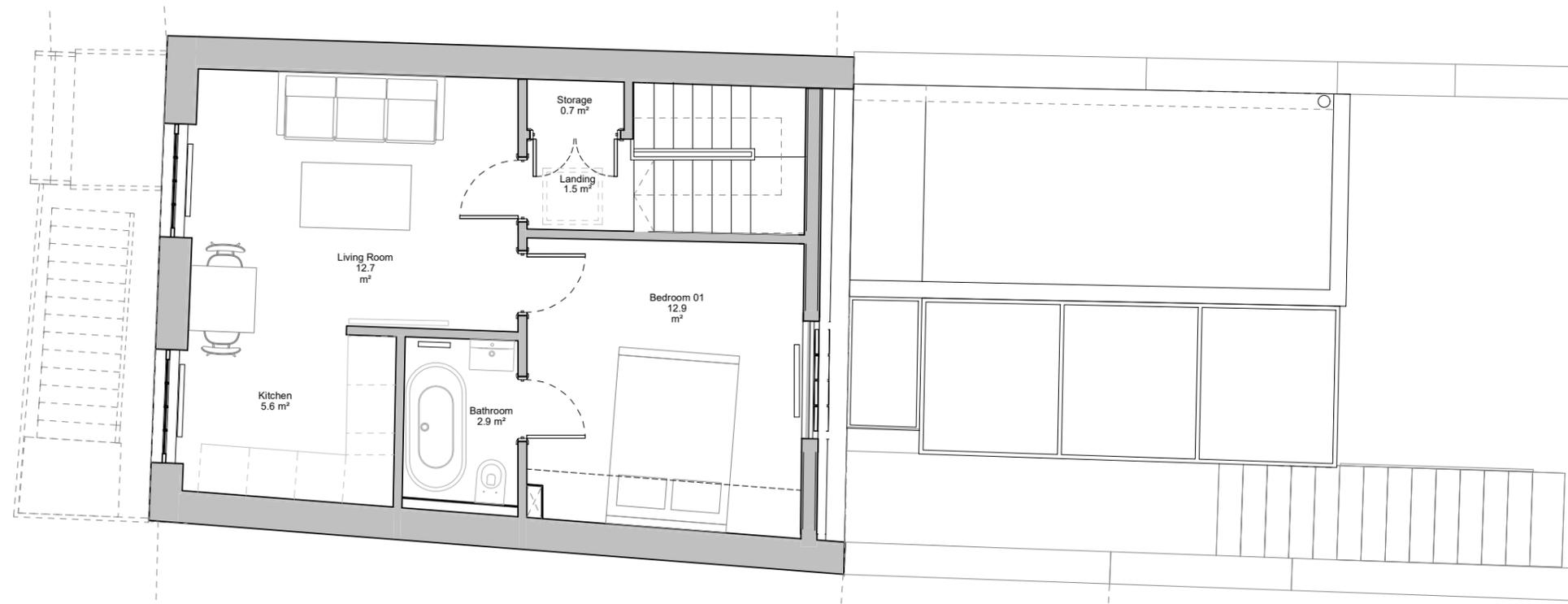




First Floor



Second Floor



Third Floor

2.3 Appearance, Materiality and Context

The design of the extension has been a process of understanding the existing building, the site constraints and context. The particular site constraints informed the build up of the extension, and great emphasis was put on how these constraints would create opportunities to create interesting spaces. The form of the extension is simple, considered and elegant. The form consists of a pitched roof, composed of a glazed conservatory at one side, and a brick extension on the other. A soft white/beige brick has been proposed in line with the predominant material at the rear elevation, as well as the brick party walls. The brick colour has been chosen in order to sit well with the white stucco of the ground floor exterior which is on both the rear and front elevations. The brickwork parapets will be finished with stone copings. The brickwork will feature soldier course brick detailing, making reference to the existing building. The exterior glazing is to be minimal frame thickness with powder coated aluminium. Dark grey is proposed to be used for the framing elements of all the glazing. The roofing material is proposed to be a single ply membrane, such as a sarnafil with a dark grey finish. The gutter will be concealed and run along the valley of the roof parallel to the neighbouring party wall.

The rear extension is generally proposed to improve the appearance of the rear elevation, which has been ill considered with substantial changes in the 1978 application. The 1978 application created a poor access into the garden from the ground level, utilising a bridge which created a poor patio space underneath as a result. This poor connectivity can be seen as one of the factors that the garden was heavily underused and which eventually resulted in its abandoned appearance. The proposal aims to connect the garden space to the rest of the maisonette, in a considered approach which touches the existing building fabric lightly, and celebrates the existing building by creating glazed portions with views of the existing building. This is intended to be a family space where the family come together and experience the garden space, as well as celebrate the existing heritage asset. In addition to this, the addition of the lower ground floor bedroom provides the family with a much needed additional bedroom.



2.4 Sustainability

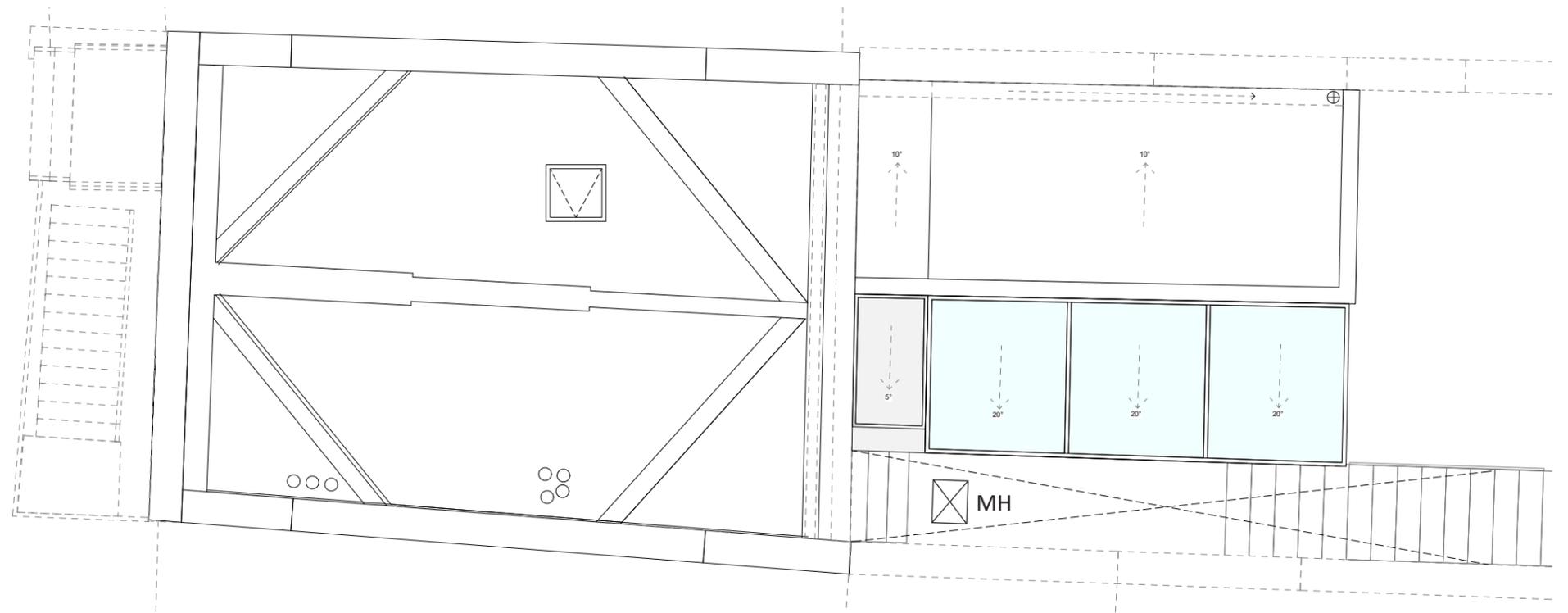
This project has been conceived with an awareness of environmental, social and economic sustainability. Both the applicant, and the agent, KAS Architects are committed to realising an exemplar project of sustainable design. New planned elements will be constructed utilising modern construction methods with more than required thermal and acoustic insulation built in the new floors, external walls, roof structure and the slab. The new glazing is a high quality triple glazed units within thermally broken aluminium frames. Modern materials and techniques will guarantee high quality of build is provided, with minimal building time to ensure minimal discomfort to the neighbours. Furthermore the design team will comply with current Building Regulations and other required standards.

2.5 Access & Amenity

The access to the new flat remains the same, with the alteration of three internal steps of the stairwell to the lower ground ensuring a more sensible head height for the basement extension bedroom. The existing access to the garden is maintained on the ground floor, whilst the basement extension provides a staircase to the garden level which is compliant with Building Regulations Part K and B.

2.6 Flooding and Surface Water

The site is identified within Flood Zone 1 in the Flood Map for Planning in the Environment Agency's maps section, and as such it has a low risk of flooding and it does not require flood risk assessment. Rain water collected at the extension's roof will be connected to the main sewage from the manhole located at the patio at the lower ground. Surface water from the patio and the portion of the rear garden will be collected to the same manhole as well.



2.7 Landscape and Foliage

There will be minimal reduction of green space, as the current area of the extension is largely hard paving, a bridge, stairs and a disused and neglected garden bed. The proposal will not remove any of the existing mature trees to the rear of the garden, which will provide beautiful views out from the glazed conservatory. The immediate landscaping outside of the extension will be a polished concrete finish, which will include the area outside of the ground floor extension, the stairs and also the patio level in the lower ground floor courtyard/patio.

2.8 Design Team

KAS Architects are RIBA Chartered Architects based in London. The practice was founded in 2020 by Mirsad Krasniqi, who has over 8 years experience working on award winning projects for practices such as Henley Halebrown Architects, John McAslan + Partners, Allies and Morrison and Hopkins Architects.

Our work reflects our belief that people are at the forefront of our designs, and that each project should be tailored to the clients unique needs and aspirations.

We believe that architecture should tap into each project's latent potential to foster positive change, by producing site specific and beautiful designs.

More information available on our website:
www.kasarchitects.com

3

PLANNING AND POLICY COMPLIANCE

Planning and Policy Compliance

In addition to National Planning Policy, the proposal has also been assessed using the Local Plan Policy D1 (Design) and Policy D2 (Heritage).

Policy D1 refers to general design principles and requires development to be of high quality, which respects local context and character and preserves or enhances heritage assets. Policy D2 relates specifically to proposals which affect listed buildings and conservation areas and requires that development preserves and where appropriate enhances these designated heritage assets. The Council will resist proposals that cause harm to the special architectural and historic interest of listed buildings or their settings. The current proposals are considered to fully comply with policies D1 and D2.

In this case the proposals have been sensitively conceived and formulated to be respectful to the character of the listed building and the wider terrace. The proposed ground floor extension will be situated in the position of the historic rear outbuilding and will cause no visual harm to the wider terrace, bearing in mind the larger additions that can be found at nos. 4, 5, 10, 11 and 12 Mornington Crescent. The proposed extension is modest in scale and would be visually subordinate to the host building. Its sympathetic form and materials would complement the character of the listed building, whilst its clean, robust and simple contemporary design is clearly of its time.

KAS Architects
May 2021