

DESIGN AND ACCESS STATEMENT – REV A June 2021

PROPERTY ADDRESS: 36 MORNINGTON TERRACE, NW1 7RS

PROPOSED WORKS: EXTERNAL FRONT ELEVATION DECORATION/REFURBISHMENT WORKS

1.0 Site Description

The site comprises of a terraced four-storey Georgian building (not including the basement), which is currently configured as five separate residential dwellings. It is located at the northern end of Mornington Terrace close to Delancy Street on the north-east side of the street. The property is bounded by similar style residential properties and Mornington Terrace consists predominantly of residential dwellings.

2.0 Proposed Works

2.1 The works involve redecorating the external elevation and renewing the coverings to the entrance pathway and steps leading up to the main entrance door. All redecoration works will be to match the existing colours, apart from the third floor section of brickwork. This is painted currently and it is proposed to remove the paint to this section to restore the original brickwork that is evident to floors 1 and 2 below. Photo 1 below shows the current elevation with the painted brickwork to the third floor.



Photo 1 – Existing front elevation 36 Mornington Terrace

It is proposed to remove the paintwork so the front façade resembles its original state, as shown in photo 2 below, which is actually no 34 Mornington Terrace.



Photo 2 – 34 Mornington Terrace with exposed brickwork to 3rd floor

- 2.2 The entrance path and steps are to be laid new with natural York Stone steps that are to resemble what we assume to be the original steps and to match the appearance of the York stone steps evident at no 34. Photo 3 gives an example the proposed look.

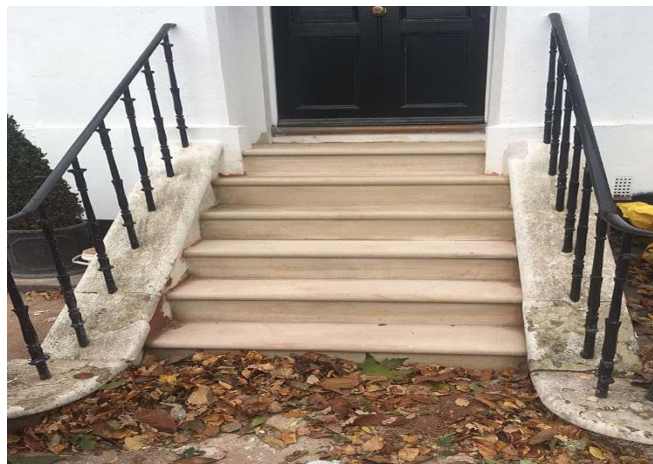


Photo 3 – Example of proposed York Stone steps.

3.0 Design Principles & Appearance

3.1 The principles behind the proposed works are to improve the external appearance of this attractive building to complement the design principles of the time of construction. The painted brickwork detracts from this and full face brickwork coverage where possible would enhance the front facade as demonstrated by no 34.

The difference between the existing materials to the entrance path and steps are also unattractive, as well as the unkept appearance of the cement covered steps themselves. The buff coloured York Stone proposed pays homage to the materials used in the Georgian era.

4.0 Local Context & Listed Building Consideration

4.1 We feel that the works proposed are minimal but do consider the local context of Georgian style buildings, typical of this area of Camden and to the architectural period in general.

Prepared by,



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