

DESIGN AND HERITAGE STATEMENT

**BASEMENT FLAT
5B MORNINGTON PLACE
LONDON
NW1 7RP**

5 Mornington Place is a late Georgian town house built in the 1830s. It is part of the larger terrace at 3-7 Mornington Place, which was recently listed Grade II (List 1475224). The interior and exterior of the basement rooms of 5 Mornington Place are not mentioned in the listing.

Planning permission for the conversion of the basement of 5 Mornington Place into a separate dwelling was granted by the London Borough of Camden (LBC) in 1988 (PL/870/290). Conversion works started shortly after. Informative 01 of the permission suggested the sound proofing of the whole of the ground floor, but this was not carried out.

The original conversion was simple and economic, with little thought to the practicality of the accommodation. The dwelling suffers particularly from inadequate kitchen space, poor bedroom and living room layouts and noise transfer through the party floor above. The existing tanking to the walls is now failing, which has caused problems with the electrical installation. The flat now requires general refurbishment and updating.

Our proposals are modest, but taken together will improve the fabric and functionality of the building ensuring its continued enjoyment as a dwelling.

We trust that the proposals are clear from the submitted drawings and photographs, but please contact us if you have any queries.