

W O R N E H L A N S A N A

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Purpose:

FTA of Camden Planning

Property:

Flat 1, 30 Mornington Crescent

London

NW1 7RE

Project No:

1027

Appointed Conservation Officer:

David McKinstry

Design and Access Statement - includes Heritage Statement

Proposed work:

Mini-Office Shed(10m³) built to order and fitted in the rear garden

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1.0 Introduction

1.1 Description

This document is provided as a request for Planning Permission, It is inclusive of a Heritage Statement, Existing and Proposed drawings accompanied by photographs of the following property;

Flat 1, 30 Mornington Crescent
London
NW1 7RE

1.2 Mini Garden Office

We wish to introduce a mini office shed in the garden. Drawing 1027.01.14 and photographs 2a to 2f of show this.

The shed is made to order, delivered and simply put in place.

There is limited space within this 1 bedroom flat, the dining and living space are adequate for their "labelled" use, the bedroom fits a bed and a wardrobe (just about) and this leaves very little space for office work. We look at the garden as the potential answer, which has adequate space but is in deterioration.

By adding a seamless office shed we believe it not only gives us the additional work space we require but works carried out will give a sense of restoration to the space, a proposed sedum roof will give back to the environment's aesthetics and to nature.

2.0 Heritage - Assessment of Historical Significance

Grade:	II
List Entry Number:	1113140
Date first listed:	14-May-1974
Statutory Address:	NUMBERS 25-35 AND ATTACHED RAILINGS, 25-35, MORNINGTON CRESCENT
Site Location:	Refer to accompanying Location map

2.1 Description

The flat occupies the ground floor of a 1820s Georgian Grade II Listed Townhouse within a conservation area of Mornington Crescent. The building is part of 11 Terrace houses forming part of a crescent. c1821-32. Built by I Bryant. For the Southampton Estate."

The house has one window and an entrance door set within a white rusticated ground floor with basement level which has its own entrance via front light-well.

Main doorway with 3/4 Doric columns carrying cornice-heads; fanlights and panelled door, first floor casements with cast-iron balconies set in stock bricks with flat arches to sashes. Stock bricks continue to the second floor consisting of 2 smaller sized windows relative to first floor windows, no cornice present above second floor, has stucco finish. A slate mansard roofs with segmental headed dormers completes the third and final floor. The fabric and building element are in good condition following a refurbishment project by Syte Architects.

The flat in question is situated in this house being the sole occupying flat of the ground floor.

2.2 Planning History

The entire building was part of a major renovation and refurbishment project taken on board by Syte Architects sometime between 2011 and 2012 following a failed appeal by the existing building owner(s) on 12th Dec 2007. The project saw the existing building which was poorly formulated of 9 unconsented studio flats, arranged from ground to the 3rd floor which finishes off the mansard roof being converted into flats following a Listed Building Enforcement Notice from the Local Authority. The work undertaken by Syte Architects' proposed to refurbish the existing building fabric internally and externally.

Part of this major refurbishment includes Flat 1, which was purchased by Miss Camilla Leach, the current lease Holder whom is seeking planning approval.

Prior to the refurbishment, Flat 1 was split into 3 studio flats. The flat included poorly fitted bathtubs and a shower tray sitting on unconsented raised platforms not belonging to the original flooring, these shower rooms and bathtubs were open to the living areas. To form compartments, partitions recessed in the existing spine wall.

Further details on prior application can be found via application no. 2011/6107/P

With all this work done, the garden of flat 1 was left alone and received no restoration.

3.0 Mini Office Shed Proposal

3.1 We want to introduce a mini office shed to the garden, please refer to the accompanying pdfs below. A ready-made shed we will be sort after from Garden Affairs Ltd. We have gone for a shed with very minimal impact and dimensions which stands a height 2400mm, (2500mm includes a sedum roof), with a volume of only 10m³. Please note: if the 2500mm height is an issue, we can proceed with the 2400mm height by eliminating the sedum roof.

The garden is cosy but is in need of some improvements, by introducing the office shed we have a starting point for this. Large trees overshadow the suitable area where the shed is to be placed making the location a perfect spot, both neighbouring gardens host low to high level trees which help to keep privacy high and intrusion to the environment at a low. There are a few gardens hosting sheds not easily seen.

4.2 Details of the proposed office shed can be found via the link below or look for documents; *Mini Garden Office Pod* and *1.2x2.4 Mini office 1 within accompanying documents*.

<https://www.gardenaffairs.co.uk/our-ranges/garden-offices-studios/mini-office-1>

Dimensions: base dimension 2400x1800mm (4.32m²)
Wall thickness 44mm timber
Sedum Roof height 2500mm
Roof overhang 180mm

Colour: Transparent Oak, RAL7039 – Quartz Grey or black grey, whichever is resembles the environment better

4.3 The Photographs below give a general idea of the garden's current state, the red dashed line is an indication of where the mini office shed will sit.



2a. Greenery and shrubs surround the garden area.



2b. View outlook to the garden where the mini office shed will site.



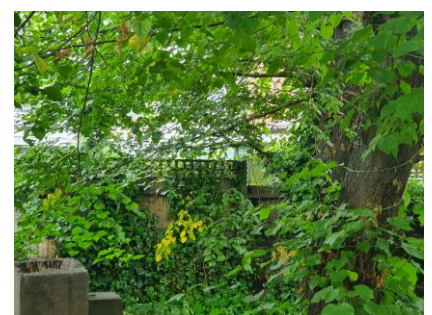
2c. Large overshadowing trees cover the site thus limiting the impact of the shed on the environment.



2d. Neighbouring gardens have their own shed. Our mini office shed will blend in just as well



2e. Indicative - Looking out from the office shed and back to the flat.



2f. More tree life, less of the office shed can be seen

5.0 Conclude

We conclude this to be the end of our request, we have gone with the most subtle of designs and approach in order to have very little impact on the building and the surrounding area. The request we believe to be ideal and to be a good contributor to the flat and garden space.

All correspondence should reply to the details provided below.

We look forward to hearing from you.

Healthy Regards

Mr Worneh A J Lansana
Part I Architect
Architecture BA(Hons)
Architectural Designer



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