**DESIGN AND ACCESS / PLANNING / HERITAGE STATEMENT**

**Property Address:** 5 Mornington Place, NW1 7RP.

**Heritage Statement**

5 Mornington Place is a Georgian town house constructed as part of the Southampton Estate and is the central house in a small terrace of 5 houses. These houses pre-date the completion of Albert Street, Arlington Road and Mornington Terrace and are recorded in St Marylebone Borough Survey of 1834.The property was split into two dwellings in 1987 and is located in the Camden Town conservation area. I purchased the property in March 2021. The property was listed in May 2021.

Context

The building has been subject to minimal maintenance or decoration over the last 20 years. Decoration that was carried out in the 90’s was of poor quality and used inappropriate materials (eg. gypsum plaster on internal and external walls).

Overall, internal decorations are generally of poor quality or are in poor condition and complete redecoration is needed. There are extensive areas of defective plaster on all wall surfaces and ceilings on all levels.

The property has been suffering from water ingress for more than a decade at various locations in the butterfly roof and from around the window sash boxes on the 2nd floor.

Emergency repair work has taken place to arrest the worst of the leaks from the roof and mitigate the damage due to rotten wood in the roof space prior to listing.

I propose to undertake a number of minor improvement works and low key alterations to make it into a safe and comfortable family home for 21st century living, all the while remaining sensitive to the original fabric. Appropriate materials ensuring the breathability of the building such as lime plaster, lime based mortar, lime render, oakum, linseed oil paint and lime wash will be used and where possible inappropriate materials, eg concrete render will be removed. I have sought advice from the SPAB, Georgian Group and Lead Sheet Association, specialist heritage structural engineer and multiple heritage suppliers with regards to the proposed refurbishment work.

I look forward to receiving your feedback on the proposals below at your earliest convenience.

1. External Works:
	1. **Roof**
		1. The butterfly roof is covered with fibre cement tiles (type cedral eternit). They continue to function as intended. However, the breathable membrane under the tiles has been poorly installed and results in water remaining trapped and not running off into the valley gutter. Following heavy rain, water remains trapped until it leaks into the property or slowly evaporates. The proposal is to replace this membrane with a layer of breathable insulation and vapour control layer and re-using as many tiles as possible, replacing any broken or damaged tiles with equivalent fibre cement tiles.
		2. Furthermore, there is not enough air flow below the tiles and the membrane due to a lack of air gap on the eaves row (adjacent to the lead valley). It is proposed to install a roof void ventilation system at the eaves and ridge level.
		3. The existing lead valley (code 5) has micro fissures in some areas leading to water ingress. This corrosion is most likely due to the build of condensation directly under the valley. This lead will be replaced with Code 8 lead to allow for longer 3m lengths and the need for 60mm drips along the length of the valley. Currently, there are no drips and Code 5 lead sheets are longer than recommended, thus also contributing to appearance of cracks.
		4. It is proposed to install 2 rooflights that would not be visible due to their positions on the butterfly roof. (ref drawing : Roof\_Proposed\_08)
		5. Sand cement render on the outside of the water closet will be removed to reveal the mixed London stock brickwork and re-pointed with lime mortar where necessary.
	2. **Front & Rear Facades**
		1. The cast-iron balcony and railings on the front elevation will be repaired and repainted as necessary.
		2. Brickwork to the front and rear elevations will be repointed as necessary with lime mortar.
		3. Damaged stucco at ground floor level and the giant pilasters will be made good with lime render and repainted with lime wash.
2. Internal Works:
	1. **Ground Floor Kitchen**
		1. It is proposed to install a kitchen on the ground floor, front room. There will be no change to the plan form. It is proposed to increase the opening of the chimney breast in the front room to allow for the insertion of a hob and extraction fan. (ref drawing: GroundFloor\_ChimneyBreast\_Proposed\_04). This minor modification to the fabric of the chimney breast retains it as a significant feature, as well as preserving the original cornice, whilst allowing for a more flexible use of the space.

2.1.2 1 doorway at the ground floor level rear room is to be infilled with lightweight studwork so this could be easily reversed.

* 1. **Ground Floor Water Closet**
		1. The existing WC contains only 1 toilet. The proposal is to add a sink and a shower. (ref GroundFloor\_WC\_Proposed\_02)
	2. **2nd Floor Bathroom**
		1. It is proposed to extend the size of the existing inserted bathroom on the second floor by building a new lightweight stud wall. The new layout will make use of the existing pipework. (ref drawing: 2nd Floor\_Bathroom\_Proposed\_06)
	3. **Sound insulation**
		1. To assist in the reduction of the transfer of airborne noise between the basement flat and ground floor high density acoustic mineral wool insulation will be installed in the sub-floor between the timber joists at the ground floor level.
	4. **Smoke and CO alarms**
		1. It is proposed to install wired smoke and carbon monoxide alarms.
	5. **Electrical Rewire**
		1. A full electrical rewire will be carried out using existing conduits where feasible. All wiring will be concealed and all fittings will be recessed.
		2. Additional Electrical sockets to be installed and existing sockets to be relocated.
		3. Additional wall lights will be added to the ground and first floor.
		4. New electrical consumer unit to be installed in a more accessible location (currently at a height of 2m20 above a doorway.
	6. **Hot Water & Heating**
		1. Install a new gas boiler, hot water tank and remove existing cold water storage tank.
		2. Install acoustic underfloor heating over the existing floorboards on the ground floor, 1st floor rear room and 2nd floor.
		3. Replace existing gas fire on the 2nd floor front room with a DEFRA approved multi fuel stove.
		4. Existing water carrying lead pipe within the property will be replaced with PEX or copper pipe.
	7. **Joinery**
		1. Architraves: to be refurbished. Where required, eg missing or significantly damaged new architraves installed to match existing.
		2. Skirtings: All original skirtings to be refurbished. Where required, eg missing or significantly damaged new bullnose skirtings to match existing.
		3. Staircase risers, treads and stringers to be sanded and decorated.
		4. Staircase spindles: to be refurbished. Where required, eg missing, significantly damaged or new additions of non-matching form and size, new spindles to be installed to match existing profile.
		5. Handrails where damaged to be repaired with splices.
		6. Sash windows and frames will be sanded and repainted with linseed oil paint. Draught proofing applied at meeting rail, parting bead and staff beads using wiper seals. Glass panes where cracked will be replaced with like for like. Split, damaged external cills will be replaced with hand cast like for like sandstone cills.
		7. Window shutters to be cleaned, sanded, cracked and damaged panels to be repaired.
		8. New kitchen cabinetry will finish below original cornice and sit in front of skirting.
	8. **Plasterwork**
		1. Work to internal wall and ceiling finishes repaired as necessary depending upon condition. All new plaster will be lime plastered comprising of 2 or 3 coats depending upon location and condition. (scratch coat, float coat, top coat)
		2. Cornices and corbels are covered in significant paint build up. The paint layers will be removed using PeelAway to reveal more of the original cast detail.

Access:

Scaffolding will be required to complete the brick pointing and stucco/pilaster remediation.