

1MCo3 Main Works - Contract Lot S1 – Area East

Design Statement, Heritage Statement and Statement of Justification

54 Mornington Terrace, London (Basement and Ground Floor)

Listed Building Consent Submission for Installation of Temporary Secondary
Glazing for Noise Attenuation as part of the HS2 Construction Works

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1 Introduction

1.1 Scope of this Document

1.1.1 This document relates specifically to 54 Mornington Terrace where temporary secondary glazing units are to be installed. The property is a Grade II listed residential terraced house in Mornington Terrace, within the Camden Town Conservation Area.

1.1.2 This document does not consider the construction of the HS2 railway, which is authorised under the High-Speed Rail (London-West Midlands) Act 2017 and any relevant Heritage Agreements.

1.1.3 This document considers the following proposals which require listed building consent:

Installation of temporary secondary glazing unit(s): Installation of two (2) secondary glazing units to the front of the building at basement and ground floor levels for noise mitigation during construction of the HS2 railway at Euston.

1.1.4 This document fulfils the requirement of National Planning Policy Framework paragraph 194 which states that *"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."* and London Borough of Camden's listed building application requirements.

1.1.5 Sections of the historical information used in this Heritage Impact Statement have been extracted from the Heritage Impacts Statement relating to the NI works at No. 137 Drummond Street, prepared by Graham Abrey of Ingram Consulting in May 2018.

1.2 Works Affecting 54 Mornington Terrace

1.2.1 62 Delancey Street is a Grade II listed building. Grade II buildings are of special interest and represent 91.7% of all listed buildings. The site also lies within Camden Town Conservation Area, which is bounded by Primrose Hill Conservation Area to the north and Regents Park Conservation Area to the west.

1.2.2 As a Grade II listed building, 54 Mornington Terrace is valued for its special historic and architectural interest and is under the statutory protection of the Planning (Listed Buildings and Conservation Areas) Act 1990. Under this Act any work to a listed building that involves

demolition, alteration or extension in any manner that would affect the building's character would require listed building consent. In practice, almost all work to a listed building will require consent, and in all instances the local planning authority conservation officer should be consulted.

1.3 Context

1.3.1 The current application for listed building consent for HS2 works to 54 Mornington Terrace is submitted in the context of the following statutory provisions, public undertakings & assurances, and public Information Papers:

- High Speed Rail (London – West Midlands) Act 2017
- Phase 1: HS2 Register of Undertaking & Assurances
- Environmental minimum requirements for HS2 Phase One
- HS2 Phase 1 Information Paper – E23 Control of Construction Noise and Vibration

1.4 Publications

1.4.1 The following publications have been consulted during the preparation of this document:

- '*Camden Town Conservation Area Appraisal and Management Strategy*', adopted 4 October 2007
- '*Camden Local Plan*', adopted June 2017
- '*National Planning Policy Framework*', July 2021
- '*Conservation, Principles, Policies and Guidance*', Historic England, March 2015
- '*Informed Conservation: understanding historic building and their landscapes for conservation*', English Heritage (now Historic England), July 2015
- '*Managing Significance in Decision-Taking in the Historic Environment; Historic Environment Good Practice Advice in Planning: 2*'. Historic England, July 2015
- '*The Setting of Heritage Assets; Historic Environment Good Practice Advice in Planning:3*', Historic England, July 2015
- '*Energy Efficiency and Historic Buildings; Secondary Glazing for Windows.*', Historic England, April 2016

1.5 Heritage Assets

Camden Town Conservation Area:

Designated in 1986, Camden Town Conservation Area is positioned centrally to the London Borough of Camden. It lies to the north of Euston Station and south of Kentish Town and is defined to the west by the rail tracks which run from Euston to Birmingham.

Listing Description

26-52 MORNINGTON TERRACE AND ATTACHED RAILINGS

List Entry Number: 1113144

Grade: II

Date first listed: 14-May-1974

Details:

TQ2883NE MORNINGTON TERRACE 798-1/76/1157 (East side) 14/05/74 Nos.26-52 (Consecutive) and attached railings

Terrace of 27 houses. Mid C19. Yellow stock brick with rusticated stucco ground floors. Slate mansard roofs and dormers. Formerly symmetrical terrace; projecting central houses (Nos 33-38) and northern end houses (Nos 50-52), southern projection missing. 3 storeys, attics and semi-basements; central and end houses 4 storeys and semi-basements. 2 windows each. Stucco porticoes with pilasters carrying entablature; fanlights and panelled doors, some with nail-head ornament. Entrance to No.52 in side portico. Ground floor sashes of Nos 26, 27, 29, 31, 32 & 40 with margin glazing. Stucco fluted Ionic pilasters mark division of houses rising through 1st and 2nd floors to carry entablature at 3rd floor level (except Nos 46 & 49), formerly with balustraded parapet. Recessed, architraved sashes to upper floors; 1st floor with console bracketed cornices and continuous cast-iron balcony.

INTERIORS: not inspected.

SUBSIDIARY FEATURES: attached cast-iron railings flanking steps to doorways and geometrical railings to areas.

Listing NGR: TQ 2881183531

1.5.1

53 AND 54, MORNINGTON TERRACE

List Entry Number: 1113145

Grade: II

Date first listed: 14-May-1974

Date of most recent amendment: 11-Jan-1999

Details: TQ2883NE MORNINGTON TERRACE 798-1/76/1158 (East side) 14/05/74 Nos.53 AND 54 (Formerly Listed as: MORNINGTON TERRACE Nos.53-56 (Consecutive))

Pair of terraced houses. C19 mid-later. Yellow stock brick with stucco quoins and dressings. 3 storeys and basements. 1 window each plus 1 window recessed entrance bays. Projecting stucco porticoes; doorways with fanlights and panelled doors. Ground and 1st floor, tripartite sashes with lugged stucco surrounds. Round-arched 2nd floor sashes with lugged stucco surrounds under small gables in hipped, slated roof with projecting bracketed eaves. Large centrally positioned slab chimney-stack.

INTERIORS: not inspected.

Listing NGR: TQ2879483551

55 AND 56 MORNINGTON TERRACE AND ATTACHED RAILINGS

List Entry Number: 1113146

Grade: II

Date first listed: 14-May-1974

Date of most recent amendment: 11-Jan-1999

Details: TQ2883NE MORNINGTON TERRACE 798-1/76/1159 (East side) 14/05/74
Nos.55 AND 56 and attached railings (Formerly Listed as: MORNINGTN TERRACE
Nos.53-56 (Consecutive))

Pair of terraced houses. C19 mid-later. Yellow stock brick with stucco quoins and dressings. Slate roofs with projecting bracketed eaves and tall brick chimney-stacks. Corner site with irregular facade. 4 storeys and basements. No.55, 1 window plus 1 window recessed entrance bay. No.56, large octagonal corner tower (alternate facades fenestrated), 3 windows (1 in projecting bay) and recessed 1 window entrance bay to Delancey Street. Projecting stucco porticoes; doorways with fanlights and panelled doors. No.55, stuccoed canted bay at ground floor; recessed sashes with lugged stucco surrounds, 2nd floor round-arched. No.56, segmental-headed sashes; corner facade of tower upper floors architraved, 1st floor round-arched. Projecting bay, square-headed, architraved sashes. Panelled stucco band at eaves level.

INTERIORS: not inspected.

SUBSIDIARY FEATURES: attached cast-iron railings with fleur-de-lys finials to areas.

Listing NGR: TQ2879083556

EDINBURGH CASTLE PUBLIC HOUSE

List Entry Number: 1113147

Grade: II

Date first listed: 14-May-1974

Date of most recent amendment: 11-Jan-1999

Details: TQ2883NE MORNINGTON TERRACE 798-1/76/1160 (West side) 14/05/74
Nos.57 Edinburgh Castle Public House

Public house. Mid C19, restored 1984. Stucco with wooden public house frontage. 3 storeys and cellars. Double fronted with 3 windows; right hand return 1 blind window and 3 light canted bay. Public house frontage with central entrance and Corinthian pilasters carrying entablature with dentil cornice and broken segmental pediment over door. Panelled dado. Upper floors with recessed sashes; 1st floor with architraves and cornices. Entablature and shaped blocking course. Curved wrought-iron lamp bracket above door.

INTERIORS: not inspected.

Listing NGR: TQ2875383537

58 MORNINGTON TERRACE AND ATTACHED WALL AND GATE PIERS

List Entry Number: 1113148

Grade: II

Date first listed: 14-May-1974

Details: TQ2883NE MORNINGTON TERRACE 798-1/76/1161 (West side) 14/05/74
Nos.58 and attached wall and gate piers

Semi-detached house. Mid C19. Stucco. 2 storeys 2 windows. Slightly projecting entrance bay. Portico with pilasters supporting entablature the cornice of which carries across the house at 1st floor level. Fanlight and panelled door. Architraved sashes, ground floor tripartite with eared architrave; 1st floor with cornices, console bracketed above entrance. Cornice and enriched blocking course.

INTERIOR: not inspected.

SUBSIDIARY FEATURES: attached stucco forecourt wall and gate piers. Forms a group with the Edinburgh Castle Public House (qv).

Listing NGR: TQ2876783534

2 Historical Background

2.1 Mornington Terrace History & Design

- 2.1.1 Mornington Terrace was originally created as Mornington Road and was built most likely as a speculative development either by Lord Southampton or by a developer who leased the land from Lord Southampton¹. Mornington Road was renamed Mornington Terrace in 1937².
- 2.1.2 The construction date for Mornington Road is unclear but can be narrowed down to 1834 to 1843 (Figure 1, 2 and 3). This road was probably created for the construction of the railway and was realigned slightly further to the east to the present Mornington Terrace position, probably to maximise the number of building plots for houses, placing the Edinburgh Terrace on the left-hand side of this road.
- 2.1.3 Mornington Road was laid out approximately north-south from West Stanhope Street (now Delancey street) to Stanhope Place³ at the southern end and bisected by Crescent Place (now Mornington Place). The original length of Mornington Road is now comprised of Mornington Terrace to the north and Clarkson Row to the south.
- 2.1.4 Buildings in Mornington Road were originally composed of the eastern side of the road of two terraces of houses; Friedenstein Terrace (now 26 to 52 Mornington terrace) and Ehrenberg Terrace (now 3 to 14 Mornington Terrace). On the western side of road, the Edinburgh Castle was built first, followed by an attached house to the south (now 57 Mornington Terrace) and thirteen relatively large semi-detached villas on the western side of the road.
- 2.1.5 The villas were demolished in 1900-1905 to make way for widening of the rail cutting into Euston and construction of a new carriage shed and only the Edinburgh Castle and 57 Mornington Terrace survives on the original alignment of the villas. Houses 20 to 25 Mornington Terrace (formerly Friedenstein Terrace) and 15 to 19 Mornington Terrace (formerly Ehrenberg Terrace) and buildings in Mornington Street were damaged beyond repair by World War II bombing and replaced with low rise blocks of flats.

¹ Charles Fitzroy, 3rd Baron Southampton, 1804-1872

² 'Streets of Camden', Camden History Society. P78

³ Now the south-eastern end of Clarkson Row



Figure 1: Current location of Mornington Terrace is shown on the right part of the 1834 map. The area is highlighted by the red oval, in *The Camden Town Book*, John Richardson (London, 2007), p. 55.

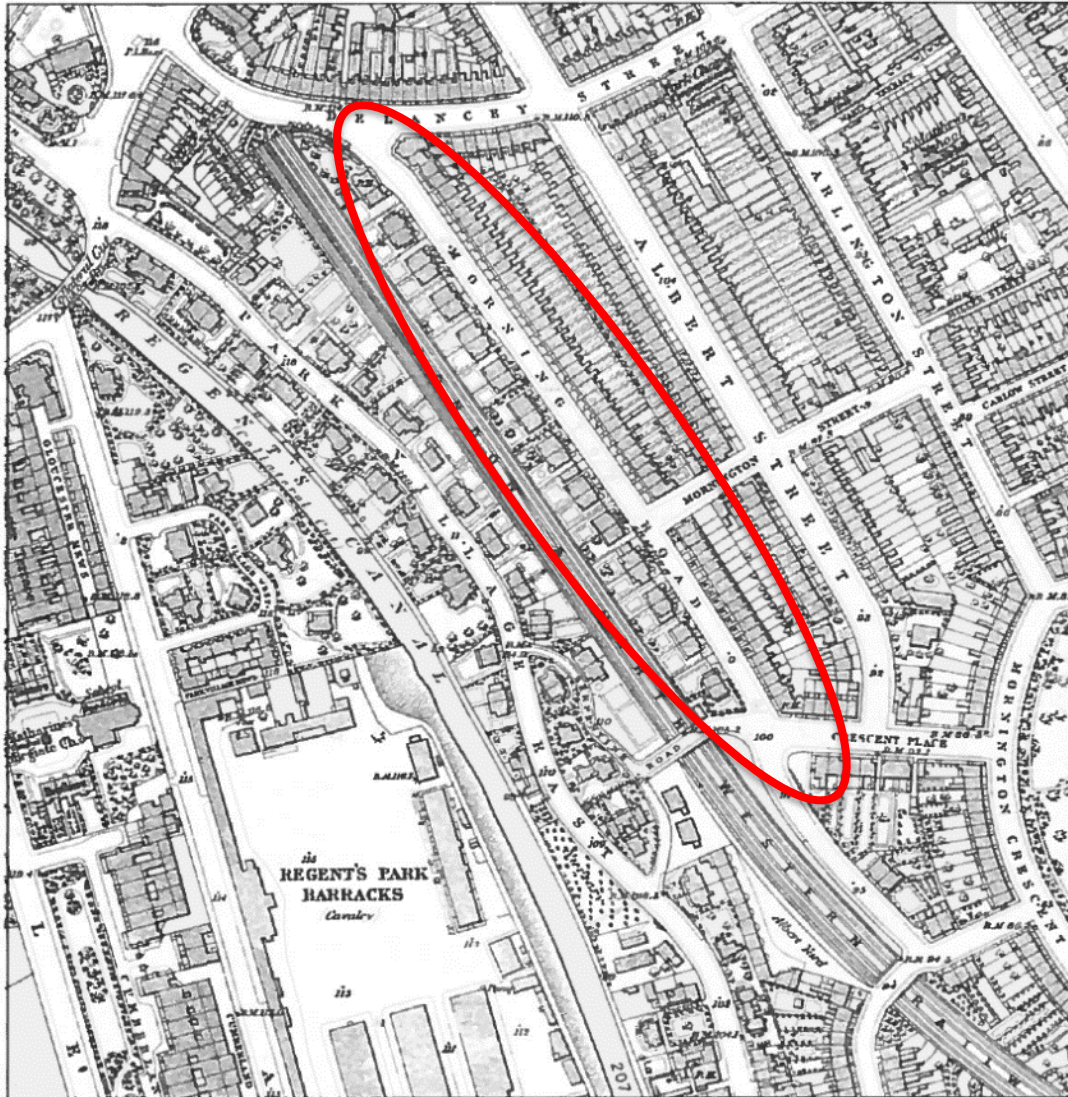


Figure 2: An 1870 map of the L & NWR route through the lower part of Camden Town – Mornington Terrace is highlighted by the oval, in The Camden Town Book, by John Richardson (London, 2007), p. 84.

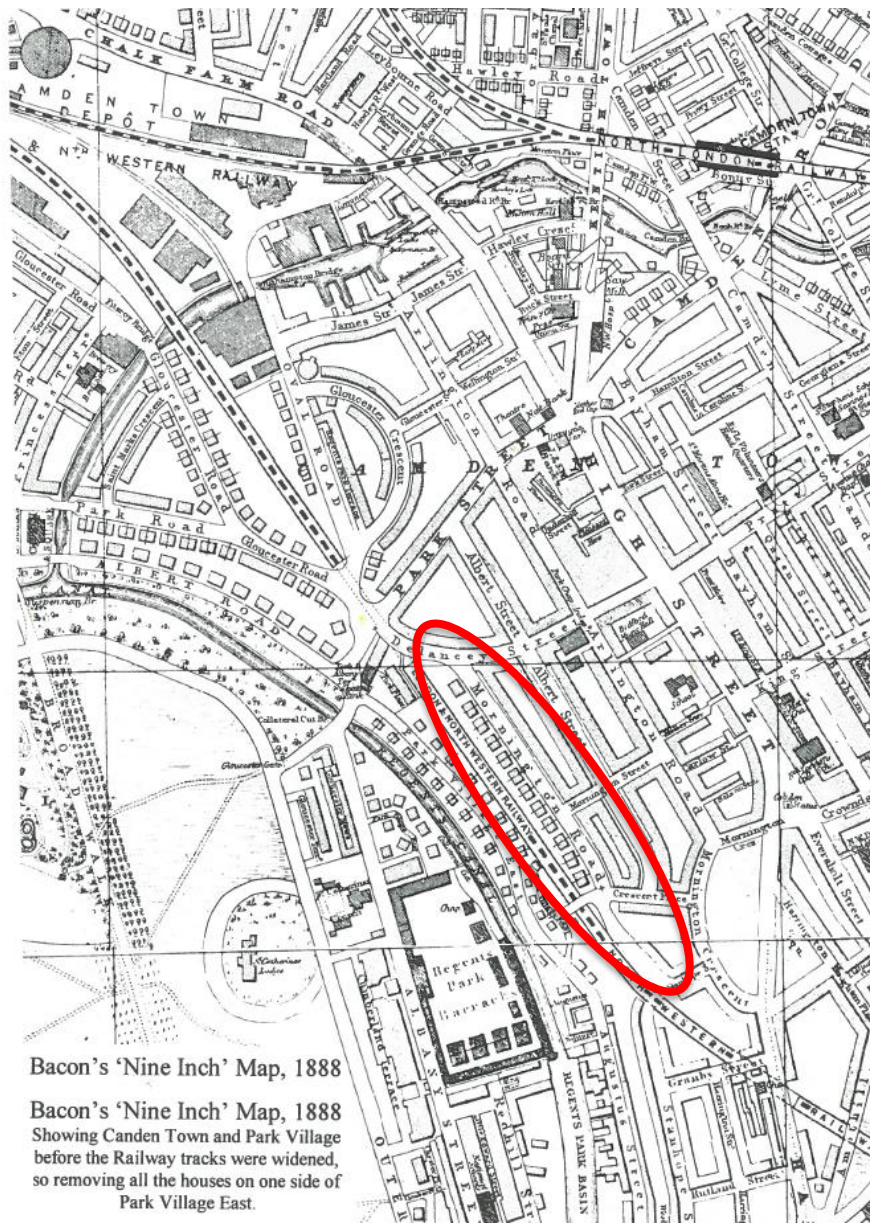


Figure 3: 'Bacon's Nine Inch Map, 1888, showing Camden Town before the railway tracks were widened. Mornington Terrace is highlighted by the red oval.', in the Growth of the Camden Town: AD 1800-2000, by Jack Whitehead (London 1999), p. 16.

2.1.6 Based on analysis of extant maps, the construction dates for buildings in Mornington Road are believed to be as follows:

c. 1834 Edinburgh Castle, 58 Mornington Terrace.

By 1843 The southern end of Friedenstein Terrace, Mornington Road is built (26-52 Mornington Terrace). Construction therefore occurs between 1834 and 1843.

By 1843 3 Villas on the west side of Mornington Road are built.

c. 1843 Remaining section of Friedenstein Terrace is built. Figure 5 in appendix.

c. 1843 8 more villas on west side of Mornington Road are built.

c. 1843 57 Mornington Terrace is built (attached to the Edinburgh Castle)

c. 1843 53-54 Mornington Terrace. This building appears to be built before completion of Friedenstein Terrace.

Post 1843 55-56 Mornington Terrace – date uncertain but probable before 1850.

2.1.7 Mornington Crescent, Mornington Road and Mornington Street were named as a compliment to the Richard Colley Wellesley, Earl of Mornington, Governor General of India, the brother of the Duke of Wellington, and afterwards better known as the Marquis of Wellesley⁴.

2.1.8 The naming of Friedenstein Terrace is unclear and may refer to the builder, or principal investor for the development or may be a mark of respect to Prince Albert of the Saxe Coburg and Gotha, and his ancestral home Friedenstein Castle (*Schloss Friedenstein*) and home to the Dukes of Saxe-Gotha and Coburg.

26-52 Mornington Terrace

2.1.9 Friedenstein Terrace (now 26 to 52 Mornington Terrace) was originally constructed as a row of 33 houses, comprising two end blocks and a central block of four storeys of brick and stucco and an attic storey or attic with dormer windows in a slate mansard roof. This format of 'row houses' with visually distinct blocks was developed and adapted by eighteenth and nineteenth century architects to create a uniform and symmetric façade which visually appeared to be a single building. This design form was inspired by the long neo-classical facades of Europe's royal palaces. The building format was used on the principal façade and return elevations that were publicly seen and is described as a 'Palace-front' façade. In contrast, the rear elevation is a collection of almost identical units which are not brought together as a single homogeneous element.

2.1.10 The principal façade is composed of the following: five storeys end blocks of six window bays or three houses linked to the central block by eighteenth recessed bays (nine houses); the

⁴ *Survey of London, Volume 24, the Parish of St Pancras Part 4: King's Cross Neighbourhood*, ed. Walter H. Godfrey and W. McB. Marcham (London, 1952), pp.132-133. *British History Online* <http://www.british-history.ac.uk/survey-london/vol24/pt4/pp132-133>.

central block is fourteen bays wide comprising seven houses. Many of the houses have been divided into flats. The architect and builder of Friedenstien Terrace is unknown.

- 2.1.11 Conversion into flats was first used for rows of houses in 1729 by John Wood of Bath⁵ by stressing the central and end block within the façade to give the impression of a single palatial building.
- 2.1.12 The Palace front design was inspired by the work of Andrea Palladio (1508-80) who created long facades with distinct units, often with separate roof planes and individual architectural details, set within the façade projecting from, or recessed behind the main wall line. This approach to designing visually distinct blocks linked by a recessed façade is called 'concatenation' and was developed and refined in the United Kingdom in the eighteenth and nineteenth centuries by architects such as John Webb, William Kent, William Chambers and John Nash in large houses and administrative buildings creating the English neo-classical style of 'Palladianism'.
- 2.1.13 The southern end of the terrace comprising six houses with the end block was damaged beyond repair by World War II bombing and demolished and replaced with the extant block of low rise flats.
- 2.1.14 The principal façade is built in yellow London Stock brickwork laid in Flemish bond and enriched with rusticated Roman cement stucco at ground level, plain render at basement level, a continuous balcony with cast iron railings, window architraves and pediments at first floor level and window architraves and cill at second floor level capped by a stucco entablature and cornice. Inspection along the terrace and evidence surviving at 32 Mornington Terrace, indicates the front elevation brickwork was probably originally 'tuck pointed'. Unfortunately, most of the terrace has been repointed using modern cement-sand mortars in crude weather struck and flush jointed styles.⁶
- 2.1.15 The façade is divided vertically by Ionic pilasters rising from the first-floor balcony to the entablature at third floor level to create visual boundaries between each house. The end block and central block is capped by a pitched slate roof and the recessed facades are capped with a slate mansard roof. Party walls and chimneys extends above roof level between each house. It is likely the mansard roof was originally fitted with small window dormers with sash windows to provide habitable spaces or garrets for a small number of house servants.

⁵ *Illustrated Dictionary of Architecture 800-1914*, J Lever & J Harris. Faber & Faber 1993

⁶ The brickwork at number 32 is pointed in a coloured mortar which is finished flush with the brick, grooved along the centre of the joints and finished with a thin coloured 'tape' of mortar. Tuck pointing was used during the late eighteenth and nineteenth centuries on brickwork elevations to create a refined, elegant façade with the appearance of precise brickwork, similar to 'cut and rubbed' gauged brickwork. Tuck pointing was fashionable in London at this time as was used by builders to convey quality, refinement and fashion.

53 and 54 Mornington Terrace

- 2.1.16 Numbers 53 and 54 are a relatively small pair of semi-detached houses in a simple late Georgian neo-classical Italianate style, built c.1843 in the early years of the reign of Queen Victoria. The building is four storeys including a basement of relatively low storey heights. The building is constructed of good quality yellow London Stock brickwork laid in Flemish bond with painted stucco quoins, window architraves and entablature with simple bracketed eaves and pitched slate roof. The ground and first floor windows are tripartite sash windows and the third floor is composed of a round headed sash window. There is a large chimney separating the two houses running almost the complete depth of the house. The entrance to each house are forward facing but set back from the main façade in a small two storey unit with flat roof.
- 2.1.17 The building style is completely different to all other buildings in Mornington Terrace; the style, size and historical development of local maps indicates this building plot was sold or leased separately to either a small developer or property owner wishing to build a pair of houses for his family.
- 2.1.18 The building is a good example of a simple late Georgian design; unfortunately, the building has been repointed in a modern cement-sand mortar using a weather struck joint which diminish the building's visual qualities.

55 and 56 Mornington Terrace

- 2.1.19 55 and 56 is a large semi-detached pair of houses in a unique style and design that maximised the original footprint of its site.
- 2.1.20 The building is five storeys including basement. The storey heights are higher than its neighbour, numbers 53-54 Mornington Terrace, which it unfortunately dominates. The building is constructed of good quality yellow London Stock brickwork laid in Flemish Bond. The full height canted bay is built in English Bond.
- 2.1.21 The quoins, window architraves, elements of the ground floor canted bay, and entablature are formed in painted stucco. The eaves are visually supported by pairs of large scrolled brackets. The entrance to number 55 is set back from the main façade and entered from Mornington Terrace. Number 56 is entered through a small single storey porch on the rear elevation set back from the main façade on Delancey Street.

The Edinburgh Castle, 57 Mornington Terrace

- 2.1.22 The Edinburgh Castle was the first building constructed on the corner of what was to become Mornington Terrace, built some time before 1834. The building is a very fine example of a late Georgian public house which probably provided boarding rooms for visitors and senior employees of the railway. The building is three storeys but probably also includes a basement in addition. The east facing façade onto Mornington Terrace includes a well-proportioned and designed 'public house shop front'. Probably constructed in London Stock brickwork the

facades are finished in stucco with simple window architraves and pediments at first floor level and entablature, cornice and parapet. The building is a historically and architecturally significant element within the local landscape.

58 Mornington Terrace

- 2.1.23 Number 58 is a small three storey house including basement which is attached to south wall of the Edinburgh Castle. Review of the chronological development of local maps (see appendix) indicates the building had been built by 1843 just before completion of the final three Villas along the western side of Mornington Road.
- 2.1.24 The building is of the same design as the Edinburgh Castle but smaller in scale and height with decorated stucco elevations. The size and design create a simple yet elegant building.

2.2 Social History

- 2.2.1 The terrace has had some distinguished inhabitants; 12 Mornington Road was occupied by H G Wells and his lover Catherine Robins between 1894-98 and was where he wrote *The Time Traveller*, *The Wonderful Visit* and *The Island of Doctor Moreau*.
- 2.2.2 Mrs E Christian of 52 Friedenstein Terrace, Mornington Road was an exhibitor at the 1846 Royal Academy Exhibition.
- 2.2.3 J P Gibbons of 11 Friedenstein Terrace, Mornington Road is recorded in the 1846 'First Report' list of donations and subscriptions for the Associate Institution for Improving and Enforcing the Laws for the Protection of Women.
- 2.2.4 The death in 1846 of Mrs Hitchcock age 63 of Friedenstein Terrace, Mornington Road is recorded in the obituary of Gentleman's Gazette, by Sylvanus Urban, Volume XXVI, 1846.
- 2.2.5 Chemist, Sir William Crookes (1832-1919) lived at 20 Mornington Road between 1858 and 1881 and owned the house from, 1861 until his death in 1919. In 1862 the rates for the property are recorded at £56 per annum, the highest in Mornington Road, which at the time was a professional middle-class neighbourhood⁷.
- 2.2.6 Dr Valentine Flood is recorded as living in Ehrenberg Terrace, Mornington Road in 1840.
- 2.2.7 The Glover family are recorded as owning two houses in Stanhope St., later 3 and 5 Ehrenberg Terrace, later 9 and 11 Mornington Road, Regent's Park. This provides some evidence that Mornington Terrace was initially named Stanhope Street North.

⁷ 'Invisible resource: William Crookes and his circle of support 1871-81', Hannah Gray. British Society for the History of Science. 1996

- 2.2.8 A petitioner, Henry Thomas Fluck records a debt of a law student residing at 7 Ehrenberg Terrace, Mornington Crescent, Hampstead Road in the London Gazette dates Friday January 24, 1851.
- 2.2.9 The death of Edward Percy Sinnett, Esq of 9 Ehrenburg Terrace, Regent’s Park is recorded in the Economist on 18 May 1844.
- 2.2.10 John Indermaur of 21 Friedenstien Terrace, Mornington Road is recorded as being admitted as an Attorney in the Michaelmas term of 1847 in Legal Observer Digest, May to October 1847.

2.3 Timeline

- 2.3.1 A brief chronology is included of the development of Mornington Terrace and the railway which has played a significant part in the creation and change of the local area. Significant local and national social history is included for context.

- 1811 King George III declared insane and parliament approved the ‘Care of King During his Illness etc. Act 1811’. On 5 February 1811, George IV, Prince of Wales was appointed HRH The Prince Regent
- 1820 29 January 1820 King George III died and his son, HRH Prince Regent, George Augustus Frederick Hanover anointed King George IV
- 1830 26 June 1830 King George IV dies and his brother, William Henry Hanover becomes King William IV until his death on 20 June 1837
- 1834-37 Construction of the London & Birmingham Railway from Camden Town to Euston and rail cutting is created
- c.1834 Edinburgh Castle, 58 Mornington Terrace is built. Figure A2 in appendix.
- 1837 20 June 1837 King William IV dies and Alexandrina Victoria Hanover daughter of Prince Edward, Duke of Kent and Strathearn, the fourth son of King George III, becomes Queen Victoria
- 1837 The Euston to Boxmoor section of railway opened on 20 July 183, and the 32-mile (52 km) line from Euston to Tring (and another section south from Birmingham) was opened in October 1837
- 1838 The railway through line from London to Birmingham opened for public service on 17 September 1838
- 1840-51 10 February 1840 Queen Victoria and Prince Albert of Saxe-Coburg and Gotha (Francis Albert Augustus Charles Emmanuel) are married

- By 1843 The southern end of Friedenstein Terrace, Mornington Road is built (26-52 Mornington Terrace). Construction therefore occurs between 1834 and 1843
- By 1843 3 Villas on the West side of Mornington Road are built.
- c.1843 Remaining section of Friedenstein Terrace is built
- c.1843 Eight more villas on west side of Mornington Road are built
- c.1843 57 Mornington Terrace is built (attached to the Edinburgh Castle)
- c.1843 53-54 Mornington Terrace is built.
- Post 1843 55-56 Mornington Terrace is built – date uncertain but probably before 1850
- 1846 London & Birmingham Railway amalgamated with other rail companies to become London & North-Western Railway (LNWR).
- 1858-1881 Chemist, Sir William Crookes lived at 20 Mornington Terrace
- 1894-98 H G Wells lived at 12 Mornington Road
- 1900-05 26 semi-detached houses on the western side of Mornington Road (now Mornington Terrace) were demolished to make way for the widening of the rail cutting into Euston and construction of a new carriage shed.
- 1940-41 A high explosive bomb is dropped on Mornington Terrace during night time bombing in World War II. The bombing census records the event at some time between 7 October 1940 and 6 June 1941.

2.4 References

- '*Streets of Camden Town*', Camden History Society 2003
- '*Survey of London, Volume 24*', London County Council, 1949, ULAN Press reprint
- '*Camden Town Conservation Area Appraisal and Management Strategy*', adopted 4 October 2007
- '*Streets of Camden Town: a survey of streets, buildings and former residents in a part of Camden*'. Denford, S. and Woodford, F. P. London: Camden History Society 2003.
- *Groundsure (2018) MapInsight Historical Maps. Ref. GS-5244828.*

3 Statement of Significance: 54 Mornington Terrace

3.1 Purpose of the Statement of Significance

- 3.1.1 In conservation, 'significance' encompasses a broad range of considerations about what may constitute the special value or 'interest' of a building or place; these are referred to as the 'heritage asset'. Commonly, a mix of factors may contribute to this special value, such as a building's architectural quality and association with important people or cultural events. Sometimes, these factors may not be immediately apparent, such as the use of pioneering construction technology, fine craftsmanship or the special social or economic role a building or place has within a community.
- 3.1.2 A statement of significance provides a concise account of the reasons why heritage assets are valued and why they should be protected and preserved. The statement can provide a more thorough appraisal than a listing description alone. They can help clarify which items or elements have little or no value, or which actively detract from significance, to allow for exploration of opportunities for enhancement or change.
- 3.1.3 Within this document, significance is determined as follows in accordance with heritage values identified by Historic England in *Conservation Principles* (2008):
- **Evidential value:** the potential of a place to yield evidence about the past
 - **Historic value:** the ways in which past people, events and aspects of life can be connected through a place to present – usually illustrative or associative
 - **Aesthetic value:** the ways in which people draw sensory and intellectual stimulation from a place
 - **Communal value:** the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.
- 3.1.4 The following is a guide to comparative levels of significance:
- **Exceptionally significant:** nationally and/or internationally significant aesthetic, cultural, evidential or communal significance; exceptional, unique, and intact features of highest quality; nationally and/or internationally important associations with people or events; the setting of the heritage asset is an intrinsic part of the overall significance and is largely intact and or well preserved; unquestionable group value
 - **Highly significant:** important historic or architectural features; high quality of workmanship; potential for nationally important archaeology; largely intact and/or rare examples of a building type or technique; the setting of the heritage asset makes an important contribution to the significance, values, and legibility of the heritage asset – change and alteration to the setting may be present, but evidential, historic, aesthetic and/or communal values remain; important group value
 - **Significant:** formal or aesthetic significance, architectural character or notable features, including areas with potential for significant enhancement; setting contributes to the heritage asset's legibility, form and/or scale but includes extant alterations which have altered or diminished the special interest; some positive group value

- **Low significance:** little or no architectural or heritage significance or area of lost significance; the setting of the heritage has been extensively altered to the point where it has a very low value and further change to the setting
- **Not significant:** of no heritage interest
- **Detrimental:** features or areas that detract from a building's special significance

3.2 Architectural and Historic Significance

- 3.2.1 It should be noted that listed buildings are protected for their special architectural or historic interest therefore these elements of its significance are of particular importance.
- 3.2.2 54 Mornington Terrace is part of the row of houses originally named Friedenstein Terrace. It is a good example of speculative development of middle-class housing during the mid-nineteenth century when there was significant housing demand for a growing population and general migration towards town and cities. Mornington Road was created on farmland on the edge of the small village of Camden immediately to the north of London. Camden was rapidly transforming from a small randomly set out historic village to a new late Georgian and Victoria town.
- 3.2.3 The ground floor retains some early plaster detailing with early joinery including windows, shutters, chair rails and picture rails. The interior has **SIGNIFICANT** architectural and historical value.
- 3.2.4 54 Mornington Terrace has **SIGNIFICANT** architectural, historic and aesthetic value as part of the terrace, originally designed as a single, architecturally uniform, row of houses.
- 3.2.5 The landscape and setting of Mornington Terrace have been substantially altered with the demolition of the semi-detached villas along the western side of Mornington Terrace with the widening of the rail cutting in 1900-1905. Demolition of eight houses (20-25 Mornington Terrace) at the southern end of the terrace following World War II bombing has also influenced the visual setting of 26-52 Mornington Terrace. Despite these considerable changes, Mornington Terrace still retains important architectural and communal values in its setting. The terrace is a strong visual element within the Camden Town with a long terrace of good quality early Victoria houses set within a relatively quiet residential road which is enhanced by tree planting and the surrounding roads of late Georgian and early Victorian houses.
- 3.2.6 Key elements which contribute to the setting of Mornington Terrace are; the architectural uniformity of the terraced building, the strong visual boundary between street and houses defined by railing to a significant number of properties; an early, probably original, York stone pavement in front of the terrace with a significant number of surviving coal chutes to coal cellars beneath the footpath. Also, the slightly elevated ground floor entrance and the use of 'Palace-front' design and the presence of original sash windows with some later historic significant alterations to the glazing format in some buildings, which provides valuable

evidential value for changes in window design as a result of fashion and technological development. The setting of 54 Mornington Terrace and the terrace as a whole is considered to make a **SIGNIFICANT** historic and aesthetic contribution to the heritage asset.

3.2.7 Mornington Terrace is recognised as a KEY VIEW in the London Borough of Camden, Camden Town Conservation Area.

3.3 Communal Significance

3.3.1 Mornington Terrace is valued because of the quality of the buildings and the immediate landscape and setting, and the contribution to the wider late Georgian and Early Victorian townscape of Camden which comprises Delancey Street, Albert Street, Mornington Place and Mornington Crescent with terraced houses in relatively quiet largely residential roads. These values contribute to the **SIGNIFICANT** communal value.

3.4 Schedule of Significant Elements: 54 Mornington Terrace

3.4.1 The following schedules provide guidance on the heritage significance of the grade II listed 54 Mornington Terrace and forms the basis for the assessment of impact that follows in section 4 'Design Statement & Statement of Justification'. The schedule assesses those elements of the listed buildings that have Evidential, Historic, Aesthetic & Communal value and could be affected by the proposed works.

3.4.2 Since the scope and extent of the proposed work is limited, the schedule of significance has also been limited to building elements, which directly or indirectly might be considered to be impacted by the proposals. The broad grading of significance outlined in point 3.1.4 is used.

Item No.	Element	Location	Date	Heritage Values	Significance	Description of Assessment of Significance
1	The setting of the heritage asset	Delancey Street	c. 1843	Evidential, Historic, Aesthetic & Communal Value	Significant	<p>The setting of 41 Mornington Terrace has a shared or group value with the houses in the terrace building including 26-52, 53-54, 55-56, The Edinburgh Castle and 58 Mornington Terrace.</p> <p>The setting comprises views along Mornington Terrace, the view and appearance of the buildings within the townscape, and views across the rail cutting towards Park Village East.</p> <p>The setting is also concerned with experiencing Mornington Terrace as</p>

						<p>part of Camden’s Georgian and Victorian townscape. External alterations to the building and landscape, unless very carefully executed could have a significant detrimental impact on the perceptual experience of visitors, property owners and the local community. In general, changes to the setting should be of a character and style that maintain or enhance the visual and perceptual experience of being in Mornington Terrace. Examples of alterations and repair which would enhance the setting include: reinstating railings along the boundary between the houses and roadway footpath; reinstating sections of missing cornice and stucco details on the terraced building, painting the external stucco details, windows and railings in a uniform colour to strengthen the architectural uniformity of the ‘Palace-front’ façade.</p> <p>Installation of external secondary glazing, even on a temporary basis for approximately 10 years would diminish the architectural uniformity and provide a stark contrast to historic fenestration and glazing. Secondary glazing would give the impression of modern windows being installed and would harm the emotional experience for residents, the local community, and visitors.</p> <p>Mornington Terrace is described as a ‘Key View’ in the Camden Town Conservation Area.</p>
2	Building Façade	Street facing elevations	c. 1868	Evidential, Historic & Aesthetic values	Significant	<p>The front and north return elevation are fine examples of row houses built with architectural uniformity using visually defined, slightly larger central and end blocks within the row to give the impression of a single building. The terrace was constructed to a good standard using</p>

						<p>uniform shaped and coloured yellow London Stock bricks and tuck pointed joints with stucco rustication at ground floor, a continuous balcony at first floor and door and window architraves and pediments</p> <p>Lack of appropriate maintenance to a limited number of properties has resulted in the loss of the stucco cornice and loss of isolated stucco details. Repointing to all but one house in modern cement-sand mortars has harmed the special architectural interest.</p> <p>Further alteration, repair and decoration should seek to enhance the original design, appearance and uniformity.</p>
3	External Windows and Doors	Street facing elevations	c. 1868	Evidential, Historic & Aesthetic values	Significant	<p>Basement Bedroom</p> <p>The window at basement level is simple and function in design. It comprises a 2 x 2 timber sash window with simple moulding. There is no original or early joiner to the window such as architraves of shutters.</p> <p>Ground Floor Sitting Room</p> <p>The window at ground floor comprises a tripartite timber sash window. The sash box is early and in good condition. The original shutters have been removed. The upper and lower sashes, staff bead and parting bead have been replaced recently with good quality replicas of the original or period design using single modern 'float' glass glazing. The window is a good example of good quality sash windows of late Georgian/early Victorian row houses of this size, style and status.</p>

4	Room Interiors (space, proportions, size and scale) and internal finishes	Internal Elevations	c. 1868	Evidential, Historic & Aesthetic values	Significant	<p>Ground Floor</p> <p>All relevant rooms at ground to second floor level survive largely in their original forms and are used as originally intended. They retain some original details and create a sense of scale, purpose and refinement albeit decorated in a more contemporary and simpler style. The sense of space, scale and function of these rooms is an important part of this property and contributes to the understanding of row houses of this period.</p> <p>Changes to the rooms should wherever possible maintain these qualities. Changes on a temporary basis could be justified provided they were easily reversible with low to very low physical impact.</p>
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3.5 Camden Town Conservation Area

- 3.5.1 Subdivided into two distinct character areas: the commercial high street to the northeast and the quieter, more formal residential area to the southwest, this part of Camden Town Conservation Area represents a phase of late urbanisation while it was subsumed into Greater London.
- 3.5.2 The Conservation Area is celebrated for its high proportion of C19th buildings, and there is an overall C19th architectural and historic character and appearance throughout.

4 Design Statement & Statement of Justification

- 4.1.1 The following section is a description of the proposed works with analysis of the impact of the proposals on the significance of the heritage asset (Impact Assessment) and justification for why the proposals should be granted listed buildings consent.

4.2 Noise Mitigation during Construction of HS2

- 4.2.1 In constructing the scheme, HS2 will take all reasonable steps to ensure that noise does not cause an adverse effect. However, there may be instances where construction noise may

cause a material change in behaviour and/or attitude, e.g. avoiding certain activities during periods of intrusion; where there is no alternative ventilation, having to keep windows closed most of the time because of the noise; potential for sleep disturbance resulting in difficulty in getting to sleep, premature awakening and difficulty in getting back to sleep. Where this occurs noise insulation (or temporary re-housing) will be offered with the aim that noise from the construction of the Scheme does not give rise to significant adverse effects on health and quality of life. The threshold noise levels above which noise insulation would be offered to dwellings and other buildings lawfully used for residential purposes are defined within the HS2 Information Paper 'E23: Control of Construction Noise and Vibration'. This is a publicly accessible document available at <https://www.gov.uk/government/publications/hs2-information-papers-environment>

4.2.2 Initially eligibility for the scheme depends on the predicted noise level following the assessment undertaken as part of the environmental assessment. If the noise predictions indicated that a property is eligible, the offer of noise insulation or grant for noise insulation is being made and, if accepted and all necessary approvals obtained, the insulation will be installed before the start of works predicted to exceed the noise insulation criteria.

4.3 Installation of Temporary Secondary Glazing

4.3.1 Refer to design drawings:

Floor/ room	Existing Arrangements	Proposed Details	
Basement – Bedroom	WPI Po66 NI - 54 MT-EX-BS-J-01	WPI Po66 NI - 54 MT-PR-BS-J-01.1	WPI Po66 NI - 54 MT-PR-BS-J-01.2
Ground Floor – Lounge	WPI Po66 NI - 54 MT-EX-GF-J-02	WPI Po66 NI - 54 MT-PR-GF-J-02.1	WPI Po66 NI - 54 MT-PR-GF-J-02.2

4.4 Schedule of Proposed Works

4.4.1 Temporary secondary glazing will be installed at the following locations:

Basement Level

a) One (1) secondary glazing unit in the basement level bedroom (Figure 6, Chapter 6)

Ground Floor Level

- a) One (1) secondary glazing unit in the ground floor lounge (Figure 7, Chapter 6)

4.4.2 Specialist contractors will provide Method Statements prior to installation.

4.4.3 Refer to following elevation drawings for indicative location of the secondary glazing unit(s):

- WPI Po66 NI - 54MT-EX-EL-01

4.5 Design Proposal

Photographs illustrating the existing windows are included at the end of this section.

4.5.1 The proposed design for secondary glazing has been prepared by historic building professionals and HS2. The design is intended to meet the functional requirements of providing additional ventilation within the residential home (62 Delancey Street) whilst minimising the impact on the significance of the heritage asset and inconvenience to the resident. The proposal for mechanical ventilation includes the following aspects:

4.5.2 **Noise mitigation.** Secondary glazing and mechanical ventilation are temporary measures to mitigate increased noise levels created by construction of the HS2 railway.

4.5.3 **Window design and materials:** The secondary glazing windows will be manufactured from aluminium with a polyester powder coating or similar and be installed into a new timber subframe which is fixed to the existing wall surface or window reveal. The windows will be glazed with 6.4 mm laminated glass for acoustic attenuation.

4.5.4 **Minimising external visual impact on existing windows:** Secondary glazing will be installed internally on the proposed windows. The position of the secondary glazing frame will align with the original window frame and sash positions to minimise visual impact when viewed externally. The secondary glazing must be set back internally from the original window position to achieve the desired acoustic performance and minimise noise levels from the HS2 works. When viewed externally, the secondary glazing might be seen by a discerning person when viewed obliquely. Some reflection on the secondary glazing may also be evident from the original windows. The external visual impact on the significance of the heritage asset will be low to very low and is an accepted consequence of installing secondary glazing into historic buildings. This minor visual impact will be removed when the secondary glazing is removed at the completion of the HS2 construction works. The mechanical input fan will be installed through the external wall to the front of the building as shown in the application drawings. Externally, as few bricks as possible will be removed.

- 4.5.5 **Reducing internal visual impact for the residents:** The secondary glazing frame section size is minimised to ensure original glazing sightlines are maintained. The secondary glazing frame will be powder coated white or to match the existing surrounding joinery.
- 4.5.6 **Maintaining existing window functionality:** All existing windows will remain operable with the secondary glazing installed. Existing sash windows can be cleaned and maintained.
- 4.5.7 **Fixing the secondary glazing:** a secondary glazing timber subframe will either be fixed to existing plastered window reveals or existing timber window reveals. The secondary glazing will then be screw fixed to the sub-frame.
- 4.5.8 **Colour scheme:** The secondary glazing, glazing insert and new sub-frames will be finished in white on all visible faces or will match the existing surrounding joinery colour. This design approach will minimise visual impact internally.
- 4.5.9 **Temporary installation:** On completion of the HS2 construction works the secondary glazing units will be removed from property and recycled. Fixings will be carefully removed to prevent damage to existing building fabric and joinery:
1. Fixing holes in the existing timber joinery will be filled with a good quality wood filler and finished flush with the surrounding joinery surface. The internal face of the existing window joinery will then be redecorated to match the existing colour.
 2. Fixing holes in the existing plastered window reveals will be filled with a good quality plaster filler and finished flush with the surrounding wall surface. The internal window reveal and existing window joinery where the secondary glazing was installed will be redecorated to match the existing colour.

4.6 Impact Assessment

- 4.6.1 The following section provides a summary of the impact of the proposal on the significance of the heritage asset.
- 4.6.2 This section also provides a statement of the national and local planning policies which the proposal has complied with.
- 4.6.3 The following categories of impact (harm) are used:
- **HIGH** – Work that is expected to have a significant detrimental impact on the heritage fabric and the setting of the heritage asset, e.g. important historic or architectural features will be permanently removed and/or work will alter the character of primary architectural or historic elements and work to the building exterior which significantly alters the experience of the setting.
 - **MEDIUM** – Work that will have some impact on architectural or historic details e.g. surviving decorative details may be disturbed in areas that through previous alterations have already suffered partial loss, or new work will conceal original features and reduce legibility but is potentially reversible. Work may also cause harm to the setting of the heritage asset possibly in a smaller localised way.

- **LOW** – Work in areas where, (1) because of earlier alterations there is little remaining fabric of historic or architectural significance or (2) the work will be managed with minimal disruption to the existing building and will have minimal impact on the significance of the heritage asset. Work may include small localised change that does not impact on the setting of the heritage asset.
- **NEGLIGIBLE** – Work to the heritage asset that has very slight change to the significance and has no impact on the setting of the heritage asset.
- **NO CHANGE** – the proposals have no impact on the significance or setting of the heritage asset.
- **ENHANCEMENT** – Work that is expected to result in significant overall enhancement to the heritage asset and/or setting of the heritage asset.

4.7 Impact of the Proposed Design

Installation of temporary internal mechanical ventilation has no impact on the setting of the heritage asset or Camden’s Town Conservation Area. The proposed design has a **LOW** impact on the special interest and character of the grade II listed 62 Delancey Street for the following reasons:

1. The visual impact is significantly reduced to the point of almost being unnoticeable from the exterior of the building.
2. During the HS2 railway construction the noise levels are likely to increase. However, the installation of temporary secondary glazing allows continued use of 62b Delancey Street. The proposed design takes all reasonable steps to reduce noise levels and ensure the health and well-being of the residents.
3. Since the installation is temporary and readily reversible, it has a very low impact on the historically significant building fabric.
4. The impact will be negligible to the overall streetscape of Delancey Street and adjacent roads.
5. The proposed design adopts current practice and guidance documents, that of ‘*Energy Efficiency and Historic Buildings; Secondary Glazing for Windows*’ by Historic England, 2016, ‘*Traditional Windows*’ by Historic England, 2017, ‘*Design – CPG1*’ by London Borough of Camden and ‘*Regent’s Park Conservation Area Appraisal and Management Strategy*’ by London Borough of Camden, et al.

The overall level of harm caused by the proposed works can be assessed by measuring the impact of the proposals against the significance of the asset as shown in Table 1 below.

IMPACT

	HIGH	MEDIUM	LOW	NEGLIGIBLE	NO CHANGE	ENHANCEMENT
SIGNIFICANCE						
EXCEPTIONALLY SIGNIFICANT	Major adverse	Major adverse	Moderate	Minimal	Neutral	Major Beneficial
HIGHLY SIGNIFICANT	Major adverse	Major/moderate adverse	Minimal	Neutral	Neutral	Major Beneficial

SIGNIFICANT	Major adverse	Moderate	Minimal	Neutral	Neutral	Beneficial
NOT SIGNIFICANT	Moderate	Minimal	Minimal	Neutral	Neutral	Neutral
DETRIMENTAL	Minimal	Minimal	Neutral	Neutral	Neutral	Minimal

Table 1: In order to measure the harm caused by the proposed works, the impact can be measured against the significance of the asset.

Using the table above, it can be seen that the proposed works will result in **minimal** harm which indicates there will be '*less than substantial harm*' caused.

The proposal is compliant with:

1. National Planning Policy Framework paragraphs: 189, 191, 192, 200, and 202
2. Camden Core Strategy 2010-2025 policies CS14 '*Promoting high quality places and conserving our heritage*' and CS16 '*Improving Camden's health and well-being*'.
3. Camden Development Policies 2010, policies DP24 '*Securing high quality design*' and DP25 '*Conserving Camden's heritage*' and DP26 '*Managing the impact of development on amenity*'.

4.8 Justification

- 4.8.1 Internal secondary glazing has been instated to properties identified as being impacted by noise caused by construction during the HS2 scheme. The resident of this property has requested mechanical ventilation to avoid adverse increases in internal temperatures and atmospheric moisture.
- 4.8.2 The design meets the functional requirements of providing additional ventilation within the residential property whilst introducing only minor harm to the heritage asset and minimising inconvenience to the resident. The design set out in chapter 4.5 seeks to minimise harm as far as possible with this solution.
- 4.8.3 The proposals are in line with HS2's commitments to provide noise attenuation to listed properties.
- 4.8.4 The proposed works will be reversible following completion of construction works.

5 Conclusion

- 5.1.1 The assessment of the installation of the proposed temporary secondary glazing concludes that this will introduce minimal harm to asset of 54 Mornington Terrace, its setting and Conservation Area as a whole.

- 5.1.2 Measures have been taken to minimise the impact of the works to all relevant assets, including considerations to the installation methodology, positioning and design of the secondary glazing units.
- 5.1.3 The installation of the secondary glazing units is temporary and reversible. Internal fabric will be restored to its previous condition following removal.

6 Photographs



Figure 6 – Internal view of the window to the front of the building at basement floor level



Figure 7 – Internal view of the timber sash windows to the front of the building at first floor level

Appendix A – Historic OS Mapping



Figure A1: 1876-1879, Ordnance Survey map. (Groundsure, ref: GS-5244828). Copyright: Ordnance Survey 100035207



Figure A2: 1896, Ordnance Survey map. (Groundsure, ref: GS-5244828). Copyright: Ordnance Survey 100035207

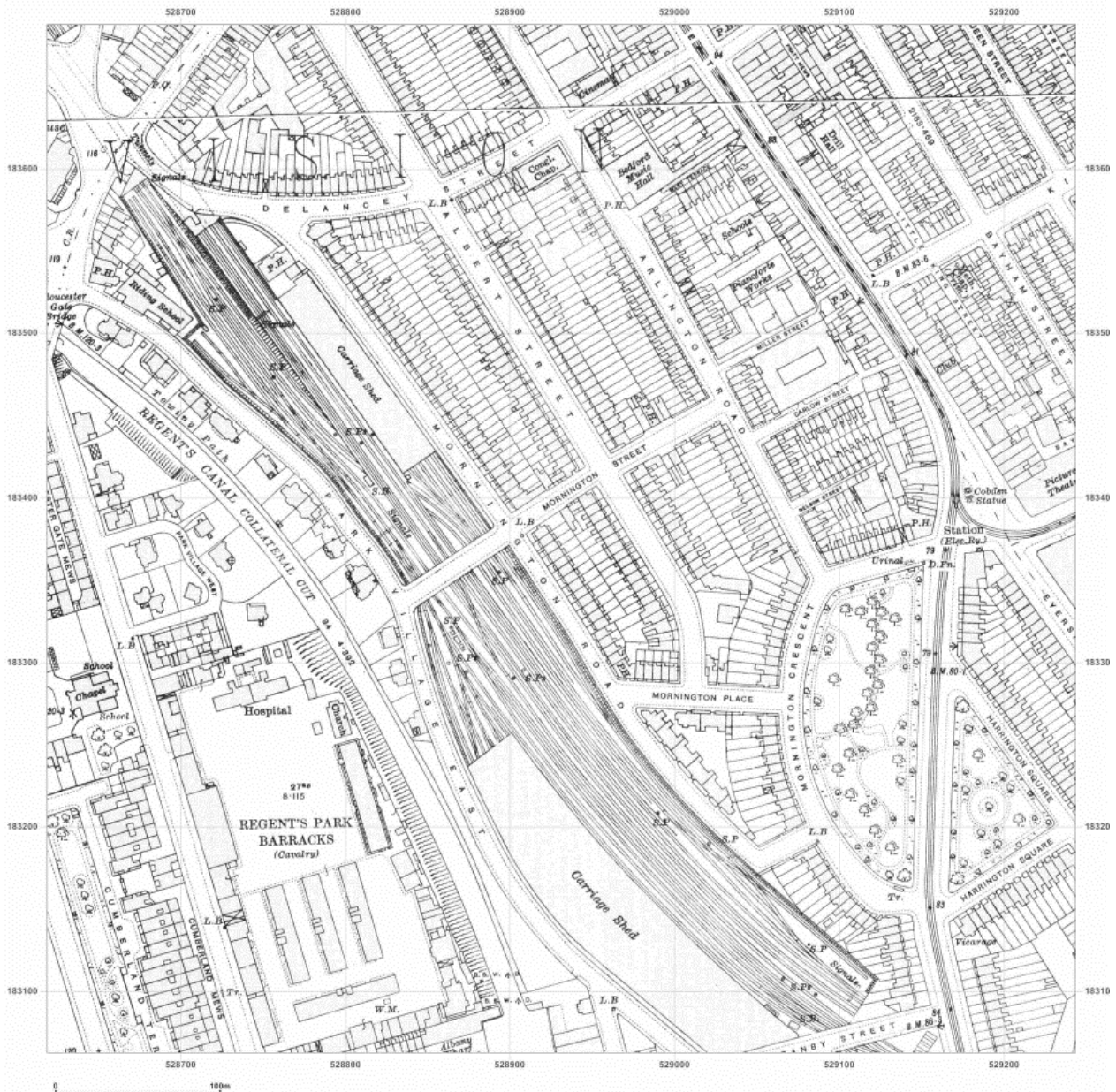


Figure A3: 1916, Ordnance Survey map. (Groundsure, ref: GS-5244828). Copyright: Ordnance Survey 100035207

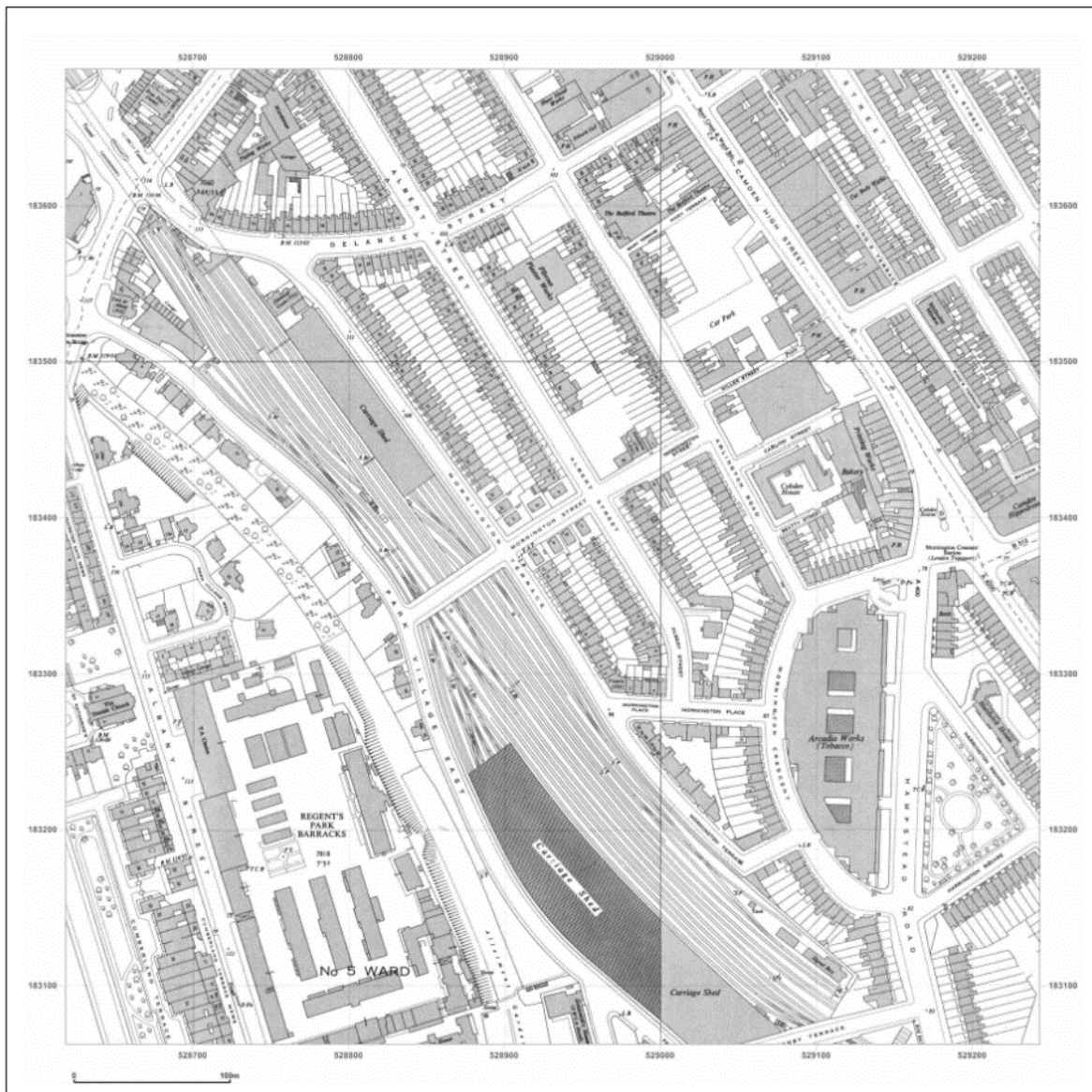


Figure A4: 1952-54, Ordnance Survey map. (Groundsure, ref: GS-5244828). Copyright: Ordnance Survey 100035207

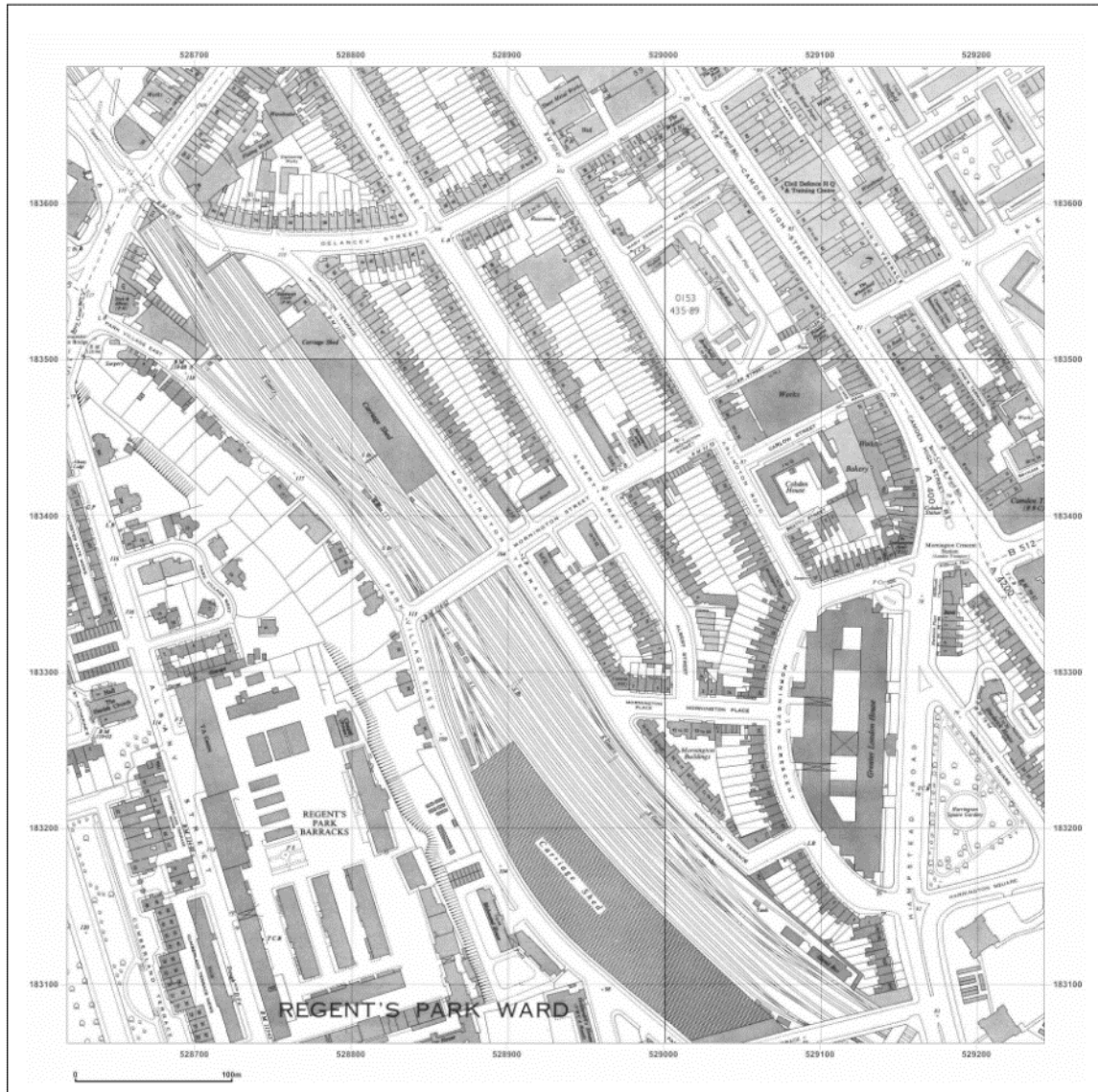


Figure A5: 1971, Ordnance Survey map. (Groundsure, ref: GS-5244828). Copyright: Ordnance Survey 100035207