

# **Design and Access Statement, Heritage Statement and Statement of Justification – Ground Floor Flat, 44 Mornington Terrace, London, NW1 7RT**

## **Listed Building Consent Submission for the replacement of one unit at the rear of the property**

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## 1. Introduction

The Application is for the replacement of the existing wooden barn door in 44 Mornington Terrace, located at the rear of 44 Mornington Terrace, London, NW1 7RT, on ground floor level. The proposal intends to replace the existing garden door with like for like replacement to match the existing unit

and building requirements. The property is a Grade II listed residential terraced house in Mornington Terrace, within the Camden Town Conservation Area.

The replacement will take place in x1 day and will not cause any disruptions to any other tenants in the property as no scaffolding is required at the rear of the property.

The document focuses upon the way in which the proposed works can take place without altering the heritage and aspect of the building as the replacement will be like for like in terms of materials, style, design.

### 1.1 Scope of this Document

This document fulfils the requirement of National Planning Policy Framework paragraph 189 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.

### 1.2 Publication

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', February 2019
- '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

## 2. 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.

## 3. Listing Description

NUMBERS 26-52 AND ATTACHED RAILINGS, 26-52, Mornington Terrace

The building or site itself may lie within the boundary of more than one authority.

County: Greater London Authority Uncontrolled when printed Revision Po1

District: Camden (London Borough)

Grade: II

List Entry Number: 1113144

Date first listed: 14-May-1974

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: TQ2881183531

## 4. Historical Background

### 4.1 The Development of Mornington Terrace

4.1.1 Historical research into the origins of Mornington Terrace has revealed limited information. The site which Mornington Terrace now occupies, along with that of Albert Street and Delancey Street, was undeveloped land until the railways arrived in the 1830's and generated increased speculative development.

4.1.2 Based on map evidence, Mornington Terrace was originally formed in c. 1843. Maps from this time show the position of Mornington Terrace, along with Delancey Street, but the streets are left unnamed. On a further map, Mornington Terrace as 'Stanhope Street North' and Delancey Street appears as 'Warren Street West'. Mornington Terrace was combined with Warren Street West to form Delancey Street, most likely, in 1867<sup>1</sup>. The exact date is uncertain since various sources indicate different years.

4.1.3 A third map of 1843 also shows five new roads; 'Mornington Road' (now Mornington Terrace), 'West Stanhope Street' (now Delancey Street) 'Gloucester Street' (an extension of the existing York Street and now the northern end of Albert Street between Delancey Street and Parkway), Albert Street and Mornington Street. Refer to Appendix 1 for additional Historic Maps.

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<sup>1</sup> 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.



Figure 1 Old map of Regent's Park and Camden Town from 1850, <https://london1850.com/cross02.html>. Mornington Terrace is highlighted by the *oval*.



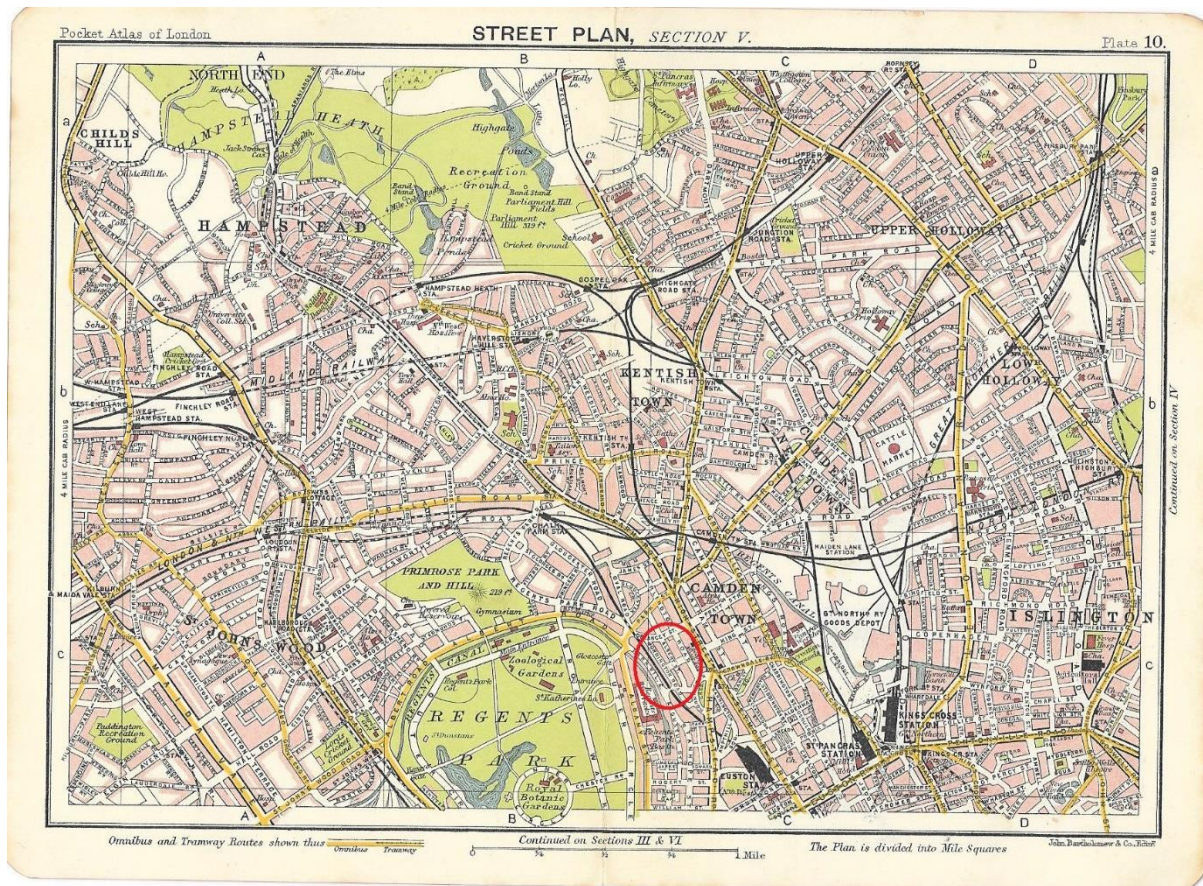


Figure 2 Camden antique map. Published 1917 by John George Bartholomew. Mornington Terrace is highlighted by the oval.

## 4.2 Timeline

4.2.1 A brief chronology is included of the development of Delancey Street. Significant local and national social history is included for context.

- 1756: In 1756 an act of parliament was created for the construction of 'New Road' a toll road running from Paddington to Islington providing a toll road and droving road to Smithfield Market. New Road is now the Old Marylebone Road, Marylebone Road, Euston Road, Pentonville Road, City Road and Moorgate.
- 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
- 1829: First horse omnibus service is created by George Shillbeer travelling along 'New Road', now Euston Road
- 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

- 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: 10 February 1840 Queen Victoria and Prince Albert of Saxe-Coburg and Gotha (Francis Albert Augustus Charles Emmanuel) are married
- 1846: London & Birmingham Railway amalgamated with other rail companies to become London & North Western Railway (LNWR)

#### 4.2.2 References

- *'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.*

## 5. Statement of Significance: 44 Mornington Terrace

### 5.1 Purpose of the Statement of Significance

5.1.1 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.

5.1.2 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.

5.1.3 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.

5.1.4 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

## 5.2 Architectural and Historic Significance

5.2.1 Mornington Terrace, Delancey Street and surrounding streets were laid out from c. 1843.

5.2.2 Mornington Terrace encompasses a row of 23 houses, comprising blocks of five storeys of brick and stucco, including a basement and an attic storey with dormer windows in slate mansard roof. There is a cast iron balustrade to the front balcony at first floor.

3.2.3 Properties on Mornington Terrace have historic cast-iron railings around basement areas with various patterns of finials (i.e. acorn, fir cone or fleur-de-lys shaped finials).

5.2.4 Original locally cast metal coalhole covers, set into York stone paving outside properties populate the street.

5.2.5 56 Mornington Terrace has SIGNIFICANT architectural, historic and aesthetic value as part of the original development of Mornington Terrace.

## 5.3 Schedule of Significant Elements: 56 Delancey Street

3.3.1 The following schedules provide guidance on the heritage significance of the grade II listed 44 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.

Item No.	Element	Location	Date	Heritage Values	Significance	Description of Assessment of Significance
1	The setting of the heritage asset	Mornington Terrace	c. 1843	Evidential, Historic, Aesthetic & Communal Value	<b>Significant</b>	The setting of 44 Mornington Terrace has a shared or group value with the houses in the terrace building The setting is also concerned with the experience of being in Mornington Terrace and

						<p>experiencing as 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 emotional 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 emotional experience of being in Delancey Street.</p>
2.	Building Façade	Street facing elevations	c. 1868	Evidential, Historic & Aesthetic values	<b>Significant</b>	<p>The front elevation is a good example of an end of terrace corner building. The terrace was constructed to a good standard using uniform shaped and coloured yellow London Stock bricks and tuck-pointed joints with stucco rustication at ground floor, a balcony at first floor and door and window architraves and pediments. Further alteration, repair and decoration should seek to enhance the original design, appearance and uniformity.</p>
3.	Room Interiors (space, proportions, size and scale) and internal finishes	Internal Elevations	c. 1868	Evidential, Historic & Aesthetic values	<b>Significant to Low Significance</b>	<p>The house has been altered to create individual residential flats at each floor. Despite internal alterations, rooms still retain some of their original details and retain a sense of scale, purpose and refinement of the original design 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. Changes to the</p>



						rooms should wherever possible maintain these qualities. The house has significant evidential, historic and aesthetic value. The flats are of low significance due to altered surface finishes and conversion to separate flats.
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## 5.4 Camden Town Conservation Area

5.4.1 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.

5.4.2 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.

## 6. Schedule of Proposed Works

Listed building consent is sought for the following works:

Ground Floor Flat, 44 Mornington Terrace – garden door at the rear of the property to be replaced with a like for like replacement.

## 7. Location

The building is in London Borough of Camden, on Mornington Terrace at number 44, NW1 7RT.

The flat is located on the ground floor level, currently tenanted. The existing tenant is being kept informed of all the plans and intentions that the landlord has regarding the door replacement proposal.

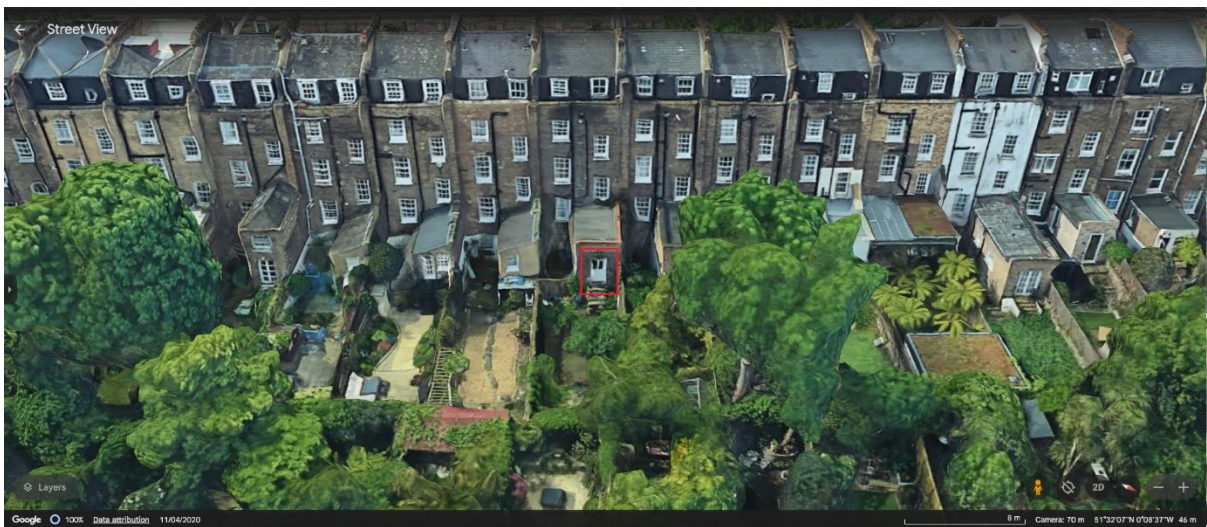
The site location is shown outlined in red as per below photographs:



Figure 3 <https://historicengland.org.uk/listing/the-list/map-search?postcode=nw1%207rt&clearresults=True>



The door requiring replacement is located at the rear of the building, on the ground floor level, photograph attached:



## 8. Access

Access to the site is approached via Mornington Terrace as described above and it is accessible by foot. The main entrance door has a minimal number of steps and there is no steps-free access.

## 9. Impact Assessment

9.1 The following section provides a summary of the impact of the proposal on the significance of the heritage asset.

9.2 This section also provides a statement of the national and local planning policies which the



proposal has complied with.

9.3 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.

#### 9.4 Impact of the Proposed Design

Replacement of the one unit at the rear at the property has a NO CHANGE impact on the setting of the heritage asset on Camden Town Conservation Area. The proposed design has a NO CHANGE impact on the special interest and character of the grade II listed 44 Mornington Terrace for the following reasons:

#### 9.5 44 Mornington Terrace:

1. The visual impact of the external area of building will not change as the replacement will be like for like; it will be finished in a traditional fashion to match the existing external wall finish.
2. The position of the new door will not change and will be placed in the exact place as the existing door frame. The external visual impact on the significance of the heritage asset will be minimal given the location of the works.
3. Primary elements of significance will remain unaffected.

#### 9.6 Camden Town Conservation Area:

1. The impact will be negligible to the overall streetscape of Mornington Terrace and adjacent roads.

9.7 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:

<b>IMPACT</b> <b>SIGNIFICANCE</b>	HIGH	MEDIUM	LOW	NEGLIGIBLE	NO CHANGE	ENHANCEMENT
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	<b>Neutral</b>	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.*

9.8 Using the table above, it can be seen that the proposed works will result in **neutral** harm which indicates there will be no harm caused.

9.9 The proposal is compliant with:

1. National Planning Policy Framework paragraphs: 180, 189, 193, 194 and 196.
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'.

## 10. Justification

10.1 Replacement is needed due to damage caused to the existing door which was not reported in time to benefit with a repair. Therefore, the replacement is required and confirmed by a specialist.

10.2 The design meets the requirements of providing a new unit to the residential property whilst introducing no harm to the heritage asset and minimizing inconvenience to the resident.

## Conclusion

The assessment of the installation of the proposed replacement unit concludes that this will induce no harm to asset 44 Mornington Terrace, its setting Conservation Area as a whole.



## Photographs





*Internal view of the door on the ground floor level*







*Photo of the inner side of the door*



*External view of the door on ground floor level*





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

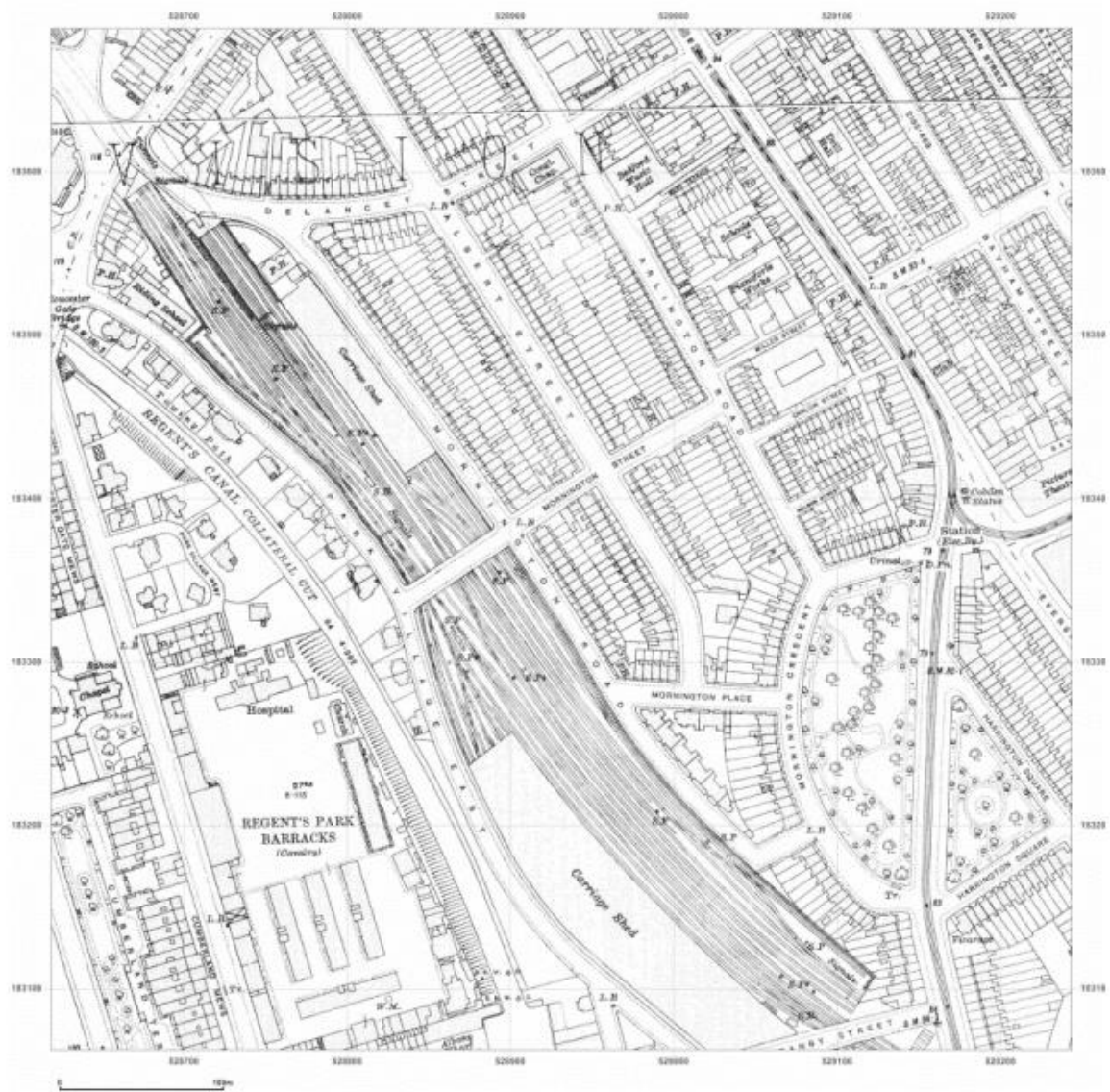


Figure A3: 1916, Ordnance Survey map. (Groundsure, ref: G5-5244828). Copyright: Ordnance Survey 100035207

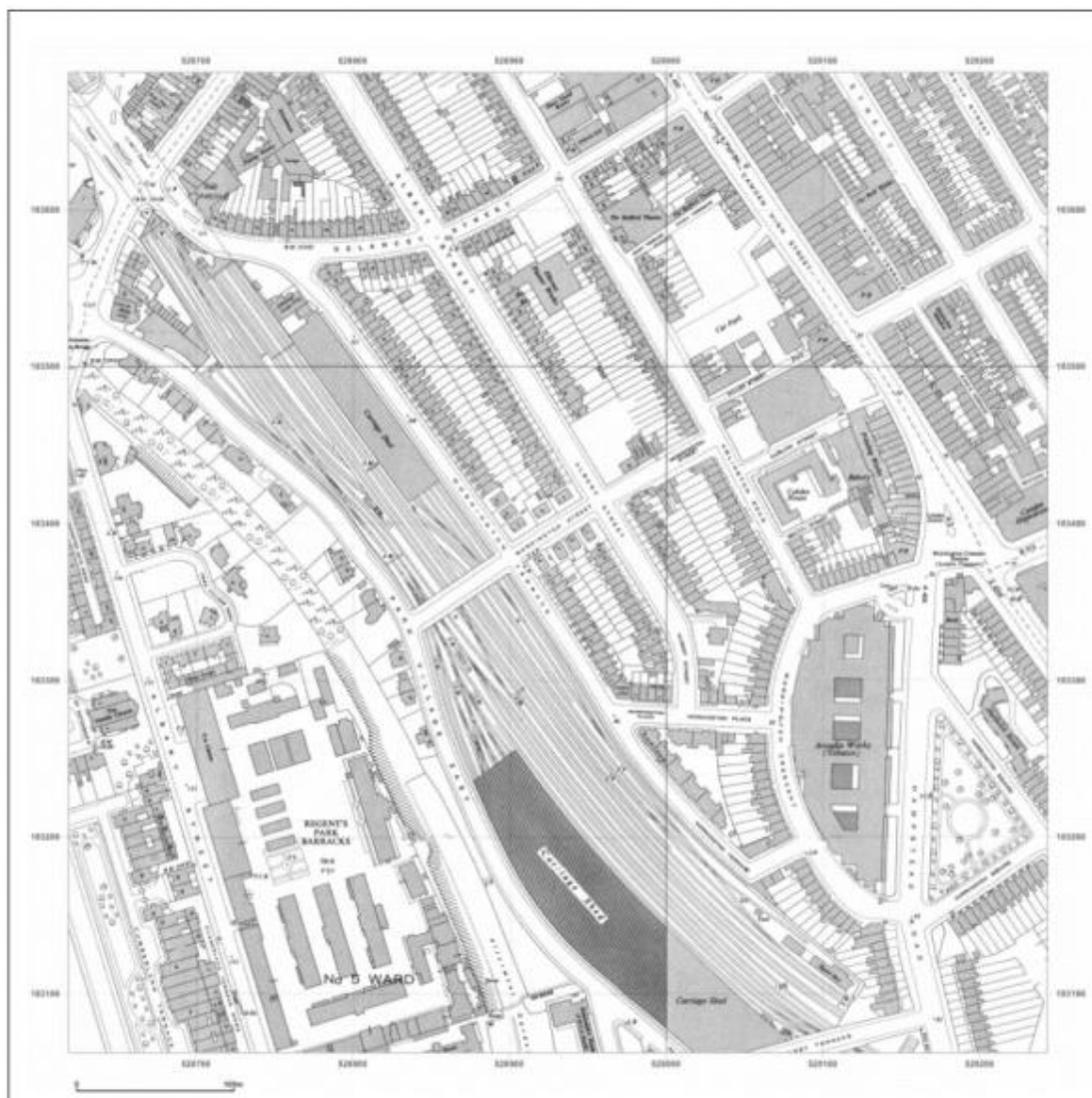


Figure A4: 1952-54, Ordnance Survey map. (Groundsure, ref: GS-5244828). Copyright: Ordnance Survey 100035207





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