



HERITAGE STATEMENT

34 MORNINGTON TERRACE



Date: 21.11.2023

Revision: 01

Address: 34 Mornington Terrace, London NW1 7RS

TO BE READ IN CONJUNCTION WITH:

Existing and Proposed Elevations

Design and Access Statement

The significance of the property

34 Mornington Terrace is a Grade II Listed Building situated within the Camden Town Conservation Area. This single-family dwelling features both front and rear gardens and is part of a terrace comprising 27 houses on Mornington Terrace, registered on the heritage list in 1974.

This distinguished terrace, constructed in the mid-1800s, showcases the elegance of mid-19th-century architecture. The yellow stock brick exterior, adorned with rusticated stucco ground floors, creates a harmonious blend of historical significance and refined design.

The formerly symmetrical layout features central and northern end houses with a missing southern projection. The three-storey structure, augmented by attics and semi-basements, rises to four storeys for central and end houses, emphasising their commanding presence.

Stucco porticoes with pilasters supporting an entablature embellish each house, adorned with fanlights and panelled doors featuring nail-head ornamentation. Select ground floor sashes exhibit margin glazing, adding a touch of refinement. Fluted Ionic pilasters mark house divisions, rising through floors to carry an entablature at the third-floor level. While the original balustrade to the parapet is lost, the surviving details reflect meticulous attention to architectural unity.

Recessed, architraved sashes on upper floors and a first-floor cast-iron balcony with console bracketed cornices showcase precise craftsmanship, blending aesthetic appeal and functionality. The property is complemented by attached cast-iron railings flanking doorways and geometrical railings to areas, adding to its overall charm.

In summary, this listed property stands as a testament to mid-19th-century architectural brilliance, deserving preservation for its historical and aesthetic significance.

Source: Historic England

The proposed work and its impact on the heritage asset

While the proportions and detailing of the windows at 34 Mornington Terrace constitute valuable assets of the property, the materials themselves, the glazing and timber frames, appear to lack historic significance.

The development project proposes replacing six timber frame single-glazed windows currently in a deteriorated state. These windows not only exhibit signs of wear and tear but, more significantly, are negatively impacting the overall energy efficiency of the house. The replacement initiative seeks to address these issues comprehensively, enhancing both the aesthetic appeal and the energy performance of the property.

Thorough consultations have been conducted with an experienced window expert from Glazing House, specialising in manufacturing heritage asset windows. This expert has played a crucial role in ensuring that the proposed replacement windows meticulously replicate the detailing, frame profile, materials, and colour of the existing windows, whilst enhancing the energy efficiency of the property by introducing slim profile double glazing. This attention to detail not only upholds the historical integrity of the property but also minimises the visual impact of the replacement, seamlessly blending the old and new elements.

For further details and a comprehensive overview of the proposed replacement windows, including specifications and design considerations, kindly refer to the attached Design and Access Statement document accompanying this application.